



YORK ARCHAEOLOGICAL TRUST



212- 214 Fulford Road, York Heritage Statement and Building Recording

By Becky Wilson

YAT Report 2019/94 June 2019



YORK ARCHAEOLOGICAL TRUST



York Archaeological Trust undertakes a wide range of urban and rural archaeological consultancies, surveys, evaluations, assessments and excavations for commercial, academic and charitable clients. We manage projects, provide professional advice and fieldwork to ensure a high quality, cost effective archaeological and heritage service. Our staff have a considerable depth and variety of professional experience and an international reputation for research, development and maximising the public, educational and commercial benefits of archaeology. Based in York, Sheffield, Nottingham and Glasgow the Trust's services are available throughout Britain and beyond.

York Archaeological Trust, Cuthbert Morrell House, 47 Aldwark, York YO1 7BX

Phone: +44 (0)1904 663000 Fax: +44 (0)1904 663024

Email: archaeology@yorkat.co.uk Website: <http://www.yorkarchaeology.co.uk>

© 2019 York Archaeological Trust for Excavation and Research Limited
Registered Office: 47 Aldwark, York YO1 7BX
A Company Limited by Guarantee. Registered in England No. 1430801
A registered Charity in England & Wales (No. 509060) and Scotland (No. SCO42846)

CONTENTS

NON-TECHNICAL SUMMARY	III
KEY PROJECT INFORMATION	III
1 INTRODUCTION	1
2 DESIGNATIONS	1
3 LEGISLATION AND PLANNING POLICY	1
4 HISTORICAL BACKGROUND	2
5 BUILDING DESCRIPTION	4
6 SIGNIFICANCE	7
7 IMPACT ASSESSMENT	9
8 CONCLUSION	12
LIST OF SOURCES	13
REFERENCES	13
ACKNOWLEDGEMENTS	13
PLATES	14
FIGURES	30

Plates

Cover: View of site

Plate 1 East facing elevation, view west	14
Plate 2 West facing elevation, view east	14
Plate 3 West elevation first floor replacement window, view east.....	15
Plate 4 West elevation first floor bricked up window, view south-east	15
Plate 5 Roof terrace and cycle store, view south-west.....	16
Plate 6 20 th century two-storey building to rear of 212-214 Fulford Road, view north-west	16
Plate 7 North facing elevation of first floor rear projection, view south-east.....	17
Plate 8 Ground floor hallway	17
Plate 9 Ground floor hallway and staircase	18
Plate 10 Stairwell in 212 Fulford Road.....	18
Plate 11 Bedroom 7	19
Plate 12 Bedroom 6 fireplace	19
Plate 13 Damp in Bedroom 6.....	20
Plate 14 Bedroom 6 mould	20
Plate 15 Bedroom 1 with dividing wall	21
Plate 16 Bedroom 1 arch moulding	21
Plate 17 Bedroom 1 ceiling rose	22
Plate 18 Bedroom 3 fireplace	22
Plate 19 Common room in 214 Fulford Road	23

Plate 20 Stairwell leading to second floor	23
Plate 21 Staircase between first and second floors	24
Plate 22 Second floor corridor across 212 and 214 Fulford Road	24
Plate 23 Attic access from second floor corridor	25
Plate 24 Bedroom 8	25
Plate 25 Bedroom 10 fireplace	26
Plate 26 Bedroom 12	26
Plate 27 Bedroom 4 damp	27
Plate 28 Roof light visible in south rear elevation of 210 Fulford Road, view north	27
Plate 29 View of 212-214 Fulford Road hidden by 210 Fulford Road and trees, view south-west	28
Plate 30 View of 212-214 Fulford Road, with roof lights visible along Wenlock Terrace, view south-west	28
Plate 31 Velux windows in Frederick House opposite 212-214 Fulford Road, view south-east	29
Plate 32 Terraces on Fishergate (within Fulford Road Conservation Area) with velux windows, view north	29

Figures

Figure 1 Site location	30
Figure 2 Works location	31
Figure 3 1852 map of York	32
Figure 4 1892 map of York	33
Figure 5 1907 map of York	34
Figure 6 1936 map of York	35
Figure 7 1941 map of York	36
Figure 8 1958 map of York	37
Figure 9 1992 map of York	38
Figure 10 Building layout	39
Figure 11 Proposed alterations	40

Abbreviations

NPPF - National Planning Policy Framework

OS - Ordnance Survey

NON-TECHNICAL SUMMARY

A Heritage Statement has been compiled for 212-214 Fulford Road, York, YO10 4DX (NGR SE 60870 50428) by York Archaeological Trust in order to establish the historical character and significance of the property, and to assess the subsequent impact of development works on the established significance. To inform the creation of this document a course of building recording was completed in June 2019. The work was undertaken for Barry Downing to help inform a planning application that is under consideration by the City of York Council (19/00462/FUL).

The property is located within a terrace of four late 19th century villas. These Victorian villas, as well as a larger terrace of similar properties located on Wenlock Terrace to the rear, were likely constructed in relation to the nearby Cavalry Barracks and would have been upscale residences. The property itself comprises the upper floors of the mid-terrace dwellings, which have been interlinked and altered during the 20th century in order to suit its current purpose as student accommodation. The redevelopment is intended to improve the condition of the property, which has become dilapidated with areas of damp, and includes the addition of new bedrooms in a converted attic space.

This report complies the documentary evidence and the results of the building recording with the current and proposed plans to ascertain the significance of the heritage asset and the impact of redevelopment on the significance therein.

KEY PROJECT INFORMATION

Project Name	212-214 Fulford Road, York, YO10 4DX
YAT Project No.	6151
Document Number	2019/94
Type of Project	Heritage Statement and Building Recording
Client	Barry Downing
Planning Application No.	19/00462/FUL
NGR	SE 60870 50428
OASIS Identifier	yorkarch1-357049

REPORT INFORMATION

Version	Produced by		Edited by		Approved by	
	Initials	Date	Initials	Date	Initials	Date
1	BW	21/06/19	MS	25/06/19	MS	25/06/19
2			MS	27/06/19	MS	27/06/19

Copyright Declaration:

York Archaeological Trust give permission for the material presented within this report to be used by the archives/repository with which it is deposited, in perpetuity, although York Archaeological Trust retains the right to be identified as the author of all project documentation and reports, as specified in

the Copyright, Designs and Patents Act 1988 (chapter IV, section 79). The permission will allow the repository to reproduce material, including for use by third parties, with the copyright owner suitably acknowledged.

Disclaimer:

This document has been prepared for the commissioning body and titled project (or named part thereof) and should not be relied upon or used for any other project without an independent check being carried out as to its suitability and prior written authority of the author being obtained. York Archaeological Trust accepts no responsibility or liability for the consequences of this document being used for a purpose other than that for which it was commissioned.

1 INTRODUCTION

This report comprises the results of a heritage assessment of 212-214 Fulford Road, York, YO10 4DX (NGR SE 60870 50428) (Figure 1) including the history of the building, a description of the buildings, the historical significance of the building, and the subsequent impact of the proposed plans on the established significance. The work was undertaken for Barry Downing to help inform a planning application that was under consideration by CYC (19/00462/FUL). The report was assisted by a course of building recording and additional research online.

The property is located to the south-west of York City Centre, between the historic Fulford village and the aforementioned city centre. The property stands within 100m of the Cavalry Barracks, first constructed in 1795, and consists of the upper floors of two Victorian mid-terraces. The property was previously divided into two separate terraces before being combined, with the alteration and addition of walls and rooms, in order to create student accommodation in the late 20th century. The property includes thirteen bedrooms across two floors with two kitchens, two common areas, and multiple bathrooms. The property has become severely outdated and dilapidated in recent years with roof improvements needed in order to combat damp evidenced in multiple rooms.

2 DESIGNATIONS

Due to the location and historic character of the property there are constraints on redevelopment. Chiefly, the property stands within the Fulford Road Conservation Area and is under the purview of the York Conservation Officer. Any developments in the area must be in keeping with the character of the wider area and be within regulations. The property is not listed and sits to the south-west of the Historic Core Area of Archaeological Importance.

Due to the nature of the historic development along Fulford Road a majority of the dwellings and properties in the immediate area have a provenance of the late 18th century or later, primarily an assortment of Victorian terraces and large villas with a small number of more modern properties. A large section of the eastern front of Fulford Road is home to what was originally the Cavalry Barracks, now a Police Station, and the Imphal Barracks.

The property fronts onto Fulford Road, opposite the Police Station. A mid-terrace, the attached properties to the north and south are residential dwellings. The ground floors of all four properties in the terrace are inhabited by retail establishments, including a Sainsbury's Local. The terrace is bounded to the north by Wenlock Terrace and to the south by Ordnance Lane. The rear of the property shows views of the large Victorian villas fronting onto Wenlock Terrace, perpendicular to 212- 214 Fulford Road.

3 LEGISLATION AND PLANNING POLICY

A planning application was made in October 2018 (18/02415/FUL) by the current owners to redevelop the property into suitable student accommodation with 17 total bedrooms. In terms of Planning Policy, the site falls under the purview of the National Planning Policy Framework in regards to 'Conserving and enhancing the historic environment'.

