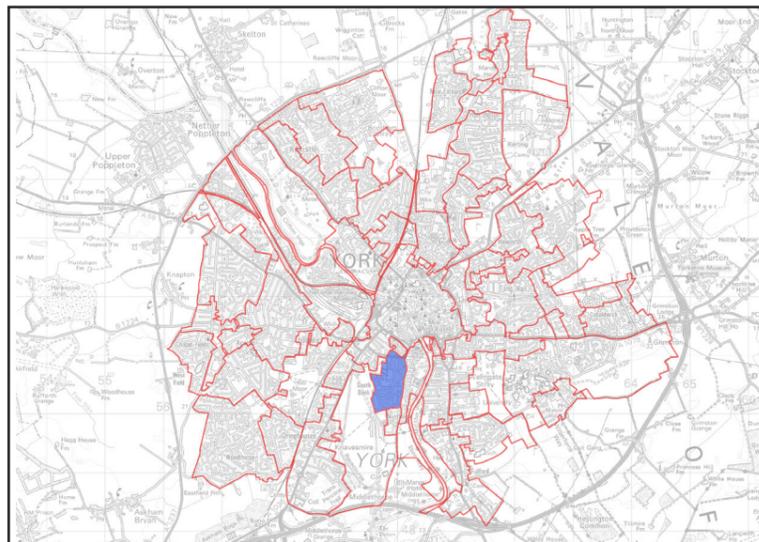
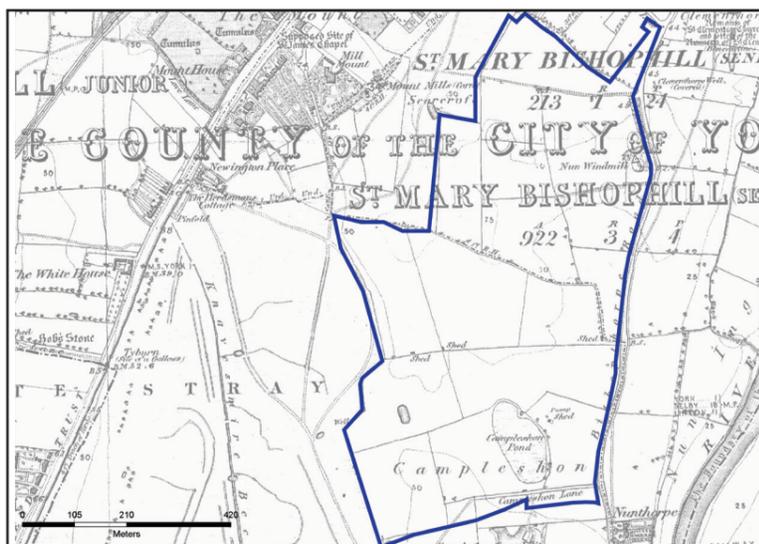


## Character area 72: Scarcroft terraces and South Bank



Location of character area



Extract from First Edition Ordnance Survey Plan 1852

### Key Characteristics

**General Character:** Two predominantly mid to late 19th century residential suburbs with pockets of inter-war development

Bounded by St. Benedict Road to the north, Campleshon Road and the Ings to the south, the Knavesmire to the west and Bishopthorpe Road to the east

Slightly undulating topography with the highest land situated in the Millthorpe School area and generally between Scarcroft Road and South Bank Avenue. A pocket of lower land exists to the north of Campleshon Road marking the site of a former gravel quarry.

Includes Millthorpe Secondary School, Knavesmire Primary School, St. Chad's Church, St. Clement's Church and Southlands Sunday School

Suburban feel within the terraces but open space surrounding area

Views of York's landmarks, the Knavesmire, Racecourse and Terry's maintain a link to the city in the South Bank area while the Scarcroft area further north is physically closer to the city centre and therefore feels naturally more connected

Approximate walking/cycling distance to the city centre from the centre of South Bank Avenue 2.3km via Nunthorpe Grove and Upper Price Street

**Dominant Housing Type:** Two to three storeys late 19th to early 20th century working class and middle class terraces with narrow plots, on-street parking, ornate and varied brickwork, stable paviour paving, some historic street signage and street lighting

**Other Key Housing Types:** Inter-war two storey, semi-detached housing

**Designated Heritage Assets:** St. Clement's Church and St. Chad's Church (Grade II listed)

**Non-designated Heritage Assets:** Southlands Methodist Church, stable paviour paving, former Mission Church on South Bank Avenue, historic street lighting, signage and ironwork

**Key Views:** Glimpses of the Terry's factory and tops of Racecourse stands from several streets

**Surviving historic roads and tracks:** Bishopthorpe, part of Campleshon Lane that became Campleshon Road and Scarcroft Road formerly a track.

