



YORK ARCHAEOLOGICAL TRUST



## St. Joseph's Convent, York Heritage Statement and Building Recording

By Mary-Anne Slater and Becky Wilson

YAT Report 2018/57 May 2018





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## NON-TECHNICAL SUMMARY

A Heritage Statement has been compiled by York Archaeological Trust concerning St. Joseph's Convent, York to establish the history and significance of the property, and to provide an assessment of the impacts future works will have on the established significance. This report additionally constitutes the archaeological recording of the buildings, agreed in consultation with the City of York Council Heritage Project Officer.

St Joseph's Monastery was founded in 1870 for the Poor Clare Colettine, an Enclosed Order from Belgium. The original buildings, the Cloister, the Extern and the Priest's House, now known as the Lodge, were built in one phase of construction between 1871 and 1875 in the Gothic Revival style. The convent continued to expand in the 20<sup>th</sup> century with the introduction of an orchard and an agricultural area, ensuring that the Sisters were increasingly self-sustainable and subsistent. The convent began to decline in the 21<sup>st</sup> century until the order moved in 2012 allowing for redevelopment on the site.

The Cloister and the larger Monastery grounds now house student accommodation and recreation areas. The Extern and the Lodge are the only remaining buildings that have yet to be redeveloped and are the focus of this Heritage Statement. The buildings have been left derelict since the departure of the Sisters in 2012 and have deteriorated. There have been additions and alterations to the buildings throughout the 20<sup>th</sup> century though the layout of the buildings remains predominantly the same from how they stood originally.

This report compiles the documentary evidence along with the details from a site visit, together with the current plans for the building, which informs the assessment of the significance and character of the heritage asset.

## Key Project Information

Project Name	St. Joseph's Convent, York
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## 1 INTRODUCTION

This report presents the results of a heritage assessment of St. Joseph's Convent, Lawrence Street, York, looking at the history of the buildings, description of the buildings, the significance, and the impact of the proposal on the property. The property stands to the south-west of York city centre, approximately 280m from Walmgate Bar (Figure 1). The full extent of the property, before redevelopment, was 6.8 acres of predominantly agricultural land. A survey of The Lodge, The Extern and the grounds was undertaken on 30<sup>th</sup> January 2018. Further research was undertaken online.

St. Joseph's Convent has previously been divided with the Cloister redeveloped for student communal areas while student residential units were built on the agricultural areas. The remit of this Heritage Statement is to focus on the buildings of the Lodge and the Extern. The Lodge was previously known as the Priest's House and is referred to as such in archaeological reports and Heritage Statements commissioned prior to the undertaking of this document. In this document this building will be referred to solely as the Lodge to reflect the developer's use of this term.

Whilst the whole site is generally known as St. Joseph's Convent, it is also known as St. Joseph's Monastery, as seen on the sign above the archway gate. The term monastery encompasses a building or complex of buildings which housed the domestic and workplace quarters of both monks and nuns, whether living in communities or alone.

## 2 DESIGNATIONS

The entirety of the original extent of St Joseph's Monastery is Grade II listed, including the Extern and the Lodge, designated in 2013. The site lies within the City Centre Area of Archaeological Importance, towards its south western edge. However, it lies outside of the Historic Core Conservation Area.

The Monastery sits just outside the medieval city walls in a built up area of York and is surrounded by both Victorian terrace housing and more modern developments.

The site is bounded to the north by Lawrence Street, a major thoroughfare that stretches from Walmgate Bar to where the street becomes Hull Road. The Lodge is the only monastery building that fronts onto the street. The site is bounded to the west by the properties fronting onto Farrar Street while the redevelopment of the majority of Monastery into student accommodation surrounds the site to the south and east.

## 3 LEGISLATION AND PLANNING POLICY

A planning application was made in 2014 for the development of the entire convent site (14/02404/FULM) by Vita developments. The Extern and Lodge areas were never developed and the site was subsequently sold to Northminster.

A planning application pertaining to new works on the site is pending, therefore no specific legalisation and planning policy mentioned in regards to the site is currently available. However, as the buildings are Grade II listed, they fall under the Planning (Listed Buildings and Conservation Areas) Act 1990. The site will also fall under the purview of the National Planning



Policy Framework in regards to 'Conserving the Historic Environment'. The purpose of Heritage Statements is set out in paragraph 128 of the NPPF, which states:

*"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected including any contribution made by their setting. The level of details should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."*

## 4 HISTORICAL BACKGROUND

The site of St Joseph's Monastery is located on Lawrence Street, the modern iteration of one of the Roman approach roads into York from the east (Road 2). Results of archaeological investigations that took place prior to re-development in 2013 by both York Archaeological Trust and On-Site Archaeology indicated survival of Roman material with potential for prehistoric. The Historic Town Maps and Ordnance Survey Maps show a clear development for the area and buildings of St Joseph's Monastery.

The St Joseph's Monastery buildings themselves date to the late 19<sup>th</sup> century when the land was given to the Sisters of the Poor Clare Colettines. The Poor Clare Colettines were a reform sect of the Order of St Clare, a Franciscan order which follow St Clare of Assisi's 'Rule of Life', the first set of monastic rules written by a woman. The Poor Clare Colettines were founded in 1406 by St Colette of Corbie to return the Order of St Clare to its true ideals of poverty and austerity. The Sisters that settled in York in 1864 were originally from a convent in Bruges, Belgium and were invited to start a new house in York by Lady Herries of Everingham Hall. Lady Herries, a devout and prominent Catholic, was a benefactor of convents. The Poor Clares were initially housed at a property called Plantation House, Hull Road before it became clear that the property was not adequate to fulfil the needs of the sisters and an effort to fund raise for a purpose-built convent began. An area of land, approximately 1.5 acres, along Lawrence Street was procured for the convent (Figure 3). Lawrence Street was still predominantly large swathes of agricultural land at this point in time.

The York ecclesiastical architect George Goldie, a Catholic, designed the original convent in a subtle Gothic Revival style which accounts for the medieval-like Cloister. The contractors Weatherly & Rymer of St Leonards Place constructed the buildings from 1870 to 1875. Goldie and Weatherly & Rymer had previously collaborated on the Catholic Church of St Wilfred near York Minster. The Convent design shares similarities with Goldie's other work from the era, including the Convent of the Assumption in Kensington, though St Joseph's is noticeably pared down in style to reflect the elected poverty the sisters lived in.

The first building to be completed was the main convent building, or Cloister and Chapel, with construction taking place from 1872 to 1874. The Sisters were 'Enclosed' on the 7<sup>th</sup> June 1872 after the first stage of construction. The foci of this statement, the Lodge and Extern, were also part of the first phase (Figure 4). The urgency in construction for the main convent quadrangle was not needed in regards to the Lodge and the Extern as these buildings served a

different part of the order. The Extern was completed in 1874 and housed the 'extern' Sisters, nuns who could leave the convent and interact with the outside world, as well as guests. The Lodge, the final of the original buildings to be completed in 1875, served as a connection to the 'Third Order' who were lay people who followed the Franciscan way of life (poverty and austerity). The Lodge was likely built in the imprint of the original cottages that stood on the land prior to its purchase and where the Sisters were housed before the Cloister was completed.

The original boundary wall, which stands to present day, is also from this period and encloses the initial 1.5 acre site. These first buildings and walls are present on the 1892 Ordnance Survey Map of York which highlights the agricultural land to the south and east that the convent would gradually incorporate (Figure 5). This began with the largest single expansion to the east in 1884 which coincided with the second phase of boundary wall. This further demarcated the separation between the Extern and Enclosed Sisters. Also visible on the 1890s Ordnance Survey Maps are the additions of greenhouses and sheds along the boundary walls.

During the period 1875 to 1900 there were also some alterations to the buildings themselves to respect the changing needs of the Order. The Cloister saw a one-storey expansion but, significantly for this document, both the Extern and the Lodge also featured early extensions. A single-storey square block was added to the eastern end of the Lodge while a rectangular addition projects from the eastern face of the Extern: both are illustrated on the 1892 Ordnance Survey Map. The precise date of the wooden structure is unknown though it is present in photos from the 1920s and is illustrated on the 1931 Ordnance Survey Map. It is no longer present on the site.

The turn of the century brought a need for greater expansion to the convent, particularly in regards to protecting the enclosure from new developments. In 1902 a large purchase of land to the south and east added 2 to 3 acres to the convent which was promptly enclosed by a new boundary wall. This amalgamating of land doubled the size of the convent and protected the enclosure from urban encroachment. By 1909 new glasshouses, workshops, sheds and other small outbuildings had been constructed in order to service the larger area (Figure 6).

The final acquisition of land took place in 1911 which enclosed a small piece of land to the north east with the final phase of boundary wall. The expansion included a poultry run within the enclosure and Tennis Courts, visible on the 1931 and 1940 Ordnance Survey Maps (Figures 7 and 8) that were outside the walls but owned by the convent. The porch at the entrance of the Extern is also visible on the 1931 Ordnance Survey Map and in photos from the 1920s; it dates to the early 1900s. As with previous expansions of the convent the *raison d'être* was maintaining enclosure in the wake of urban expansion.

The convent remained largely unchanged for most of the 20<sup>th</sup> century, small additions and changes to garden sheds aside, with no obvious effect from the two world wars that marred the middle of the century. A majority of the alterations in the late 20<sup>th</sup> century were reserved to the Cloister building, including extensions to the infirmary in the 1980s and alterations to the Choir and Chapel in response to the Second Vatican Council. The ground floor of the Extern was extended out in order to create a first floor balcony above at some point mid-20<sup>th</sup> century while the Lodge saw no large external changes.

By the 21st century the convent had entered decline with a vastly reduced number of Sisters. They subsequently retreated from the full extents of the convent. In 2013, after five years of

discussions which ended in 2012, the remaining Sisters moved to a new site in Askham Bryan. Development swiftly began in the wake of their departure with archaeological work in 2013 and construction of student blocks to the south and east. The Cloister buildings were transformed into recreational areas for the students. Plans to develop The Lodge and Extern were also put forth during this period and accepted but were never completed resulting in the deterioration of the buildings.

The original convent buildings (Cloister, Chapel and Choir, Extern, Lodge) were all listed Grade II in 2013 after the departure of the Poor Clare Colettines (Full listing in Appendix I).

## 5 BUILDING DESCRIPTION

### 5.1 Setting

St Joseph's Monastery sits on Lawrence Street, approximately 280m from Walmgate Bar, which is a predominantly residential suburb just outside the city centre. The area is characterised by a mix of mid to late 19<sup>th</sup> century dwellings and 20<sup>th</sup> and 21<sup>st</sup> century developments. A significant proportion of the 21<sup>st</sup> century developments, including redevelopments of some of the 19<sup>th</sup> century buildings and the scheme within the convent grounds itself, are for students.

The Lodge is the only convent building visible from the street and is a typical example of a Victorian town house. It bears many similarities with the Victorian terraces on Farrar Street, which bounds the site to the west, and the terraced properties that sit across the road.

The majority of the convent buildings are disguised by the convent walls which surround the entire site and front onto Lawrence Street. The walls are the most prominent feature when considering the convent from the street, standing at an imposing two to three meters high, and were, when considering the nature of the Poor Clare Colettines, the most important feature to ensure enclosure. The walls enclose both the buildings and the small areas of garden that still remain within the convent.

St Joseph's Monastery is a distinct feature of Lawrence Street and, with the walls encasing both the original buildings and the new student development, a blend of the traditional 19<sup>th</sup> century nature of the street and its most recent history.

### 5.2 Description

#### *Exterior The Lodge*

The Lodge fronts onto the south side of Lawrence Street and is the only convent building visible from the street. The main 2m tall boundary wall extends from the east elevation of the Lodge while to the west the Lodge is joined to 84 Lawrence Street, a 19<sup>th</sup> century terrace. The Lodge is predominantly constructed of common red brick in a English Garden Wall bond with blue brick string and sill courses at sill and lintel levels. The string and sill coursing continues onto the boundary wall. The original extent is a rectangular, two-storey build with an attic space and a double-pitched roof. All visible elevations of the building are distinctive but in the same 19<sup>th</sup> century style.