The application included the improvement of rooms with the additions of *ensuite* bathrooms and a balustrade/balcony on the second floor; the conversion of the attic space into new bedrooms with the additions of dormer windows to the rear and roof lights; and alterations to the roof terrace. The application was rejected as the alterations were deemed:

“harmful to the character and appearance of the host building, being of unsympathetic form, materials and detailing. These elements would be prominent in public views and there would be harm to the character and appearance of the Fulford Road Conservation Area.

The proposed development would make a negative contribution to local character and distinctiveness. There would be harm to the character and appearance of the conservation area and there are no public benefits that justify the scheme.

The proposals would, therefore, conflict with Central Government guidance in section 16 of the National Planning Policy Framework (NPPF) "Conserving and enhancing the historic environment" and Publication Draft Local Plan policies D1 "Placemaking" and D4 "Conservation Areas".

A second application was made in April 2019 (19/00462/FUL) and is currently pending approval. The application submits alterations to the proposed plans, including the removal of the dormer windows and the second floor balcony. Further alterations were also made to the roof lights. This Heritage Statement serves as a supporting document for this application. The purpose of Heritage Statements is set out in paragraph 189 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 detail should be proportionate to the assets' 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 property sits in the stretch of suburban housing between York City Centre and the historic village of Fulford, the location of the battle of Fulford in 1066. The village is traditionally divided into two: Gate Fulford, to the north and closer to the city centre, and Water Fulford, close to the river crossing to the south. The evidentiary history of the property itself is largely unknown with much of this background pertaining to the development of the wider area and similar nearby buildings, as on Wenlock Terrace, to suggest the historiography of 212- 214 Fulford Road.

The origins of Fulford village lie in the Anglian period though Roman activity has been encountered in the area, predominantly features encountered at Fishergate to the north and a sarcophagus near to the junction with the A19 to the South. The north-west parish boundary

for Fulford is aligned with Roman Approach Road 1. However, no Roman occupational deposits have been identified in the centre of Fulford Road, suggesting that the land-use during the Roman period was agricultural. This continued throughout the first and second millennia with medieval ridge and furrow identified to the east of site, within the Barracks.

The advent of the Napoleonic Wars in the late 18th century served as a catalyst for the transformation of the Fulford Road from rural agricultural field to part of York's urban sprawl. This began with the construction, in 1795, of the Cavalry Barracks opposite 212-214 Fulford Road which necessitated further infrastructure and services in the area. The character of Fulford Road is highly influenced by the militaristic architecture that dominated the area. The Inclosure Acts of the mid-19th century also encouraged the construction of residential dwellings, particularly towards the north and the city.

As illustrated on the 1852 OS Map (Figure 2) Fulford Road was still largely open areas by the mid-19th century with a few isolated terraces and Victorian detached villas, including New Walk Terrace to the north of the property and the Grade II listed buildings 200-204 Fulford Road. The future location of the property, and a large swathe of its surrounds, is illustrated as a 'Nursery'. The nurseries were probably associated with the listed buildings nearby and the Cavalry Barracks.

Further expansion was heralded by the construction of Imphal Barracks, to the south of the Cavalry Barracks, in 1877. With the Imphal Barracks came an expansion of the hospitals and more residential housing. Wenlock Terrace, featuring twelve large terraces in the Gothic Revival Style, was constructed between 1882 and 1883. The similarities in style between Wenlock Terrace and 212- 214 Fulford Terrace suggests a similar date for construction and, by the 1890s, the property is illustrated on the York OS and Town Plan (Figure 3). Ordnance Lane to the south was not named formerly till the 20th century but existed as a small lane that led to the Royal Army Ordnance Depot. The houses along the lane, built in 1903, were for the married staff of the hospital and are visible on the 1907 OS Map (Figure 4).

The development of the area in the 20th century continued to be dominated by the military presence in the area though the need for a greater number of residential properties was also influential. A large number of dwellings dating from the interwar period are illustrated on the 1936 OS Map while the property remains unchanged (Figure 5). The historical mapping through the 20th century shows the growing development and addition of terraces around the property, predominantly related to the military barracks while the buildings itself retains its original extents (Figure 6 and 7).

The closure of the Cavalry Barracks in the 1970s is indicated by its transformation into a Police Station on the 1992 OS Map (Figure 8). The wider area becomes more residential with more retail shops while the property itself is expanded on the ground floor, creating the rear roof terrace. A further small two-storey modern brick building was added in the early 21st century which can be accessed from Wenlock Terrace and the roof terrace. The alterations to the building to create student accommodation were completed in the late 20th or early 21st century and divided the larger original 19th century floor-plan into multiple bedrooms with kitchen and bathroom additions. Though individual features, such as mouldings and arches, remained some had been infilled or split in half. In its current iteration the property has been affected by damp with damage visible in a number of rooms. The window surrounds are visibly

tired and worn from the exterior while the interior decoration is dated. The ground floor of the terrace is occupied by a Sainsbury's Local with café and pharmacy below the end terraces.

5 BUILDING DESCRIPTION

5.1 Setting

The property fronts onto the western side of Fulford Road, within 100m of the Cavalry and Imphal Barracks and equidistant (approximately 0.5 miles) from the medieval City Walls and the historic village of Fulford. The character of the area is heavily influenced by the construction of the Cavalry Barracks in 1795 and the construction of the Imphal Barracks in 1877. There is range of architecture from late 18th to early 19th century isolated Georgian terraces and villas, mid to late 19th century Victorian two to five storey terraces and villas, early 20th century and interwar terraces, and post-war modern construction.

The property occupies the two upper floors above a Sainsbury's Local. It dates from the late 19th century and is very similar in style to the four-storey Gothic Revival dwellings on Wenlock Terrace, which bounds the property to the north. The dwellings on either side of the mid-terrace property are well maintained, more distinctive and larger, each with moulded gable end roofs fronting onto the street and gothic windows. The rear of the building faces onto the properties on Wenlock Terrace which, with the small two-storey modern block and the large chimney stack, blocks views of the property from the surrounding streets.

The property is a fine example of high-status late Victorian terraces. Better and more historically significant examples of the style can be found on Wenlock Terrace though these are stepped back from the main road. The significance of the property is predominantly associated with the prominent location on Fulford Road though the end-terraces attached are more aesthetically interesting and appealing.

5.2 Description

Exterior

The property comprises the upper floors of two combined three-storey red brick mid-terraces with a pitched roof. The end terraces, in contrast, front onto the street with gable-ends. The mid-terraces were originally two L-shaped attached buildings which mirrored each other: rectangular three-storey façade fronting onto Fulford Road with perpendicular two-storey projections to the rear with pitched roofs and gable ends. The exterior of the upper floors has remained predominantly unaltered though the ground floor has been extended between the two rear projections, creating a roof terrace.

The buildings are constructed in an English Garden Wall bond, common in the north from the late 18th century. Decorative polychromatic string courses and brick friezes extend across the entire elevation delineating the centre of each floor and the height of the sills. The decoration is predominantly triangular and rope detailing as well as a projecting cornice course. The decorative brick work becomes more elaborate towards the roof with corbelling and nail head bricks. The separate plots are visibly divided by moulded triangular pitched pinnacles projecting from the entablature of the retail frontage on every fourth pilaster. The fenestration of the upper floors of the terrace are original timber framed sash windows which

show deterioration. The mid-terrace windows are a much simpler design than the elaborate gothic revival style of the end-terraces.

The east facing elevation is the most prominent as it fronts onto the road (Plate 1). The entrance to the property is accessed via a large rectangular glass door with door light on the ground floor, at the southern extent of the Sainsbury's Local shop frontage. Each floor consists of four bays with distinct one-over-one sash windows. On the first floor the windows are larger rectangular fenestrations with a pointed segmental arch and a corresponding brick lintel laid as a soldier course and central sandstone keystone. The windowsills, made of rectangular cut sandstone, project from base of the window and are supported by two brackets. The second-floor windows are narrower rectangular fenestrations with a horizontal sandstone lintel. The windowsills are flush with brickwork and constructed from sandstone. Other details include the chimney stack and the drain pipe which delineates the original division of properties 212 and 214.

The west elevation (rear) of the building is predominantly disguised by a large chimney stack and modern construction (Plate 2). To delineate the original separation of the four terraces the elevation steps back at intervals; this is reflected in the breaks in the roof-line. It is likely that the breaks in the roof have weakened it, accounting for the damp visible in the interior. The rear elevation has also been subject to greater 20th century alteration.

The first floor of the building is divided into four bays with the outer bays projecting from the building proper. The central fenestrations are pointed segmental arch two-over-two sash windows with no lintel detailing. The outer fenestrations were originally both smaller pointed segmented arch two-over-two sash windows. The window of the first bay has been replaced with a rectangular wooden four-pane casement window (Plate 3). Further alterations to the wider terrace are visible here as well with a bricked-up window (Plate 4). The second floor is also divided into four bays with greater variation in fenestrations. The outer bays (1st and 4th) consist of two narrow segmented arch extended windows corresponding with the inner staircases of both properties. The 2nd and 3rd bays are rectangular French windows with an upper pointed segmental arch fanlight and a metal balustrade balconet.

The roof terrace is accessed by doors in each first-floor projection and a metal staircase leading to the cycle store to the rear (Plate 5). It consists of a flat roof made from modified bitumen with a late 20th century balustrade affixed to the edge. The modern two-storey block can also be accessed from the roof terrace (Plate 6).