## Archaeology and history

A possible Roman villa site (MYO2013), further occupation and burial evidence has been located in the nearby Clementhorpe area. Excavations within the area of this villa were made in the 1970s (EYO2345-53) revealing stone structures, mosaic pavements, burials, cobbled surfaces and postholes. This would have formed part of a large agricultural estate.

To the north, the Skeldergate area was situated within the Roman civilian settlement and as the west bank of the River Ouse it was always important for trade and industry. Further south there has been some evidence to suggest that Bishopthorpe Road may be Roman in origin as a compact cobbled surface was discovered in 1981 2m below ground level (referred to in EYO786). Roman occupation and agricultural activity has been recorded in the vicinity of Bishopthorpe Road since the 18th century. Archaeological evaluation at the Terry's Factory site in 2005 and 2007 (EYO827) revealed evidence for Roman occupation alongside Bishopthorpe Road as well as medieval plough soil and field ditches. An excavation on Bishopthorpe Road opposite the factory site in 1998 also revealed Roman and medieval agricultural deposits (EYO128). Founded between 1125 and 1133, St. Clement's Priory (MYO2014), the only medieval nunnery in the vicinity of York, was located in nearby Clementhorpe. The priory owned extensive land to the south of its walls and its memory is reflected in the many occurrences of the prefix "Nun" to many streets and topographical features in the area.

The South Bank and Scarcroft areas were essentially agricultural until the late 19th century. One windmill, Nun Windmill is shown on the 1852 Ordnance Survey map near the junction of Southlands and Bishopthorpe Road, and others may well have existed. There are no other significant features shown on the 1852 map other than Campleshon Pond, a former gravel quarry.

By the late 19th century residential terraced housing had spread southwards from Nunnery Lane to Southlands Road. Scarcroft Lane was created at this time as a link road between The Mount and Bishopthorpe Road. Between Southlands Road and the next area of residential building on Brunswick Street, South Bank, lay Nunthorpe Hall and Nunthorpe Court with its extensive landscaped gardens, all dating to the mid to late 19th century.

The early 20th century saw the construction of further terraced housing southwards as far as Campleshon Road. To the west, Nunthorpe Court was bought by the City Council and converted into Nunthorpe Grammar School to meet an increasing demand for school places. At the same time, Millmount House off Tadcaster Road was converted into Mill Mount High School for Girls. The Knavesmire Primary School and St. Chad's Church were constructed on Campleshon Road.

Throughout the inter-war period the terraces of South Bank were completed and the former gardens of Nunthorpe Court were developed for residential in the 1930s.

Since that time, small pockets of later building has occurred when space has become available. For instance, the site of Nunthorpe Hall was transformed into a small bungalow estate in 1951 and late 20th century, three storey flats, now Coggan Close. Nunthorpe Grammar School became Millthorpe Secondary School in the 1970s.

## Character

To the north of Scarcroft Road, terraced housing was constructed within a triangular shaped field which had been defined by at least the late 18th century. The Scarcroft terraces were complete by 1889 and consisted predominantly of three bed roomed houses with two storey back extensions. The houses are predominantly two storey in height and were created as part of a 'middle-class' estate away from the industrial areas of Clementhorpe. Three storey buildings exist in places such as Nunthorpe Avenue. The stable paviour back lanes in this area have largely been covered by asphalt or concrete. St. Clement's (Grade II) and the Southlands Methodist Church (1887) are present within this part of the character area. The latter church began life as a Sunday school which was held in a butchers shop on Adelaide Street. As a result of a growing Methodist congregation living outside the city walls, the Southlands Church was built on the site of Nun Windmill.

The layout of this estate is grid-like with all streets running north to south from Scarcroft Road to Southlands Road. Nunthorpe Road and Upper Price Street provide the through roads south of Scarcroft Road.

Houses in the Scarcroft area have been constructed using light coloured bricks. On Nunthorpe Road the architecture is slightly different to the terraces south of Scarcroft Road. They contain narrow bay windows and arches to the top of the door frames. The distinctive Scarcroft Primary School (Walter Brierley) can be viewed along this street. Throughout the whole of the Scarcroft area there is a mixture of fenestration styles, occasionally mimicking traditional sash window styles, mid to late 20th century street lighting and variations of brick boundary walls, iron railings and hedgerows to the front of the properties.