The northern elevation (Plate 1) is the most prominent as it faces the road and consists of five first floor bays (running east to west). The main door, emblazoned with 'St Clares Lodge', sits in the second bay on the ground floor and is flanked by two original windows. The archway

(carriageway), containing a double wooden gate into the rear court yard, sits across the fourth and fifth bays with 'St Joseph's Monastery' repeated twice on the gate (Plate 2). The five window openings of the first floor and two of the ground floor have the same two-over-two pane timber sash windows, with the exception of the window above the door which is narrower. The windows, door and archway all have brick segmental arches highlighted by the blue string courses. Three sky lights are set into the roof.

The southern elevation (Plate 3) is largely obscured by one of the inner precinct walls and the growth of ivy. Four windows are set into the first floor with the third (west to east) set at a lower point to reflect an interior staircase. Below this window is a door into the garden area to the rear of the Lodge. It is a double-leaf timber door with one-over-one panels on each door similar to the window sashes. The door is flanked to the west by a large bay window that projects half a metre from the rear of the lodge and to the east by a window (Plate 4). The bay window is a 20<sup>th</sup> century addition. On the opposite side of the carriageway is a private staircase that connected the Lodge to the inner courtyard. It is attached to the Lodge at its westernmost point and butts the site boundary. The windows and door, apart from the bay window addition, all have the same decorative brick segmental arches.

The private staircase, mentioned above, is a timber structure attached to the first floor of the Lodge with a lean-to style roof and stair (Plate 5). At the base of the staircase are two side by side small pitched roofs that contain a toilet. The private staircase is probably late 19<sup>th</sup> century as dashed lines on the 1891 Town Map correlate with its location. However it is not fully illustrated on the Ordnance Survey maps until the early 20<sup>th</sup> century. The kitchen and bedroom over the archway were formally a single room which was a meeting room for the Third Order, necessitating the separate staircase into the rear courtyard.

The eastern elevation (Plate 6) is dominated by an early single-storey box extension that projects from the gable end of the Lodge. The viewable portions of the original building are largely blank apart from two narrow one-over-one pane sash windows in line with each other on the ground and first floors. A small window sits to the south side of the first floor window.

The single-storey extension underwent an attic conversion in the 20<sup>th</sup> century. a small modern window was installed on the first floor of the eastern elevation as part of those works, (Plate 7). Directly below, on the ground floor, is an inset door from the 20<sup>th</sup> century, a window identical to those on the original building, and a small opening and door for a cupboard. The northern elevation also features a door, small window of obscured glass and a large modern window.

#### *Interior: The Lodge*

The layout of the Lodge is generally that of a typical 19<sup>th</sup> century residential dwelling. Besides a few particular features, including retained dado rails, colour schemes and door architraves, there is nothing of great significance within the interior. Through the main door of the house is a small interior porch area or entrance hall that is at street level (Plate 8). This small area steps up into the house proper, through an interior door and into a larger corridor and central passageway. The passageway splits into two directions: continuing straight, to the stairs and rear of the building, and to the left, towards the extension. On the north rear wall of the passageway is a door into the small garden area beyond. The stairway runs along the west wall of the passageway (Plate 9).

The ground floor of the Lodge proper (without the extension to the east) is square and a

typical domestic layout with four rooms extending from the central passageway. Along the west wall of the passageway are two doors that lead into parlour rooms, one to the front of the Lodge, one to the rear. The front parlour retains a fireplace on the west wall from the early to mid 20<sup>th</sup> century along with original dado rails and door architrave (Plates 10 and 11). The rear parlour is larger but similar to the front room apart from the 20<sup>th</sup> century addition of the bay window on the south wall and the retention of an original plaster ceiling rose (Plates 12 and 13). The rooms to the east of the original build include a kitchen to the front, accessed by the divided central passageway, and a bedroom to the rear. Both feature dado rails and architraves with altered fireplaces on the east walls flanked by built-in cupboards to the left while the south east room retains the original ceramic tiled floor (Plates 14 and 15). The kitchen shows evidence of its purpose in the south west corner with the remains of pipes and some staining. Flanking the bedroom fireplace is a door that leads into the small extension to the east.

The first floor of the Lodge is larger as it extends over the carriageway passage. Much like the ground floor at the top of the stairs a central passageway continues forward to the front of the property with an additional passage extending to the west (Plate 16). At the north end of the passageway is a small staircase, against the west wall, that leads into the loft area, a large cavernous room with visible roof beams (Plates 17 and 18). The first floor of the Lodge is largely domestic and contains four bedrooms, a kitchen, parlour, bathroom and toilet (Plates 19-21). The bathroom and toilet are narrow rooms on the eastern side of the passageway while a bedroom to the southeast contains a door in the south east corner connecting the first floor to the extension. Further along the westward passage is the kitchen room with fittings on the west wall. The fireplace has been removed in this room though the flue is still present on the east wall. Two windows dominate the north wall with an original decorative plaster corbel moulding retained between (Plate 22). The bedroom opposite the kitchen contains stairs on the east wall that lead to an attic bedroom. The room also features a small alcove on the south wall, presumably for a small shrine or worship area (Plate 23). The bedroom in the attic has a pitched ceiling and two openings on the north and south walls into the crawl space. The end of the westward passageway leads to the private staircase into the courtyard (Plate 24).

The originally single-storey extension is a square structure that is linked with the Lodge through the kitchen on the ground floor and a bedroom on the first floor. The ground floor consists of a kitchen with modern tile floor, a store room, a pantry, and a small toilet. A tool cupboard is accessible from the exterior. A loft conversion was undertaken in the mid-20<sup>th</sup> century to create a bedroom and small bathroom upstairs, only accessible by ladder in the south east corner of the floor or from a first floor bedroom. The bathroom is a small square room inserted in the centre of the attic bedroom and has been painted in a bright colour scheme (Plate 25).

#### *Exterior The Extern*

The Extern bears many similarities with the previously developed Cloister building, particularly the windows and decorative features. The building is a five-bay two-storey rectangular structure with a hipped slate roof and is constructed of the same common red brick and blue brick string courses bands as the Lodge (Plate 26). An early, single-storey extension projects from the east elevation while a later addition increased the ground floor surface area and created a first floor balcony (Plates 27 and 28). It was originally a detached building apart from a covered corridor between it and the Cloister which was added in the late 20<sup>th</sup> century.

The main (west) elevation fronts on to the courtyard to the rear of the Lodge. As with the Lodge, the Extern has five bays and an attic space with two dormer windows projecting from the roof. A large door and a timber, UPVC and glass porch structure within the fifth bay of the ground floor serves as the main entrance (Plate 29). The doorway itself has an arched head of ashlar voussoirs, an overlight with decorative glazing bars and a small iron grill. On the right is a small decorative moulding for the doorbell (Plates 30 and 31). The internal walls of the porch are painted white and the porch itself has been massively altered in the late 20<sup>th</sup> century. The other windows of the ground floor are identical three-over-three pane sashes with glazing bar overlights and stone sills. As with the door the windows have arched head of ashlar voussoirs. The blue brick string courses highlight these features at the lintel and sill level. The five first floor windows are narrower with chamfered ashlar lintels and sills (Plate 32). The windows in the second to fifth bays are identical six-light casements with a single pane of frosted glass in the lower portion of the window. The first window opening was altered in the 20<sup>th</sup> century into a single-pane window as there is a staircase to the interior.

The west elevation would probably have been near identical to the east elevation if it had not been altered and extended. Three dormer windows sit in the roof. The five first floor windows have a slightly different layout as there is a larger space between the fourth and fifth bays than the west elevation. The second window has been altered into a door in order to access the balcony while the remaining three windows all have individual frames: the first is a six-above-six pane sash, the third and fifth are the same as the west windows, and the fourth is a six-light casement with a glazing bar overlight. All still have the chamfered ashlar voussoirs. The ground floor has been extended out a metre to create a balcony but they have retained the windows features for the first to fourth windows. The fifth window remained in its original place in the extern but was blocked up when the single-storey extension was added in the late 19<sup>th</sup>/early 20<sup>th</sup> century (Plates 33 and 34). The top of the window is visible externally and the full shape is visible within the Extern. At the northern gable end of the Extern a shallow, canted bay window sits in the north wall related to a small oratory chapel within, referred to below (Plate 35).

The single-storey extension features a series of four windows similar to those of the Lodge. The windows, two-over-two pane sashes, sit below a lean-to slate roof on the southern elevation. The gable end, east elevation, contains a wooden door that leads to the garden area in front of the Extern's east elevation. The extension is noticeably in poor condition.

#### *Interior The Extern*

The interior of the Extern has retained most of its original features. The main entrance opens into a central passageway with a distinctive original yellow and red ceramic tiled floor (Plate 36). A door immediately on the south wall is the in filled passage between the Extern and the Cloister. Opposite is the entrance into the first of four parlour rooms on the ground floor, including a large 'visitor parlour'. The central passageway continues along the centre of the building and culminates at the northern gable end of the building where the small oratory chapel, visible externally, is set into the wall (Plates 37 and 38). To the right of this is a store room that leads into the extension while to the left is the staircase leading to the first floor. The blocked up window left when the extension was built in the late 19<sup>th</sup> century is visible in the east wall of the storeroom (Plate 39). The two parlour rooms along the east side of the building are largely unremarkable apart from where the rooms were extended to create the balcony. The original line of the building is visible in both rooms as large support beams

protruding from the ceiling (Plate 40). The ground floor features dado rails in each room and corridor.

The first floor, accessed by a staircase in the northwest corner which continues into the loft space, is predominantly small cell rooms of no great significance (Plate 41) with a kitchen, living area and bath. Each room is accessible from the central passageway. The balcony is accessed in the sitting room on the east side of the corridor, through a window converted into a door (Plate 42).

The loft is primarily a large storage space which contains five wood boarded division cells along the eastern side (Plate 43). A further subdivided area, which includes large paned glass windows, stands in the south west corner of the loft. The loft area is within a queen post roof where the straining beams have been raised during the late 20<sup>th</sup> century (Plate 44).

The single-storey building extending from the east elevation of the Extern has a lean-to roof and is in poor condition. The building contained a kitchen, which has been tiled in the late 20<sup>th</sup> century, and a refectory, which has wood panelled cupboards across the north wall.

#### *Exterior Precinct Walls*

The original precinct walls enclose the development to the north, east and west (Plate 45). The walls, red brick in a Flemish garden bond with a slate tiled top, have survived well in the most part with some deterioration of the buttresses on the north wall.

## 6 SIGNIFICANCE

Historic England highlights four main values when determining significance in their guidance *Conservation Principle Policies and Guidance* (English Heritage 2008).

Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.

Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.

Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Evidential value: the potential of a place to yield evidence about past human activity.

The Lodge and Extern are of high significance as acknowledged by its status as a Grade II listed buildings but must also be considered in regards to recent redevelopment of the other listed buildings on site.

The Lodge and Extern have historical significance in both associative history and illustrative features. The illustrative features' significance is related to the role the buildings played in the wider convent and the distinctive features that it bore. The exteriors of the Lodge and Extern stand as important examples of mid to late 19<sup>th</sup> century red brick buildings with distinctive blue brick decorative banding. The Extern is similar in design to Cloister building and, significantly, bares the hallmarks of the Gothic Revival. The Lodge is similar to a Victorian domestic terrace. The interiors of both buildings illustrate their purpose within the convent, as connecting the Enclosed sisters with the lay people, and retain their original layouts. However, despite retaining original features such as floor tiles and obscuring windows, the interiors are

not particularly significant as they are predominantly typical examples of domestic 19<sup>th</sup> century building.

The associative historical significance is related to St Joseph's place in the Catholic revival of the 19<sup>th</sup> century which came after the passing of the Catholic Relief Act of 1791, allowing Catholic worship, and the Catholic Emancipation Act in 1829, allowing Catholic residential buildings. Numerous Catholic convents and monasteries were constructed during this period in response to new religious freedom. This coincided with the Gothic Revival, a return to Medieval-style religious buildings, leading to most churches, convents and monasteries from this period sharing a similar design which, as previously stated, St Joseph's followed and embodied.