The north and south facing elevations of the first floor rear projections largely reflect each other with a rectangular door and two windows (three bays from left to right) (Plate 7). On the north facing elevation the windows, sash two-over-two pointed segmental arches, are the same height though the fenestration of the 2nd bay is narrower. On the south facing elevation the windows are the same typology with a variation in size with an extended outer window.

There has been movement of the building indicated by the four ties visible on the first floor on both the front and rear elevations. The upper ties are also visible within the central rooms.

Interior

The layout of the buildings has been altered in order to link the properties and create suitable space for student accommodation. These alterations are predominantly visible in the uneven

forms of the main corridors and the addition of stud walls which have broken up interior mouldings. Through the central rooms of the first floor, nearest the original plot boundary, two of the four parallel tie rods are visible close to the ceiling. All the windows feature full rectangular wooden architraves which highlight the pointed segmental arches. There is nothing of particular significance in the interior besides the survival of a number of wall detail mouldings and the frequent instances of damp.

The entrance is accessed via the glass door of 214 Fulford Road, to the left of the Sainsbury's Local. It opens into a large corridor with high ceilings with coving and a round arch with decorative moulding supported by corbels with rosette detailing and some tracery (Plate 8). The corridor leads to an internal stairwell towards the upper floors with original moulded detailing on the newel post (Plate 9). The original ground to first floor stair in the 212 Fulford Road internal stairwell has been infilled with the creation of a small, under the stair area (Plate 10).

The flight of stairs leads to a small landing between the ground and first floor. The landing provides access to the rooms to the rear of the property and the roof terrace. In 212 Fulford Road this is accessed via the first floor landing. The rooms to the rear include a WC, bathroom and small bedroom (6 and 7); the layout is identical across the two conjoined properties (Plate 11). Both bedrooms feature sinks on the east wall and coving throughout; Bedroom 6 features a bricked-filled original fireplace on the south wall (Plate 12). Areas of damp are visible in the distortion of the coving (Plate 13) as well as mould (Plate 14).

The main rooms of the first floor show clear modern alterations to create suitable student accommodation (Plate 15). All rooms are accessed via a high-ceiling corridor which becomes wider at the original property boundary point. The four front-facing bedrooms were originally two front rooms for each of the properties. Bedrooms 1 & 2 and 3 & 4 share an alcove created by a depressed blind arch with archivolt mouldings on the western wall (Plate 16). The arch is supported by mission-style double corbels visible in each divided room. The corbels support the decorated impost from which the arch springs and feature corncicing. All mouldings feature flowers and rosettes. The edge of a keystone moulding is also visible in the rooms but has been largely disguised by the 20th century stud wall. All the rooms feature mouldings on the ceiling in the form of coving while the majority of a ceiling rose remains visible in Bedroom 1 though the dividing wall has removed one edge (Plate 17). All the rooms are equipped with sinks attached to the west wall and small wooden sills below the sash windows. Bedrooms 2 and 3 feature fireplaces with wooden surrounds on the north and south walls respectively, sharing a flue (Plate 18).

The original 19th century layout of the rear-facing rooms has been retained in 214 Fulford Road with the common room, a large open room with a recessed section of the north wall which flanks the door (Plate 19). The corresponding room in 212 Fulford Road has been divided into two rooms, another bedroom (5) and a small late 20th century kitchen. The bedroom features a sink on the east wall and a built-in cupboard, reflecting one in the common room.

The stairwells leading to the second floor are accessed via rectangular doorways with flanking side lights in both 212 and 214 Fulford Road. The doorways have been altered during the late 20th century conversion to student accommodation and the original shape of the openings are visible as infilled round arches supported by corbels (Plate 20). Simple circular mouldings are

also visible on the stairs themselves with modern wooden bannisters (Plate 21). At the top of each stairwell is a further door with side lights.

The second floor reflects the alterations to the layout visible on the first floor; the larger original rooms have been divided in order to create more individual rooms which are accessed from a central corridor which bridges formal plot boundary between 212 and 214 Fulford Road. At the north end of the corridor a small closet has been added. Two small opening in the centre of the corridor ceiling grant access to the attic space (Plate 22 and 23).

The front facing rooms do not feature the same amount of enriched mouldings as the first floor. This indicates that in the dwellings original form these rooms were private compared to the first floor reception rooms. The height of the ceiling on the second-floor is also lower than the first floor. Each room features a sink attached to the stud wall dividing the bedrooms while Bedrooms 9 and 10 each have a wooden surround fireplace, sharing a flue (Plate 24 and 25). The rear-facing rooms have also been altered with a kitchen, bathroom and WC added. The Bedrooms, 12 and 13, are near identical to each other with both featuring a sink and rear-facing French windows with a balconet; bedroom 13 is slightly larger (Plate 26).

Areas of damp have been identified in numerous areas on the first and second floors of the property, particularly in the high ceilinged corners of the rooms and in the coving. In Bedroom 4 the mouldings had deteriorated to the point of collapse (Plate 27).

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.

Though the property is not listed it is within the Fulford Road Conservation Area therefore there is significance to the character of the property, predominantly its aesthetic value in relation to its location fronting onto Fulford Road. However, when considering the wider setting of the Fulford Road area the comparative historical significance of the property is lesser than nearby examples, including the older Grade II Listed Holly Lodge, the larger late Victorian buildings of Wenlock Terrace, and the military associated buildings in Hospital Fields.

The significance of the historical value of the property can be measured in terms of both its illustrative features and associative history. The illustrative historical value is high due to the property's prominent location on Fulford Road, the height of the terraces compared to the surround properties on Fulford road, and the highly decorative polychromatic bricks work and window of the front façade. The property is a 19th century mid terrace of the Gothic Revival style and is typical of the 3 and 4 storey high-status terraces of the era. However, the exteriors

of nearby dwellings of similar date are better examples of the range of Gothic Revival architecture. The end-terraces are more prominent due to the gable-ends, corbelling arches and polychromatic pointed arch lancet windows, while the properties on Wenlock terrace are taller and feature turrets, lancet and bay windows with dormer windows to the rear. The interior of the property is recognisable as a late 19th century dwelling and has a number of original enriched mouldings and period typical features including high ceilings and coving; however, the alteration into student accommodation has altered the original layout and removed or split a number of the mouldings, including arches and a ceiling rose.

The associative historical significance of the property is difficult to define due to the lack of historical evidence for the property. The property is a typical example of a late 19th century gothic revival style mid-terrace and has always been used in some form for residential purposes. The development of Fulford Road in general is owed to the construction of the Cavalry and Imphal Barracks but no direct association is apparent.

The aesthetic value of the property is high. This is primarily due to the location of the property on Fulford Road, a major thoroughfare into York City Centre, opposite the historic Cavalry and Imphal Barracks, and the buildings Gothic Revival decorative façade. The rear of the property is typically plain other than the French windows with balconets. The decorative detailing and traditional windows, as well as its high façade make the property an imposing vision on Fulford Road though the timber window frames are noticeably worn. There are also other similar and more decorative buildings in the immediate area, including the two end-terraces and the properties on Wenlock Terrace. The interior aesthetic value has been diminished by the division of the rooms into student accommodation and also the deterioration of the property due to damp and generally wear on the fabric of the building.

The communal value of the building is perceived in two ways: the communal nature of student accommodation and its value therein; and its communal value to the residents of Fulford Road as a prominent well-presented, stylised 19th century dwelling.

The evidentiary value of the property is low due to the lack of associative historiography for the property. The original purpose of the buildings is as residential dwellings and, other than close proximity to the Cavalry Barracks, there is no known direct relationships between the property and the military associations of the Fulford Road area. The buildings themselves are typical examples of the late 19th century Gothic Revival and there are a number of similar and more unique buildings from the same stylistic era in the immediate area. Archaeologically, there very have been few interventions in the Fulford Road area and no significant archaeological material has been encountered. Archaeological and historical evidence suggest the area has been used primarily for agricultural purposes and potential for significant archaeology is low. No below-ground interventions are expected for this redevelopment.

7 IMPACT ASSESSMENT

Please see the architects plans and documents for construction details (Figure 11). 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 negative impacts.

The new designs for the buildings seek to update the student accommodation, including the addition of rooms within the current attic space, and improve the condition of the property, including repairs to the roof which is causing serious damp problems within the property. To make the scheme viable and facilitate the repairs to the roof, the rooms in the roof must be constructed and require skylights. An earlier planning application, which included a rear balcony and dormer windows in the roof, was refused as the designs were interpreted as being detrimental to the character of the property and the wider Fulford Road Conservation area. The new planning application has removed the dormer windows and balcony which has reduced the impact of the development on the significance and character of the property.

The revised design is sympathetic to the historical character of the building while modernising, which will add value to a visibly deteriorating property.

