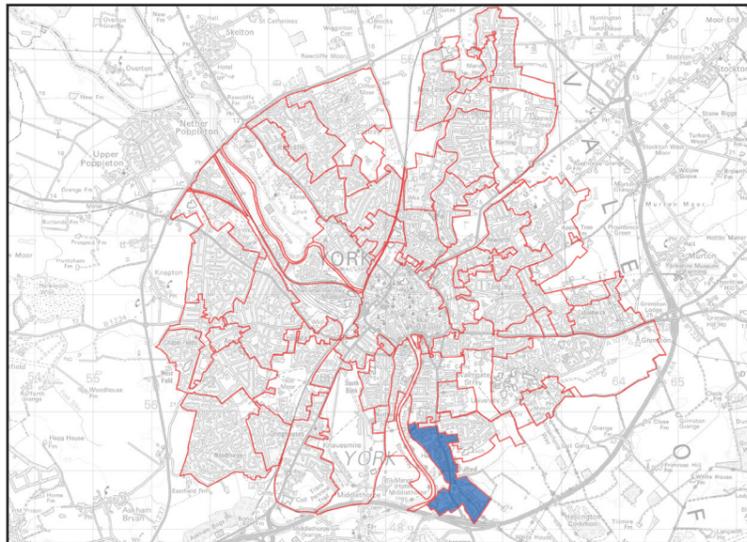
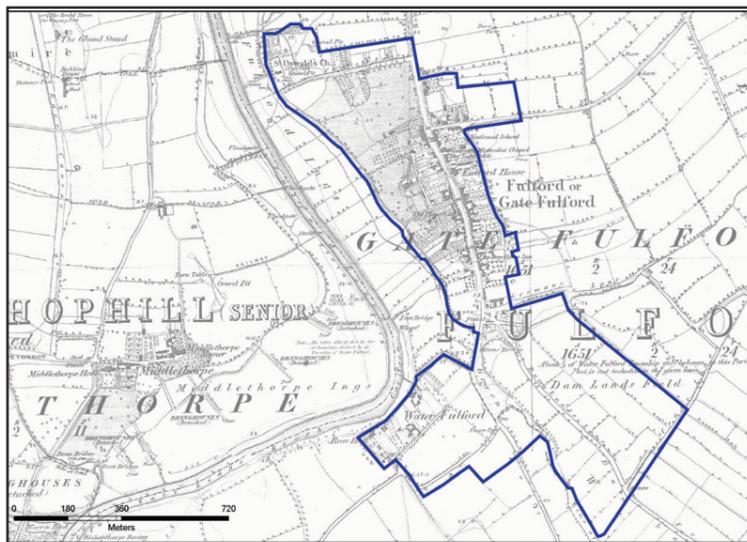


## Character area 68: Fulford



Location of character area



Extract from First Edition Ordnance Survey Plan 1852

### Key Characteristics

**General Character:** Historic linear village straddling Main Street/Fulford Road containing a mixture of late 18th to late 20th century residential and commercial properties

Domesday village

Retention of back lanes/toft lines

Includes Fulford Cemetery, St. Oswald's Church and St. Oswald's Hall. Primary and secondary schools serve the village located on Heslington Lane

Bounded by Fulford Ings to the west, Fulford Road/Broadway suburban area to the north and east, agricultural land to the south

Relatively low-lying topography

Germany Beck runs roughly E-W across the southern end of the village core

Conservation Area

Approximate walking/cycling distance to the city centre from The Plough Inn, Main Street 3.2km via Fulford Road and National Cycle Route 66

**Dominant Housing Type:** Two to three storey late 18th to 19th century street frontage developments

**Other Key Housing Types:** Two storey Victorian terraces, two storeys mid to late 20th century development

**Designated Heritage Assets:** Nineteen Grade II and one Grade II\* (St. Oswald's Hall) Listed Buildings and Fulford Conservation Area

**Non-designated Heritage Assets:** Sir John Hunt Memorial Homes, former coach house to Fulford Park House, Old Free School, historic street lighting, late 19th century post box, Fulford Hall 19th century iron gates, stable paviour paving, historic boundary stone, back lanes and tracks running from Main Street to these lanes and the Social Hall on School Lane

**Key Views:** Glimpses of racecourse from Main Street. Rural views from School Lane and out to the south of the village.

**Surviving historic roads and tracks:** Main Street, Heslington Lane, Chapel Lane, Medd's Lane, Fenwick's Lane, School Lane, Selby Road, Fordlands Road, Naburn Lane, Germany Lane and St. Oswald's Lane

## Archaeology and history

Archaeological evaluations on the site of the present St Oswald's Primary School and in the grounds of Fulford Secondary School have produced evidence of Romano-British and possible late prehistoric field systems (MYO2011 and EYO224) The amount and quality of the Romano-British pottery found in ditch fills strongly suggests the presence of high status settlement in the vicinity although firm evidence is still lacking. Further evidence of field systems was uncovered in three trenches during the Germany Beck archaeological evaluations although again, no specific features associated with settlement. Fulford Road itself is probably a Roman road by the late 1st century. Roman inhumation and cremation cemeteries are known at the Fishergate end and along Lawrence Street, another Roman route to the north-east of Fulford Road.