The aesthetic significance is high, in part, due to the location of St Joseph's along one of the main roads into the city centre, making it a highly visible piece of ecclesiastical history. The Lodge and walls are highly visible from the street while 'Monastery of St Joseph's' is emblazoned above the main archway leading into the courtyard to the rear of the Lodge (Plates 2 and 3). Despite the prominence of its location a large part of the aesthetic significance of the Lodge, Extern and convent walls is not in the need to impress and stand out but to blend in and ensure enclosure. The Lodge is one of many, though admittedly larger, Victorian dwellings on Lawrence Street while the tall imposing walls disguise the Extern and gardens beyond.

The communal significance of the buildings lie predominantly with the religious community associated with it including the Poor Clare Colettines themselves and the lay people that would have frequented the Lodge and Extern. For residents of the immediate and wider York area the significance is in how it is perceived in its setting on Lawrence Street, the walls an indication of the ecclesiastical history of the site.

The evidential significance of the building is low, and related to the use of the Lodge and Extern. Much is already known of the activity that took place within the Lodge and Extern as well as the convent as a whole due to the routine lifestyle of the Order. The buildings themselves are both part of well-known typologies for 19<sup>th</sup> century religious and residential buildings therefore in-depth study would add little new information. Archaeologically the buildings are in a high potential area but investigation of below ground features has already taken place as part of the wider convent development by YAT and On-Site. The development will be limited to minor below ground intrusions in areas that have previously been investigated or built on.

## **7 IMPACT ASSESSMENT**

Please see the architects plans and documents for construction details. Further impacts may be identified as the plans progress.

### **7.1 Impact on the significance**

The significance of the building which was outlined in Section 6 will be impacted by the development. This section seeks to detail the positive and potentially negative impacts.

The new designs seek to update the buildings while retaining floor plans and original features. Alterations and additions to the buildings and garden areas will potentially marry the historic convent buildings with the newly developed student block.



The setting of the buildings within the enclosure is an important and essential part of the history of the convent. The precinct walls are also, besides the Lodge, the most visible aspect of St Joseph's Monastery when considering the site from Lawrence Street. The buildings also reflect the 19<sup>th</sup> century character of Lawrence Street.

Table 1 below outlines several of the main components of the planned works.

Proposal	Fabric affected and significance	Potential impact	Mitigation
Removal of the single storey extension from the Extern and replacement with new housing	A 19th century addition but not part of the original buildings. Currently a tired section of building which detracts from the traditional Extern exterior.	Loss of a 19th century building. Building is noticeably deteriorated and does not reflect the character of the other convent buildings. Removal would be negligible.	The building is to be replaced with two new sustainable and environmentally friendly housing units. Should marry convent and student development styles. The housing will be disguised by the precinct walls.
Rebuilding of the entrance porch to the Extern	A 20th century porch in modern fabric and poor condition. Currently detracts from the Extern exterior.	Replacement of a 20th century porch. Building is noticeably deteriorated and does not reflect the character of the other convent buildings. Removal would be negligible.	The porch is to be replaced with a new porch which will improve the exterior view of the Extern.  The existing cross will be retained and reused.
Reinstating the balcony at the top of the rear external staircase into the Lodge and opening the two rooms over the archway into one room	A late 19th century timber staircase and the exterior and interior of the Lodge.	Reinstating a balcony which was present in the late 19th / early 20th century.	Restores the Lodge to its former layout, internally and externally.
Alterations to Lodge extension including reconstructing the roof, dormers and adding a small timber clad extension	The extension is late 19th century in date but is not part of the original convent construction. Originally single- storey, the loft was converted at some point in the 20th century.	The interior of the single-storey has been altered during the 20th century along with the loft conversion and modern windows	Mitigation by removing the modern windows and the bathroom inserted into the loft. Planning permission previously given for dormers and they will not detract from the original building. Timber cladding around the extension will link

			the new building to the student scheme next door.
Conversion of Lodge loft space into a residential unit	<p>The largest section of loft was used as storage space is very plain and contains little in terms of significant historical features.</p> <p>A second area of loft has been converted into a bedroom in the 20th century and is of no historical significance.</p>	<p>Alterations to the original Lodge layout. Additional windows in the roof and eastern elevation</p> <p>Loft was largely unused and has already been partially converted in the 20th century therefore impact is low.</p>	<p>Little mitigation in regards to layout as the loft space was either unchanged or altered in the 20th century.</p> <p>Window additions will reflect present features. Skylights are already present in the roof while the east elevation addition will follow the narrow window tradition visible on the ground and first floors</p>
Conversion of Extern loft space into residential unit.	<p>Extern loft was converted into wood board divided cells in the 20th century of no great significance. This included the raising of the queen post roof straining beam.</p>	<p>All interior work in this area of the Extern is from the 20th century and does not reflect the 19th century building character. As the cells are not original, impact from their removal is low. Raising of the straining beam is negligible as alterations have already occurred.</p>	<p>Due to extensive previous alterations, no mitigation is needed.</p>
Windows to comply with building regulations.	<p>Nearly all the windows are original 19th century features and are a significant aspect of the historic character.</p>	<p>Low impact as the double glazing will allow for the original windows to be retained with modern alteration.</p>	<p>No mitigation as the works will respect the historic character of the buildings. Modern windows which comply with building regulations will improve the building thermally and acoustically, ensuring the building is fit for purpose.</p>
Wall intrusions in boundary wall for new access points from the street and from the yard through to the Lodge.	<p>The boundary walls are part of the original phase of the construction and are impressive examples of 19th century precinct walls.</p>	<p>Will have localised impact on the walls. Walls are slightly deteriorated.</p>	<p>Will be offset by restoring the remaining walls and ensuring the location of the intrusion is decided in a sensitive manner.</p> <p>Planning permission previously given for the wall intrusion from yard to the Lodge.</p>

Alterations to internal walls, including some being removed.	Internal fabric of the Lodge and Extern.	Will have localised impact and, in the case of the Lodge, will restore rooms to their original state.	Restores the original layout of the Lodge.
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Table 1: Breakdown of the current plans showing the proposals, areas affected, potential impact, and mitigation

Many of the alterations to the Lodge and Extern will be internal and will not affect the visual character of the properties externally when viewed in its setting. In some cases, such as the deteriorated Extern extension, the removal of the building will improve the impression of the building as the extension's condition is currently detrimental to the property. Window frames will be replaced with period-appropriate features while adding double glazing to improve energy efficiency within the buildings. Additional windows and intrusions into the precinct walls are to be located and designed in a way sensitive to the original buildings. The interiors will also largely be retained with the only major alterations occurring in the loft spaces which do not have any particular features of significance.

Externally the most prominent impact on the significance will be the addition of four new Housing Residential units with two replacing the Extern extension. The extension, despite being late 19th century in date, is detrimental to the character of the main building and has significantly deteriorated in the late 20th and early 21st century. The new housing will be largely disguised by the precinct walls and will also be similar to the student redevelopment on the rest of the convent site; therefore the design will not be as aggressively out of place and should marry some of the stylistic dissonance between the two developments. The private nature of the gardens and housing, protected by the precinct walls will also reflect the original use of the land, as an area of enclosure for the Poor Clare Colettines.

## 8 CONCLUSIONS

The Lodge and Extern of St Joseph's Monastery are attractive Grade II listed buildings sitting in a highly prominent location near York City Centre. Both buildings contain much of their exterior and interior features and layouts with some modern alterations. The modern features have become worn down and tired to the detriment of the original buildings. With a redevelopment that is sensitive to the history and the original features of the properties the site will be improved despite the removal of a 19th century extension and the addition of new housing. The plan to create a private and protected residential space will resonate with the sites past as an enclosed convent. The garden areas will be communal outside space, to be used by all of the buildings. They will be landscaped and planted with fruit trees, reflecting the communal garden and orchards of the original monastery. The development, as it respects the original structures and history, should be an improvement to the historic character of the site while the inclusion of the new housing, which will be environmentally friendly and sustainable, will enhance its environmentally conscious history.

## 9 ARCHIVING

A copy of the report will be submitted to the commissioning body. A bound and digital copy of the report will be submitted direct to the City of York Council Heritage Services Department for planning purposes, and subsequently for inclusion into the York HER.

A field archive will be compiled consisting of all primary written documents, plans, sections and photographs.

The owner of the Intellectual Property Rights (IPR) in the information and documentation arising from the work, would grant a licence to the Local Authority and the museum accepting the archive to use such documentation for their statutory functions and provide copies to third parties as an incidental to such functions. Under the Environmental Information Regulations (EIR), such documentation is required to be made available to enquirers if it meets the test of public interest. Any information disclosure issues would be resolved between the client and the archaeological contractor before completion of the work. EIR requirements do not affect IPR.

A completed OASIS form can be found in Appendix 2 and at <http://ads.ahds.ac.uk/project/oasis/>

## 10 ACKNOWLEDGEMENTS

York Archaeological Trust would like to thank Northminster for commissioning this heritage statement and facilitating access to the building.

## 11 REFERENCES

### *Published and unpublished sources*

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Ottoway, Patrick, 2012. *St Joseph's Convent, Lawrence Street, York: An Archaeological Assessment*. PJO Archaeology, York.

Milsted, I., McComish, J., 2013. *St Joseph's, Lawrence Street: Evaluation Report*. YAT Report Number 2013/35.

Historic England, 2013. *St Joseph's Convent and Precinct Walls Listing Description*. List entry number 1414106.

