



Sports Pavilion
St John Playing Fields
Hull Road
York
5.27.2018
16/02358/OUTM

SE 62672 51224

Historic Building Record

MAP Archaeological Practice Ltd ©

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Planning Ref. 16/02358/OUTM

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HISTORIC BUILDING RECORDING
(PHOTOGRAPHIC & DESCRIPTIVE RECORD)

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Sports Pavilion
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HISTORIC BUILDING RECORDING
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Non-Technical Summary

This report has been undertaken by MAP Archaeological Practice Ltd under the instruction Keepmoat Homes, to record the Sports Pavilion at the St. John Playing Fields at Hull Road, York, prior to its demolition.

The Site became playing fields in 1937 and a small pavilion being built in the north east corner of the site in 1938. The present pavilion was built between late 1930s-late 1940's, first depicted on the 1948-1952 edition Ordnance Survey map.

The central block is a brick two storey structure with two single storey wings either side. The building designed in simple Arts and Craft Style with timber covered veranda/loggia below half timber framed projecting first floor gable dormer.

Seventy high resolution digital photographs were taken to record the exterior and interior of the building.

1. Introduction

1.1 The Historic Building Recording has been commissioned by Keepmoat Homes to record the Sports Pavilion, St. John Playing Field, York in advance of its demolition, to provide a permanent archive record of the building to inform future study (SE 62672 51224: Fig. 1).

1.2 In accordance with the recommendations of the National Planning Policy Framework (July 2018: Para 199, 56) states that the '*Local Planning Authority... should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible [Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository].*' The Historic Building Recording and Report will be undertaken to satisfy Condition 27 on the Planning Permission (**City Of York Planning Ref. 16/02358/OUTM**), which stated:-

A programme of archaeological building recording, specifically a written description and photographic recording of the standing building to Historic England Level of Recording 2 is required for this application. The archaeological scheme comprises 3 stages of work. Each stage shall be completed and approved by the Local Planning Authority before it can be discharged.

A) No demolition/development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. The WSI should conform to standards set by the Chartered Institute for Archaeologists.

B) The programme of recording and post investigation assessment shall be completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition will be secured. This part of the condition shall

not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

- C) *A copy of a report and archive images shall be deposited with City of York Historic Environment Record to allow public dissemination of results within 3 months of completion or such other period as may be agreed in writing with the Local Planning Authority.*

This condition is imposed in accordance with Section 12 of NPPF.

Reason: The building on this site is of archaeological interest and must be recorded prior to demolition.

1.3 A Written Scheme of Investigation was approved by the City of York Council Heritage Project Officer in September 2018. The Building Record was undertaken on Wednesday 15th January 2020.

1.4 This report was funded by City of York Council.

1.5 All maps within this report have been produced from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office, Crown Copyright. License No. AL 50453A.

2. Site Description

2.1 The Proposed Development Area comprises the former York St. John University Playing Field located south of Hull Road and west of Windmill Lane in Heslington, York; c. 2km east of York city centre (Fig. 1).

2.2 The pavilion was accessed from Windmill Lane via the road to the David Lloyd Gym. There was a late 20th century groundkeeper's building to the west. The Proposed Development Area is 4.7 hectares and standing at c. 20m AOD.

3. Historical Background

3.1 The Sports Pavilion is located in Heslington, now part of the City of York and formerly a parish in the Ouse and Derwent Wapentake of the East Riding of York.

3.2 The Victoria County History for Heslington stated "*Playing fields belonging to St. John's College, York, have been situated in Mill Lane since 1937*" (Allison 1976,66). The Sports Pavilion was constructed between 1938 and 1948, as part of the Playing Fields.

3.3 The Building changed use as the rear of the ground floor offices was converted for use as ambulance crew rest facilities in 2008 (Planning Ref. 08/00331/FUL). The building was rejected for Listing by Historic England in 2017.

3.4 The cartographic evidence, from the Ordnance Survey between 1853 and 1968, was examined in the Desk Based Assessment (York Archaeological Trust 2016). The area was open fields between 1841 and 1931. The 1946 edition Ordnance Survey map depicts a small building in the north east corner of the site, corresponding to location of the existing pavilion. The 1953 edition Ordnance Survey map depicted a slightly larger pavilion building in the north east corner of the 'Sports Ground'.

4. Aims and Objectives

- 4.1 The Aim of the Historic Building Recording of the Sports Pavilion was to:-
- Provide a systematic historic building recording of the building prior to the commencement of its demolition

-
- to determine the original nature, date and survival of any earlier structure and fabric and their development to present day

5. Methodology

5.1 The interior and exterior of the building were observed and notes taken on the layout, construction materials and architectural details. A photographic record was undertaken using a 24 megapixel digital camera.

5.2 The photographic record for the building record comprised 70 digital shots. The Photographic Record of the buildings are included on a film register noting file name, location of shot, direction of the shot, and a brief description of the subject (Appendix 1). Metadata was included on all digital files including name of site, description, tags (Building Record), comments (Planning Reference and National Grid Reference), Author (Photographer) and Copyright. All digital photographs will be archived on the Archaeological Data Service.

6. Results

6.1 The Building Record was undertaken on the Sports Pavilion at York St. John Playing Field on the 15th January 2020. The weather conditions were bright and sunny with occasional cloud. The interior and exterior of the pavilion were surveyed and photographed.

6.2 *Pavilion: Exterior Description (Figs. 2-6; Pls. 1-21)*

6.2.1 The Pavilion was constructed solely for use as the sport's ground's changing facilities, basic catering for refreshments, offices, spectator's gallery and groundman's store. The building had a Y-shaped plan and was brick-built

structure with two storey central structure and two one storey offset wings to the south-east and south-west. The main façade was facing the sports field to the south within a small garden enclosed by a central gate and hedges. The walls are constructed in modern engineered brick in stretcher bond. The two storey central block has a hipped pantile covered roof, with a projecting gabled dormer built over the veranda and the two wings with pantile covered gable roofs. To the rear, on the north side of the building, was a catslide roof dropping from the hipped roof to the ground floor height. In the brick built main structure, all windows and doors had header laid brick lintels and sills (Figs. 3-6).

6.2.2 The south elevation has a veranda with flat roof along the ground floor frontage constructed of timber with four post and is dominated by the projecting dormer over the two central posts either side of the central door on the ground floor (Fig. 4 & Pls. 2-5). Under the gable dormer is a wrap-around observation window: five light eight pane tall windows (four opening casement windows and a fixed window in the centre) to the south and one light eight pane tall windows to the east and west. This projection was constructed in timber and with mock-Tudor style. On the ground floor there were three French doors opening onto the veranda. Above the veranda were two three pane fanlights above the east and west French doors. On the first floor there were a window to the east and west of the dormer: both two light six pane casement windows. There is a double sting course below the first floor windows.

6.2.3 The east elevation of the main block had three windows and an entrance to north of the east wing: a two light six pane casement window, a security door with three pane fanlight above, a single light six pane casement window and another two light six pane casement window. On the first floor there were

five single light six pane casement windows and central to the east wing was a chimney stack in the hipped roof (Fig. 6). The west elevation of the main block had a four light ten pane casement window on the ground floor and four windows on the first floor (a three light, a two light and two single light six pane casement windows) and a chimney stack central to the west wing (Fig. 6). The north elevation of the main block was a double door, a door and a small single light 4 pane window. In the centre of the hipped roof was a chimney stack (Fig. 5).

6.2.4 Both of the wings bend to the south and have five elevations. The east wing has a gable to the south-east and the west wing has a gable to the south-west (Fig. 4). The south west gable has a central four light six pane casement window. The south-east gable has a central double garage door. The south-east elevation of the west wing and the south-west elevation of the east wing mirror with a door and three light six pane casement window. The east wing has three light, a four light and a single light six pane casement windows on the north-east elevation. In the north elevation of both the east and west wings had four-light six pane casement windows. The north-west elevation of the west wing has a double door, a four light and a single light six pane casement window.

6.2.5 The gables and the rear catslide roof have a four $\frac{1}{4}$ brick stepped brick corbelling detail at the eaves. The two chimneys to the east and west have a corbel slope and all three chimneys have a three stepped brick corbelling detail on the top of the stacks.