The village, which takes its names from a ford over Germany Beck is recorded in the 11th century Domesday Book as Gate Fulford, a small but profitable manor. By the 12th century the manor was acquired by St. Mary's Abbey. The village was historically known as Gate Fulford. The earliest settlement may have been located around the site of the original St Oswald's Church (MYO1974), now St Oswald's Hall at the west end of St. Oswald's Lane (formerly Church Lane). It is situated overlooking Fulford Ings possibly along the line of another Roman route across the floodplain (Fulford CAA). A medieval manor site (MYO87) lies at the south-west of the extant village, now Fulford Hall.

The village may have moved to its present location on Fulford Road during the 12th century possibly due to flooding problems at the original site. The village was laid out in a traditional linear form, maintaining the church site. The village burgage plots ran either side of the main street to Back Lane (now School Lane) on the east side and Fenwick's Lane to the west. Beyond these lanes lay the common fields and Ings. Several other lanes ran in-between the plots towards the back lanes and Fulford Ings, some of these still exist.

At St. Oswald's School, off School Lane, medieval ridge and furrow was recorded during the 2002 evaluation.

Ridge and furrow is also visible on early aerial photographs of the surrounding area taken prior to development.

The crossing point of Germany Beck may have formed part of the focus of the historic Battle of Fulford in 1066, as commemorated on an inscribed stone on the south side of the much later Stone Bridge. Extensive archaeological investigations by several organisations and individuals at Germany Beck and other locations in Fulford have failed to find any evidence to corroborate this.

By the 18th century the village was still a small agricultural village. Subdivision of the village plots took place during the later 18th century, coinciding with the enclosure of the open fields surrounding the village. This enabled further dwellings to be built within the village itself. Several large houses were constructed including Fulford House, Delwood Croft (both Grade II listed) and Park House.

During the 19th century the village expanded including the construction of school buildings on School Lane, a replacement church at the north end of Main Street (1877) and Methodist Chapel. Many of the buildings in Fulford date to the 18th and 19th century.

The 20th century saw the expansion of the village southwards along Fordlands Road (formerly Dam Lands Lane) and Selby Road as well as infill developments within the original settlement. Primary and secondary schools were established to the south of Heslington Lane. The village has merged with the City of York to the north forming a continuous sprawl of settlement now running from the city to the south of Fulford.

## Character

Fulford retains its own sense of identity despite the urban sprawl of the nearby city. It forms a distinct community and still retains a tangible rural appearance reinforced by the linear village street, gardens, trees and hedgerows as well as events such as the annual Fulford Show.

The village contains a wide variety of traditional buildings including cottages and villas dating from the 18th to 20th century. Mid to late 20th century housing is present throughout the village, again in a mixture of architectural styles.

Main Street runs through the centre of the village and is a busy gateway road to the city from the south. The street is wide and contains wide grass verges in places with the flanking buildings set back from the road behind gardens and boundary walls.

Entering the village from the north, the buildings closest to the roadside are two to three storey Victorian dwellings with original timber sash windows and inter-war housing. An historic boundary stone marked 'YBS' is situated in the left hand shrubbery next to the Fulford sign as you enter the village. The Sir John J. Hunt Memorial Cottages (1955) at the corner of St Oswald's Road are set back from the road within their own landscaped area. This site was formerly parkland to Fulford Park House. The design of the memorial cottages has minimised the impact on the former parkland setting. The houses have distinct Dutch gables and have been nominated for inclusion on the Local List of Heritage Assets.

St. Oswald's Road leading westwards from Main Street contains mid to late 19th century, two storey detached and semi-detached properties on the north side opposite the memorial cottages to the south. The older buildings on this street contain timber sash windows. At the west end some inter-war and modern infill development has taken place. The oldest building is The Cottage (Grade II), an early 19th century gate lodge to the former park.

Adjacent to the memorial cottages on the south side of the street an early 1970s residential care home (Connaught Court) and a 1980s estate of detached houses (Atcherley Close) also exist.

The original St. Oswald's Church has been successfully converted into a dwelling, retaining the cemetery and boundary wall which now has the gravestones lined up against it.

Fulford Park contains a 1970s/80s housing development of large detached houses, generally in buff coloured brick, featuring hedges and shrubs as garden boundaries. This was the parkland to Fulford Park House, probably a landscaped area from the late 18th to early 19th century. The modern development incorporates many old park trees and the former coach house to Fulford Park House. The boundary wall also survives in places and a bricked up entrance way can be seen, partially hidden by a bus shelter on Main Street close to the Fulford Park estate entrance.

On the east side of Main Street is Heslington Lane leading off towards the university. The western end of this lane, within this character area contains 19th century, two-storey terraced houses with bay windows and Fulford Gate Club. The retention of original timber sash windows here is high as in other areas. School Lane leads from Heslington Lane and runs parallel with Main Street, defining the eastern toft line of the medieval settlement. The lane is quiet and is more or less residential on its western side and open to the east to the south of the St. Oswald's School. It has a rural feel with its green and open views and hedgerows although the majority of houses, particularly at the southern end, are one to two storey, mid to late 20th century in date and of no architectural merit. A 19th century two storey terrace exists at the northern end. An old school building is currently in use as a social hall. This mid 19th century building was in use as a school until it was replaced by St. Oswald's School on the site opposite in 1930.

It was then used as an ambulance station in the Second World War and has been nominated for inclusion on the Local List of Heritage Assets. The former boundary wall of Fulford House remains on the west side of the lane.

Main Street south of Heslington Road features two to three storey late 18th to 19th century buildings as well as 20th century development.