Proposal	Fabric Affected and Significance	Potential Impact	Mitigation
Addition of 6 skylights in the roof, 4 in the front façade, 2 at the rear to facilitate the conversion of the attic into new rooms for student accommodation.	Alters the 19 th century Gothic Revival front façade which is historically and aesthetically significant. Prominent frontage on the Fulford Road Conservation Area. Limited addition to the rear façade.	Potentially detracts from the façade, which is a prominent feature on Fulford Road, and has views from north and south of Fulford Road. Height of building and large trees reduces visibility of skylights while view of rear façade is disguised by modern buildings, the chimney stack and the original building exterior projections.	Conservation roof lights to be installed which have been made narrower to reflect windows of lower floors. Smaller number of rear roof lights.
Addition of 6 new bedrooms by conversion of the attic. Accessed by the addition of two small staircases at either end of the second floor central passage-way.	Alters the layout of the original 19 th century properties with the addition of rooms. Addition of one staircase removes a 20 th century closet space.	Addition of rooms. Will add value to the property and facilitate the repair of the roof. Makes the scheme viable.	Conservation roof lights used to provide light into the rooms. Disruption to layout of the original two floors kept minimal. There are no significant features

Proposal	Fabric Affected and Significance	Potential Impact	Mitigation
			within the attic space.
New timber sash windows	Removal of the original timber sash windows in the front façade. Example of 19 th century Gothic Revival architecture.	Replaces windows with like-for-like timber replacements. Windows in the front façade had visibly deteriorated.	Replacement windows are exact replicas with same material so no visible alteration to the façade other than improvement of appearance.
Restoration of a like-for-like timber sash window in the first-floor projection.	A modern wooden rectangular casement window in the rear façade.	Removal of a modern casement window added in the 20 th century which detracts from the 19 th century character of the property.	Restores the original rear-façade fenestrations.
Addition of <i>ensuite</i> bathrooms to all existing student bedrooms	The original interiors of the rooms will be altered with potential removal of original 19 th century enriched mouldings.	Addition of rooms alters the original layout of the property. However, division of rooms has already massively altered the original 19 th century layout and affected the mouldings. Potentially some loss of internal original features affecting aesthetic and illustrative historic value.	Layout has already been altered and is no longer original to the building. Dividing walls are thin stud walls. Decorative mouldings to be kept where possible. <i>Ensuite</i> bathroom increase the value of each room and, in turn, the property itself.
Alteration of the second floor rear-bedrooms, kitchen, bathrooms and corridor into 2 large common room/kitchen areas.	Original 19 th century room layout, a modern kitchen space, bathrooms, the central passageway on the second floor.	Combining the rooms, returns the second floor to a closer approximation of original 19 th century layout. The expansion into the corridor does alter that layout but the addition of a stud wall between the rooms restores the original property boundary.	Largely restoring the original layout of the 19 th century buildings by recombining rooms. Expansion into the corridor area negated by restoration of the original boundary of the two dwellings that form the property. Original interior features including mouldings will be retained.
Creation of an opening between the kitchen	Original layout of the 19 th century property	Alters the layout and creates a secondary	Opening is in place of an already present

Proposal	Fabric Affected and Significance	Potential Impact	Mitigation
and common area on the first floor to make a combined living space.	and the relevant coving associated.	opening through the original boundary between 212 and 214 Fulford Road. Addition of the kitchen already a 20 th century alteration to the layout.	alcove in the common room which is largely disguised upon entry of the room. Original mouldings to be retained.
Repair of roof with new slate tiles	Original roof tiles for the front façade of the property. Interior of the property affected by damp.	Will ensure the property will not suffer from further damage and deterioration from damp, which is presently affecting the fabric and integrity of the original features of the building.	Appropriate slate tiles that will match current tiles will be used. Alterations of the neighbouring terraces roof visible at rear.

The intended alterations to 212-214 Fulford Road are both internal and external in nature. As a majority of the historical value and significance of the building is derived from its prominent location of Fulford Road and the decorative Gothic Revival façade the internal alterations and additions will not have a large impact on the character of the building. A large proportion of the surviving mouldings are intended to remain while alterations to the layout are either negated by earlier alterations or return the property to a closer approximation of the 19th century (Figure 9). The additions of the attic rooms and *ensuite* bathrooms also add monetary value to the property which will aid in the upkeep of the building which has significantly deteriorated within recent years. Further to this the attic rooms, where no significant features have been identified, will facilitate the repair of the roof which will prevent the interiors from suffering further damage from damp.

The exterior alterations are more noticeable with the character of the building and area. The addition of new windows with double-glazing are being kept in the exact style of the original fenestrations, which have visible wear, and should improve the appearance of the more prominent front façade. The roof lights are necessary for the attic conversion and, in turn, the viability of the development as a whole. They are conservation roof lights, to be kept flush with the roof line, and reflect the size of the windows in front and rear façade. Views of the rear roof lights are disguised by the shape of the building, modern additions and the chimney stack. A roof light has also already been installed on neighbouring terrace 210 Fulford Road, visible from both the roof terrace and Ordnance Lane (Plate 28). There will be views of the front roof lights from various points on Fulford Road; however, the height of the building will partially disguise the fenestrations from immediately in front of the property while views from further away are partially hidden by the gable ends of the end-terraces and foliage of trees (Plate 29). These views also clearly show non-conservation roof lights on the front Gothic Revival façades of Wenlock Terrace (Plate 30). Smaller Victorian villas fronting onto Fulford

Road to the north of the property and also within the Conservation Area, also show non-conservation roof lights on lower roof lines (Plates 31-32). Therefore, the character of the Fulford Conservation area has already been altered by the addition of numerous other roof lights, including in more prominent areas of the road.

8 CONCLUSION

The property fronts prominently onto Fulford Road, and is an attractive mid-terrace property with a finely decorated late 19th century Gothic Revival façade which has deteriorated. The exterior of the property has remained unchanged but the interior has been altered to suit its current purpose as student accommodation; a number of original features and mouldings remain though the layout has been near-entirely altered. There is also a large amount of damage to the interior from damp and mould caused by the damaged roof. The redevelopment plans intend to modernise the student accommodation, including restoring some of the extents of the original rooms, while retaining some of the surviving internal features which include enriched mouldings. Due to the damage to the roof and the extent of works in order to make the renovation monetarily viable an attic conversion is necessary which includes the addition of roof lights. The impact of the roof lights on the historic character of the property can be negated by the use of conservation windows, the existence of roof lights on neighbouring buildings which also front prominently onto Fulford Road, and that the redevelopment is dependent on the monetary value of the attic rooms. Without the room additions the property will continue to be unused and deteriorate further from its current state of disuse which will negatively impact the significance of the building and the character of the Fulford Road Conservation Area. Other works within the development, including new like-for-like windows, will instead improve the aesthetic value of the property, offsetting the roof lights.

In conclusion the negative impact of the development on the historical value of the property, particularly the addition of front-facing roof lights are negligible in comparison to the positive impacts of improving the windows and repairing the roof and associated damage which will return the front-façade to original character. The property is one of many late 19th century terraces with gothic-revival features in the area which are better examples of the typology of the architectural style. The interior has also already been largely altered and further work is planned to create a safer, more pleasant interior while still retaining surviving historic character and features.

LIST OF SOURCES

1852 Map of York, Ordnance Map Office

1892 Ordnance Survey Map

1907 Ordnance Survey Map

1936 Ordnance Survey Map

1941 Ordnance Survey Map

1958 Ordnance Survey Map

1992 Ordnance Survey Map

REFERENCES

Baggs, A.P., Kent, G.H.R. and Purdy, J.D., 1976. 'Fulford', in *A History of the County of York East Riding: Volume 3, Ouse and Derwent Wapentake, and Part of Harthill Wapentake*, ed. K J Allison, pp. 29-36. *British History Online* <http://www.british-history.ac.uk/vch/yorks/east/vol3/pp29-36> [accessed 20 June 2019].

Tillott, P.M. (ed.), 1961. 'The barracks ', in *A History of the County of York: The City of York*, pp. 541-542. *British History Online* <http://www.british-history.ac.uk/vch/yorks/east/vol3/pp5-12> [accessed 20 June 2019].

ACKNOWLEDGEMENTS

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

PLATES



Plate 1 East facing elevation, view west



Plate 2 West facing elevation, view east



Plate 3 West elevation first floor replacement window, view east



Plate 4 West elevation first floor bricked up window, view south-east



Plate 5 Roof terrace and cycle store, view south-west



Plate 6 20th century two-storey building to rear of 212-214 Fulford Road, view north-west



Plate 7 North facing elevation of first floor rear projection, view south-east



Plate 8 Ground floor hallway



Plate 9 Ground floor hallway and staircase



Plate 10 Stairwell in 212 Fulford Road



Plate 11 Bedroom 7



Plate 12 Bedroom 6 fireplace



Plate 13 Damp in Bedroom 6



Plate 14 Bedroom 6 mould



Plate 15 Bedroom 1 with dividing wall



Plate 16 Bedroom 1 arch moulding



Plate 17 Bedroom 1 ceiling rose



Plate 18 Bedroom 3 fireplace



Plate 19 Common room in 214 Fulford Road



Plate 20 Stairwell leading to second floor



Plate 21 Staircase between first and second floors



Plate 22 Second floor corridor across 212 and 214 Fulford Road



Plate 23 Attic access from second floor corridor



Plate 24 Bedroom 8



Plate 25 Bedroom 10 fireplace



Plate 26 Bedroom 12



Plate 27 Bedroom 4 damp



Plate 28 Roof light visible in south rear elevation of 210 Fulford Road, view north



Plate 29 View of 212-214 Fulford Road hidden by 210 Fulford Road and trees, view south-west



Plate 30 View of 212-214 Fulford Road, with roof lights visible along Wenlock Terrace, view south-west



Plate 31 Velux windows in Frederick House opposite 212-214 Fulford Road, view south-east



Plate 32 Terraces on Fishergate (within Fulford Road Conservation Area) with velux windows, view north