6.3 *Pavilion: Interior Description (Figs. 2-3; Pls. 22-56)*

6.3.1 The ground floor of the pavilion is split into five work areas, the main block with access into the west wing split into three areas, the east wing only accessible from the exterior (via a garage door and the door onto the veranda); then the boiler room and a store on the north elevation accessible from external doors.

6.3.2 The east wing had been a garage, storage area and has the gauges for the boiler. The main building and west wing were split between offices to the rear and upstairs; then recreational/catering to the front and changing facilities and storage in the west wing. The ground floor had two main rooms accessed off the veranda. The main room has a picture rail covered by the internal partition wall. There was a brick fireplace in the main room on the west side (Pl. 24). There is an RSJ steel beam along the east wall of the east room fronting onto the veranda (Pl. 26). To the rear of the main rooms were three rooms accessed from the rear hall with external entrance to the east, and with stairs to the first floor. There was chimney breast on the east wall of the rear (north) room (Pl. 30) to the rear central chimney stack. The west wing is split into four rooms, two for storage and a changing room with sinks and WC.

6.3.4 The first floor has eight rooms of a central hall (Fig. 3). The south-west room has a chimney stack on the east wall and access into the room over the veranda with views over the playing fields (Pl. 48). The south-east room has a brick fireplace on the west wall (Pl. 53) with a boarded off area to the south over the door. There was a WC and two other rooms. Three steps down from the hall, off the stairs, on the first floor there is the north room under the eaves of the catslide roof.

6.3.5 All the internal doors were modern plywood. An internal partition wall had split the ground floor room facing onto the veranda into two rooms. On the ground floor, a bathroom with shower had been inserted off the north room, which had no window.

7. Conclusions

7.1 Originally the entire building had been used as sports facilities, catering and the groundskeeper's offices, welfare and equipment store. Dating the facilities to around 1937, probably relates to the 1937 Physical Training and Recreation Act, which stated "*aiding the provision of, facilities for physical training and recreation, including, but without prejudice to the generality of the foregoing words, the provision and equipment of gymnasiums, playing fields, swimming baths, bathing places, holiday camps and camping sites, and other buildings and premises for physical training and recreation*"; facilitated by the expansion of York along Hull Road at this time.

7.2 In 2008, a change of use was granted for the rear of the building and the first floor to be used as ambulance welfare and rest facilities. The change of use did not alter the buildings layout and a storage area on the ground floor was converted into a shower room.

7.3 At some point, the large room fronting onto the veranda on the ground floor had been subdivided and the chimney of the east side had been removed and an RSJ inserted to support the chimney stack above. This probably predates the 2008 change of use, as the plans accompanying this (Planning Ref. 08/00331/FUL) already depicted this layout.

8. Bibliography

Allison, K. 1976 *A History of the County of York East Riding: Volume 3, Ouse and Derwent Wapentake, and Part of Harthill Wapentake*, London

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Chartered Institute for Archaeologists. 2014 *Code of Conduct*. Reading: Chartered for Archaeologists.

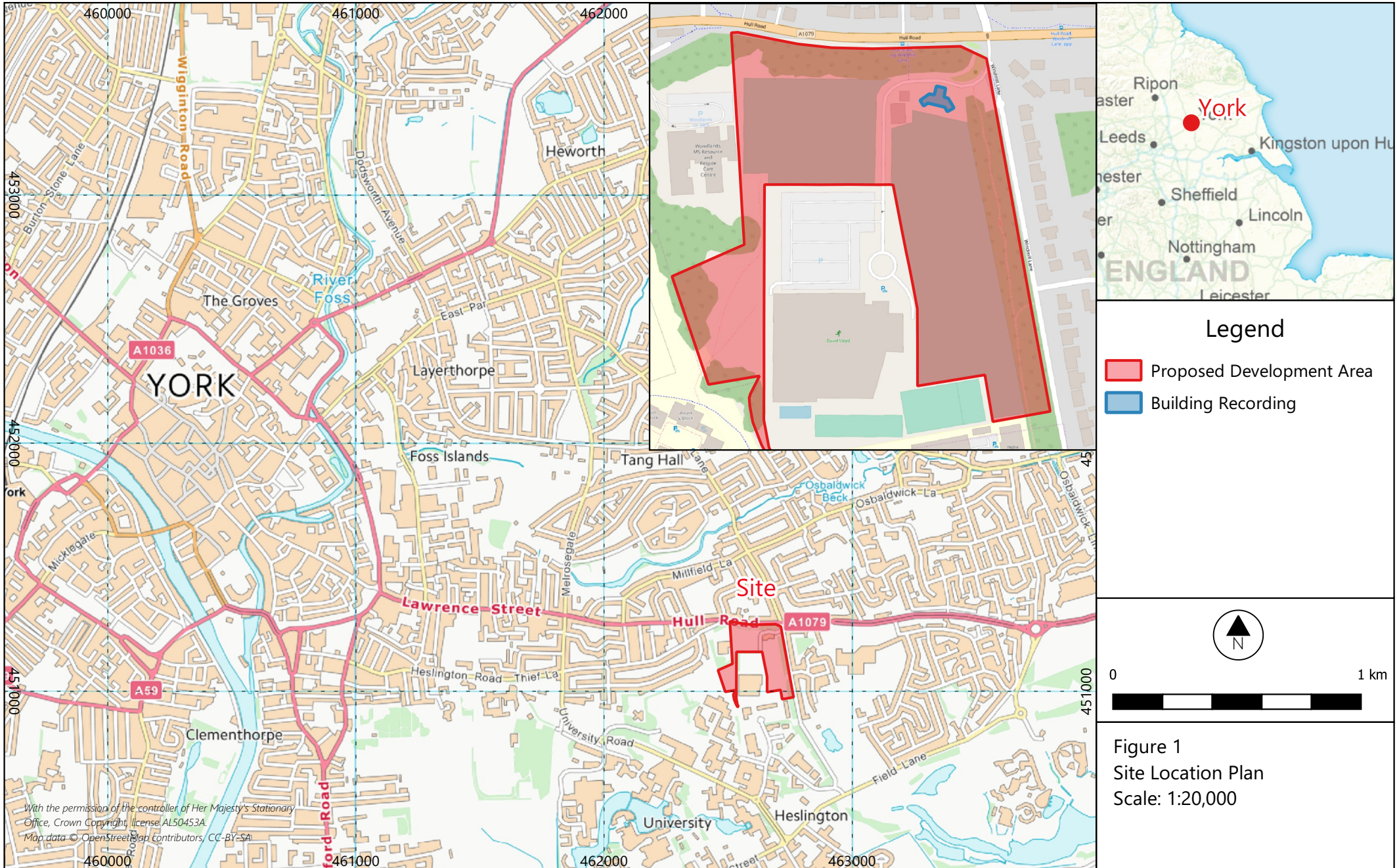
Historic England 2016 *Understanding Historic Buildings. A Guide to Good Recording Practice*.

Historic England 2017 *Sports and Recreation Buildings Listing Selection Guide*.