On the corner opposite Heslington Lane stands Fulford Park House. In this area Main Street includes many Grade II listed buildings such as The Old House, The White House, Holly House and The Old Manor House. The grass verges disappear in this area giving a more urban feel. The vast majority of houses contain sash or multi-paned sash windows. On the eastern side of the road Victorian buildings are more predominant featuring decorative gables including the Methodist Church and the Saddle Inn. Adjacent to the Methodist Church is The Old Free School (no. 27) founded by John Key in 1771.

Further south, the early 21st century, three storey development Pavilion Row, faces the street and integrates fairly well with the street frontage. This modern development includes chimneys and modern sash windows, which assist in the 'blending in' of the buildings. Elliot Court is a modern two storey development sites behind the street front.

Fenwick's Lane runs parallel to Main Street, forming the western boundary of the medieval toft lines. This lane gives access to some of the most prestigious detached houses in the village. The lane has a rural character, is not formally surfaced and is surrounded by mature trees and hedges. The majority of the houses on Fenwick's Lane are hidden from view in large wooded gardens. The lane derives its name from Robert Fenwick, who acquired Gate Fulford Hall (formerly Fulford Grove) in 1862. The Hall retains some fine unlisted iron gates of that period.

On Main Street, Fulford Ings flats (1950s) are out of character with the area in terms of its scale and design. It is a three storey, flat roof, apartment block. Its recessed frontage has left the 18th to 19th century building of No 24 standing in isolation. Immediately south of this between numbers 32 and 34 the ancient narrow passageway of Medd's Lane runs off between hedges and rear gardens to Fenwick's Lane. This lines up with Chapel Alley, located on the west side of the lane from No. 81 running towards School Lane. This lane did feature two timber posts which stopped animals from passing through until they were removed in 2009. Chapel Alley contains an asphalt surface.

Delwood and Prospect Terrace lead off Main Street on the west hand side. Delwood is a late 20th century two storey apartment complex with detached garages. Prospect Terrace, a late Victorian two storey terrace is a red brick terrace featuring bay windows. It is more typical of terraces within the city although there is an unusual detail in that some of the bays incorporate two windows and an entranceway. In this area, several of the 19th century buildings on Main Street are commercial premises.

At the southern end of the village, 20th century architecture is predominant. Glen Close and Pasture Farm Close are situated opposite each other across Main Street. Glen Close dates to the late 1950s and comprises of two and three storey apartment blocks, clearly visible from Main Street. It does not fit in at all with the traditional village buildings. Pasture Farm Close, a late 1990s/early 21st century development has a more sensitive small scale feel and is set back from the Main Street rather than fronting it. Many windows are modern sash effect.

At the junction of Fordlands Road is one of the few areas of public open space. It formerly contained the village pinfold. This junction leads to Fordlands Road, Germany Lane and Selby Road. The rural outgang to the village remains visible in plan and the layout of the development. The rural feel is enhanced by the allotments, playground and Fulford Cemetery. A separate area of one to two storey developments dating between the 1930s and 1960s exist here on the southern rural fringes of York.

## Significance

**Archaeology:** The current evidence from archaeological investigation strongly suggests the presence of Roman and possibly prehistoric settlement in Fulford, presumably on the higher ground occupied by the medieval and modern village. The presence of a 12th century or earlier church on lower lying ground by the River Ouse is curious. This has led to suggestions that an earlier medieval, possibly Anglian or Anglo-Scandinavian settlement may have been located in this vicinity. If Fulford Road does prove to be of Roman origin, then there may well be more than one focus of early settlement in Fulford. The exact location of the 11th century Battle of Fulford continues to elude researchers but is a significant historic event.

**Architecture:** Fulford possesses a wide variety of traditional buildings, from small 18th and 19th century cottages to large and elegant Georgian and Regency houses. There are also some Victorian and early 20th century additions of quality and interest. Modern developments can be found either side of Main Street generally in small cul-de-sac estates. There are also a large number of listed buildings within this character area, adding to the architectural significance in general. Generally, more recent architecture which fronts onto Main Street has been well designed and is in keeping with the scale and style of the surrounding buildings compared to the mid 20th century designs.

**Historic:** The traditional linear village layout featuring parallel back lanes remains. Small lanes running E-W between Main Street and the back lanes also remain in places. These are part of the historic grain of the village and help maintain a rural feel to the area. Many of the boundaries within village are medieval in origin. Field boundaries, rather than lanes, shown on the 1750 enclosure plan exist to the rear of the long gardens on the north side of Heslington Lane.

Several street names within the area reflect the former rural and agricultural nature of the area such as The Old Orchard and Pasture Farm Close.

Other names relate to historic buildings such as School Lane and the Fulford Park estate.

Surviving boundary walls, iron gates, stables and coach houses to some of the grand houses exist throughout the area. These are unlisted heritage assets. Other unlisted buildings of interest include the Old Free School and the Social Hall on School Lane.

**Streetscape components:** Asphalt footpath and carriageways throughout with small exceptions such as concrete carriageway on The Old Orchard. A small amount of stable pavement paving was noted at the side alley of Prospect Terrace, however, the majority had been covered in concrete. Main Street is a wide grass verged through road featuring Edinburgh style and City of York standard waste bins, salt bins, traffic signage and bus stops. A concrete bus stop was noted on Crossfield Terrace. A K6 (Grade II) red cast iron telephone box exists on Main Street and a Victorian post box is located on the corner of Main Street and St Oswald's Road. A mixture of mid to late 20th century street lighting is provided on Main Street and throughout the area. School Lane contains some slightly older swan neck units – possibly mid 20th century in date mimicking an earlier style. Bollards along Main Street, to control car parking, are generally timber although a small patch of concrete ones were noted. Seating on Main Street is plentiful but generally faces the rather busy road and is in a mis-match of styles and condition dating from the mid to late 20th century.