On Southlands Road large three storey houses dominate this higher ridge of land overlooking inter-war development and towards South Bank. Many of these buildings have been converted into guesthouses.

South of Southlands Road is a 1930s housing estate, constructed in the former gardens of Nunthorpe Court, a Victorian villa. This estate consists of ubiquitous two storeys, semi-detached houses with squared bay windows and arched porches. The houses are set within a typical, sinuous, cul-de-sac and crescent estate featuring grass verges and concrete carriageways. Nunthorpe Grove provides a through-route from Scarcroft area to South Bank for pedestrians and cyclists.

To the south of this is South Bank. The majority of the South Bank terraces were completed by the 1890s. The terraces are generally two-storeys in height with the exceptions of some of the outer-facing streets such as Albemarle Road and Knavesmire Crescent, and anomalies such as one stretch of housing on Montague Street, which contain some three storey buildings. This area is laid out in a linear fashion similar to other contemporary developments.

The two-storey buildings are largely working class, two-up-two-down in design with entrances which open straight onto the street. Housing with a front enclosed garden area exist on Balmoral Terrace and South Bank Avenue as well as around the fringes of the South Bank area such as Philadelphia Terrace.

The working class terraces are predominantly constructed in red brick. Lighter colour bricks are used on some of the large outward facing houses such as on Albemarle Road, and Philadelphia Terrace.

Within the bulk of the terraces, boot scrapers do not seem to survive at all and historic street lighting is restricted to a few stray early to mid 20th century examples attached to the side of buildings with examples of early 21st century LED lanterns.

The features that do survive well are the stable paviour paving and cast iron signage. Original sash windows exist but vary in survival. For example on Windsor Street c.12% of houses retain their original timber sash windows while on Ruby Street there are no surviving examples. Philadelphia Terrace contains over 60% sash windows not including many UPVC replacements which are similar to the sash style.

Good examples of iron street signage and local waterworks information can be found on Ruby Street, Queen Victoria Street and Balmoral Terrace.

The junction between Balmoral Terrace, Count de Burgh Terrace and Queen Victoria Street is interesting as it includes several examples of ironwork, one of which has been painted over as part of a corner shop front. On the corner of Queen Victoria Street and Count De Burgh Terrace is an example of a former corner shop converted into a residential property. The outline of a former painted sign on the gable end of the building can still be seen. South Bank contains many corner shops and several public houses/clubs. The area around Queen Victoria Street and Albemarle Road contains a cluster of commercial premises. The survival of these shops may in some part be due to the close proximity of this area to the racecourse.

There are small amounts of new builds within this area such as Percy's Mews on Balmoral Terrace. This is a good example of the design of the new build sympathetically merging with the surrounding areas.

Community buildings of note in this area are St. Chad's Church (1925, Grade II listed), 88a South Bank Avenue (1900), the former Mission Church which has been nominated for inclusion on the Local List of Heritage Assets, South Bank Social Club on Argyle Street and the Working Mens Club on Balmoral Terrace (1902).

Some semi-detached late 19th century housing exists on South Bank Avenue.

These contained pointed, half-timber gables to the front of the buildings, which have been painted a variety of colours. Approximately 75% of these buildings have retained their eight-pane design to the upper part of the windows, when replaced.

Inter-war development as infill within the South Bank area can be found, particularly within the south-east corner of the area. It also spread across to the east side of Bishopthorpe Road. For example, Rectory Gardens dates to this period as well as the continuation of Westwood Terrace and Montague Street. On Westwood Terrace, several of the semi-detached buildings have been extended to now include a garage and room above it.

At the north-western edge of South Bank there is again a mixture of development. Semi-detached inter-war housing is present on Albemarle Road and 1950s bungalows face Victorian housing on Philadelphia Terrace. The bungalows occupy an elevated piece of land and so seem to be as tall as the terraces they face. These developments were constructed on what were the gardens of Nunthorpe Hall.

Late 20th century social housing in the form of three-storey flats (Coggan Close) occupy the area behind the bungalows and inter-war housing.

The ancient, busy thoroughfare of Bishopthorpe Road separates the Clementhorpe and South Bank character areas although it could have easily fit into either one. At the northern end in the Scarcroft Road area, Bishopthorpe Road is a vibrant retail and commercial area hosting independent retailers and cafes. These buildings are generally two storeys in height. Towards the southern end, the road takes on a more residential feel including only the odd shop or guest house. The buildings here are predominantly three storeys in height.

