



YORK ARCHAEOLOGICAL TRUST



## Buildings to the rear of 32 Clifton, York Building Survey

By Mary-Anne Slater

YAT Report 2018/111 August 2018





# YORK ARCHAEOLOGICAL TRUST



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## NON-TECHNICAL SUMMARY

A Level 2 Building Survey was undertaken by York Archaeological Trust on the 2<sup>nd</sup> August 2018 on two mid-19<sup>th</sup> century outbuildings to the rear of 32 Clifton, York. This report provides a written and photographic record of the buildings prior to their redevelopment into two residential dwellings.

### Key Project Information

Project Name	Buildings to the rear of 32 Clifton, York
YAT Project No.	6083
Document Number	2018/111
Type of Project	Level 2 Building Recording
Client	Robert Burns Designs Associates
Planning Application No.	17/02290/FUL
NGR	SE 5963 5274
Museum Accession No.	N/A
OASIS Identifier	TBC

### REPORT INFORMATION

Version	Produced by		Edited by		Approved by	
	Initials	Date	Initials	Date	Initials	Date
1	MS	07/08/2018	BR	10/08/18	BR	10/08/18

## 1 INTRODUCTION

This report presents the results of a Level 2 Building Recording of buildings to the rear of 32 Clifton, York, a doctor's surgery located on the corner of Clifton and Burton Stone Lane in the north-west suburbs of York. 32 Clifton is located on the end of a terrace of Georgian properties, fronting onto Clifton, with the rear outbuildings fronting onto Burton Stone Lane. The site is bounded by car parks for a local hotel to the north and east, Burton Stone Lane to the west, and by Clifton road to the south (Figure 1).

A survey of the outbuildings was undertaken on 2<sup>nd</sup> August 2018. Further research was undertaken online.

## 2 DESIGNATIONS

The buildings to the rear of 32 Clifton fall within the listing of 26–32 Clifton, a Grade II listed row of Georgian terraces (List Entry Number 1259255). The site lies within York's Area of Archaeological Importance and the Clifton York Designated Conservation Area.

## 3 LEGISLATION AND PLANNING POLICY

### 3.1 Planning Application

Planning permission was granted in 2017 to convert the two outbuildings to the rear of 32 Clifton into two residential dwellings (Planning Ref 17/02290/FUL). The scheme will include the retention and renovation of the former stable and storage buildings.

### 3.2 National Planning and Policy Framework

The National Planning Policy Framework set out the Government's planning policies for England and how these are expected to be applied. Planning law required that applications for planning permission must be determined in accordance with the development plan (including the Local Plan) unless material considerations indicate otherwise. 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 and appropriate desk-based assessment and, where necessary, a field evaluation."*

### 3.3 Local Planning Policy The Local Plan

Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets

are an irreplaceable resource and conserve them in a manner appropriate to their significance.

The 'Local Plan' for York sets strategic priorities for the whole of the city and forms the basis for planning decisions. It sets out the opportunities and policies on what will (or will not) be permitted and where, including new homes and businesses. In 2005 a draft Local Plan document was approved for development management purposes to inform planning decisions. City of York Council has since submitted a new City of York Local Plan to the Secretary of State for Housing Communities and Local Government on 25<sup>th</sup> May 2018. The new Local Plan will be fully compliant with the NPPF and other relevant statutes and, once adopted, will determine how the city develops over the next 15 years.

## 4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

The site is located close to a Roman road which ran from the north-west gate of the Roman fortress at York, north to Catterick on a similar alignment to modern Bootham. Two segments of this road have been uncovered at Clifton Green, in front of the White House, Clifton and at 81 Bootham.

In the 19<sup>th</sup> century a group of Roman cremations and 2<sup>nd</sup> century pottery was found near the junction of Burton Stone Lane and Clifton, just south of the proposed development site. Evidence of another Roman cemetery was also uncovered in the 19<sup>th</sup> century at St Mary's on Bootham Terrace; two inhumation burials, along with complete pottery vessels dating to the 3<sup>rd</sup>–4<sup>th</sup> century were found at a depth of 6ft below ground level. Inhumations and cremations dating to the Roman period were also recorded at The Avenue in Clifton between the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. In more modern periods a possible inhumation burial was uncovered at 3 Clifton in 1994, whilst an inhumation burial along with Roman road deposits and pottery were uncovered at The Grange Hotel, Nos 5–9 Clifton.