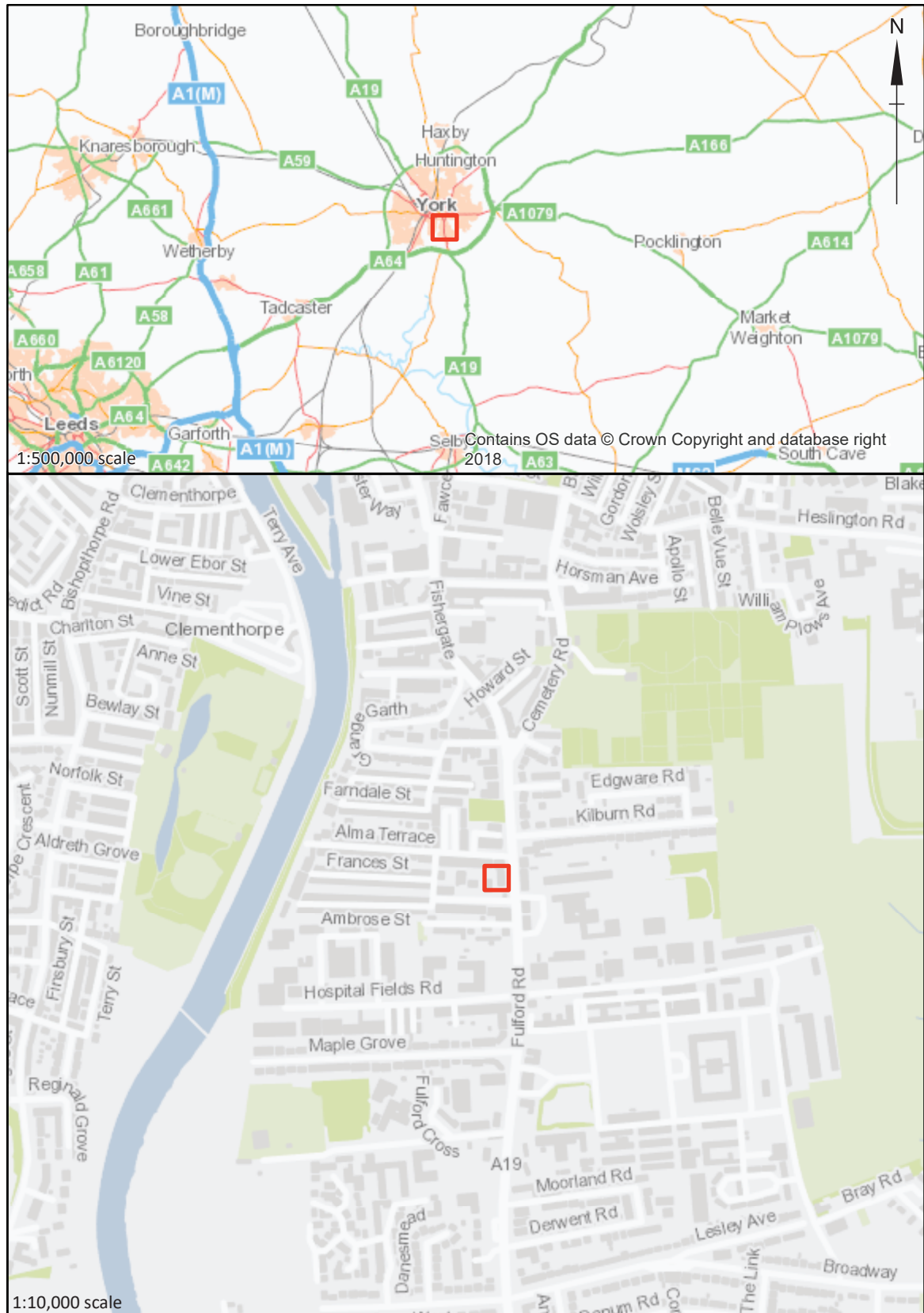


Figure 1 Site Location

(Crown copyright reserved. Reproduced with the permission of OS on behalf of HMSO. Licence number 100018343)



Figure 2 Works Location
 (From the Client)



Figure 3 1852 Map of York
(CVC.2019)

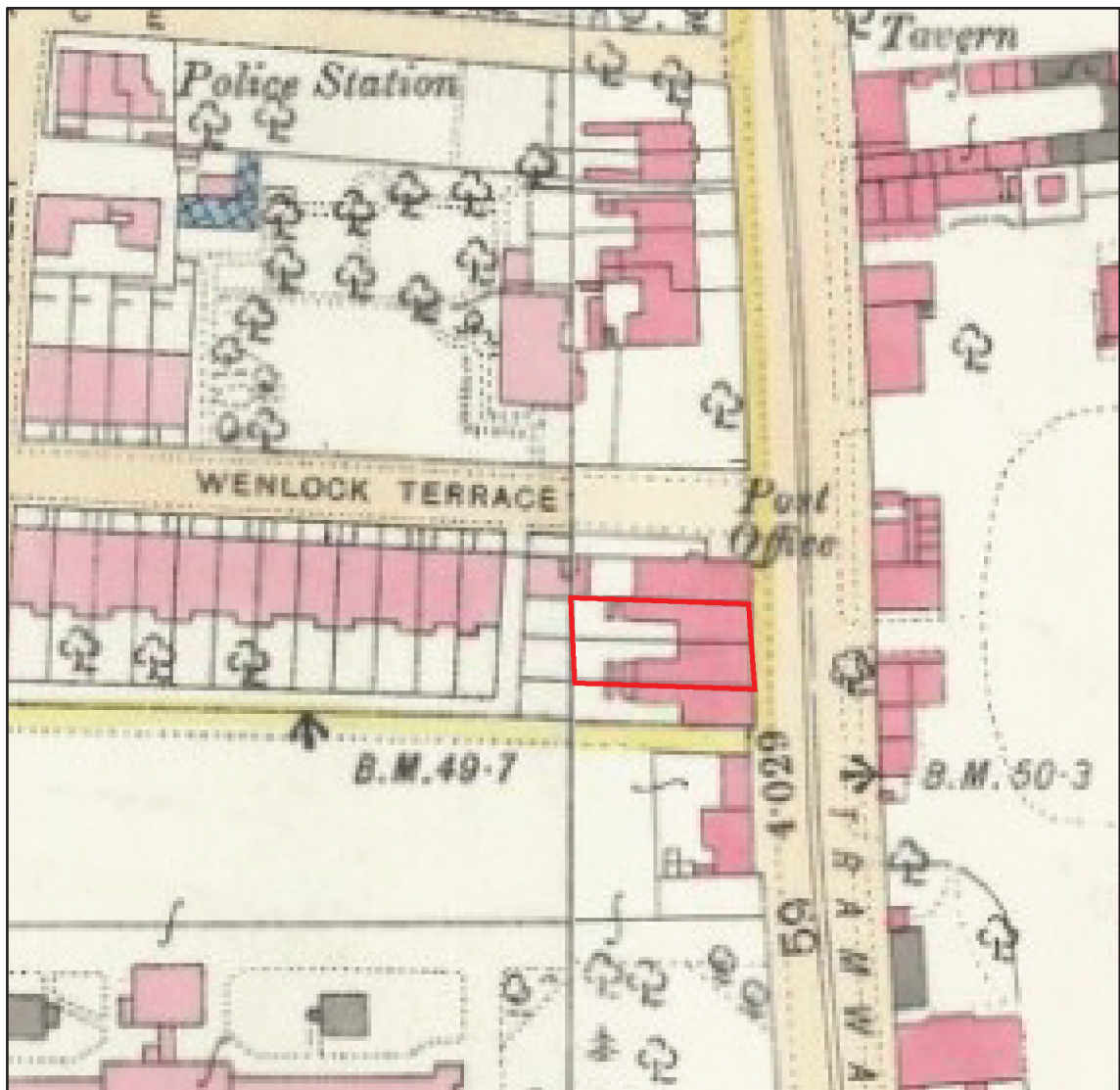


Figure 4 1892 Map of York
(CVC 2019)