The South Bank and Scarcroft area illustrates how large scale residential development spread outwards from the city centre during the Victorian and early 20th century, particularly close to industrial areas such as Clementhorpe and other large sources of employment such as Terry's factory.

### **Basic typology of 19th to 20th century terraced streets**

Brick, two-three storey in height

Vertical emphasis

Pitched roofs with chimney

Long linear rows with through streets providing access

Bay and sash windows common

Decorative brickwork, painted window surrounds and tilework common

Ironwork to houses – shoe scrapers and waterwork information

Rear yards – some front gardens or enclosed space

On-street parking

## Significance

**Archaeology:** The Clementhorpe area immediately to the east of the Scarcroft terraces contains a possible Roman villa as well as other occupational and burial evidence. South of this character area Roman occupational and agricultural activity has been recorded in the vicinity of Bishopthorpe Road and on the Terry's factory site.

The South Bank and Scarcroft areas were largely agricultural in nature until the late 18th to early 19th century. Presumably archaeology relating to Roman and medieval agricultural or small scale industrial practices have been lost during later ploughing or residential development.

**Architecture:** The late 19th to early 20th century terraced houses within this area are not significantly different from those found elsewhere around the city or indeed across the country. However, the fact that the terraced streets survive in their compact form with several corner shops, public houses, churches and schools, contributes to the historical and communal value of the area and its sense of place. High survival of stable pavements, ironwork and original street signage adds historical and aesthetic value to the terraced areas. The survival rate of the latter two features varies throughout the area. The inter-war and late 20th century developments are not of any particular architectural or historical merit.

**Historic:** Approximately 30% of the field and street boundaries shown on the 1852 Ordnance Survey are retained in the contemporary streetscape. Bishopthorpe Road is clearly of much earlier origin. Former field boundaries dating to at least 1772 are preserved as the north side of Scarcroft Road and as Thorpe Street. Boundaries dating to at least 1822 form the north side of South Bank Avenue and the west boundary of the school playing field. The southern boundary of this area, to the rear of St. Benedict Road and housing on Nunthorpe Road has been dated to at least the late 17th century.

Several street names in the Scarcroft area reflect the former agricultural nature of the land such as Millfield Road and further south Knavesmire Crescent.

The majority relate to the medieval nunnery at the nearby St. Clement's Priory which owned most of the surrounding land. Examples include Nunthorpe Avenue, Nunmill Street and Nunthorpe Drive. The name Nunthorpe also relates to a Victorian Villa, now the site of Millthorpe Secondary School.

**Streetscape components:** A mixture of asphalt, concrete flags and a reasonable survival of original riven English Pennine Sandstone flags such as on Balmoral Terrace close to Bishopthorpe Road. Carriageways are mainly asphalt. Concrete road surfaces are extant in the inter-war areas such as Montague Street.

Within the bulk of the terraces, many examples of stable pavement paving can be found in the side and rear alleys. The South Bank area perhaps has the highest retention of this paving in the city and is a key significance. The Scarcroft terraces have had the majority of this decorative paving covered by asphalt and concrete. Stable pavements remain as decorative gutters to many of the asphalt road surfaces in this area. Throughout this area early to mid 20th century post boxes, mid to late 20th century and early 21st century street lighting, modern phone boxes, Edinburgh style waste bins and modern bus stops are in use.

This area has a very low retention of boot scrapers, historic street lighting and timber sash windows. On Queen Victoria Street, LED street lighting has recently been erected on the side of the houses (and as free standing posts) replacing late 20th century lights which were also attached to the buildings. This street forms part of a bus route so may need to maintain certain levels of lighting that perhaps the earlier street lighting could not provide. The modern lights are still connected to early to mid 20th century junction boxes connected to the building. Elsewhere, similar examples can be seen with mid 20th century lanterns, such as on Brunswick Street.

**Aesthetics:** Bordering the urban streetscape to the west is the Knavesmire which provides a large, aesthetically pleasing open space for recreation and community events.

The riverside area, Scarcroft play area and Rowntree Park are located close by. The Little Knavesmire includes facilities for local football and cricket.

Within the terraces survival of stable pavements, ironwork and original street signage is high and adds historical and aesthetic value to this 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. 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 streetscape features over time has had a negative impact on the character of the area – further loss of these features should be avoided where possible. 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.