Evidence of Roman occupation has been found in the area at Avenue Terrace, in the form of deposits ranging in date from the 2<sup>nd</sup>–4<sup>th</sup> centuries and at St Olave's School where Roman occupation debris and floor deposits were uncovered in 1954. Roman occupation deposits and pottery dating to the 2<sup>nd</sup> century were also found at the White House in Clifton.

The medieval village of Clifton was in the Parish of St. Michael le Belfrey and Bulmer Wapentake in the North Riding of Yorkshire. The name Clifton derived from the Old English *Cliftune*, meaning 'settlement at the cliff or slope'. In 1086 the Domesday Book listed two entries for Clifton outlining 18 carucates of land paying tax, and a meadow of 50 acres, 29 of which belonged to St Peter's and the rest to Count Alan. The Archbishop of York also had a meadow of 8 acres at Clifton. Morcar, the Earl of Northumbria, had one manor at Clifton which was 1 league long and 1 league wide. Medieval deposits were found at 57 Bootham, approximately 430m to the south-east of the study area.

The 1853–4 Ordnance Survey map of York shows the site as a garden to the rear of the terrace 26–32 Clifton. The terrace was constructed between 1836 and 1840 and is Grade II listed. By 1893 the yards/gardens and outbuildings are clearly visible on the Ordnance Survey map.

## 5 BUILDING DESCRIPTION

### 5.1 Setting

The outbuildings to the rear of 32 Clifton are situated on the eastern side of Burton Stone Lane, within a walled courtyard (Plate 1). There are two outbuildings; Building 1 to the north, and Building 2 to the south. The area is urban, characterised by residential and commercial buildings, mainly 19<sup>th</sup> century in date.

### 5.2 Exterior

The outbuildings are set on the eastern side of Burton Stone Lane, their western walls forming part of the western boundary of 32 Clifton. As can be seen in Plate 1, the construction of the outbuildings post-dates the western boundary wall of 32 Clifton, being of different brick to the original boundary wall, and clearly using the original boundary wall as the lower half of the outbuildings. The outbuildings are mainly constructed of common red brick in Common Bond. Both outbuildings are detached, with Building 2 lying immediately to the north of 32 Clifton, with Building 1 further to the north. The outbuildings face each other across a courtyard, with a double gate providing access from Burton Stone Lane. Within the eastern wall of the courtyard is a single pedestrian gate providing access into the garden of 32 Clifton.

#### *Building 1*

Building 1 is a two-storey 19<sup>th</sup> century outbuilding, with an open gabled slate roof. The western elevation is the most prominent as it faces Burton Stone Lane (Plate 2). Although it is not as clear as Building 2, Building 1 appears to have been constructed after the western boundary wall of 32 Clifton. The brick used in the boundary wall is of a different type to that used in the upper half of Building 1. The boundary wall extends north of Building 1. There is one window present in the western elevation of this Building 1; a Georgian sash window consisting of two three by two panes. The window has a soldier course header and a wooden lintel. The top third of this elevation is masked by ivy, but there appears to be another window in the upper storey.

The northern and eastern elevations of Building 1 have been obscured by ivy (Plates 3–4). The southern elevation appears to be a blank wall, but there may be a door in the eastern elevation of Building 1, which can be seen from the interior (discussed below).

The southern elevation of Building 1 faces into the courtyard and is the main entrance into the outbuilding (Plate 5). A later brick extension with a single pitch slate roof has been added to create a porch with double wooden doors. This has obscured the original southern elevation of Building 1. As with the other elevations, ivy masks the upper part of the outbuilding.