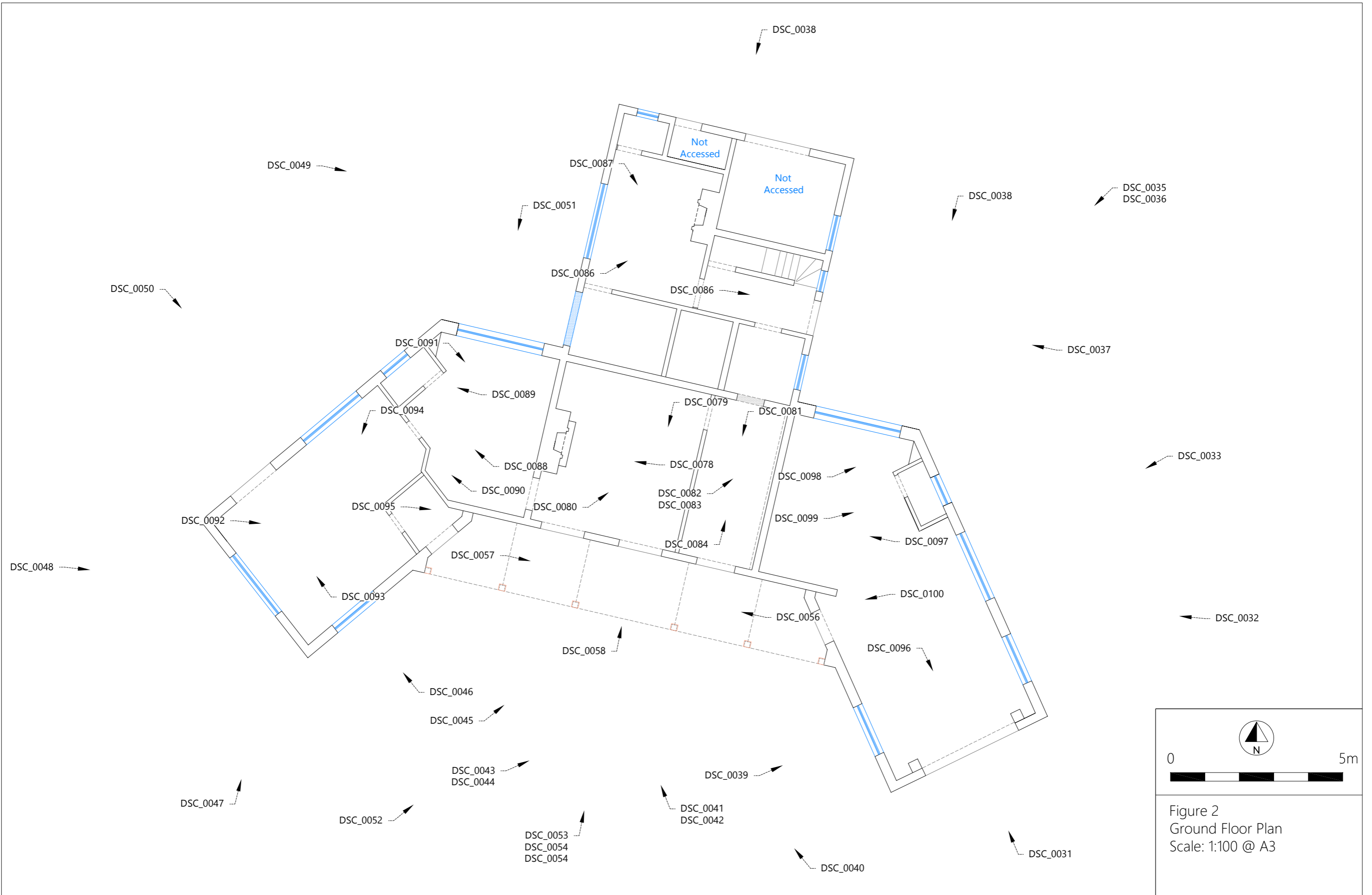
9. List of Contributors

Photographer, Report and Plates: Kelly Hunter

Illustrations: Max Stubbings



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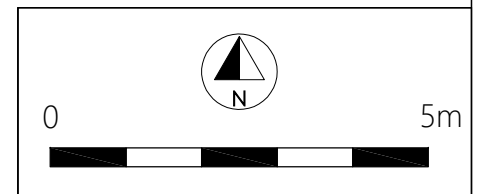
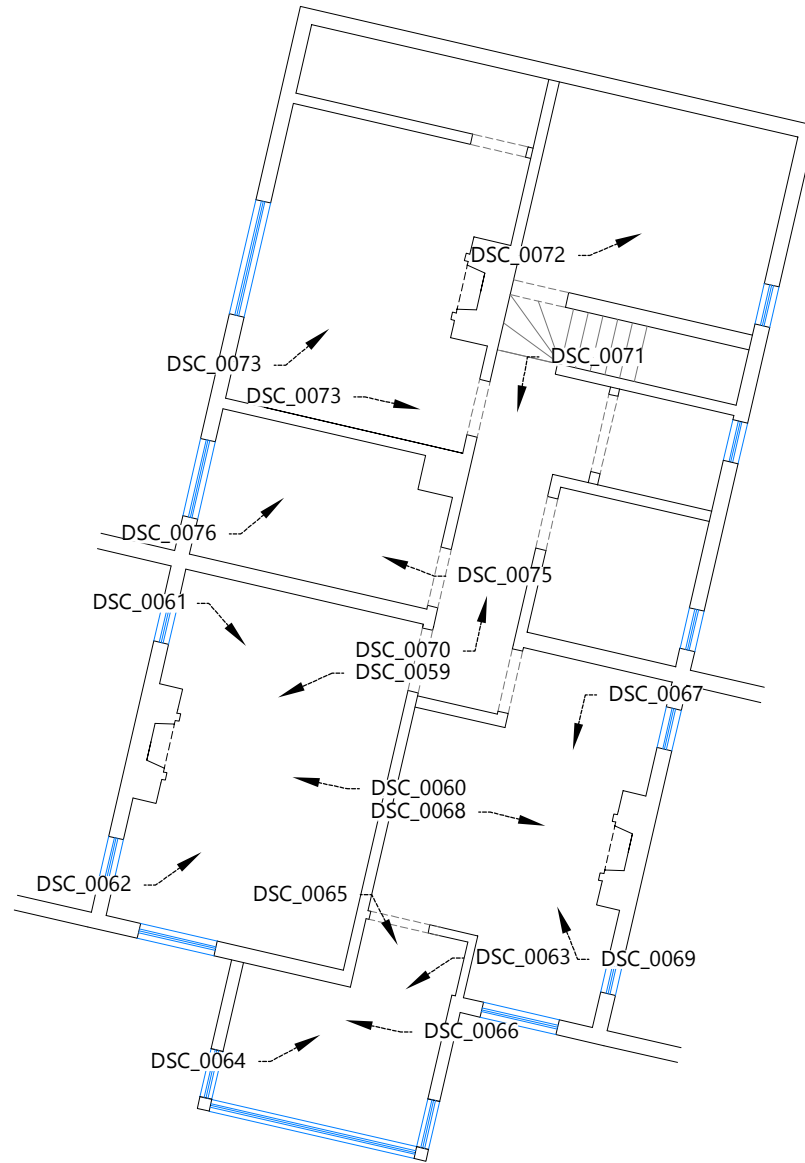
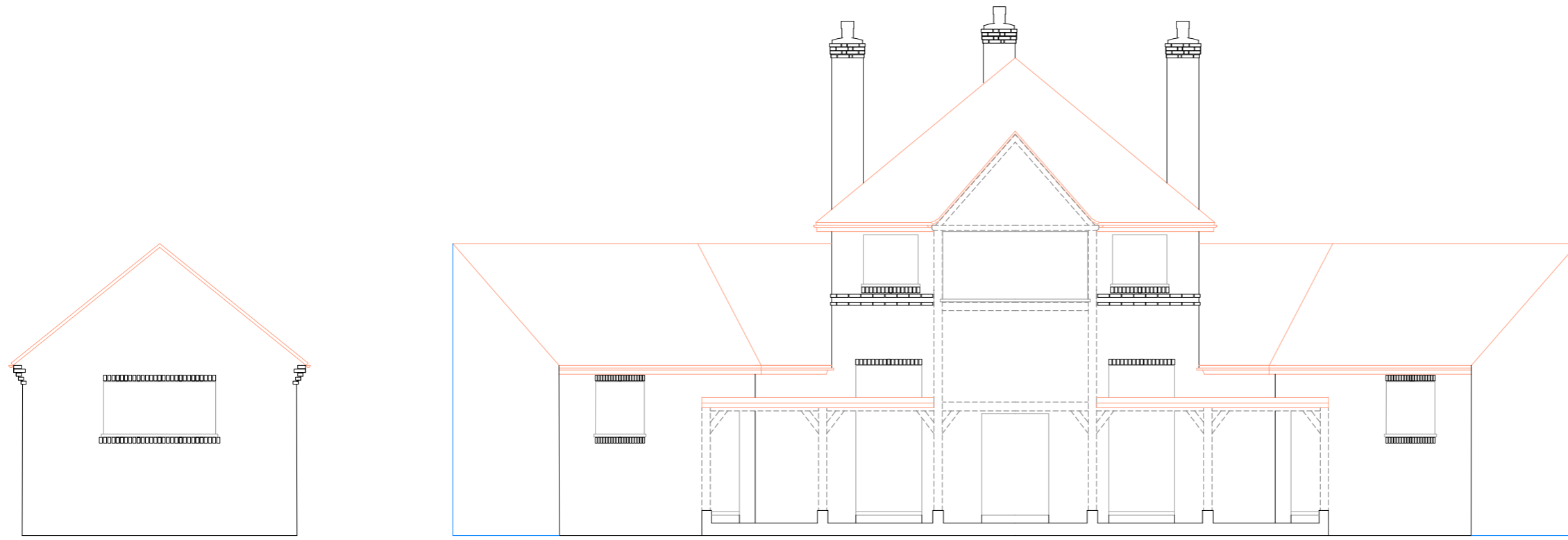