**Aesthetics:** Grass verges, trees, play areas, landscaping and hedgerows provide a green feel in a generally urban environment. Verges have suffered some erosion, particularly away from Main Street such as on Fordlands Lane. Away from Main Street the surrounding Ings and rural areas retain some of Fulford's former isolated agricultural village identity.

At the southern end of the village the recreational area, cemetery and allotments also provide large open spaces.

Views towards the Knavesmire, Fulford Ings and racecourse to the west as well as local rural views to the west and south add to the aesthetic value of the area.

## Opportunities and recommendations

It is recommended that any extensions, new development or re-development in the area should be sympathetic in terms of style, material, proportions and density and should complement and enhance existing character. In particular, attention should be paid to the scale of development behind the frontages.

Street furniture, including street signage and streetlights should integrate with the character of the area.

Opportunities for improving the quality and consistency of contemporary street furniture and the public realm should be identified, in particular the enhancement of existing pedestrian surfaces, cycling facilities and upgrades of existing street furniture. This should be undertaken following guidance contained in the City of York Streets and Spaces Strategy and Guidance (City of York Council, 2013).

Removal of original features of the streetscape over time has had a negative impact on the character of the area – further erosion of these features should be avoided where possible. *School Lane is still lit by a mixture of small scale steel and decorative cast iron lighting columns with attractive ‘swan-neck’ tops: these should be retained if possible, or new columns chosen with care to suit the scale of the lane* (Fulford Conservation Area Appraisal 2009).

Original street lighting columns should be retained wherever possible and where this is not possible, they should be carefully retrofitted with new lanterns where appropriate and column replacements should reflect the style of originals. The scale (height in particular) of lighting column should always respect the character of the street. Lighting columns on residential streets with low traffic volumes should reflect traditional heights. Further guidance is contained in the City of York Streets and Spaces Strategy and Guidance.

Wherever possible and practical, it is strongly recommended that inherited historic landscape grain evidenced through post-medieval and 19th century former field boundaries should be enhanced and conserved. These play a key role in explaining the historic development of the area.

Where historic boundaries have been identified, either as surviving hedgerows or where retained as part of historic development, efforts should be made to ensure their continuing survival as part of any future development opportunities.

Great care should be paid to the retention of socially valued buildings and spaces with appropriate weight given to local opinions.

Hedgerows and trees should be carefully managed and opportunities for planting new trees along grass verges and in existing hedgerows should be identified in partnership with local residents. A programme of regular monitoring of original hedgerow boundaries and grass verges should be secured.

*The grass verges have suffered from casual car parking in the past and timber bollards have been installed in most areas to prevent this, which seem to be an effective and reasonably discreet deterrent. More bollards appear to be necessary near the shops (outside Nos 100-102 Main Street and St Oswald’s Court), and it would be ideal for the earlier concrete bollards opposite to be replaced in timber to give consistency* (Fulford Conservation Area Appraisal 2009)

Key views of heritage assets and local landmarks should be maintained and enhanced to help orientation and enhance local distinctiveness.

Development management policy should take account of the contribution made by locally identified heritage assets to the distinctive character of the area. Sub-surface archaeological sites and landscapes are particularly important.

Appropriate mitigation strategies should be agreed to protect potential archaeological deposits for any future development in area.

Research projects that examine the relationship between medieval villages on the fringes of the urban area and the city centre will make a significant contribution to our understanding of post-Roman and early medieval land-use and the relationship between city and countryside. There is a significant opportunity to research the origins of Fulford with particular attention to the Anglian and Anglo-Scandinavian settlements. The medieval field systems could also be mapped.

*Information plaques would be an asset to explain the history of the village and the Battle of Fulford in particular, for example on the site of the old pinfold at the junction of Main Street and Fordlands Road, and at the Heslington* (Fulford Conservation Area Appraisal 2009).

The area contains several buildings that should be considered for listing or at least inclusion on the Local List of Heritage Assets such as the Sir John J. Hunt Memorial Cottages. Every effort should be made to ensure that these buildings are retained and kept in productive use. Their loss or inappropriate alteration would have significant impacts on the character of this area.

There is an opportunity for this study to be used as baseline data (in conjunction with the Conservation Area Appraisal 2009) for the local community to develop local priorities, encourage community cohesion, recognise and improve the quality of their environment and strengthen a sense of place. This area in particular would benefit from further study and consultation with residents to inform on its character and how that has changed over time.