### *Historic mapping*

1852 Ordnance Survey Town Map of York.

1892 Ordnance Survey Map.

1909 Ordnance Survey Map.

1931 Ordnance Survey Map.

1940 Ordnance Survey Map.

FIGURES

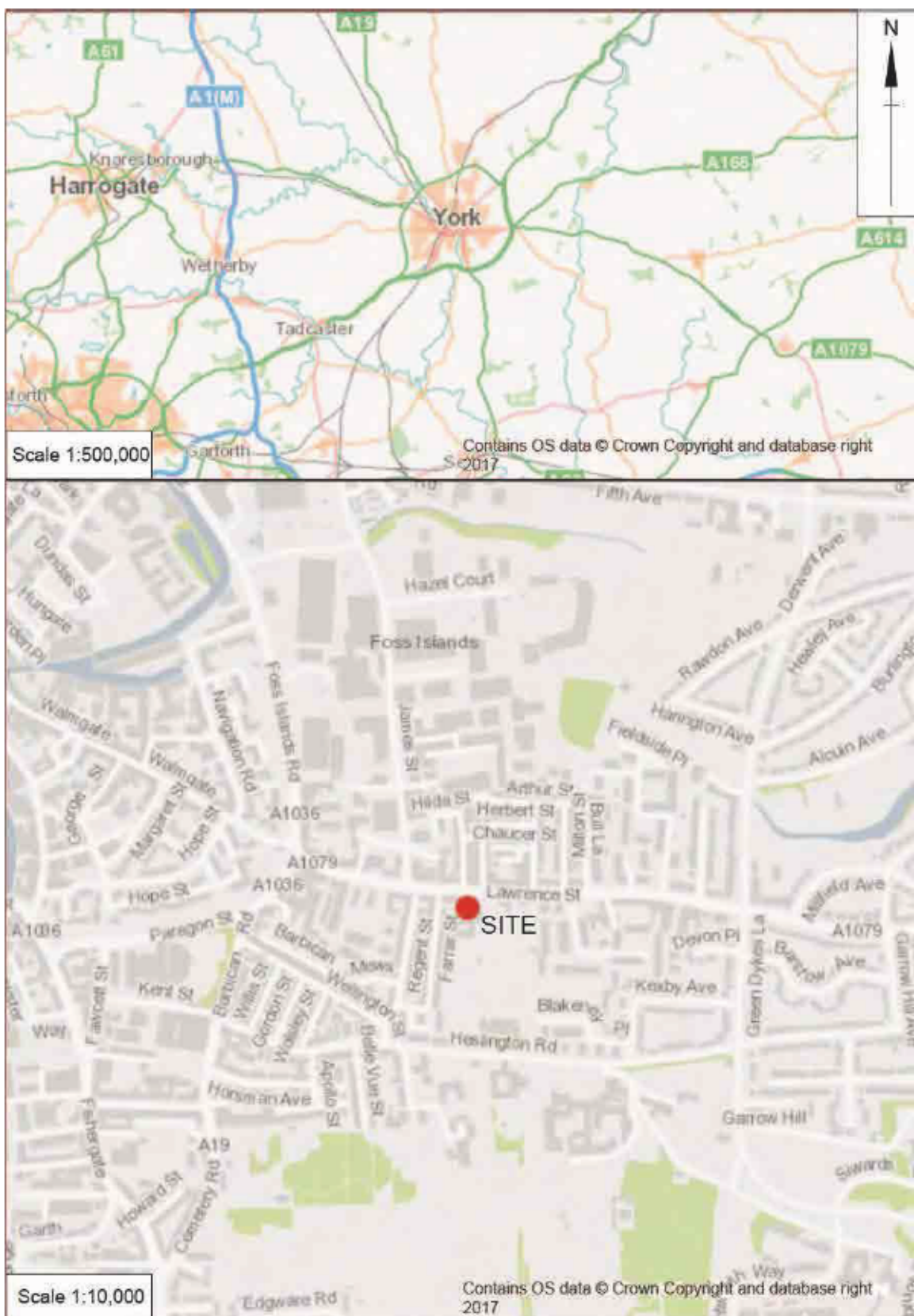


Figure 1 Regional site location

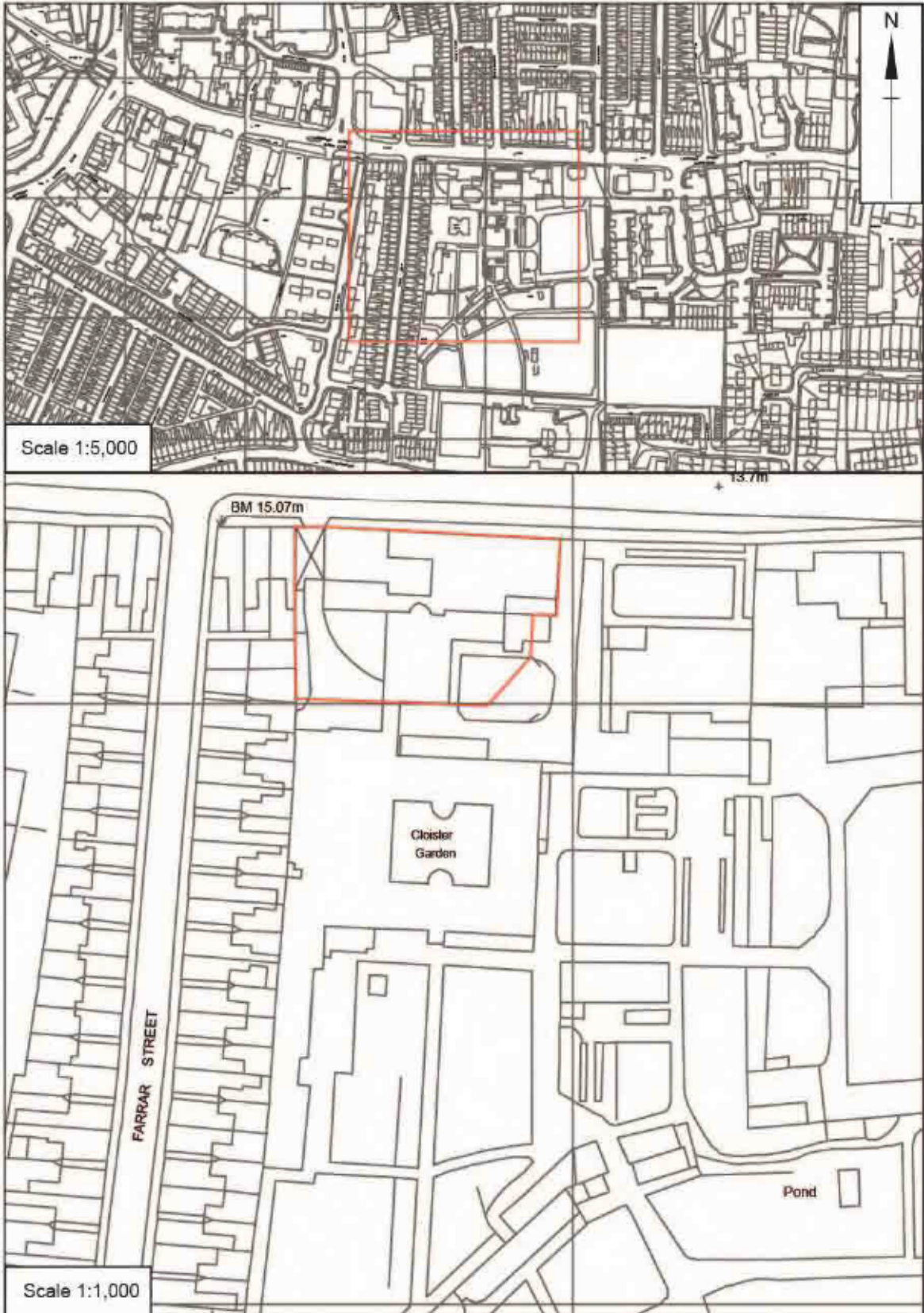


Figure 2 Detailed site location



**Figure 3** 1852 Ordnance Survey Town Map with site location. Illustrates the cottages which the Sisters inhabited before construction of the convent was completed.



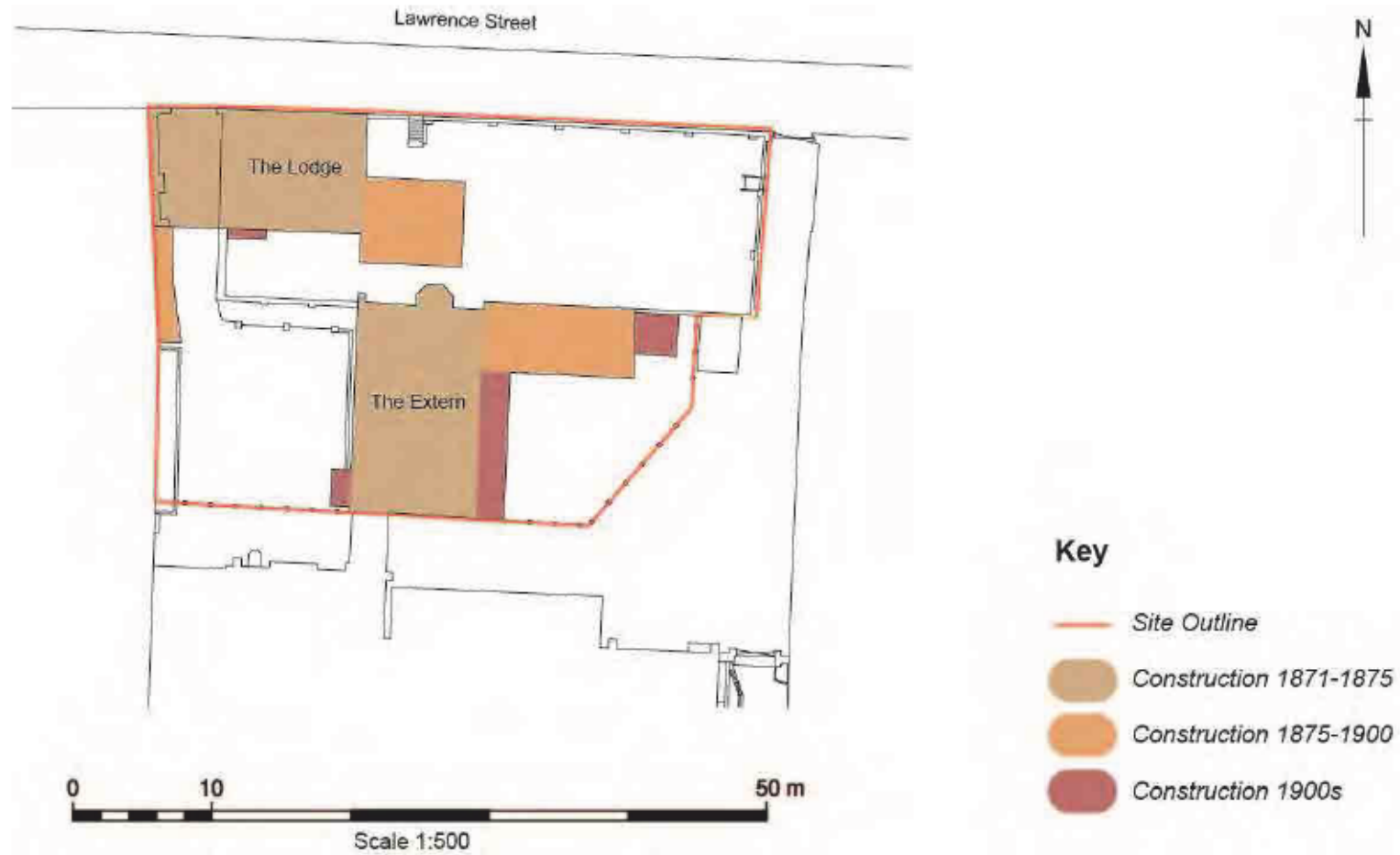


Figure 4 Construction phases for the Lodge and Extern derived from plans supplied by the client.

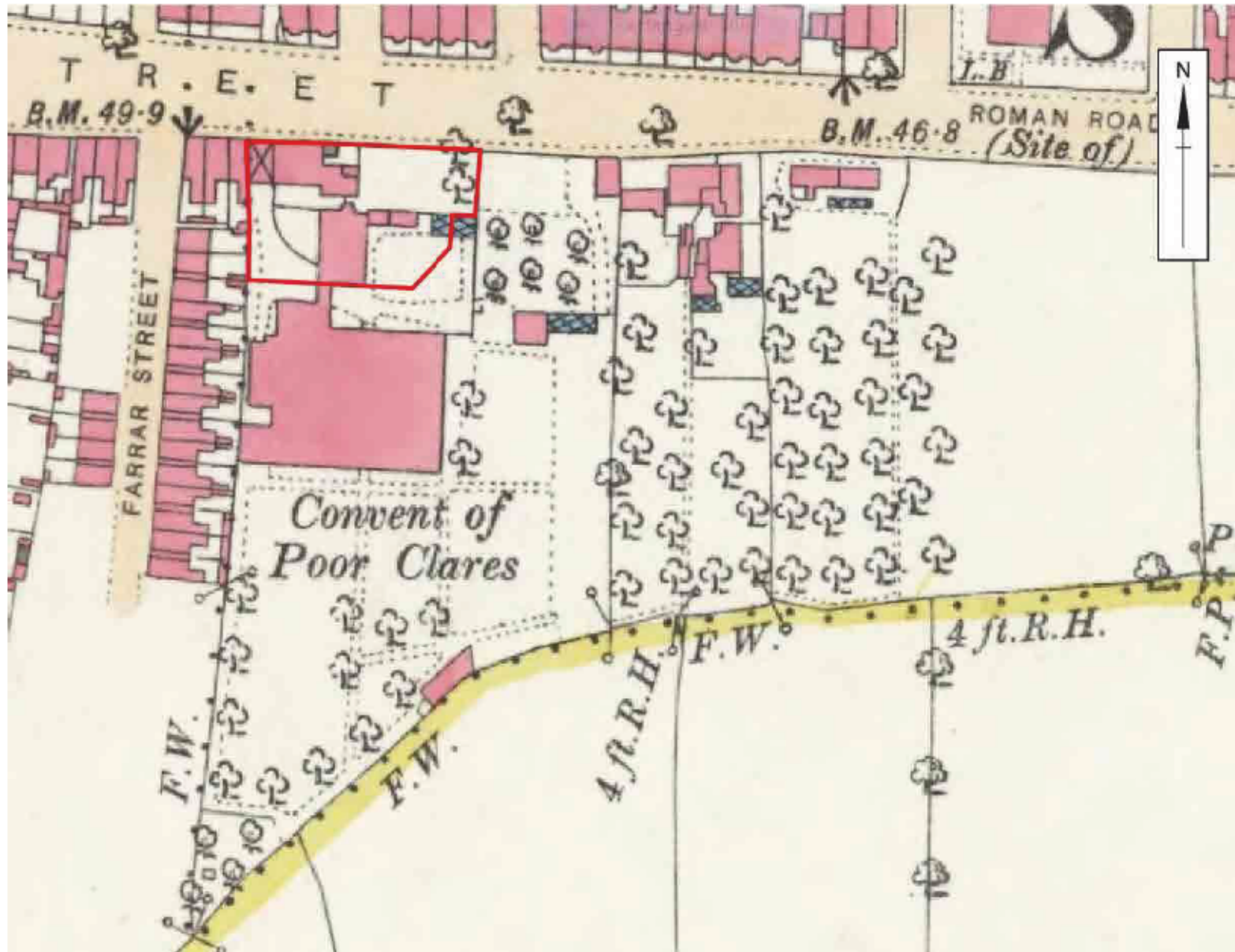


Figure 5 1892 Six inch Ordnance Survey Map with site location.