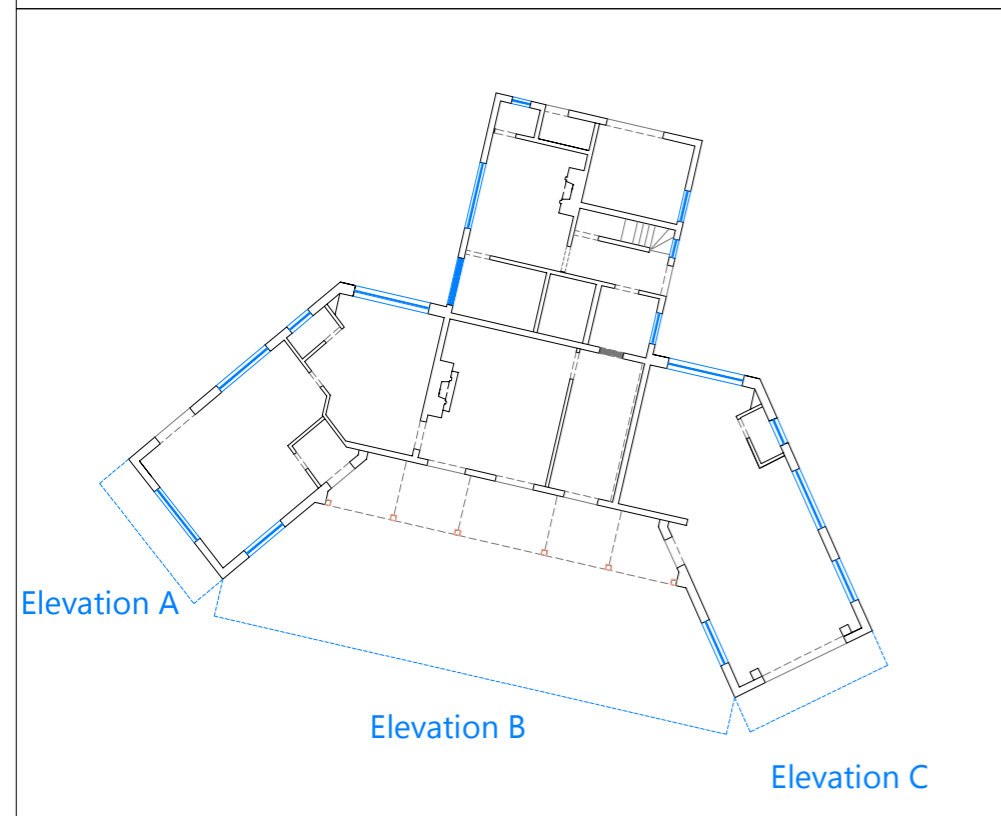
Figure 3
First Floor
Scale: 1:100 @ A4



Elevation A

Elevation B

Elevation C



Elevation A

Elevation B

Elevation C

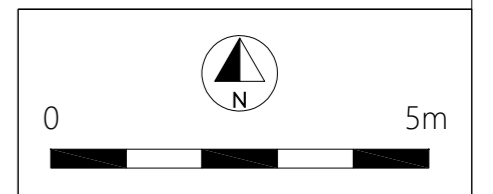
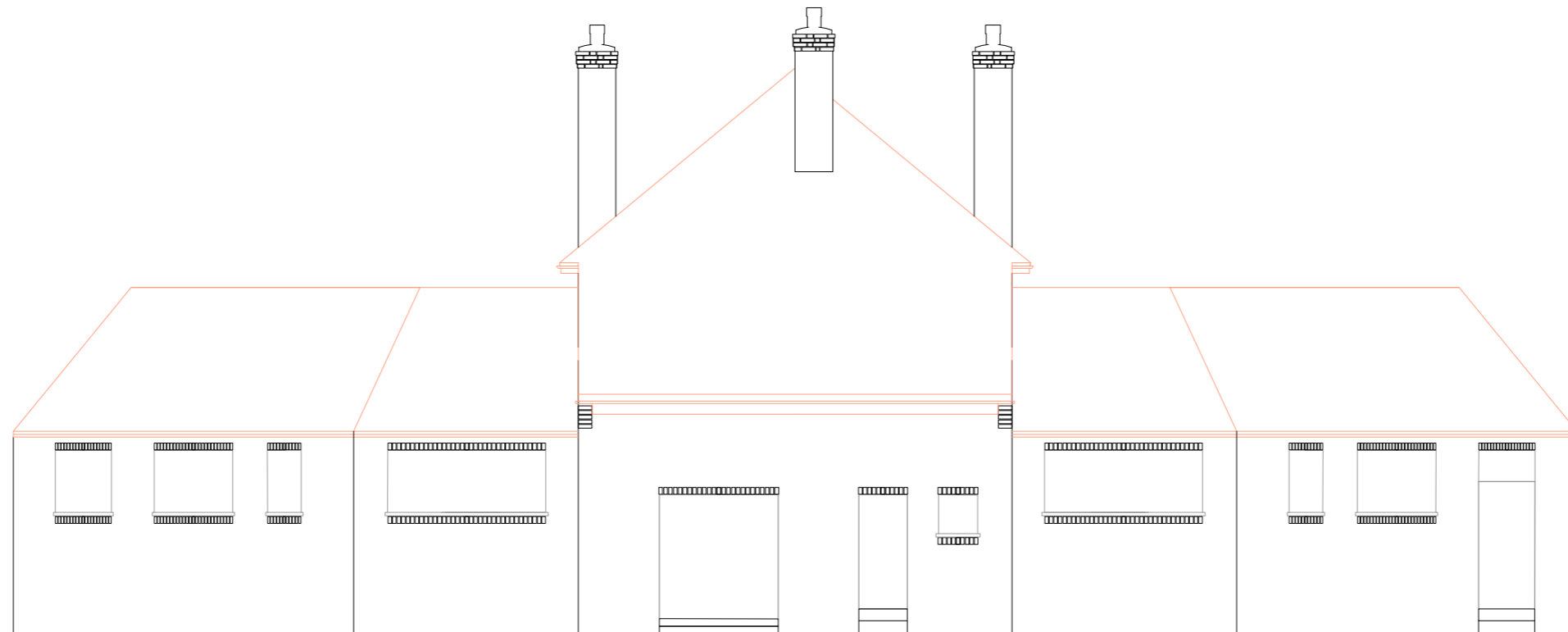