## Character Area 68: Images



*The northern end of Main Street.*



*The former churchyard boundary wall on Oswald's Road. The gravestones of the churchyard have been removed and placed against the wall.*



*The Cottage, St. Oswald's Road.*



*The northern end of Main Street showing Fulford sign and flower bed.*



*1980s buildings on St. Oswald's Road.*



*Fulford Park housing estate*



*Sir John Hunt Memorial from Main Street.*



*Late 20th century architecture, St. Oswald's Road in keeping with the Victorian buildings adjacent and The Cottage.*



*The former entrance to Fulford Park, now blocked and obscured by the bus shelter.*



*Heslington Lane*



*Former gate entrance way to lane of paddock on School Lane.*



*Main Street from Heslington Lane.*



*Telecoms boxes located at the junction between Main Street and Heslington Lane.*



*Contemporary architecture on Main Street.*



*School Lane looking south. The old school buildings is visible on the right.*



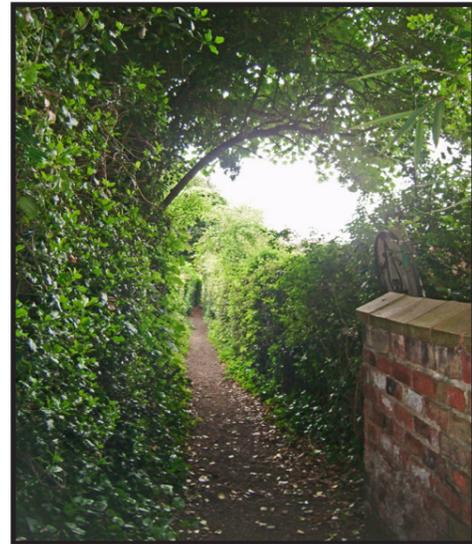
*Entrance to Chapel Alley from School Lane.*



*View of Main Street from the north.*



*Fenwick's Lane*



*Medd's Lane from Fenwick's Lane.*



*Commercial/residential buildings on Main Street.*



*Fulford Ings Flats (1950s)*



*Prospect Terrace*



*Victorian postbox on the corner of St Oswald's Road*



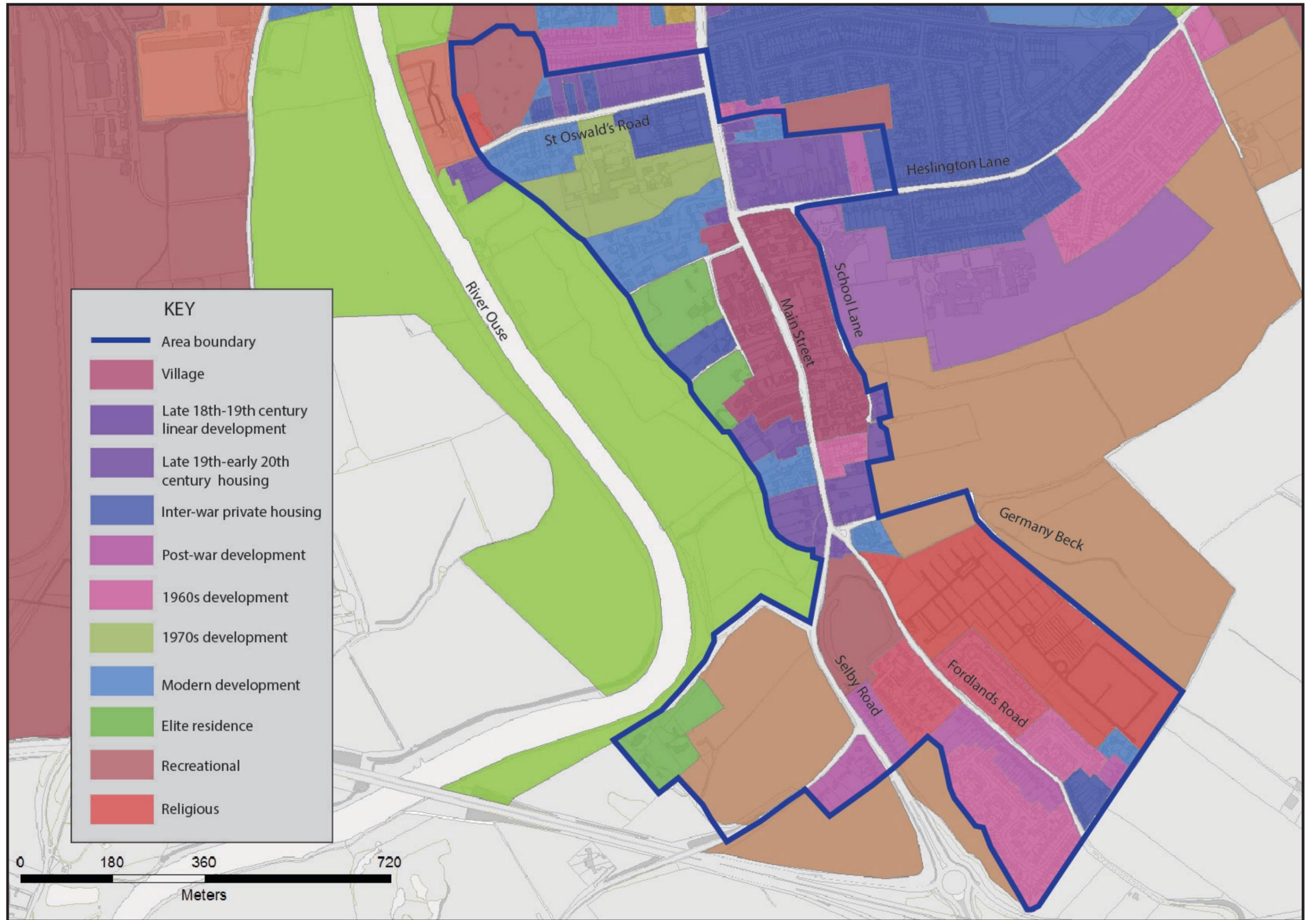
*Fordlands Road showing grass verge erosion.*