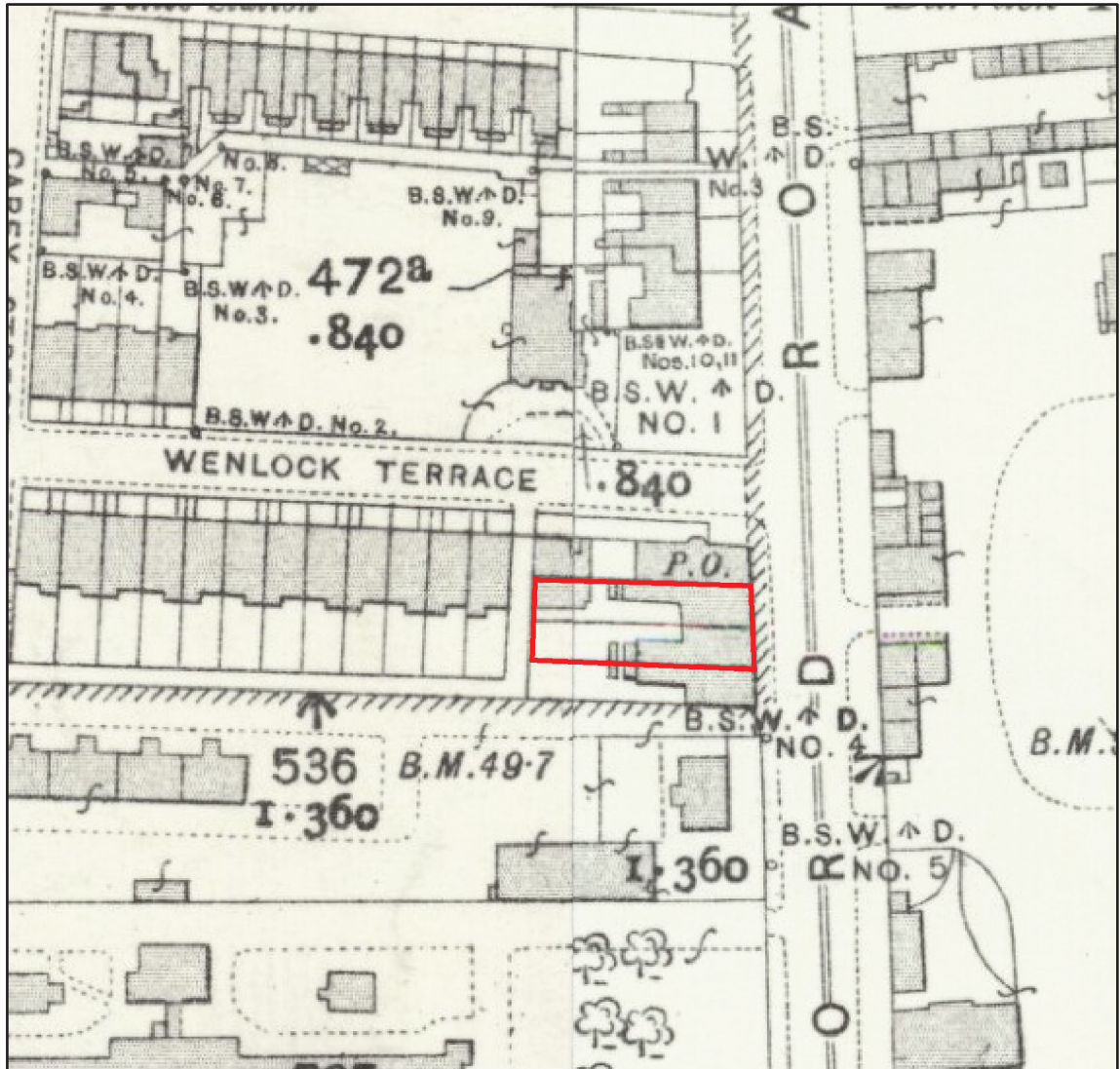


Figure 5 1907 Map of York
(CYC2019)

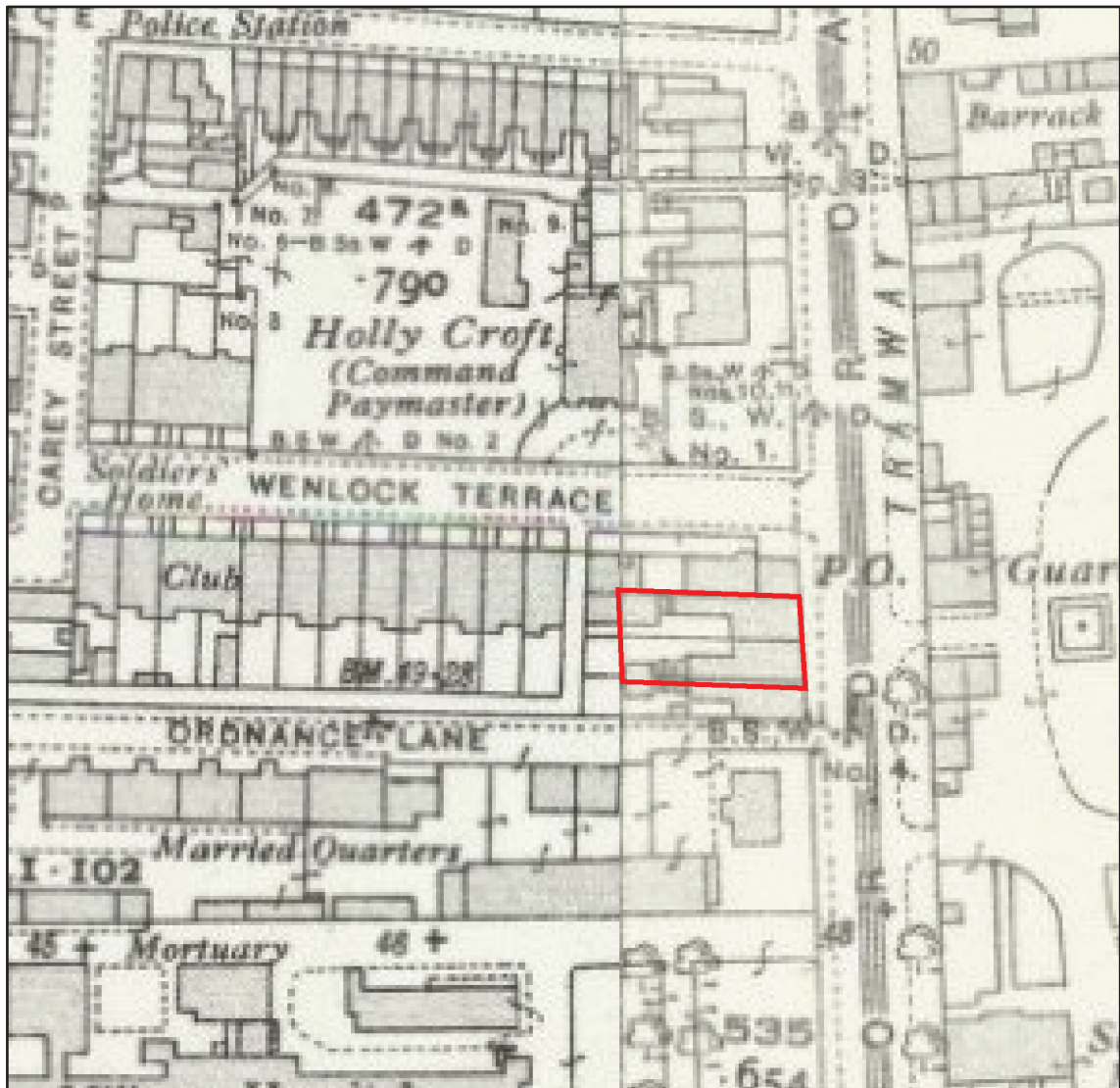


Figure 6 1936 Map of York
(CVC2019)

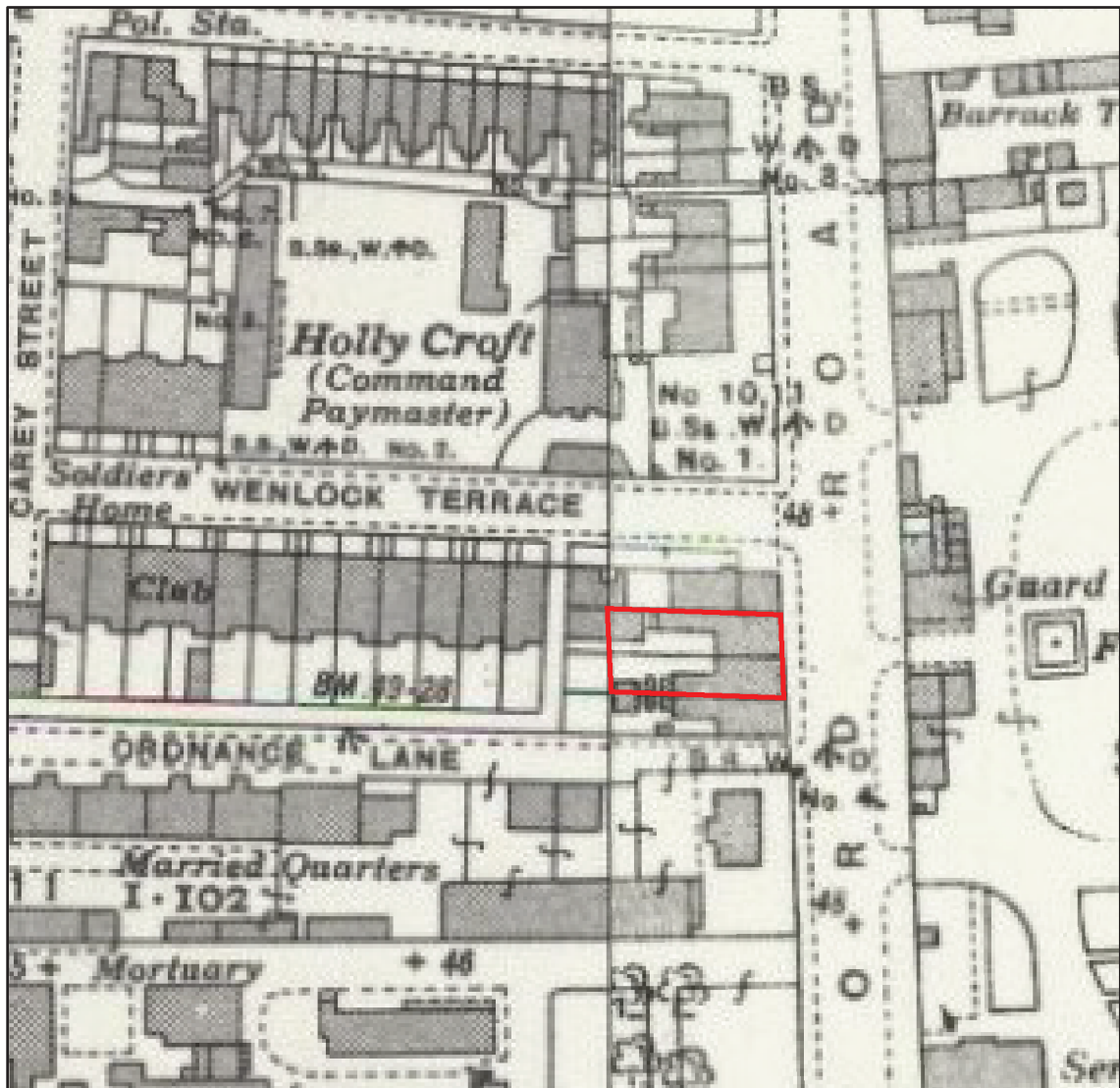


Figure 7 1941 Map of York
(CYC2019)