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

The 19th and early 20th century terraces contain a number of original features which should wherever possible be retained and enhanced. This should include maintenance of existing ironwork and conservation of remaining areas of stable paving. The stable pavements in particular are a unique feature of York's streetscape and any streetworks affecting them should carefully store and reinstate following guidance contained in the City of York Streets and Spaces Strategy and Guidance.

A local survey of architectural and streetscape features (gate piers, sett paving, street signs) of the area could usefully be carried out in the near future, in conjunction with the local community, to further assist with the monitoring of existing features and to identify those at risk.

The grounds of Millthorpe Secondary School contain some earthwork remains of medieval ridge and furrow and should be retained and perhaps proposed for inclusion on the Local List of Heritage Assets.

There is an opportunity for this study to be used as baseline data 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 would benefit from further study and consultation with residents to inform on its character and how that has changed over time.

## Character Area 72: Images



*Russell Street*



*Southlands Road with church in background.*



*Stable paviour paving on Balmoral Terrace*



*Nunmill Street*



*View southwards on Nunthorpe Grove.*



*Nunthorpe Street with Scarcroft School in the background.*



*Early 21st century LED lantern attached to historic box on Queen Victoria Street (note also the loss of sash windows here)*



*Stable paviour paving running N-S from South Bank Avenue to Jamieson Street.*



Corner of Count De Burgh and Balmoral Terrace showing corner shop and Percy Mews in the background.



Albemarle Road



South Bank Avenue



Painted over sluice valve marker on the side of the above shop.



Sluice valve indicator and police notice ('anyone damaging these plates will be prosecuted') on Ruby Street.



Westwood Terrace



Corner of Count De Burgh and Queen Victoria Street showing historic and contemporary street signage and former corner shop. Note the outline of the historic advertising space on the side of the building.