*Crossfield Terrace*

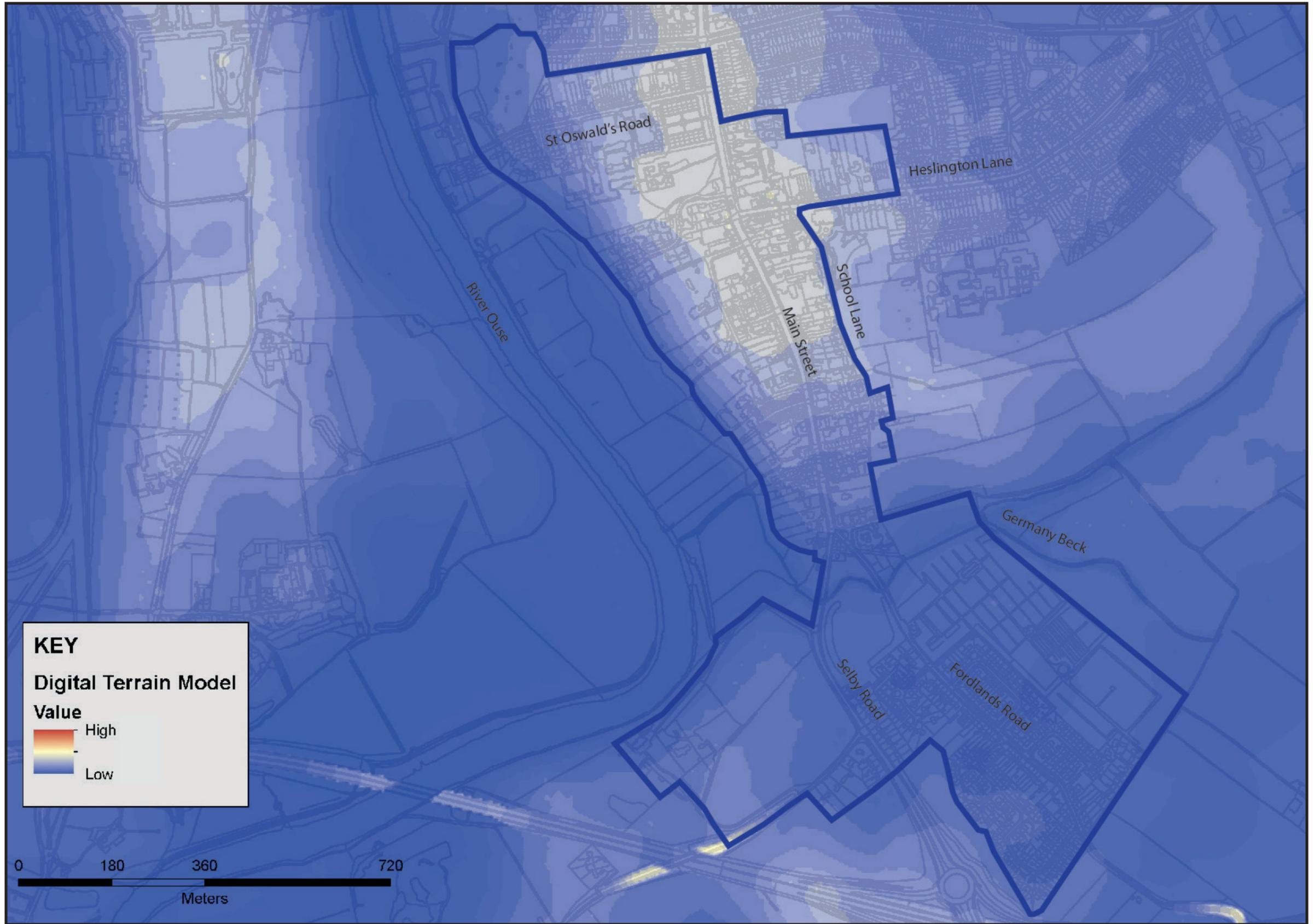
## Character Area 68: Maps

Broad Type characterisation plan. White roadways indicate roads or lanes visible on the 1852 Ordnance Survey Plan