Figure 4
Elevations A - C
Scale: 1:100 @ A3



Elevation D

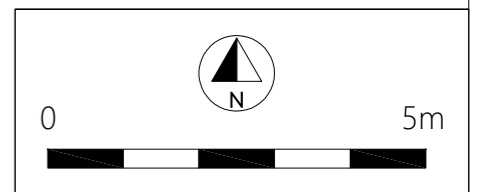
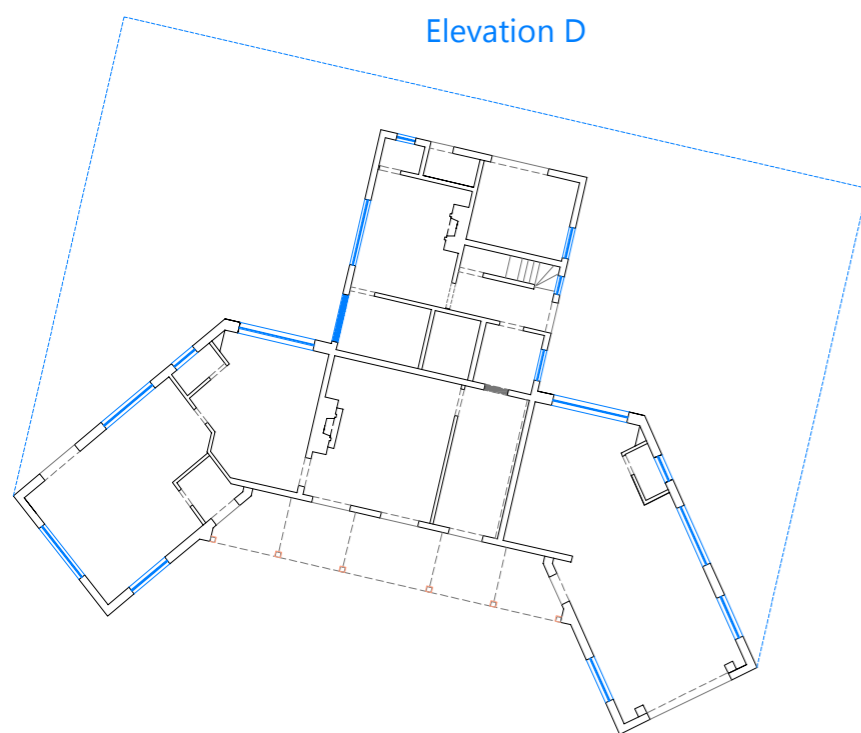
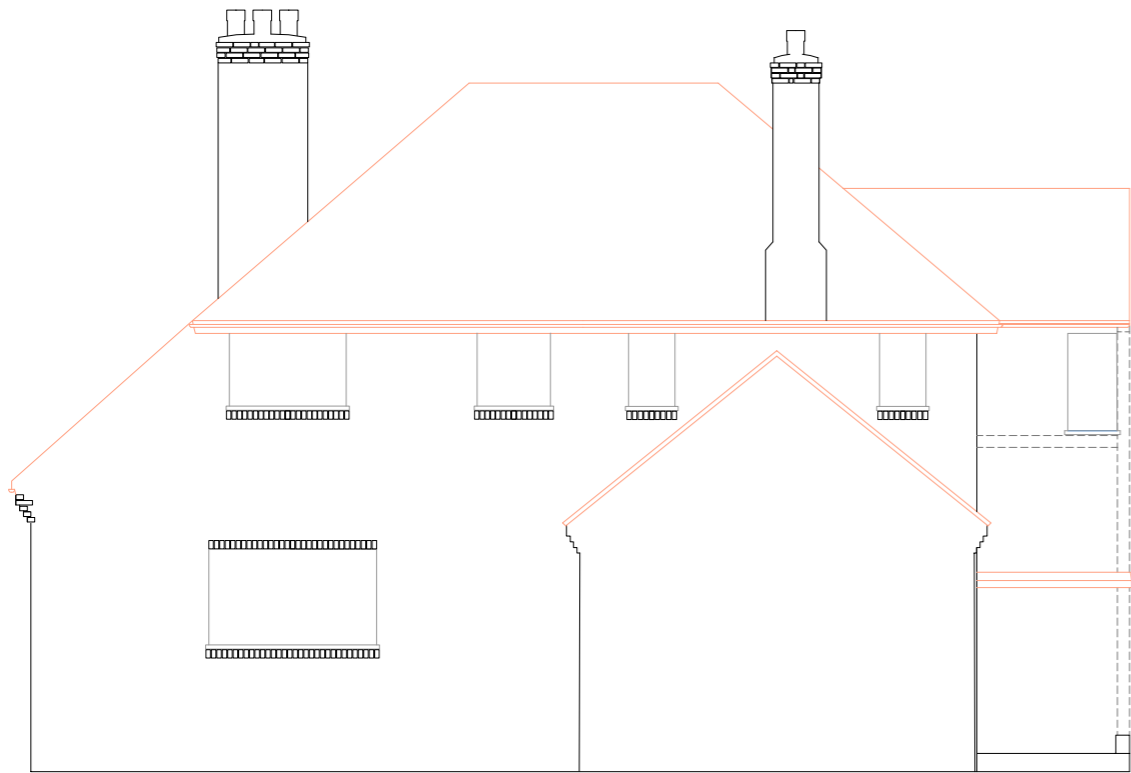
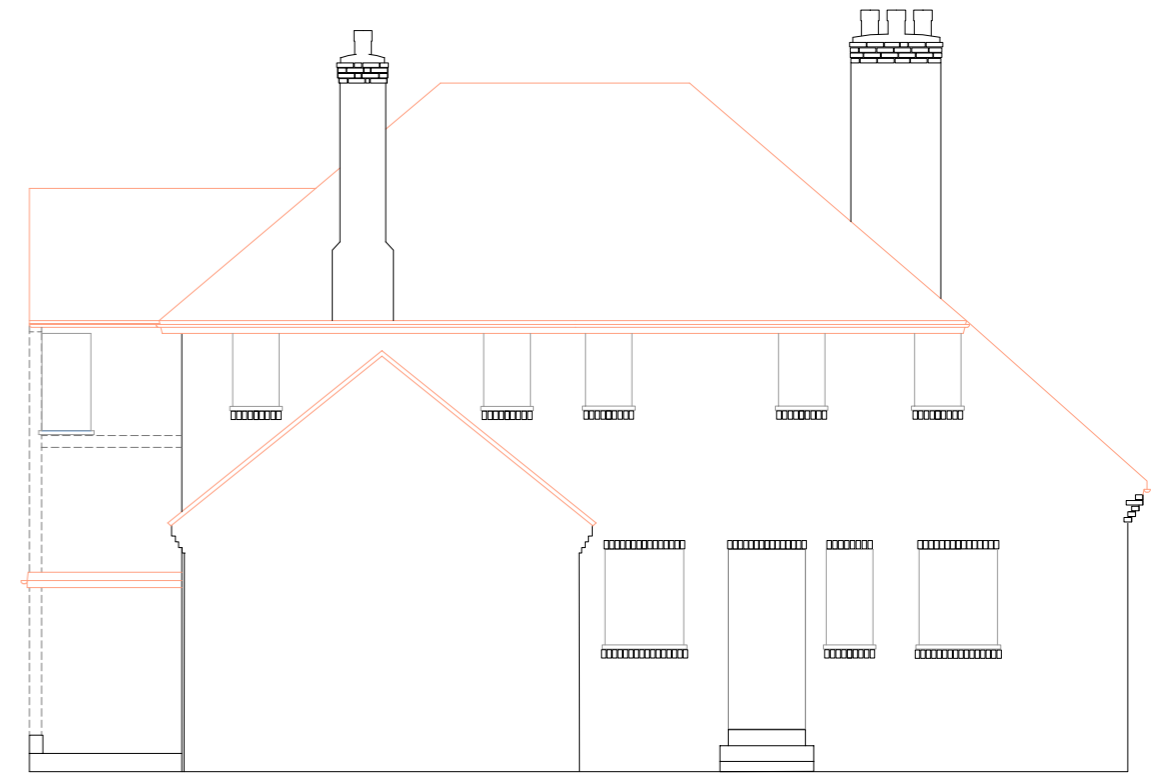