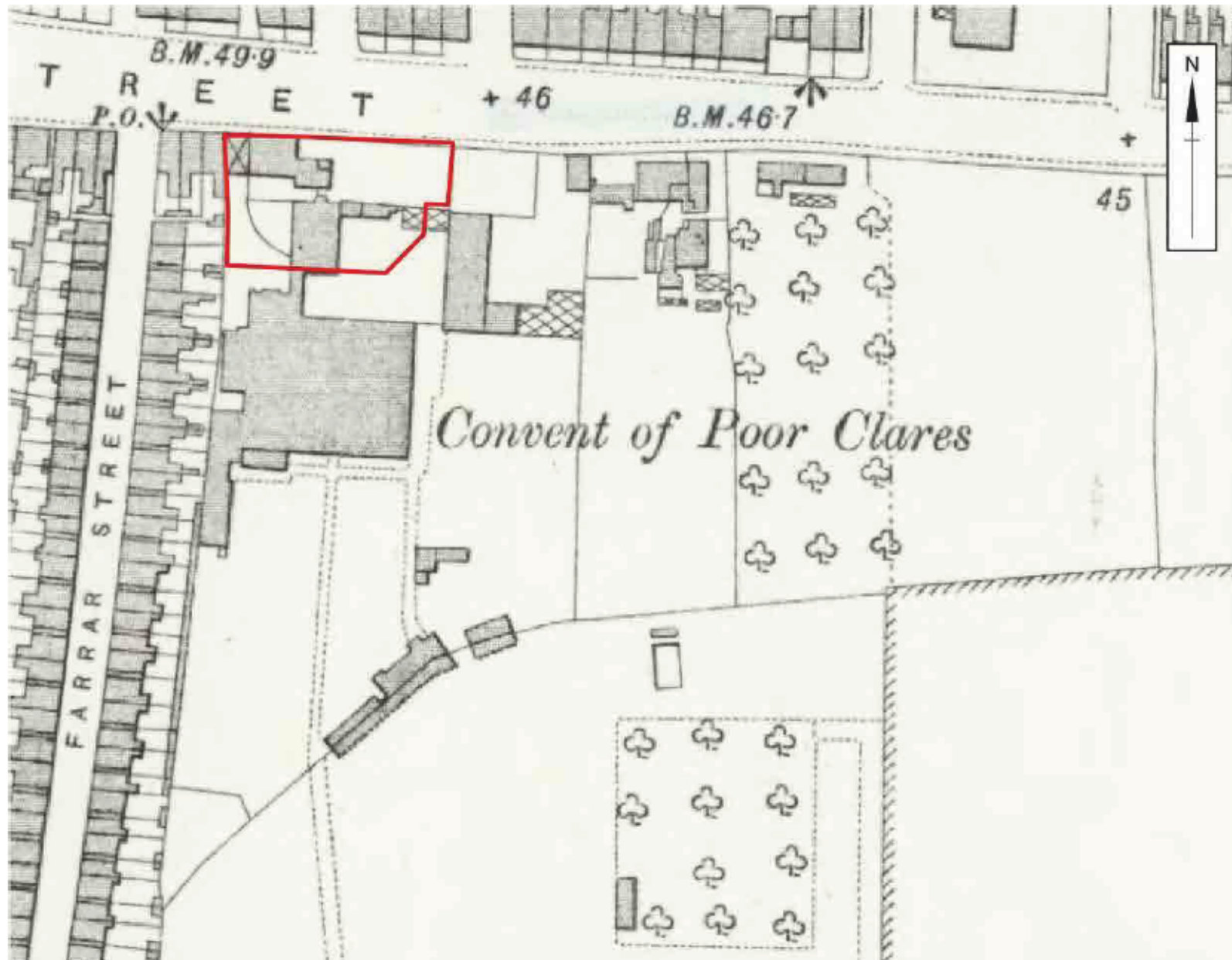


Figure 6 1909 Twenty Five inch Ordnance Survey Map with site location.

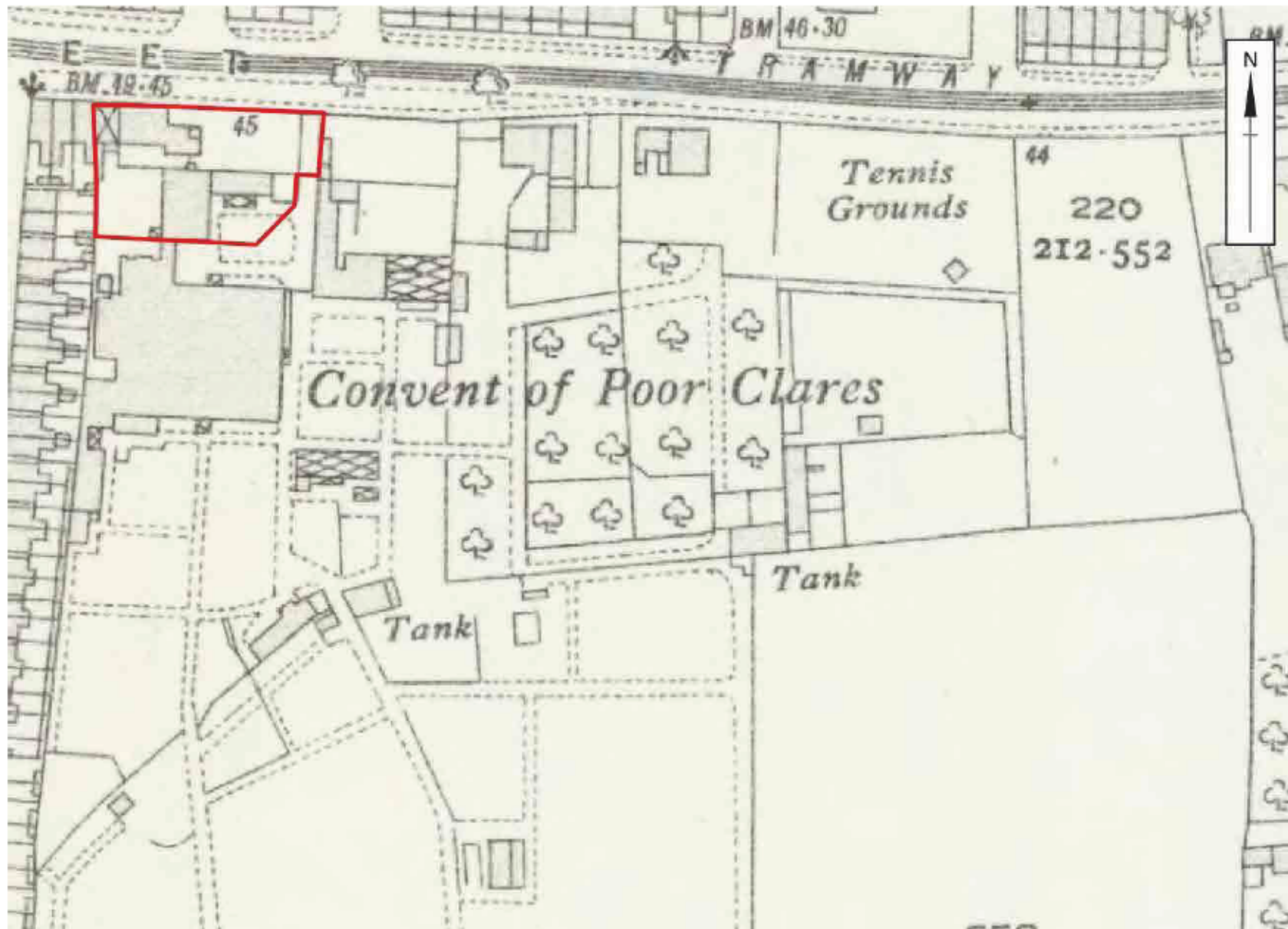


Figure 7 1931 Twenty Five inch Ordnance Survey Map with site location. First illustration of the porch structure at the entrance to the Extern and the private staircase at rear of the Lodge.

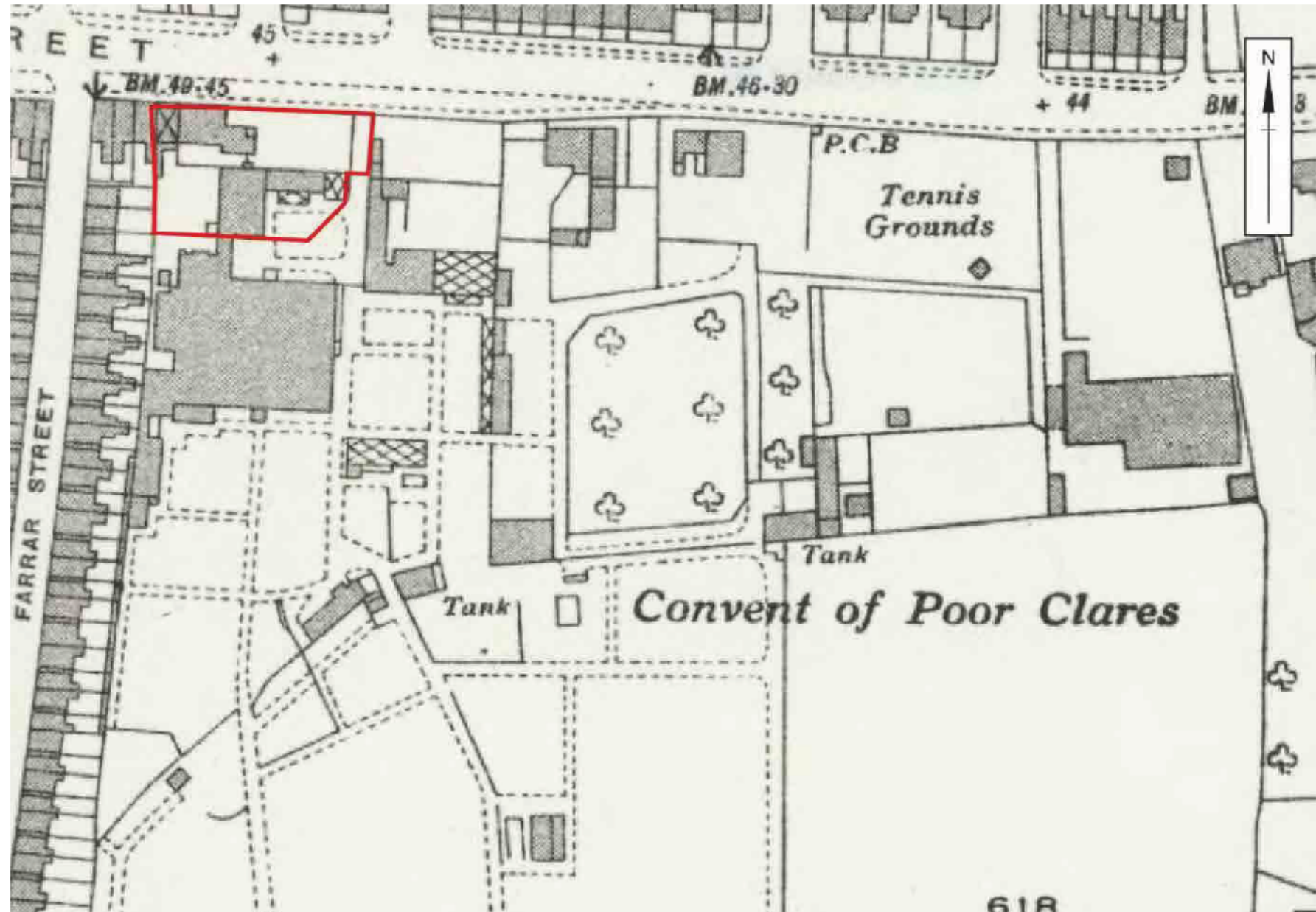


Figure 8 1940 Twenty Five inch Ordnance Survey map with site location.