#### *Building 2*

Building 2 is a two-storey 19<sup>th</sup> century outbuilding with an open gabled slate roof. As with Building 1, the most prominent elevation is the western, facing onto Burton Stone Lane (Plate 6). The later construction of these outbuildings is clearly seen in this elevation, with the common red brick of Building 2 sitting on top of the boundary wall of 32 Clifton. A wooden shutter window with a rowlock course header and wooden lintel is present in the upper storey of this elevation.



The southern and eastern elevations of Building 2 are partially obscured by bushes, but have no windows or doors (Plate 7).

The northern elevation of Building 2 faces into the courtyard and is the main entrance into the outbuilding (Plate 8). This elevation has double wooden doors on the ground floor, with a four light window in the eastern door. The double doors have a rowlock course header. Immediately above the double doors is a single door into the upper storey. The single door has a lintel and a soldier course header. There is a disturbance above and to the west of the double doors, indicating that they may be a later addition to Building 2.

### 5.3 Interior

#### *Building 1*

The ground floor of Building 1 consists of two rooms. The double wooden doors lead into the later single-storey porch, constructed of concrete and brick (Plate 9). Continuing through the porch is the original 19<sup>th</sup> century outbuilding (Plate 10). The walls and ceiling are plastered, with one single ceiling beam aligned north-south. In the south-western corner of the ceiling is a hatch into the upper storey, this appears to be the only access (Plate 11). In the north-western corner of the room is a wooden door that appears to lead outside, it was not possible to open it. The floor is stone, one flag has a ring set into it (Plate 12).

It was not possible to gain access to the upper storey of Building 1.

#### *Building 2*

The ground floor of Building 2 consists of one room (Plate 13). The walls and ceiling are plastered, although some bricks were exposed at the bottom of the western wall next to an inset wooden post (Plate 14). To the south of this a gas light attachment was still present (Plate 15). Two wooden beams aligned west-north-west / east-south-east were present in the ceiling (Plate 16). A brick had been removed in the south-east corner to aid ventilation (Plate 17). As with Building 1, the floor was comprised of stone flags.

It was not possible to gain access to the upper storey of Building 2.

## 6 CONCLUSIONS

Overall, the buildings to the rear of 32 Clifton comprise two mid-19<sup>th</sup> century outbuildings, with a later porch addition to Building 1. The outbuildings are situated within the grounds of the Grade II listed terraces of 26–32 Clifton, in an urban location along Burton Stone Lane. The original buildings retain some features, such as sash windows, beams and gas light fittings. However, the buildings are in danger of becoming dilapidated, with serious encroachment from ivy and other plants. With a redevelopment that is sensitive to the history and the original features of the properties the site will be improved. The development, as it respects the original structures and history, will be an improvement to the historic character of the site.