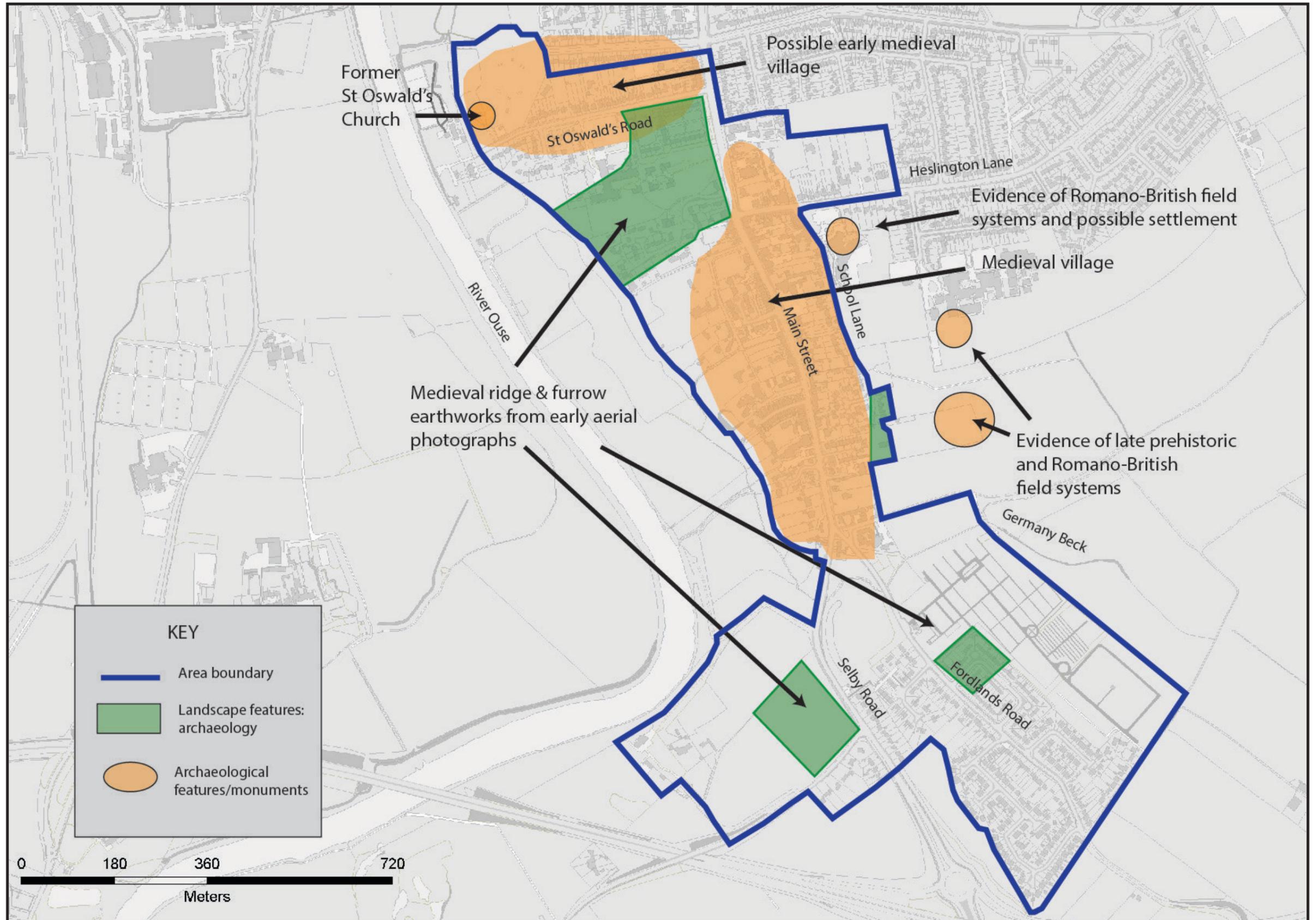


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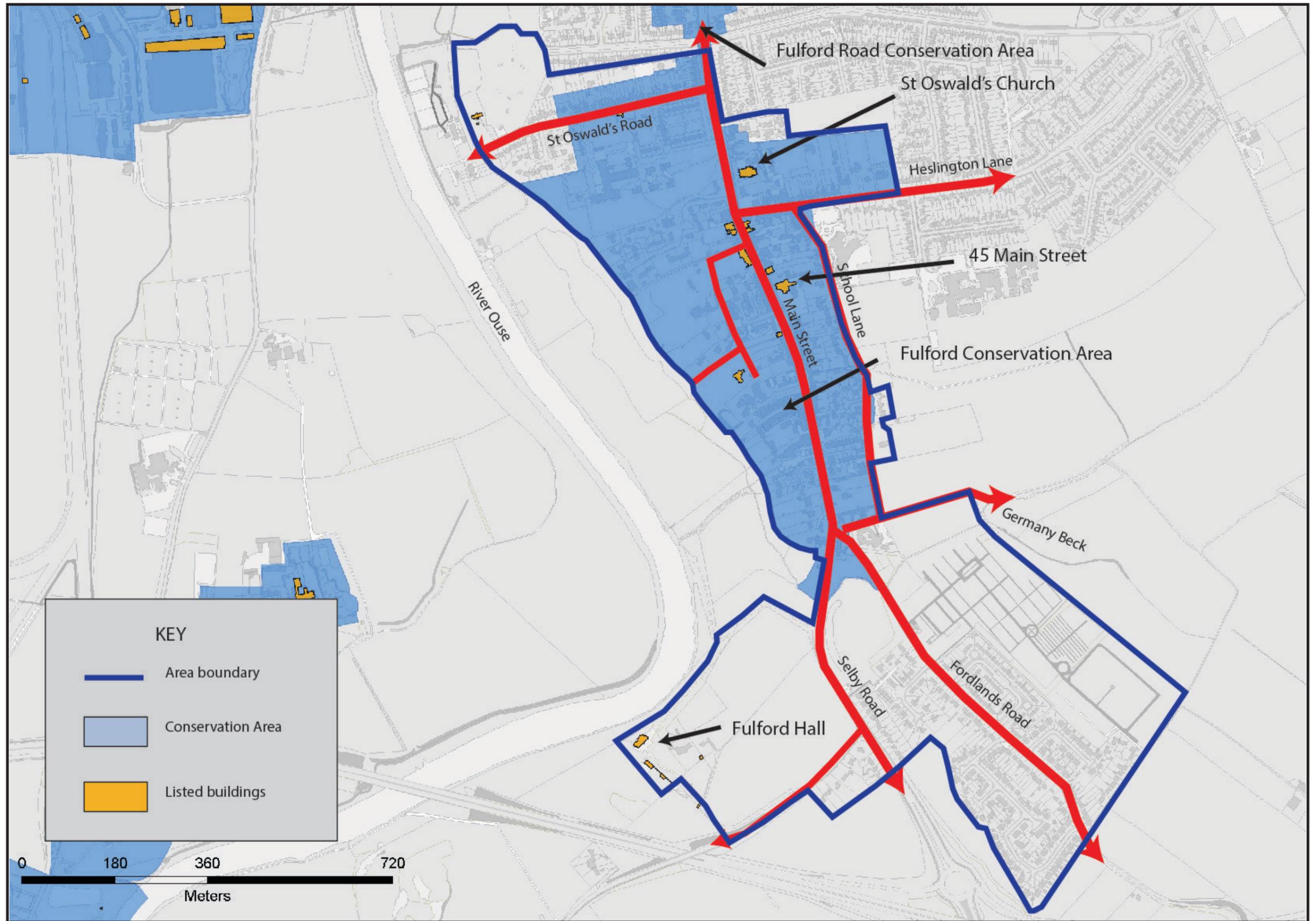
Topography