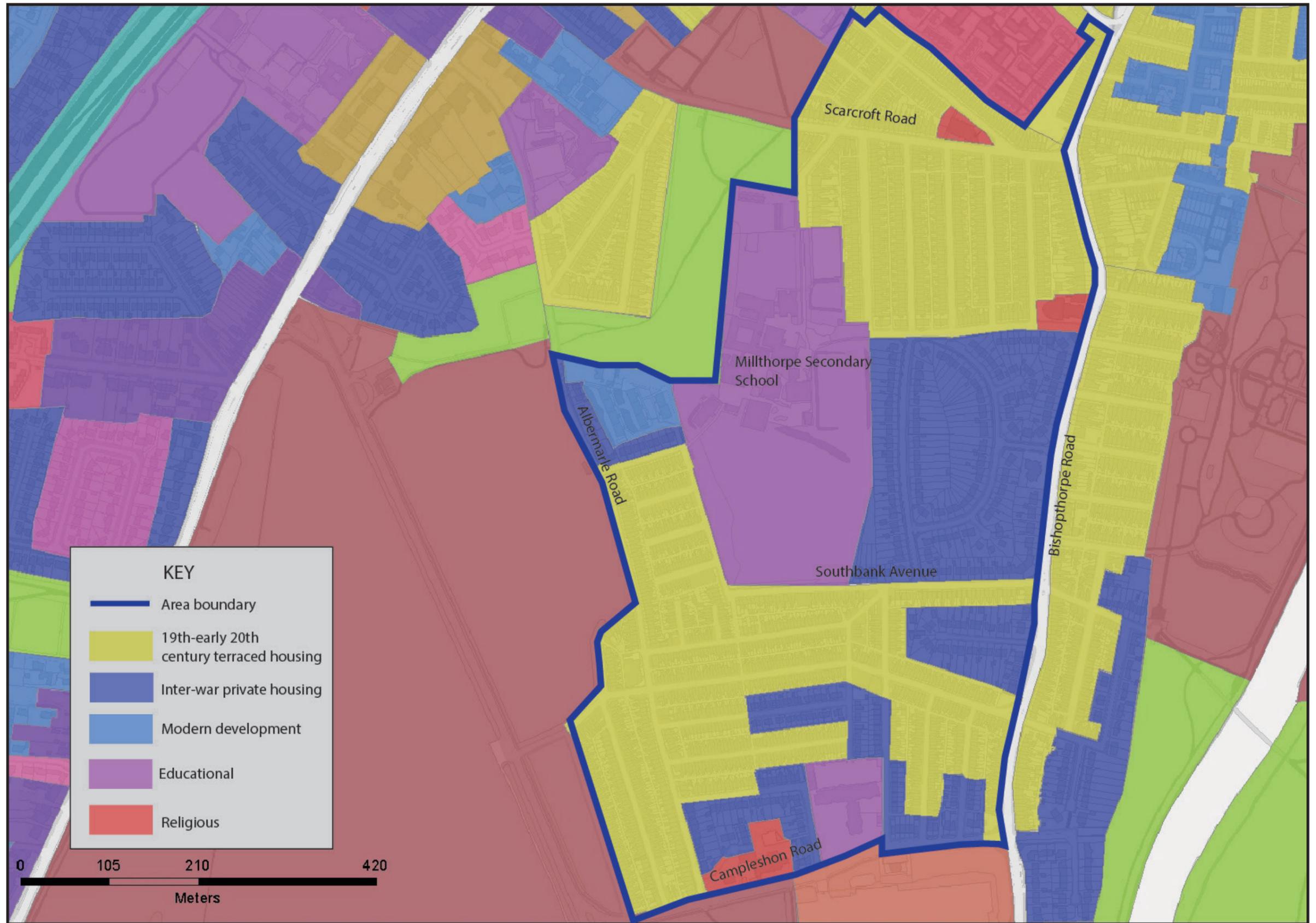
Balmoral Terrace Working Mens Club



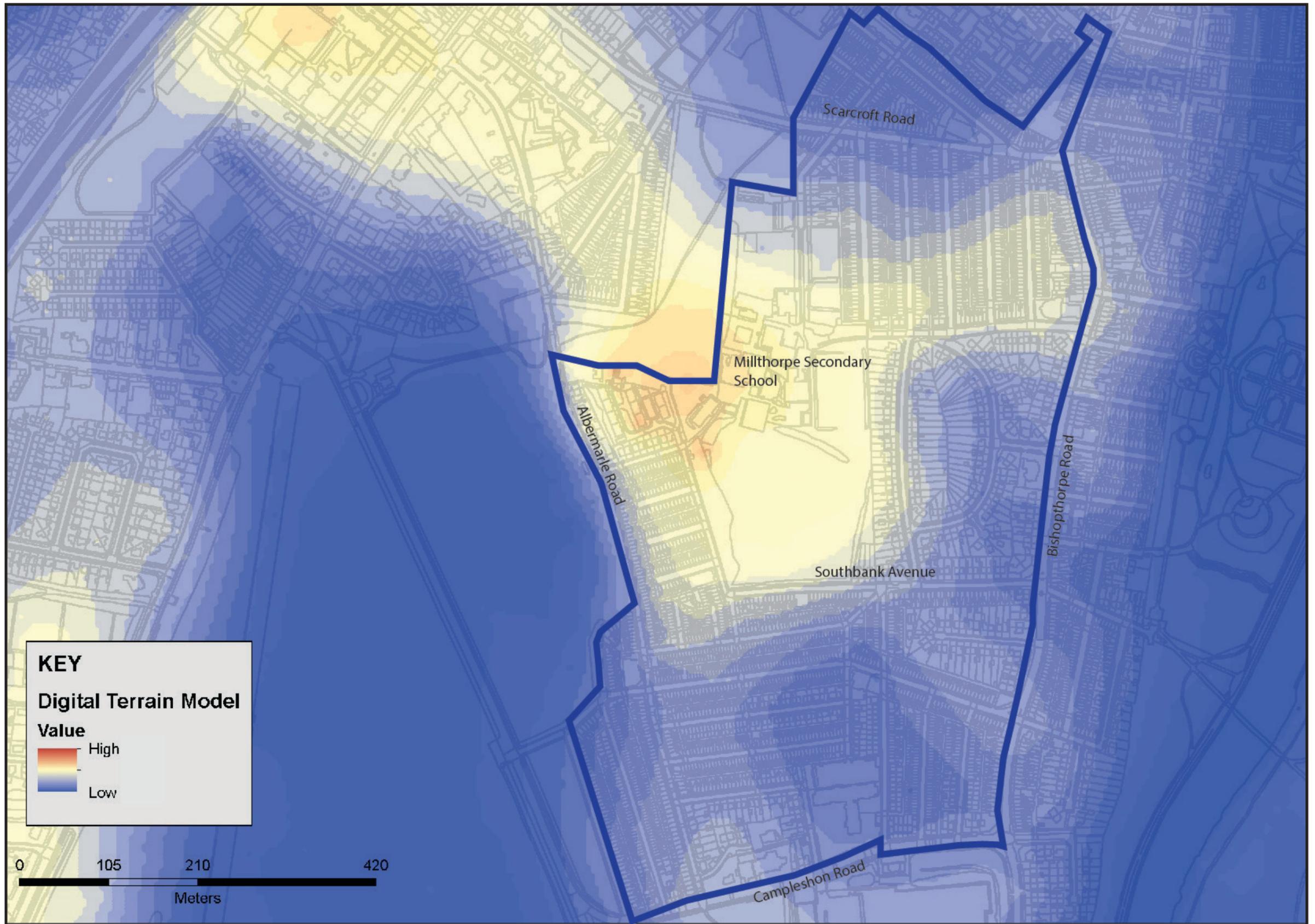
Montague Street - note the higher Victorian terraces to the rear of the image.