Figure 9 The Lodge photo location plan.

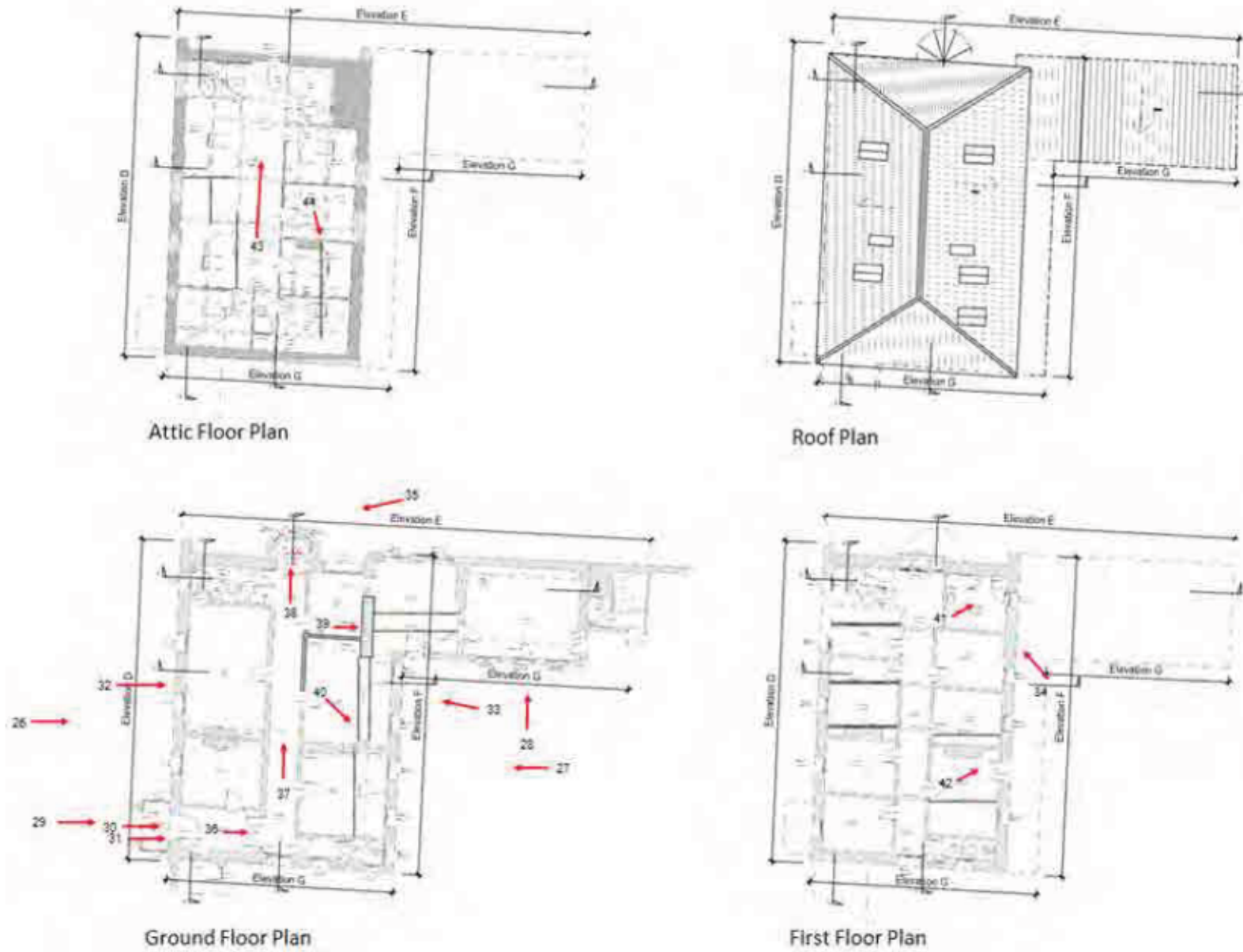


Figure 10 The Extern photo location plan.



Figure 11 The Lodge elevations, plans and sections



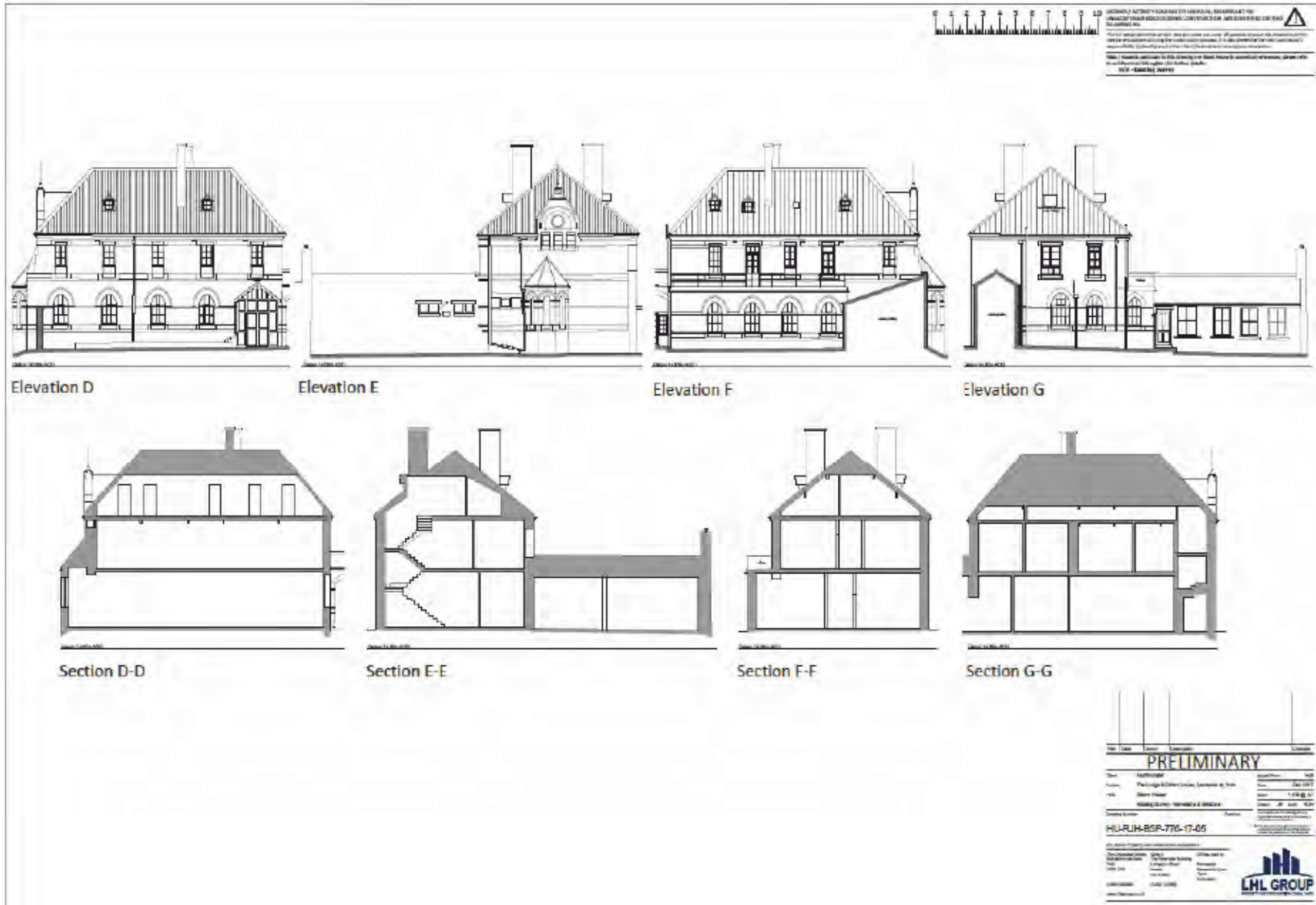


Figure 12 The Extern elevations and sections

## PLATES



Plate 1 View of the north facing elevation of the Lodge from Lawrence Street, looking south.



Plate 2 Detail of the carriageway entrance of St Joseph's Monastery from Lawrence Street.



**Plate 3** Partial view of the southern elevation of the Lodge from the rear courtyard, looking north. Includes details of the carriageway, private stair and internal walls.



**Plate 4** Alternate view of the southern elevation from within the walled garden area, looking northwest. Includes details of the 20<sup>th</sup> century bay window addition.



Plate 5 External view of the private staircase, looking northwest.



Plate 6 View of the eastern elevation of the Lodge's extension, looking northwest.



**Plate 7** View of the eastern elevation of the Lodge, looking west.



**Plate 8** The central passageway and stairs of the Lodge viewed from the entrance door, looking south.



**Plate 9** Detail of the central staircase in the Lodge, looking southeast.



**Plate 10** Detail of fireplace, cupboards and dado rails in front parlour of the Lodge, looking west.



**Plate 11** Detail of the entrance, door architrave and dado rail in the front parlour of the Lodge, looking southeast.



**Plate 12** View of the bay window, a 20th century addition, in the rear parlour of the Lodge, looking south



**Plate 13** Detail of an original plaster moulded ceiling rose in the rear parlour of the Lodge



**Plate 14** Rear ground floor bedroom of the Lodge with a fireplace, cupboards, dado rail and original floor, looking east. Flanking the fireplace to the right is the entrance into the single storey extension.





**Plate 15** Detail of the original 19th century ceramic tiled floor of the Lodge.



**Plate 16** Central passageway on the first floor of the Lodge, looking west.



**Plate 17** First floor staircase to the loft space of the Lodge, looking northwest.



**Plate 18** Loft space within the Lodge including top of staircase, looking north west.



**Plate 19** Narrow toilet on the first floor of the Lodge, looking east. Most of the toilet rooms within the two buildings are narrow.



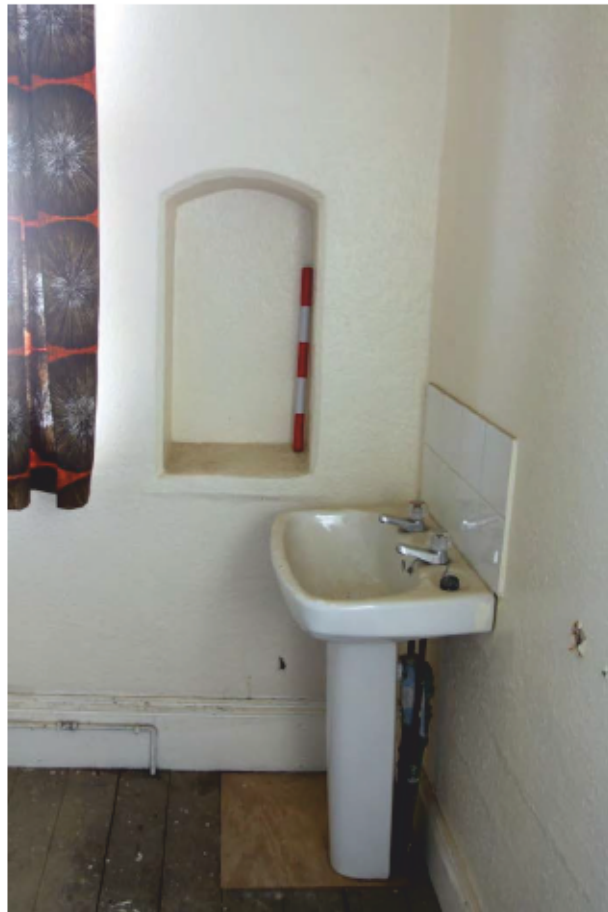
**Plate 20** Bathroom on the first floor of the Lodge, looking west.