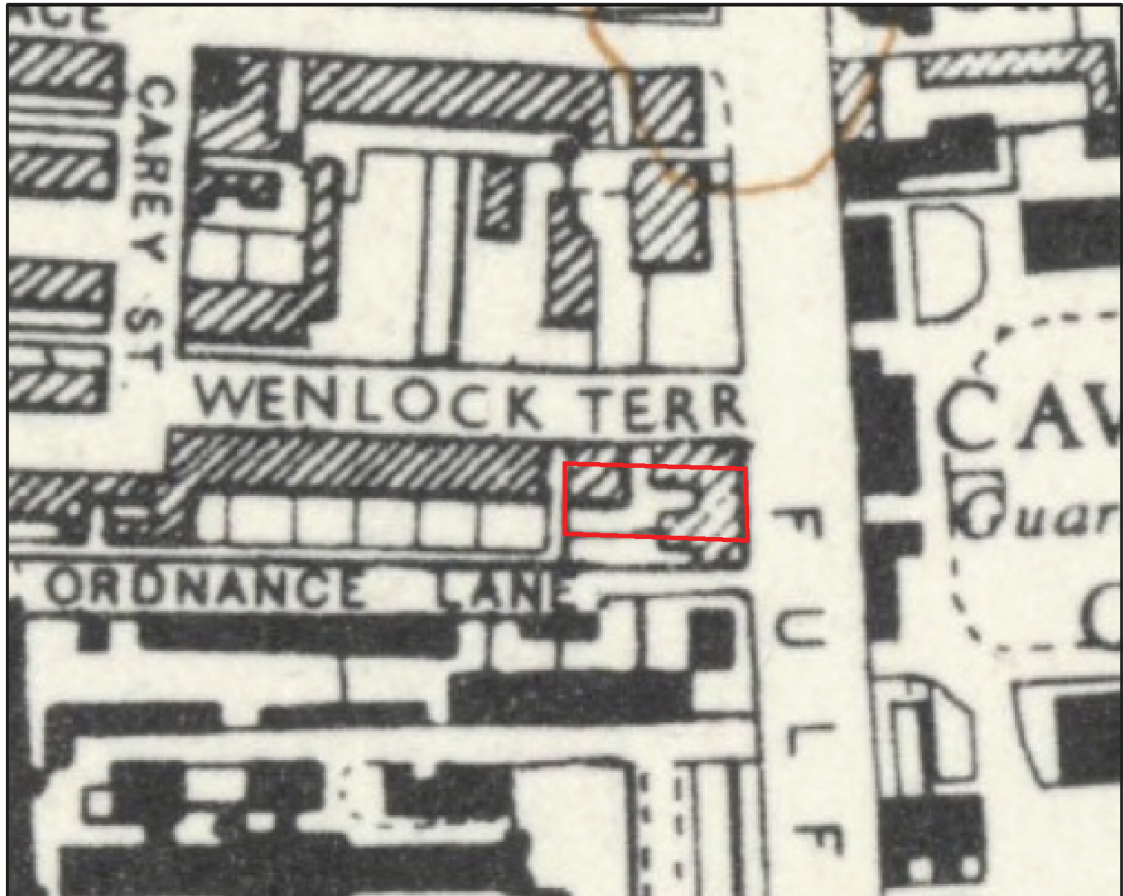


Figure 8 1958 Map of York
(CYC 2019)

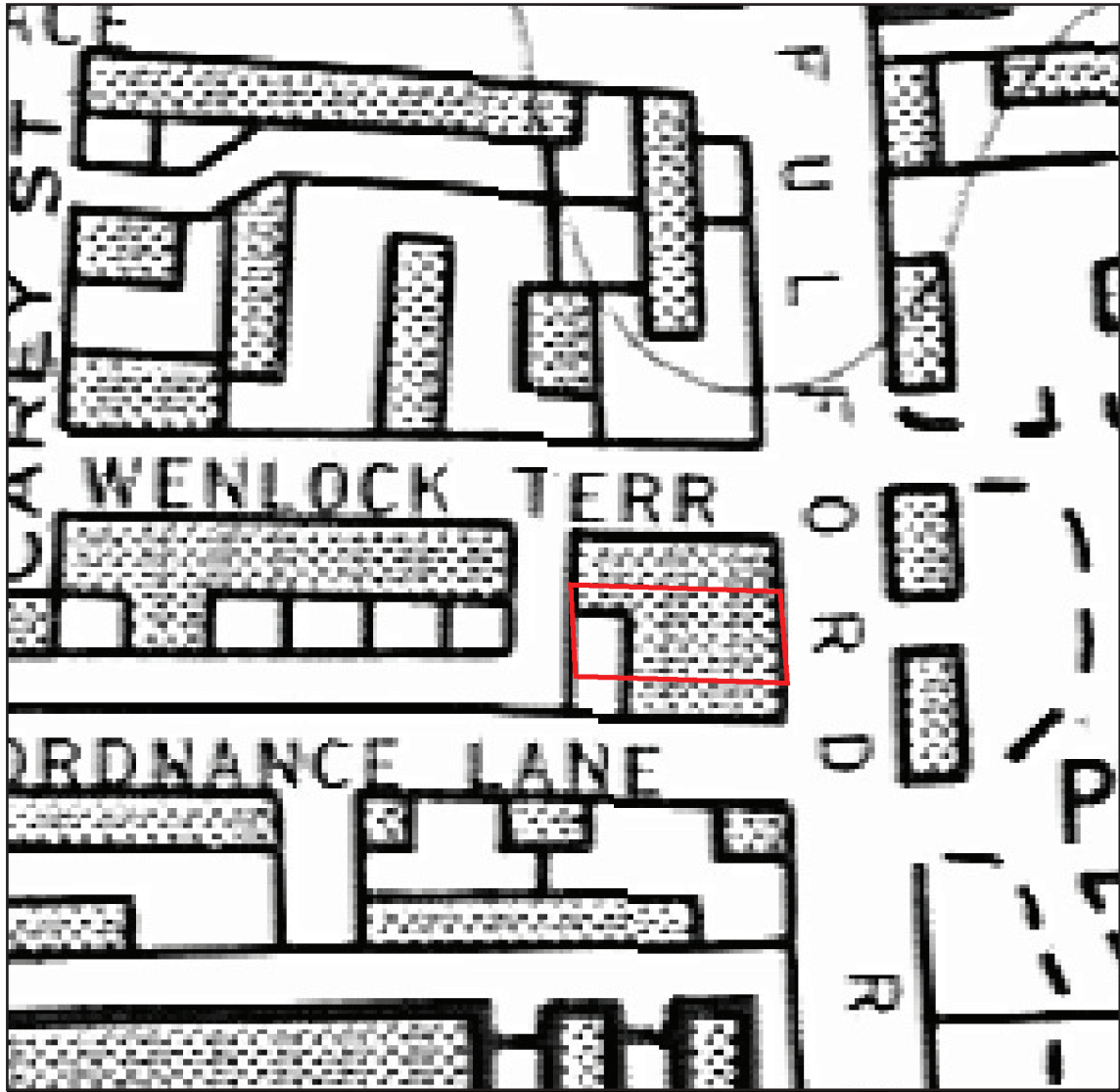


Figure 9 1992 Map of York
(CVC2019)