Figure 5
Elevation D
Scale: 1:100 @ A3



Elevation E



Elevation F

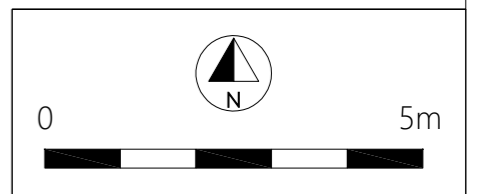
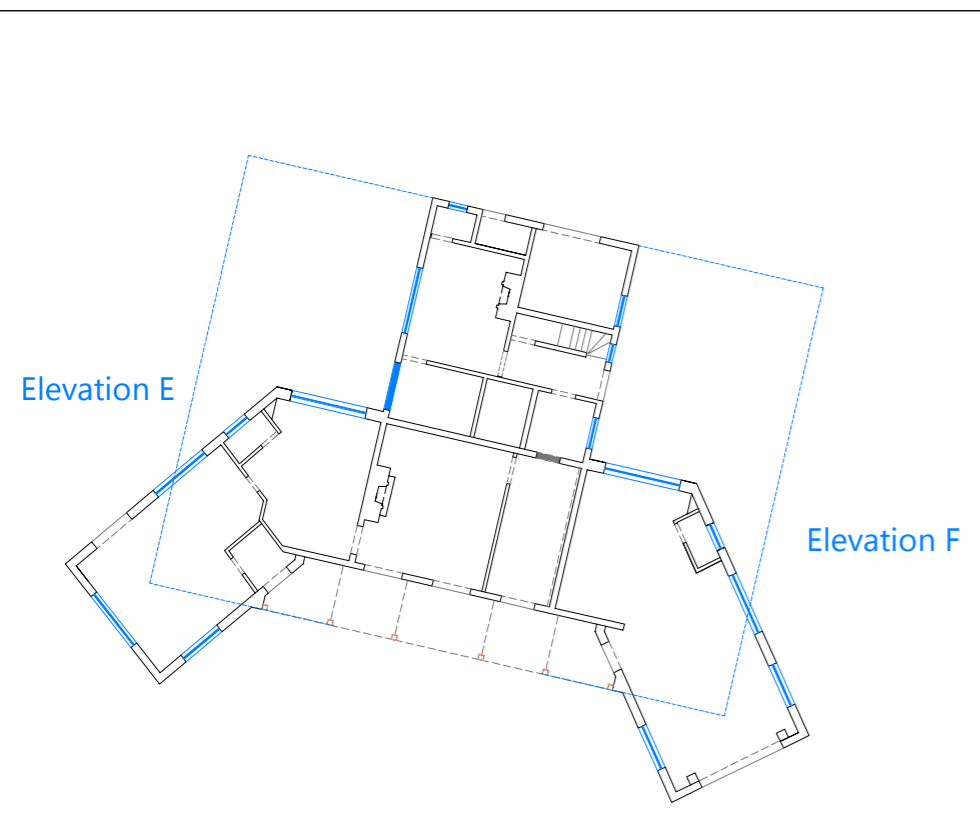


Figure 6
Elevations E&F
Scale: 1:100 @ A3



Plate 1. Sports Pavilion at York St. John Playing Field (DSC_0052). Facing North-east.



Plate 2. Pavilion: Exterior - South Elevation (DSC_0054). Facing North.



Plate 3. Pavilion: Exterior – South and South-east Elevations (DSC_0040). Facing North-west.
16/02358/OUTM



Plate 4. Pavilion: Exterior – South and South-west Elevations (DSC_0045). Facing North-east



Plate 5. Pavilion: Exterior – South Elevation (DSC_0043). Facing North-east.



Plate 6. Pavilion: Exterior – South-east Elevation (DSC_0039). Facing East.



Plate 7. Pavilion: Exterior – South-west Elevation (DSC_0046). Facing West.



Plate 8. Pavilion: Exterior – Veranda (DSC_0056). Facing North-west.



Plate 9. Pavilion: Exterior – Veranda (DSC_0057). Facing South-east.

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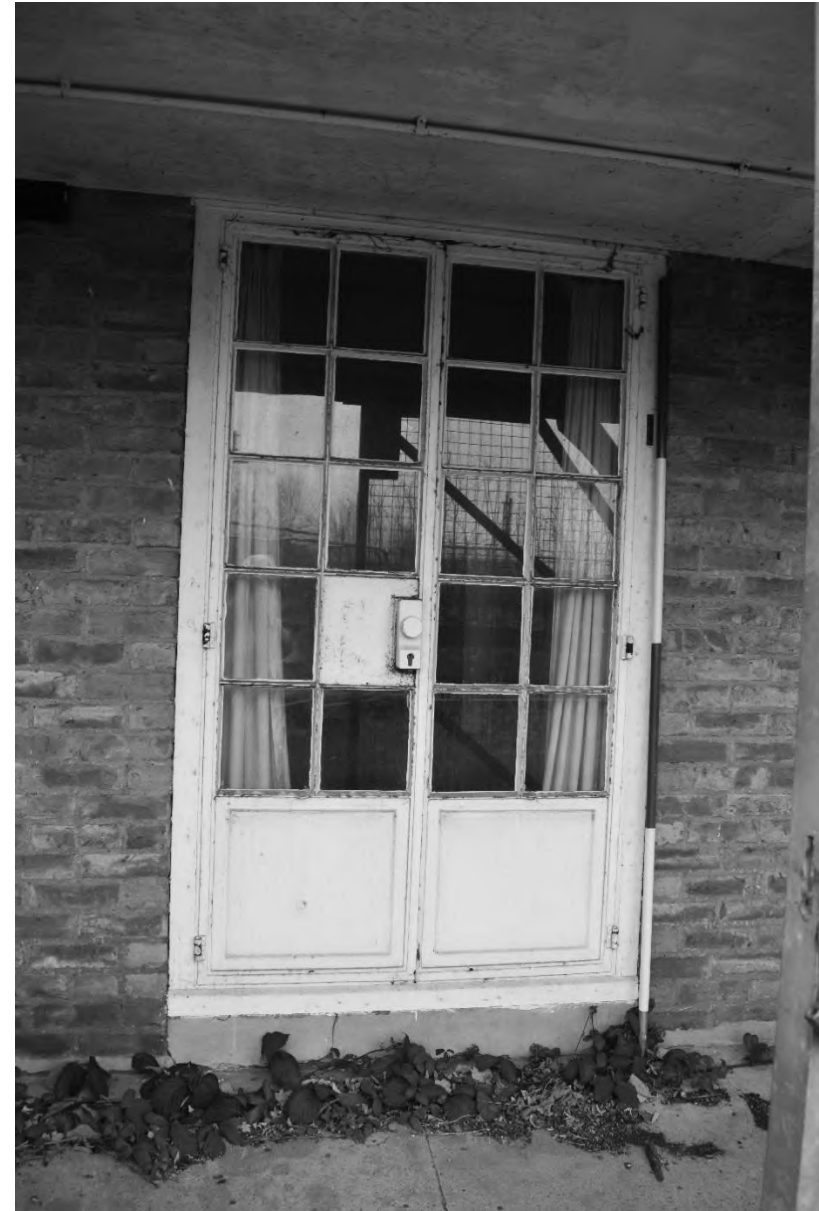


Plate 10. Pavilion: Exterior – South Elevation Door (DSC_0058). Facing North.



Plate 11. Pavilion: Exterior – South-east Elevation (DSC_0031). Facing North-west.



Plate 12. Pavilion: Exterior – North-east, North & East Elevations (DSC_0032). Facing West.



Plate 13. Pavilion: Exterior – North-east and North Elevations (DSC_0033). Facing South-west.



Plate 14. Pavilion: Exterior – North, North-east & East Elevations (DSC_0034). Facing South.



Plate 15. Pavilion: Exterior - East and North Elevations (DSC_0036). Facing West.

16/02358/OUTM



Plate 16. Pavilion: Exterior – East Elevation (DSC_0037). Facing West.



Plate 17. Pavilion: Exterior – North Elevation (DSC_0038). Facing South.



Plate 18. Pavilion: Exterior – South-west Elevation (DSC_0047). Facing North-east.



Plate 19. Pavilion: Exterior – North-west Elevation (DSC_0050). Facing South-east.



Plate 20. Pavilion: Exterior - West Elevation (DSC_0049). Facing East.



Plate 21. Pavilion: Exterior – North Elevation (DSC_0051). Facing South.



Plate 22. Pavilion: Interior – Ground Floor (DSC_0079). Facing South-west.



Plate 23. Pavilion: Interior – Ground Floor (DSC_0080). Facing North-east.