### Character Area 72: Maps

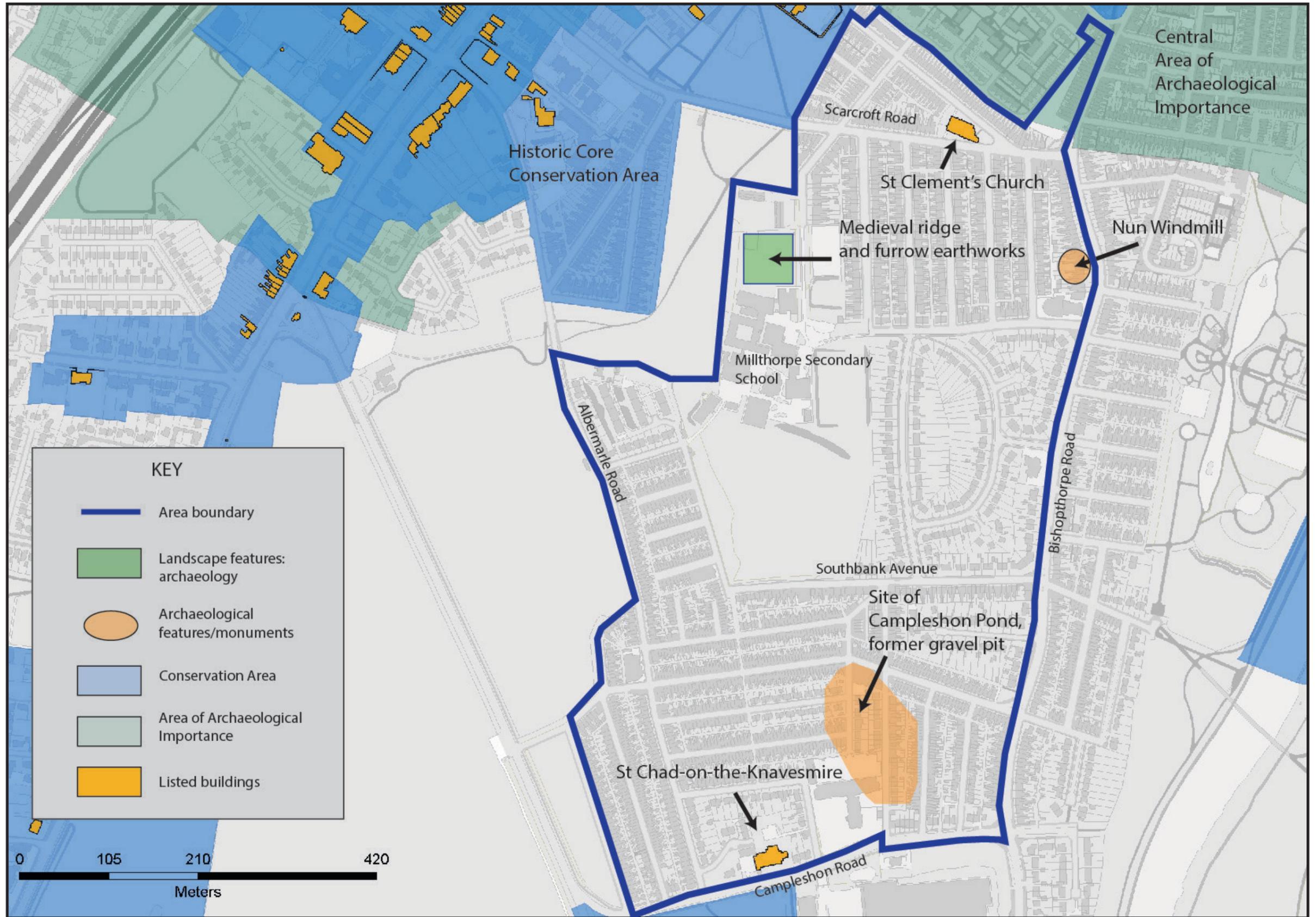
Broad Type characterisation plan



Topography



Archaeology and heritage assets



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