## **7 ACKNOWLEDGEMENTS**

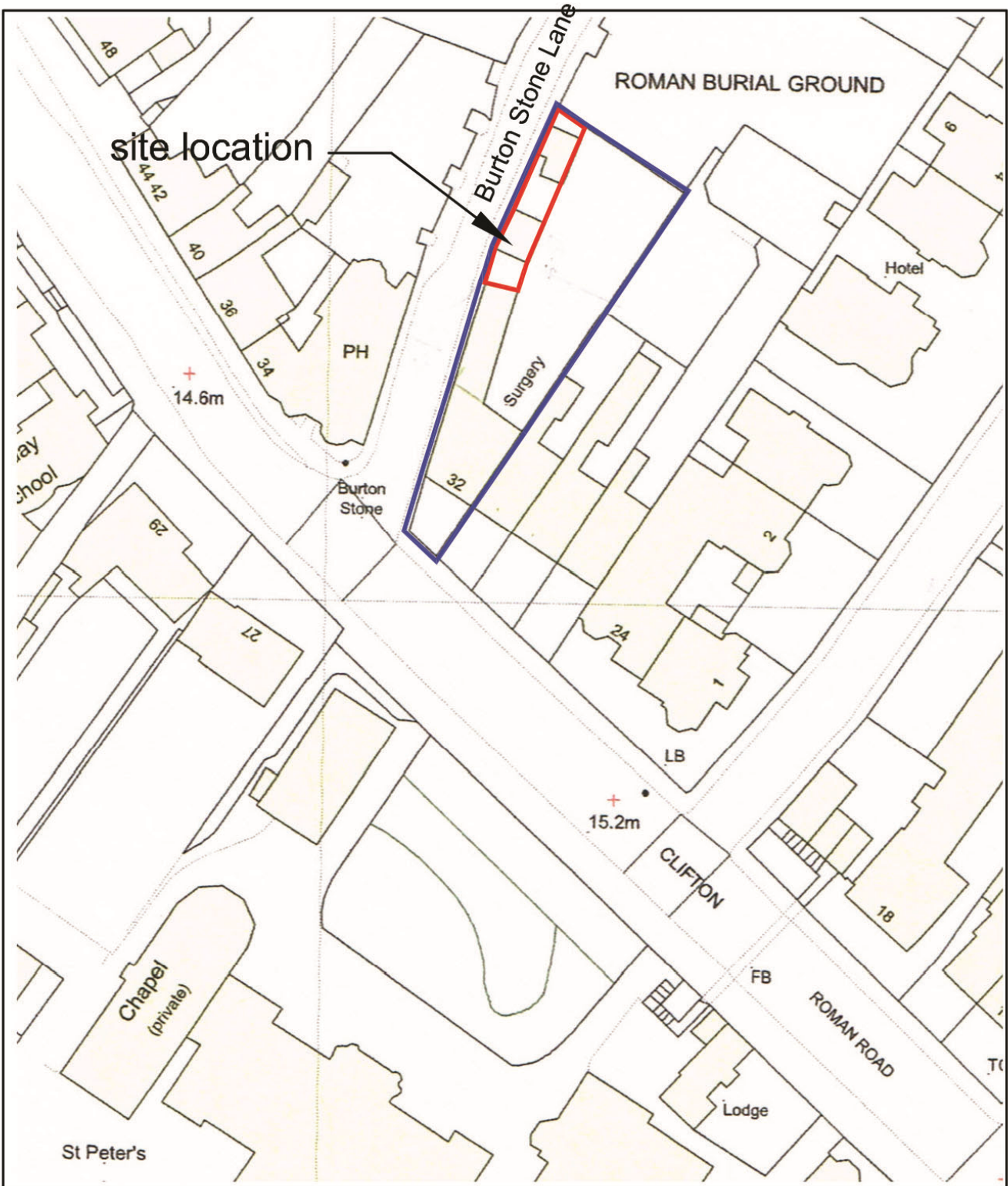
York Archaeological Trust would like to thank Robert Burns Design Associates for commissioning this building survey and for facilitating access to the building.

## **8 REFERENCES**

*Published and unpublished sources*

Jackson, C., 2018. *Written Scheme of Investigation for Archaeological Watching Brief. 32 Clifton, York*. YAT unpublished document 2018/101.