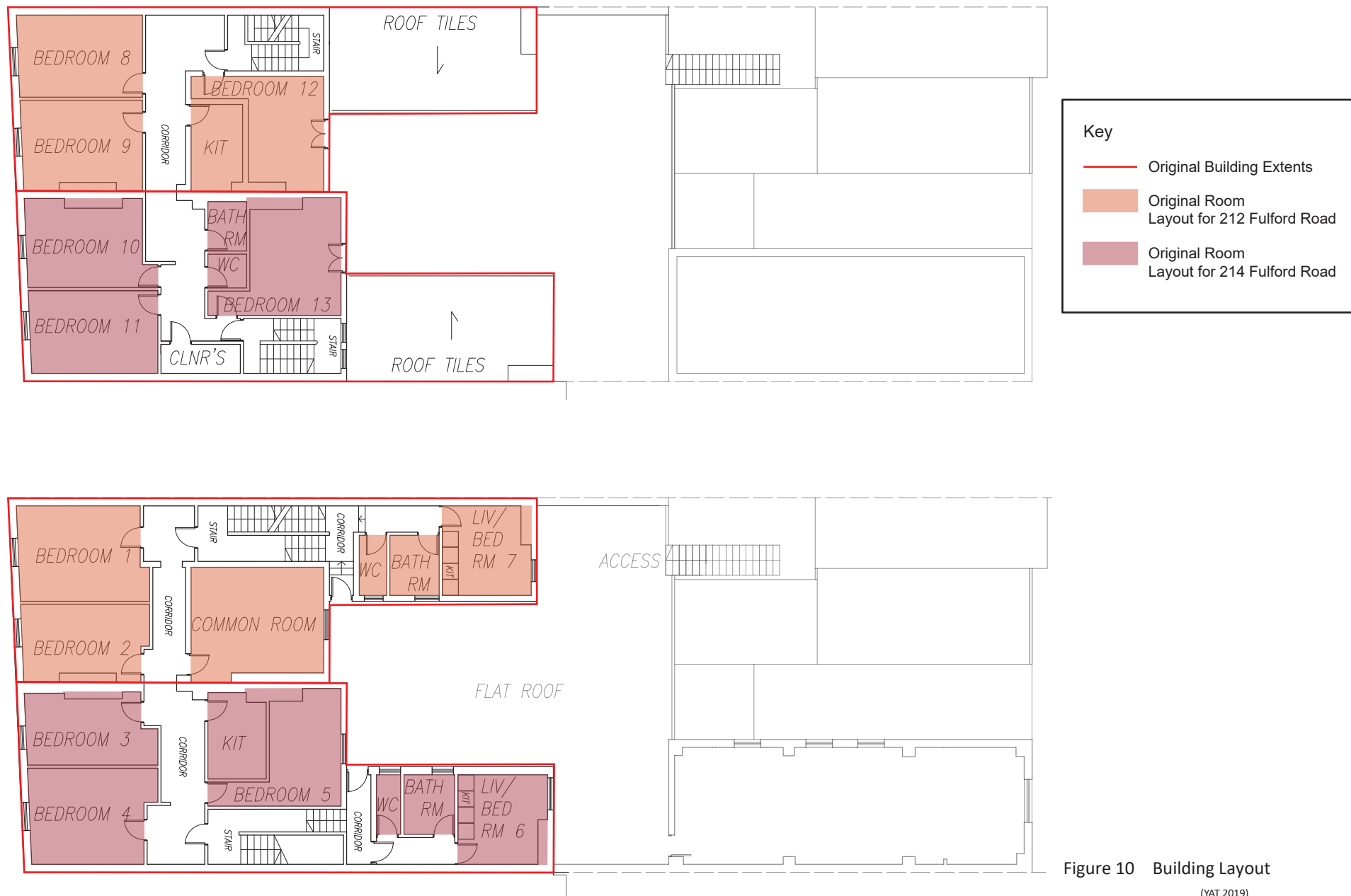
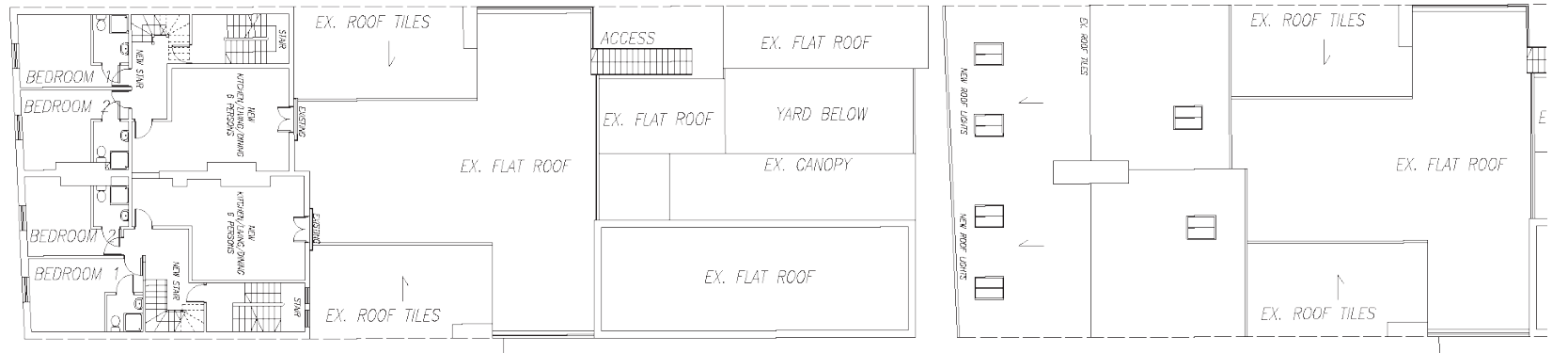
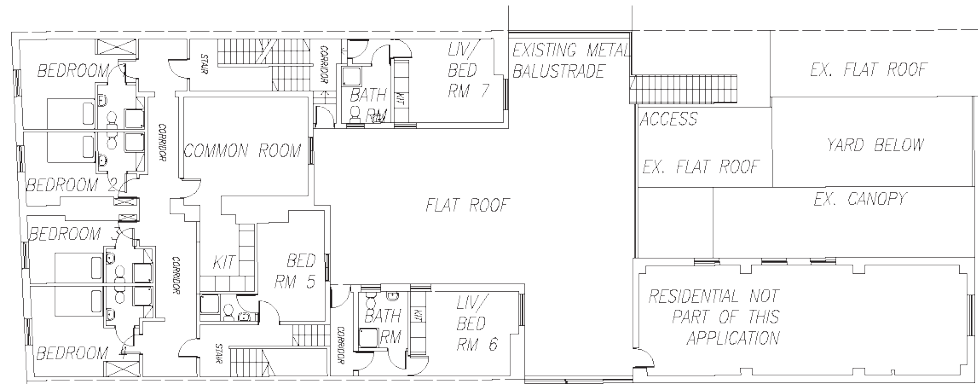


Figure 10 Building Layout
(YAT 2019)

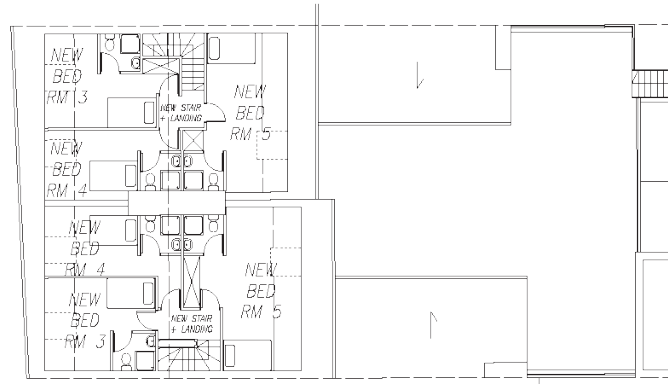


SECOND FLOOR PLAN SCALE 1:200@A3

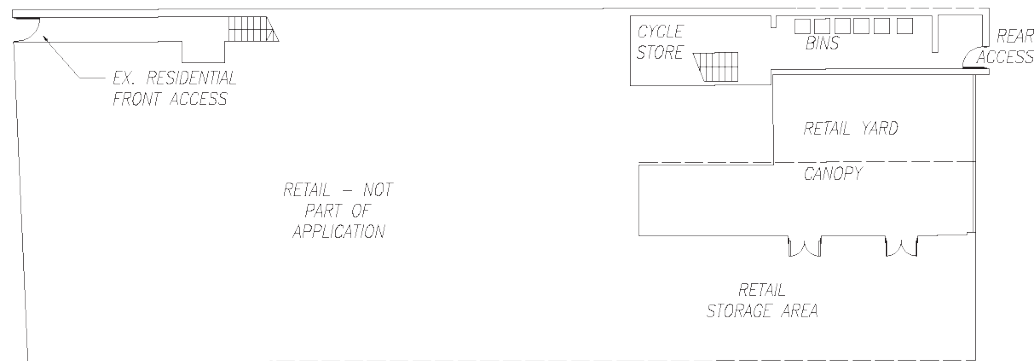
ROOF PLAN SCALE 1:200@A3



FIRST FLOOR PLAN SCALE 1:200@A3



ATTIC FLOOR PLAN SCALE 1:200@A3



GROUND FLOOR PLAN SCALE 1:200@A3

Figure 11 Proposed building alterations



YORK ARCHAEOLOGICAL TRUST

York Archaeological Trust undertakes a wide range of urban and rural archaeological consultancies, surveys, evaluations, assessments and excavations for commercial, academic and charitable clients. We manage projects, provide professional advice and fieldwork to ensure a high quality, cost effective archaeological and heritage service. Our staff have a considerable depth and variety of professional experience and an international reputation for research, development and maximising the public, educational and commercial benefits of archaeology. Based in York, Sheffield, Nottingham and Glasgow the Trust's services are available throughout Britain and beyond.



© York Archaeological Trust

York Archaeological Trust, Cuthbert Morrell House, 47 Aldwark, York YO1 7BX

Phone: +44 (0)1904 663000 Fax: +44 (0)1904 663024

Email: archaeology@yorkat.co.uk Website: <http://www.yorkarchaeology.co.uk>

© 2019 York Archaeological Trust for Excavation and Research Limited
Registered Office: 47 Aldwark, York YO1 7BX
A Company Limited by Guarantee. Registered in England No. 1430801
A registered Charity in England & Wales (No. 509060) and Scotland (No. SCO42846)