**Plate 21** First floor bedroom of the Lodge including fireplace and built-in cupboard, looking east. Flanking the fireplace to the right is the entrance to the loft space of the extension.



**Plate 22** Detail of a moulded plaster corbel within a bedroom of the first floor of the Lodge.



**Plate 23** A small alcove, probably a shrine, built into the wall of a first floor bedroom in the Lodge.



**Plate 24** First floor doorway to the private staircase, looking south.



**Plate 25** View of the 20th century bathroom and loft conversion within the single storey extension, looking east.



**Plate 26** View of the western elevation of the Extern, looking east.



Plate 27 View of the eastern elevation of the Extern, looking west.



Plate 28 View of the Extern single storey extension, looking northeast.



**Plate 29** View of the timber and PVC porch entrance of the Extern, looking east. The porch appears on early 20th century maps but has been repaired and altered with plastic since.



**Plate 30** Main entrance of the Extern with details of iron grill within the door, looking east.





Plate 31 Moulded plaster doorbell decoration.



Plate 32 Ground floor window of the Extern detailing the blue brick string courses, stone sills, overlights and arched heads of ashlar voussoirs, looking east.



**Plate 33** External view of blocked up window with balcony and single storey extension, looking northwest.



**Plate 34** Detailed external view of the blocked up window, looking northwest.



**Plate 35** View of the oratory chapel on the north elevation of the Extern, looking west.



**Plate 36** Entrance hall of the Extern with original ceramic tiles, looking east.



**Plate 37** Central passageway on the ground floor of the Extern, looking north.



**Plate 38** Internal view of the oratory chapel that projects from the western elevation, looking west.



**Plate 39** Internal view of the blocked up window on the eastern elevation, looking east.



**Plate 40** Ground floor parlour room with balcony extension visible, looking southeast.



**Plate 41** Standard example of the cell rooms on the first floor of the Extern.



**Plate 42** First floor parlour in the Extern with door onto balcony, looking northeast.



**Plate 43** Converted loft space within the Extern containing wood panelled cells along the east wall, looking north.



**Plate 44** Alterations to the straining beam of the queen post roof in the Extern.



**Plate 45** Internal view of the precinct walls, looking northeast.



## **APPENDIX 1: LISTED BUILDING DESCRIPTION**

### **Convent of St Joseph's and Precinct Walls**

#### **List Entry Summary**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: Convent of St Joseph and Precinct Walls, Lawrence Street, York

List entry Number: 1414106

#### **Location**

Convent Of St Joseph and Precinct Walls, Lawrence Street, York, YO10 3EB

The building may lie within the boundary of more than one authority.

County:

District: York

District Type: Unitary Authority

Parish: Non Civil Parish

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 22-May-2013

Date of most recent amendment: Not applicable to this List entry.

#### **Asset Groupings**

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

#### **Summary of Building**

Convent, 1870-5 by George Goldie for the Order of Poor Clare Colletines. Common brick with blue-brick, orange-brick, and ashlar stone dressings. Slate roofs. Gothic Revival.

#### **Reasons for Designation**

The sisters' house, church, externs' house, priests' house, and precinct walls of the Convent of St Joseph, Lawrence Street, York, 1870-5 by George Goldie for the Order of the Poor Clare Colletines, are recommended for designation at Grade II for the following principal reasons:

\* Historic Interest: the founding of a new female religious community in York is an important continuation of Catholic history in a city with a particular association with female Catholic observance, having been home to Margaret Clitheroe, canonised as an English martyr, and the Bar Convent, the oldest Catholic convent in England; \* Date: for its place in the Catholic Revival in Victorian England and as a good example of women's architecture reflecting the idea of an ideal female community; \* Benefactor: the building of the convent

was largely funded by Marcia, Lady Herries, a prominent Catholic born into the Vavasour Family and married to William Constable-Maxwell, 10th Lord Herries of Terregles, who was an important benefactor for convents, also funding the building of St Benedict's Convent in Dumfries, Scotland, and who was considering a contemplative life herself when she died in 1883; \* Planning: designed as a single-phase set piece, the layout of the convent follows a cloistered quadrangular plan, a revival of medieval religious planning initiated by A W N Pugin, and remains highly readable, displaying clear spatial differentiation between the enclosed nuns and the extern sisters who interacted with the outside community, and also having clearly identifiable rooms with specific uses for a convent; \* Architect: designed by George Goldie, a York-born Catholic architect who was one of the most able and active Catholic ecclesiastical architects in the country during the second half of C19; \* Architectural Interest: for the quality of its subtle Gothic Revival style in keeping with the particular austerity of the Order of Poor Clare Colletines, who were devoted to a high degree of poverty; \* Interior: for the high degree of survival of original features such as doors, staircases, timber mantelpieces, and items specific to convent regime such as a revolving cupboard in the parlours, fixed wall benches in the chapter room, refectory, and choir, and the austere character of the church, which has a fine wagon vault roof; \* Setting: the precinct walls which enclose the convent are an integral designed element of the complex, having regularly-spaced internal gabled buttresses with niches for statues which were used as an element of the nuns' liturgical observance. Additionally they clearly demonstrate the historical expansion of the convent grounds.

## **History**

The convent was built in 1870-5 for the Order of the Poor Clare Colletines to designs by the Catholic architect George Goldie; the contractors were Weatherley and Rymer of St Leonard's Place, York, who had previously built Goldie's Roman Catholic Church of St Wilfrid, York (1862-4, Grade II).

The Order of the Poor Clare Sisters was originally founded as a Franciscan, contemplative, enclosed order by St Clare of Assisi in 1212. The Poor Clare Colletines was established as a reform order in 1406 by St Colette and was devoted to a greater degree of poverty, going barefoot and enduring perpetual fasting and abstinence. During the mid C19 there was a flourishing Poor Clare Colletines convent in Bruges, Belgium. In 1864 they were approached by Marcia, Lady Herries, of Everingham Hall near York who wanted to start a new House in York. Sister Philomene, later Mother Abbess, and some companions were sent from Bruges and at first lived at a property called Plantation House on Hull Road, which was likely to have been owned by Lady Herries. Plantation House turned out to be inadequate for the nuns' needs and fund-raising began for a new, purpose-built convent. By 1870 a site for the convent had purchased comprising a field of about one and a half acres with a couple of cottages on the south side of Lawrence Street, and Goldie had been appointed to produce a set of drawings, which he wrote to say he had supplied to Sister Philomene in an undated letter to the Bishop of Beverley.

An established feature of the Order was the concept of enclosure, where engagement with the world was avoided by the voluntary withdrawal into a wholly enclosed community. In order to support the enclosed nuns, a second group of nuns known as Extern Sisters were required to perform outside duties, such as begging for alms. As they needed access to the outside community these nuns lived separately from the enclosed nuns. The duality of

membership of the Order was expressed in the arrangement of the convent buildings and such a layout is clear at the York convent. The Sisters were officially enclosed in the House on 27th June 1872, though the building was not completed until 1873. The Extern Sisters continued to be housed in the pre-existing cottages on Lawrence Street at this time. In 1874 the church, which completed the fourth side of the cloistered quadrangular plan, was built following a substantial donation from Lady Herries. Internally it was divided into an enclosed choir and a public chapel. A separate Extern House and a priests' house were built in 1875; the latter replaced the earlier cottages fronting the street. These buildings are all shown on the 1:500 Ordnance Survey Map published in 1891, and also on the 1:2500 Ordnance Survey map published in 1892.

Between 1892 and 1909 an extension was built against the west precinct wall, at the left-hand end of the south range of the main House. This was extended in the mid C20 and largely rebuilt in the late C20, and was used in part as the infirmary. A number of minor alterations were made c.1973. These included the infilling of the narrow space between the west wall of the church and the west precinct wall with small flat-roofed extensions used as sacristies and flower rooms, and the building of a single-storey, flat-roofed extension against the outer wall of the north range of the House, resulting in the removal of a steep gabled porch over the passageway leading to the enclosure door. Internally, the original iron grilles set in the enclosure dividing wall within the church and between the sisters' parlour and guests' parlour in the north range were replaced with openings with curtains.

The convent land had a high precinct wall to prevent any overlooking of the buildings or sisters by neighbours. The original area occupied by the convent was on the north side of a diagonal ditch and field boundary which also marked the boundary of the City of York at the time. Later, the convent grounds were expanded several times to maintain its privacy. In 1884 land to the east of the Extern Sisters' garden was added, and in 1902 'two or three acres' to the south of the convent were purchased as it was feared that overlooking houses were to be built. A further strip of land to the east was purchased in 1911. There are a number of subsidiary buildings in the extensive grounds, which range from late C19 to c1937 in date. These include workshops, glasshouses, and a variety of sheds. In the south-west corner is the nuns' graveyard.

George Goldie (1828-1887) was born in York where his father was a doctor and a staunch member of the Catholic community in the city. His grandfather was the architect Joseph Bonomi the Elder. He initially worked with the Sheffield practice of Weightmen & Hadfield, before working alone, and then in partnership with Charles Edwin Child from 1867. Goldie was one of the most able and active Roman Catholic ecclesiastical architects of the mid C19, and a number of his churches are listed, including St Wilfrid's, York (1862-4, Grade II), built close to York Minster in an 'Early French' style as the pro-cathedral of the short-lived diocese of Beverley.

## **Details**

Convent, 1870-5 by George Goldie for the Order of Poor Clare Colletines. Common brick with blue-brick, orange-brick, and ashlar stone dressings. Slate roofs. Gothic Revival.

PLAN: two-storey priests' house incorporating carriage entrance fronting street. Small courtyard to rear with two-storey extern house on east side and liturgical west end of church on south side. Church has a dividing cross wall equating to the liturgical east end

and separating the public chapel, reached by the west doorway, and the enclosed choir, with a sanctuary on each side. Sisters' house of three two-storey ranges set around an open cloistered quadrangle with the fourth side completed by the church; choir reached by a doorway off the cloister walk. The primary buildings, associated buildings, grounds and nuns' graveyard contained within a tall, perimeter wall.

EXTERIOR: Church: the liturgical west end (geographic north) of the church faces onto the small courtyard. It is built of common brick with blue brick banding and ashlar dressings, with a slate roof. The central doorway is set in a slightly projecting gabled porch with stepped ashlar coping. Above the door is a double, two-centred arched head of ashlar voussoirs with a tympanum of a relief-carved stone cross and herring-bone orange brickwork. The double boarded doors have decorative iron hinges. To each side of the porch is large, plain lancet with ashlar head and sill, with a large oculus window above with geometrical timber glazing bars. To each outer edge are shallow angle buttresses. Much of the rest of the seven-bay exterior is obscured. There is a small, square bell-tower with a pyramidal roof at the liturgical south-east corner and a small transept with an oculus window and pitched slate roof to the third bay of the west elevation; the other transept is within the north range of the Sisters' House.

Between the liturgical south elevation of the church and the west precinct wall are modern, single-storeyed, flat-roofed extensions set behind a timber and glazed screen facing into the small courtyard.

Sisters' House: this building comprises three ranges set around a cloistered quadrangle, all built of common brick with blue brick banding and ashlar dressings, with double-pitched slate roofs. The ranges are of two storeys with attics and at the north end of the east range there is a basement beneath the kitchen. The north range is of eight bays, abutting the church at the right-hand end, with the slightly projecting, three-bay gable wall of the east range at the left-hand end. The gable wall has angle-buttresses with a central doorway, now blocked, with a two-centred arched overlight. To each side is a window with a two-centred arched head; between the blocked doorway and right-hand window is a narrow aperture. In the fourth bay of the north range is the entrance doorway which leads through to the enclosure door opening onto the cloister walk. To the left are three ground-floor windows and to the right are four ground-floor windows; the doorway and windows are presently largely obscured by a modern, flat-roofed timber and glazed extension though the two-centred arched heads are visible. Marking on the brickwork above the doorway indicates that there was formerly a tall, steeply-pitched porch. The first-floor windows in the three bays of the gable wall and the windows in bays one to three and five to eight of the north range are all small lancets set within larger, blind arches. At the left-hand end is a tall wall of orange brick connecting the House to workshop buildings to the east, with a wide carriage entrance with double boarded doors and a two-centred archway of ashlar voussoirs with an orange herringbone brick tympanum.