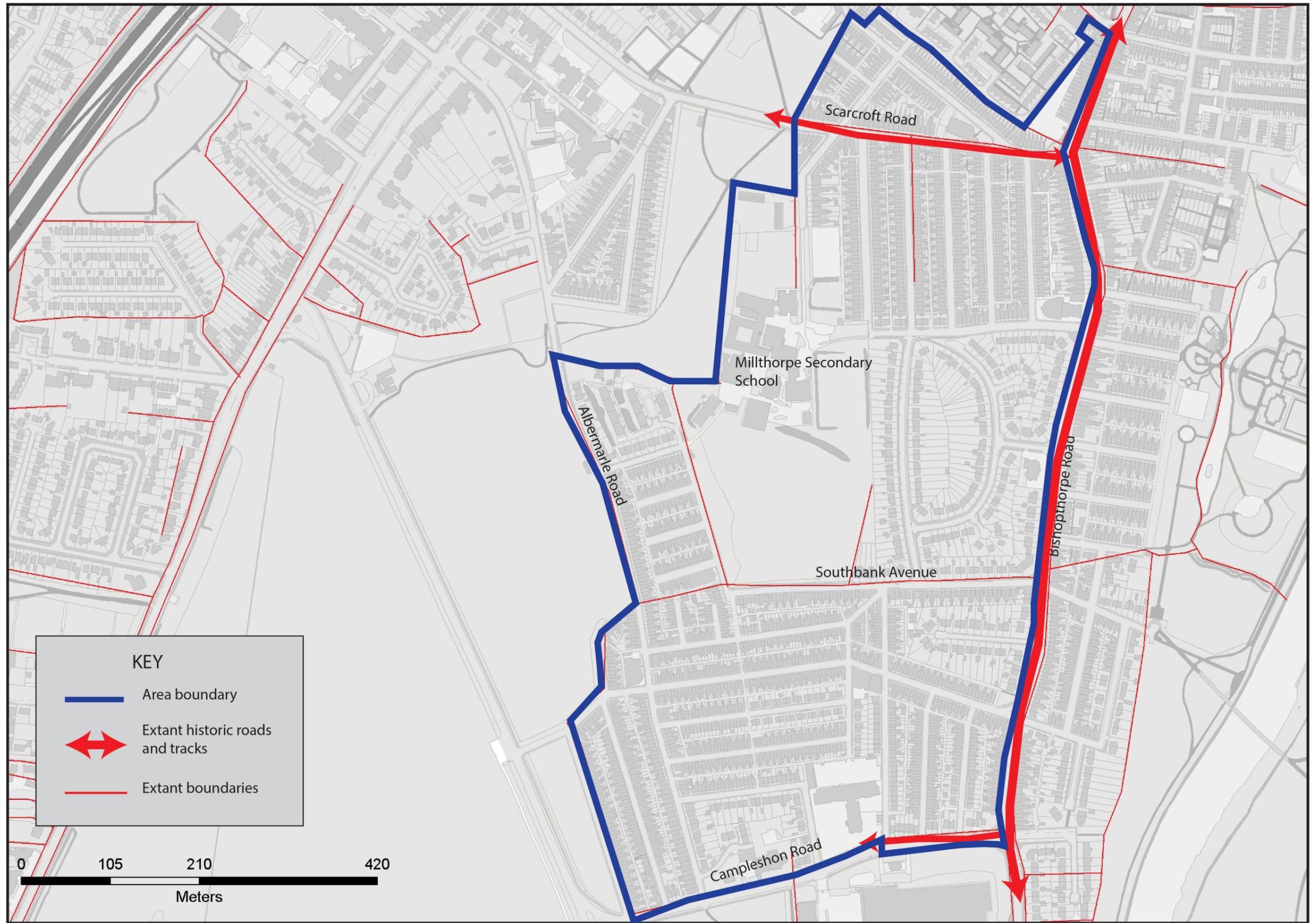


Figure ground map showing the relationship between open space (black) and the built environment



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