Plate 24. Pavilion: Interior – Ground Floor (DSC_0078). Facing West.



Plate 25. Pavilion: Interior – Ground Floor (DSC_0081). Facing South.



Plate 26. Pavilion: Interior – Ground Floor (DSC_0082). Facing East.



Plate 27. Pavilion: Interior – Ground Floor (DSC_0084). Facing North.



Plate 28. Pavilion: Interior – Ground Floor (DSC_0085). Facing East.
16/02358/OUTM



Plate 29. Pavilion: Interior – Ground Floor (DSC_0086). Facing North.



Plate 30. Pavilion: Interior – Ground Floor (DSC_0087). Facing East.



Plate 31. Pavilion: Interior – Ground Floor (DSC_0088). Facing North.



Plate 32. Pavilion: Interior – Ground Floor (DSC_0089). Facing North.



Plate 33. Pavilion: Interior – Ground Floor (DSC_0090). Facing North.



Plate 34. Pavilion: Interior – Ground Floor (DSC_0091). Facing South.



Plate 35. Pavilion: Interior – Ground Floor (DSC_0092). Facing East.



Plate 36. Pavilion: Interior – Ground Floor (DSC_0093). Facing North-west.



Plate 37. Pavilion: Interior – Ground Floor (DSC_0094). Facing West.



Plate 38. Pavilion: Interior – Ground Floor (DSC_0095). Facing East.



Plate 39. Pavilion: Interior – Ground Floor (DSC_0096). Facing South-east.



Plate 40. Pavilion: Interior – Ground Floor (DSC_0094). Facing West.



Plate 41. Pavilion: Interior – Ground Floor (DSC_0098). Facing North-east.

16/02358/OUTM



Plate 42. Pavilion: Interior – Ground Floor (DSC_0100). Facing South-east.



Plate 43. Pavilion: Interior – First Floor (DSC_0059). Facing West.



Plate 44. Pavilion: Interior – First Floor (DSC_0061). Facing South.



Plate 45. Pavilion: Interior – First Floor (DSC_0062). Facing North.



Plate 46. Pavilion: Interior – First Floor (DSC_0063). Facing South.



Plate 47. Pavilion: Interior – First Floor (DSC_0067). Facing South.



Plate 48. Pavilion: Interior – First Floor (DSC_0068). Facing East.



Plate 49. Pavilion Interior – First Floor (DSC_0069). Facing North.



Plate 50. Pavilion Interior – First Floor (DSC_0070). Facing North.



Plate 51. Pavilion Interior – First Floor (DSC_0071). Facing North.



Plate 52. Pavilion Interior – First Floor (DSC_0072). Facing East.



Plate 53. Pavilion Interior – First Floor (DSC_0073). Facing East.



Plate. 54. Pavilion Interior – First Floor (DSC_0075). Facing West.



Plate 55. Pavilion Interior – First Floor (DSC_0076). Facing East.



Plate 56. Pavilion Interior – First Floor (DSC_0077). Facing East.

APPENDIX 1

Photographic Archive Listing

MAP 5.27.2018 - Sports Pavilion, St. John Playing Fields, Hull Road, York (SE 62672 51224)

Camera: Nikon D3500 (24 Megapixel)

File	Date	Description	Facing
DSC_0031	15/01/2020	Sports Pavilion: Exterior - South-east Elevation (East Wing Gable)	North-east
DSC_0032	15/01/2020	Sports Pavilion: Exterior - North-east Elevation (East Wing)	West
DSC_0033	15/01/2020	Sports Pavilion: Exterior - North-east Elevation (East Wing)	South-west
DSC_0034	15/01/2020	Sports Pavilion: Exterior - North Elevation (East Wing)	North-east
DSC_0035	15/01/2020	Sports Pavilion: Exterior - East Elevation	South-west
DSC_0036	15/01/2020	Sports Pavilion: Exterior - East Elevation	South-west
DSC_0037	15/01/2020	Sports Pavilion: Exterior - East Elevation	West
DSC_0038	15/01/2020	Sports Pavilion: Exterior - North Elevation	South-east
DSC_0039	15/01/2020	Sports Pavilion: Exterior - South-west Elevation (East Wing)	North-east
DSC_0040	15/01/2020	Sports Pavilion: Exterior - South & South-east Elevations	West
DSC_0041	15/01/2020	Sports Pavilion: Exterior - South Elevation	North-west
DSC_0042	15/01/2020	Sports Pavilion: Exterior - South Elevation	North
DSC_0043	15/01/2020	Sports Pavilion: Exterior - South Elevation	North-east
DSC_0044	15/01/2020	Sports Pavilion: Exterior - South and South-west Elevation	North-east
DSC_0045	15/01/2020	Sports Pavilion: Exterior - South Elevation	North-east
DSC_0046	15/01/2020	Sports Pavilion: Exterior - South-east Elevation (West Wing)	North-west
DSC_0047	15/01/2020	Sports Pavilion: Exterior - South-west Elevation (West Wing)	North
DSC_0048	15/01/2020	Sports Pavilion: Exterior - South-west Elevation (West Wing)	South-east
DSC_0049	15/01/2020	Sports Pavilion: Exterior - West Elevation	East
DSC_0050	15/01/2020	Sports Pavilion: Exterior - North-east Elevation (West Wing)	South-east
DSC_0051	15/01/2020	Sports Pavilion: Exterior - North Elevation (West Wing)	South
DSC_0052	15/01/2020	Sports Pavilion: Exterior - South Elevation	South
DSC_0053	15/01/2020	Sports Pavilion: Exterior - South Elevation	North-east
DSC_0054	15/01/2020	Sports Pavilion: Exterior - South Elevation	North-east
DSC_0055	15/01/2020	Sports Pavilion: Exterior - South Elevation	North
DSC_0056	15/01/2020	Sports Pavilion: Exterior - South Elevation	West
DSC_0057	15/01/2020	Sports Pavilion: Exterior - South Elevation	East
DSC_0058	15/01/2020	Sports Pavilion: Exterior - South Elevation	North
DSC_0059	15/01/2020	Sports Pavilion: Interior - First Floor	South-west
DSC_0060	15/01/2020	Sports Pavilion: Interior - First Floor	West
DSC_0061	15/01/2020	Sports Pavilion: Interior - First Floor	South-east
DSC_0062	15/01/2020	Sports Pavilion: Interior - First Floor	North-east
DSC_0063	15/01/2020	Sports Pavilion: Interior - First Floor	South-west
DSC_0064	15/01/2020	Sports Pavilion: Interior - First Floor	North-east
DSC_0065	15/01/2020	Sports Pavilion: Interior - First Floor	South-east
DSC_0066	15/01/2020	Sports Pavilion: Interior - First Floor	West
DSC_0067	15/01/2020	Sports Pavilion: Interior - First Floor	South
DSC_0068	15/01/2020	Sports Pavilion: Interior - First Floor	East
DSC_0069	15/01/2020	Sports Pavilion: Interior - First Floor	North