The east and south ranges face onto the enclosed grounds; they are of nine bays and ten bays respectively and have a hipped roof at the south-east corner. Both are similarly detailed with ground-floor windows with two-centred arched heads of ashlar voussoirs and stone sills, and narrow, rectangular first-floor windows with chamfered ashlar lintels and sills. Most of the ground-floor windows are three-over-three pane sashes with glazing bar overlights; the ground-floor windows to the kitchen at the north end of the east range have

four-light casements, with obscured glass in the lower panes, and glazing bar overlights. The small, square basement windows look into a narrow area with cast-iron railings. The first-floor windows are six-light casements with obscured glass in the lower panels. There are a number of small timber dormer windows; some have been lost and replaced by glazed roof lights. Both ranges have a doorway in the fifth bay with a timber porch (shown on the 1931 OS map) and windows above lighting a staircase. The east range has paired two-centred arched windows set within a wider two-centred arch with an orange herringbone brick tympanum. The south range has a wide, two-centred arch with a later wide rectangular window. The south range also has a large eaves stack towards the right-hand end. In the seventh and eighth bays are two narrow doorways with two-centred arched heads (relating to the chapter room). The timber and glazed double doors are recessed with glazing bar overlights and black and cream diamond tiling to the steps. Between the doorways is a projecting niche for a statue, and below is a raised flowerbed. In the ninth bay is a wider first-floor window with a two-centred arched head which lights the first-floor corridor.

In the centre of the House is an open quadrangle laid out as a garden and surrounded by an enclosed cloister walk. The ground floors of the west and north elevations project to form a wide first-floor balcony walkway with plain iron railings. The ground-floor cloister walk is lit by wide windows with two-centred arched heads of ashlar voussoirs. In the centre of the north and south walls are projecting canted oratory chapels with pyramidal roofs; the angled walls have narrow lancet windows and the north oratory chapel has a central projecting niche for a statue. In the centre of the east and west walls are doorways set into the arches; the plain boarded doors have partially glazed sidelights and glazing bar overlights. On the first floor are narrow rectangular windows similar to those on the external elevations of the east and south ranges.

At the left-hand, west end of the south range is a two-storey range of several phases indicated by changes in the appearance of the brickwork. The main elevation faces east and is of six bays. The right-hand bay is similar in detailing to the other main House elevations, but the five bays to the left are different. The fifth bay has a gable and a timber and leaded oriel window on the first floor. The first to fourth bays have large rectangular windows. At the left-hand, south end is a modern single-storey brick extension (infirmary).

Extern House: the main elevation faces west into the small courtyard. It is of two storeys with an attic and five bays. It is built of common brick with blue brick bands, and a hipped slate roof with two small timber dormer windows, and a tall brick stack to the front and rear of the ridge between the third and fourth bays. The entrance doorway is in the fifth bay with a timber and glass enclosed porch (shown on the 1931 OS map). The doorway has an arched head of ashlar voussoirs, with a boarded entrance door with small iron grille, closed by internal sliding shutter, and glazing bar overlight. The ground-floor windows in the other four bays have two-centred arched heads with ashlar voussoirs and stone sills. The frames are three-over-three pane sashes with glazing bar overlights. The five first-floor windows are narrow, rectangular openings with chamfered ashlar lintels and sills. The frames in the second to fifth bays are six-light casements above an obscured glass lower panel; there is a single-pane light in the first-bay window, which lights the staircase. The left-hand, north end is buttressed, and in the centre of the north gable wall is a shallow, canted bay window, relating to an oratory chapel. At the right-hand, south end is a carriage entrance of common brick with a pitched slate roof, which links the externs' house to the

left-hand side of the liturgical west end of the church; the carriage opening is now blocked. The ground floor of the east, rear elevation has been extended outwards to form a wide first-floor balcony to four bays; the original arched ground-floor windows have been re-set in the extension. The first-floor window in the second bay has been altered to form a doorway. Priests' House: the main elevation, fronting Lawrence Street, is of two storeys with an attic and five first-floor bays. It is built of common brick with paired blue-brick bands at sill and lintel levels, and a double-pitched slate roof with brick stacks to the left-hand gable and ridge between bays four and five. The entrance doorway is in the second bay, flanked by two windows, with a wide, segmental-arched carriage entrance in the fourth and fifth bays. The first floor has five windows; the second-bay window, above the doorway, is narrower. All the windows have brick segmental-arched heads and two-over-two pane sashes. The six-panelled door has a segmental-arched overlight. The segmental arch of the carriage entrance is infilled with a central ledge for a statue; there are double wooden doors. There is a single-storey service range against the left-hand, east gable of the house, largely obscured behind the high precinct wall which continues to the east. INTERIOR: Church: the interior has a boarded wagon vault roof with moulded tie-beams and curved ribs on timber corbels with slender turned and painted bolted king-posts. The space is divided by a full-height cross wall into a public chapel, analogous to the nave, and an enclosed choir; the walls are plastered and painted white. The four bays of the public chapel are defined by arcades of full-height shallow arches, with a dado rail and moulded string. Above the string, within the arches, are two-centred arched head clerestorey windows, except in the third bays, which have arches below the string opening into shallow transepts with an altar and reredos to Mary (S) and the Sacred Heart (N). Over the transepts arches are statues of praying angels standing on corbels. The fourth bay on the liturgical south side has a later wide opening with a curtained timber screen. The walls of the three bays of the choir are plain with a string and similar windows at clerestorey level. The true south end has smaller blind, paired lancet windows flanked by statues of angels holding candelabra standing on corbels. There is a vertically boarded dado panelling with fixed bench seating round the walls with hinged arms which lift up. The cross wall has a later wide, curtained timber screen (1973) with a painted revolving tabernacle to the centre. There is also a projecting baldacchino, rood, and altar on a plinth to each side.

Sisters' House: the interior is largely as built and retains many original fixtures and fittings. In the centre of the north range is a short bisecting corridor with an outer doorway and an inner enclosure door opening onto the cloister walk. Both doorways have two-centred arched heads and boarded double doors; the outer doorway has a tympanum with a stained glass cross in a roundel (boarded over on the outside), and the enclosure doorway has a boarded tympanum. The cloister walk has plain boarded floors, with two-centred arches at the corner intersections, two statue niches in the west cloister walk, and plain boarded doors to the rooms opening off the walk. In the centre of the west and south cloister walks are open-well staircases to the first floor. They both have square, chamfered newels and ramped, slender moulded handrails with boarded balustrading. On the ground floor of the north range are the parlours, with the sisters' parlour (in the NW corner) separated by a wall with a curtained opening, which replaces the original iron grille. To one side is the original revolving cupboard, used to pass small objects between those from the community and the enclosed sisters. The east range has the refectory on the south side of the staircase. It has wooden benches round the walls, boarded dado panelling, and niches

for statues. On the north side of the staircase is the kitchen, with a basement beneath, which is partially fireproof with brick jack-arches springing from iron beams. The south range has the Mother Abbess's room, which has a fireplace with a plain timber mantelpiece, and the chapter room, which has fixed wall benching and two fireplaces with similar plain timber mantelpieces. On the first floor are small individual cells to each side of spine corridors. They have plain boarded doors with tilting rectangular overlights. There are several gas light fittings on the ground and first floors. The roof structure over the east and south ranges uses queen post trusses, and the north range has a common rafter roof.

Externs' House: the interior is largely as built and retains many original fixtures and fittings. The entrance doorway opens into a small hall with decorative tiling and timber and glazed double inner doors. The ground and first floors both have a spine corridor with rooms to each side, with an oratory chapel at the north end of the ground-floor corridor. There is an adjacent staircase in the NW angle. The doors, staircase, and externs' cells on the first floor are similar in detailing to the main house. The attic has a series of rooms with boarded divisions, and a queen post roof with iron fixings.

Priests' House: fixtures and fittings of interest include six-panelled doors, architraves, and a staircase with turned wooden balusters, moulded handrail, and turned newel posts with ball finials, now painted.

SUBSIDIARY ITEMS: the convent is enclosed by brick precinct walls of around 5m in height. The walls are built of common brick in a variable English garden wall bond, usually 5:1, with a tile coping and denote the phases of the precinct. The three major periods of eastward and southward expansion in 1884, 1902, and 1911 can be seen in straight joints in the walls. The west end of the stretch of wall on Lawrence Street continues the blue brick banding of the priests' house as far as the doorway into the priests' walled garden. To the left the wall continues in plain brickwork, with some C20 rebuilding in engineering brick at its east end. The original 1872 walls and the 1902 walls, which enclose the area to the south of the original diagonal south precinct wall, both have regularly spaced full-height gabled buttresses to the inner elevations. Each buttress has a two-centred arched niche which originally held a statue relating to the Stations of the Cross. The 1872 diagonal south precinct wall has been broken through in places and partially reduced in height.

The workshop to the rear of the extern house, the L-shaped group of two-storey and single-storey workshops built in a number of phases to the east of the extern house, various other brick-built sheds and structures such as glasshouses and cold frame bases within the grounds are excluded from the designation as they are not of special interest.

Whilst it is not technically possible to exclude the modern, single-storey additions to the sisters' house and church, these are not of special interest.

### **Selected Sources**

Colin Briden, 'St Joseph's Convent, Lawrence Street, York, Historic Buildings Assessment' (November 2012).

**National Grid Reference:** SE6142251231

## APPENDIX 2: OASIS FORM

OASIS ID: yorkarch1-316192

### Project details

Project name	St. Joseph's Convent Heritage Statement and Building Recording
Short description of the project	An Heritage Statement has been compiled by York Archaeological Trust concerning St. Joseph's Convent, York to establish the history and significance of the property, and to provide an assessment of the impacts future works will have on the established significance. St Joseph's Monastery was founded in 1870 for the Poor Clare Colettine, an Enclosed Order from Belgium. The original buildings, the Cloister, the Extern and the Priest's House, now known as the Lodge, were built in one phase of construction between 1871 and 1875 in the Gothic Revival style. The convent continued to expand in the 20th century with the introduction of an orchard and an agricultural area, ensuring that the Sisters were increasingly self-sustainable and subsistent. The convent began to decline in the 21st century until the order moved in 2012 allowing for redevelopment on the site.
Project dates	Start: 30-01-2018 End: 03-05-2018
Previous/future work	Yes / Yes
Type of project	Building Recording
Site status	Listed Building
Current Land use	Other 2 - In use as a building
Monument type	CONVENT Post Medieval
Significant Finds	NONE None
Methods & techniques	"Photographic Survey"
Prompt	Listed Building Consent

### Project location

Country	England
Site location	NORTH YORKSHIRE YORK YORK St. Joseph's Convent, Lawrence Street, York
Postcode	YO10 3DZ
Study area	0 Square metres
Site coordinates	SE 61374 51320 53.954131494451 -1.064625345927 53 57 14 N 001 03 52 W Point

### Project creators

Name of Organisation	York Archaeological Trust
Project brief	Contractor (design and execute)



originator	
Project design originator	York Archaeological Trust
Project director/manager	Ian Milsted
Project supervisor	Mary-Anne Slater
Type of sponsor/funding body	Developer

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### Project archives

Physical Archive Exists?	No
Digital Archive recipient	Yorkshire Museum
Digital Contents	"none"
Digital Media available	"Images raster / digital photography","Text"
Paper Archive recipient	Yorkshire Museum
Paper Contents	"none"
Paper Media available	"Plan","Report"

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### Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	St. Joseph's Convent, York. Heritage Statement and Building Recording
Author(s)/Editor(s)	Slater, M.
Date	2018
Issuer or publisher	York Archaeological Trust
Place of issue or publication	York



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