FIGURES



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Figure 1 Site location

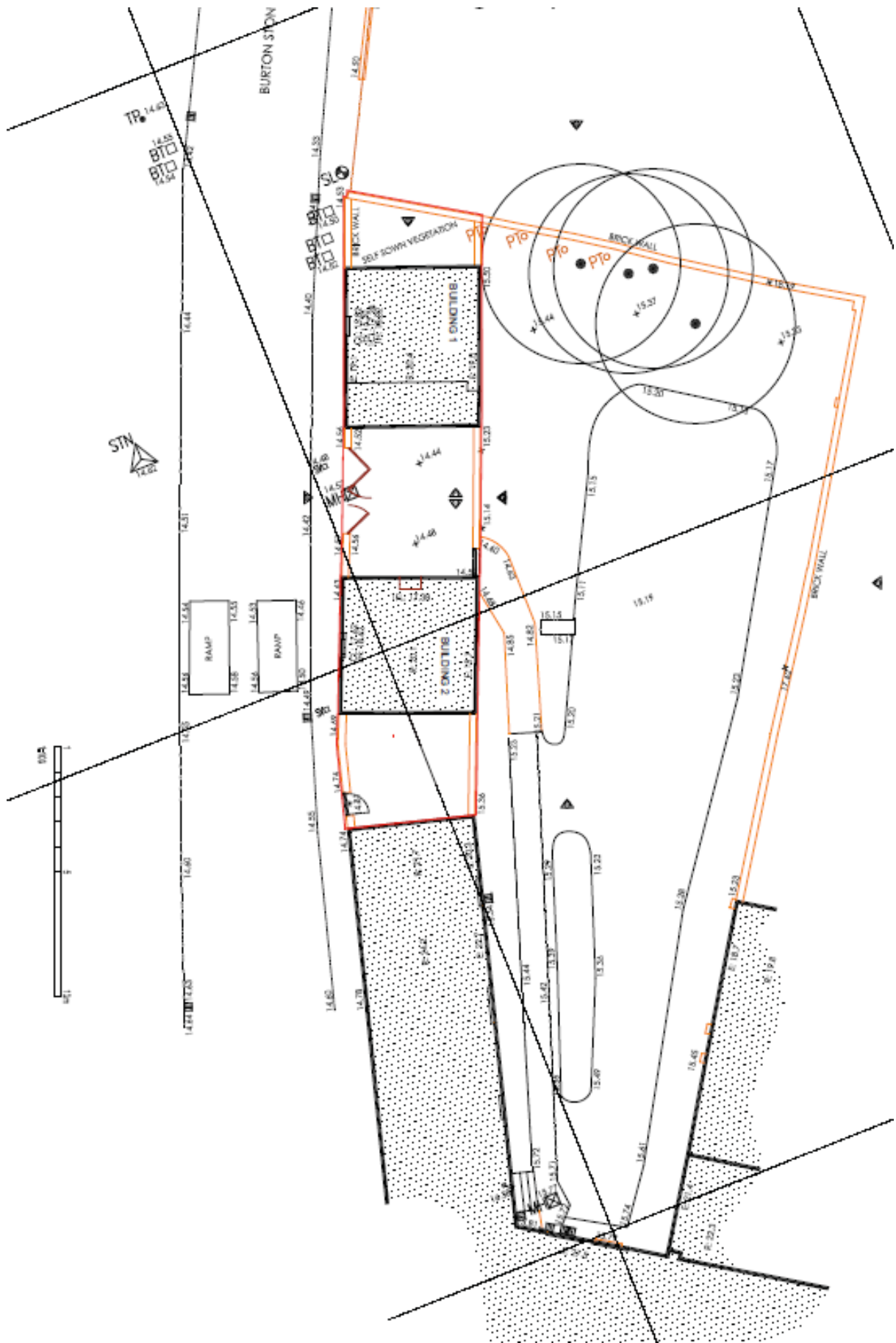
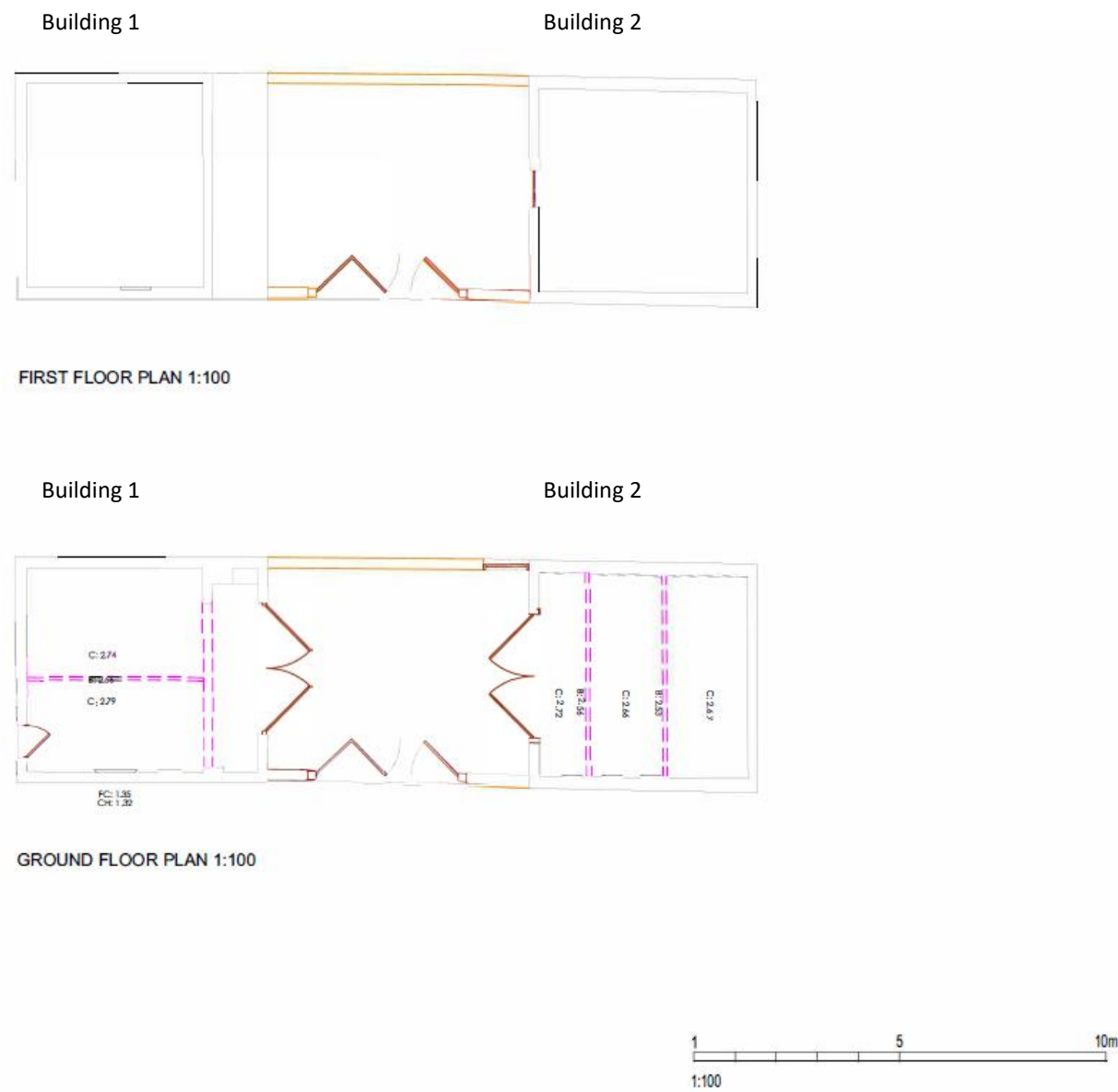