Archaeology and heritage assets



Designated heritage assets



Extant surviving boundaries, roads and tracks as depicted on the 1852 First Edition Ordnance Survey Plan

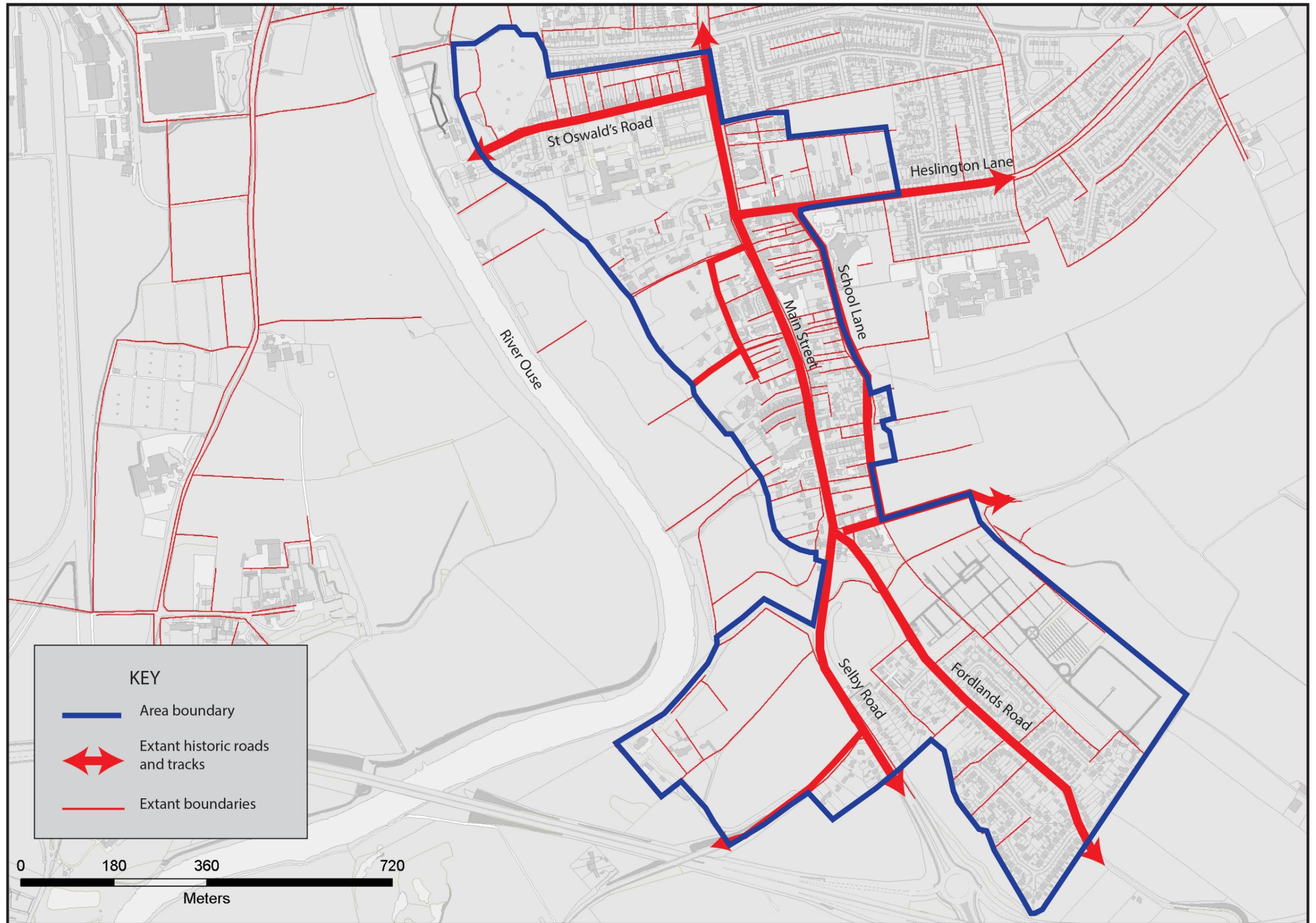


Figure ground map showing the relationship between open space (black) and the built environment



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**Edited by:** Bob Sydes

**Funded by:** English Heritage

**Issued:** November 2013

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