Figure 2 Existing site plan (from Robert Burns Design Associates)



**Figure 3** Existing floor plans from Robert Burns Design Associates)



**PLATES**



**Plate 1** View of Buildings 1 and 2, view south-east.



**Plate 2** Western elevation of Building 1, view east



**Plate 3** Northern elevation of Building 1, view south.

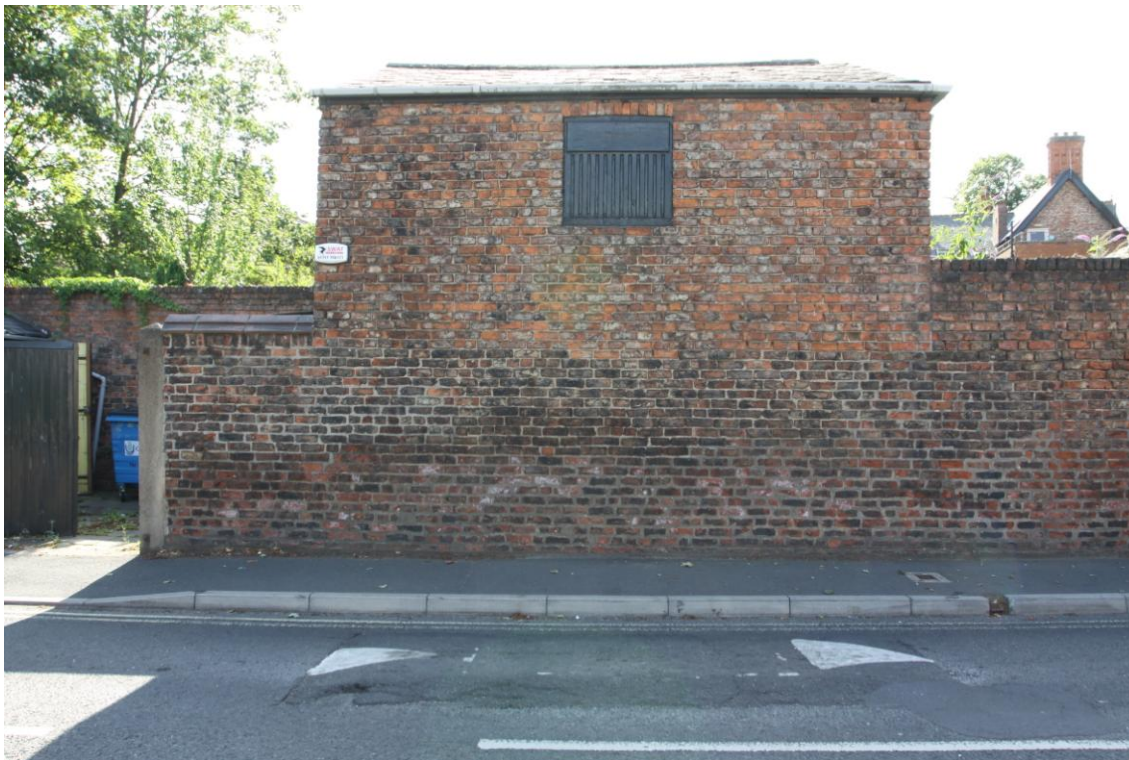


**Plate 4** Eastern elevation, view north-west.





**Plate 5** Southern elevation of Building 1, view north.



**Plate 6** Western elevation of Building 2, view east.



**Plate 7** View of the southern and eastern elevations of Building 2, view north-west.



**Plate 8** Northern elevation of Building 2, view south.



**Plate 9** The later porch addition to Building 1, view south.



**Plate 10** The interior of Building 1, view north.



**Plate 11** Access to upper storey of Building 1, view west.



**Plate 12** Stone floor in Building 1 with inset ring, view south.



**Plate 13** The interior of Building 2, view south.



**Plate 14** Wooden post and exposed brick wall in Building 2, view west



**Plate 15** Gas light fitting in Building 2, view west.



**Plate 16** Beams within Building 2, view south-east.



**Plate 17** Gap in south-eastern corner of Building 2, view south-east.

## APPENDIX 1: LISTED BUILDING DESCRIPTION

26-32, CLIFTON

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: 26-32, CLIFTON

List entry Number: 1259255

Location

26-32, CLIFTON

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

County:

District: York

District Type: Unitary Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 19-Aug-1971

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

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 463101

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

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

YORK

SE5952NE CLIFTON 1112-1/7/188 (North East side) 19/08/71 Nos.26-32 (Even)

GV II

Terrace of 4 houses, now flats and guest houses. 1836-40 with later alteration. Brick with stone and painted stone dressings. Slate roof. EXTERIOR: 3 storeys with attics and basements. Each house 3 bays. The windows have rusticated lintels and are glazing bar sashes, except for Nos 26 and 32 which have sashes without glazing bars on the ground floor, the 2nd floor right-hand window of No.26 which has lost some of its glazing bars, and the 2 right-hand 2nd floor windows of No.28 which are casements. Each house has 2 flat-roofed attic dormers except for No.32 which has one dormer. Each house has a doorway in its left-hand bay with a Tuscan pilaster doorcase and a rectangular overlight. Nos 26 and 30 have overlights with margin panes. The doors have 4 panels except for No.26, which has a glazed door. All have external stone steps. Heavy moulded gutter cornice. Ridge chimneys on gables and between houses. INTERIOR: not inspected. (An Inventory of the Historical Monuments in the City of York: RCHME: Outside the City Walls



East of the Ouse: London: 1975-: 66).

Listing NGR: SE5961952725

Selected Sources

Books and journals

An Inventory of the City of York IV East, (1975), 66

National Grid Reference: SE 59619 52725