DSC_0070	15/01/2020 Sports Pavilion: Interior - First Floor	North
DSC_0071	15/01/2020 Sports Pavilion: Interior - First Floor	South
DSC_0072	15/01/2020 Sports Pavilion: Interior - First Floor	East
DSC_0073	15/01/2020 Sports Pavilion: Interior - First Floor	North-east
DSC_0074	15/01/2020 Sports Pavilion: Interior - First Floor	North-west
DSC_0075	15/01/2020 Sports Pavilion: Interior - First Floor	West
DSC_0076	15/01/2020 Sports Pavilion: Interior - First Floor	North-east
DSC_0077	15/01/2020 Sports Pavilion: Interior - First Floor	East
DSC_0078	15/01/2020 Sports Pavilion: Interior - Ground Floor	West
DSC_0079	15/01/2020 Sports Pavilion: Interior - Ground Floor	South-west
DSC_0080	15/01/2020 Sports Pavilion: Interior - Ground Floor	North-east
DSC_0081	15/01/2020 Sports Pavilion: Interior - Ground Floor	South
DSC_0082	15/01/2020 Sports Pavilion: Interior - Ground Floor	North-east
DSC_0083	15/01/2020 Sports Pavilion: Interior - Ground Floor	North-east
DSC_0084	15/01/2020 Sports Pavilion: Interior - Ground Floor	North
DSC_0085	15/01/2020 Sports Pavilion: Interior - Ground Floor	East
DSC_0086	15/01/2020 Sports Pavilion: Interior - Ground Floor	North-east
DSC_0087	15/01/2020 Sports Pavilion: Interior - Ground Floor	South-east
DSC_0088	15/01/2020 Sports Pavilion: Interior - Ground Floor	West
DSC_0089	15/01/2020 Sports Pavilion: Interior - Ground Floor	West
DSC_0090	15/01/2020 Sports Pavilion: Interior - Ground Floor	West
DSC_0091	15/01/2020 Sports Pavilion: Interior - Ground Floor	South-east
DSC_0092	15/01/2020 Sports Pavilion: Interior - Ground Floor	East
DSC_0093	15/01/2020 Sports Pavilion: Interior - Ground Floor	North-west
DSC_0094	15/01/2020 Sports Pavilion: Interior - Ground Floor	South
DSC_0095	15/01/2020 Sports Pavilion: Interior - Ground Floor	East
DSC_0096	15/01/2020 Sports Pavilion: Interior - Ground Floor	South-east
DSC_0097	15/01/2020 Sports Pavilion: Interior - Ground Floor	West
DSC_0098	15/01/2020 Sports Pavilion: Interior - Ground Floor	East
DSC_0099	15/01/2020 Sports Pavilion: Interior - Ground Floor	North-east
DSC_0100	15/01/2020 Sports Pavilion: Interior - Ground Floor	West



DSC_0031



DSC_0032



DSC_0033



DSC_0034



DSC_0035



DSC_0036



DSC_0037



DSC_0038



DSC_0039



DSC_0041



DSC_0042



DSC_0043



DSC_0044



DSC_0045



DSC_0046



DSC_0047



DSC_0048



DSC_0049



DSC_0050



DSC_0051



DSC_0052



DSC_0053



DSC_0054



DSC_0055



DSC_0056



DSC_0057



DSC_0058



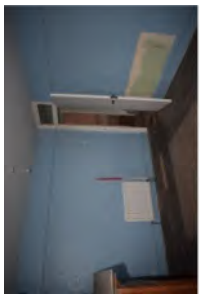
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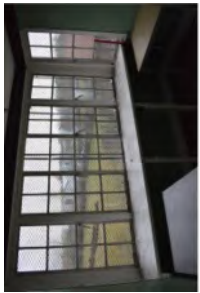
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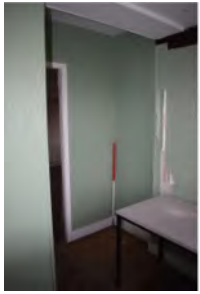
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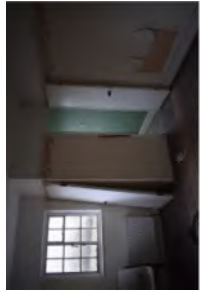
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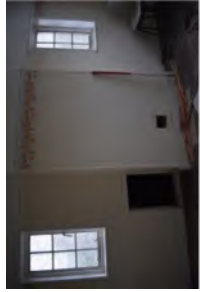
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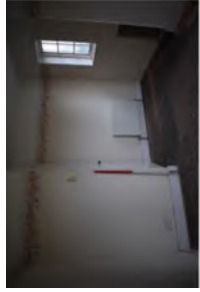
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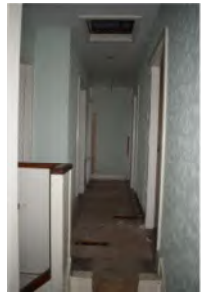
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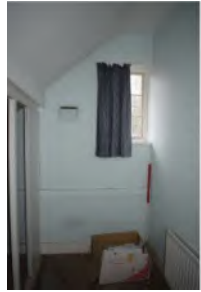
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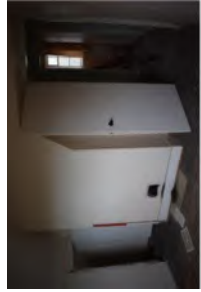
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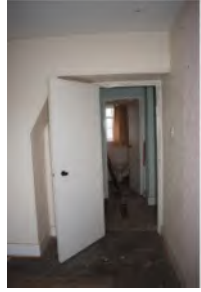
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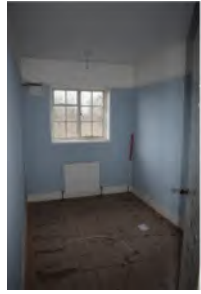
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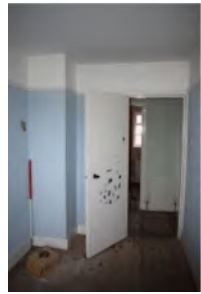
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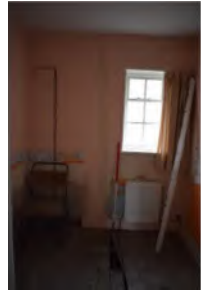
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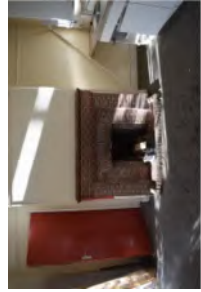
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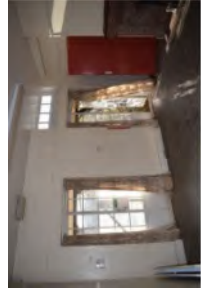
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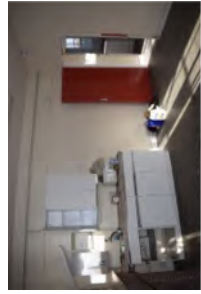
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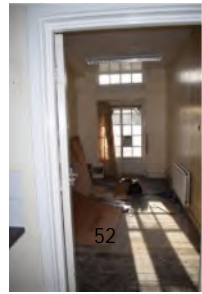
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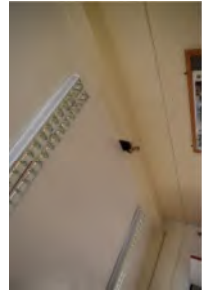
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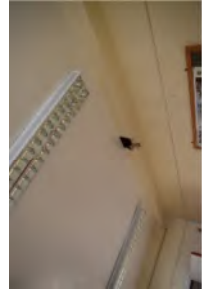
DSC_0080



DSC_0081



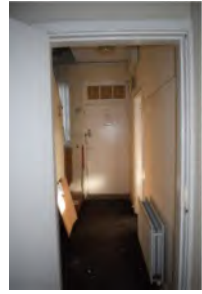
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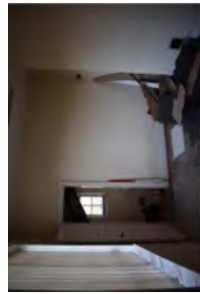
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DSC_0084



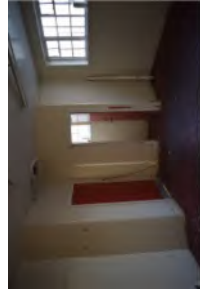
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DSC_0086



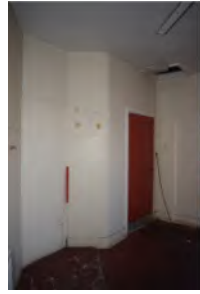
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DSC_0088



DSC_0089



DSC_0090



DSC_0091



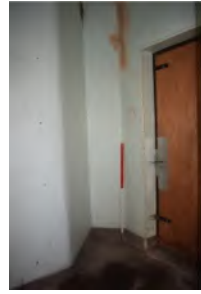
DSC_0092



DSC_0093



DSC_0094



DSC_0095



DSC_0096



DSC_0097



DSC_0098



DSC_0099



DSC_0100

**The Pavillion/Groundsman's House
St. John University Playing Field
Hull Road
York**

MAP 5.27.2018

16/02358/OUTM

SE 62672 51225

**WRITTEN SCHEME OF WORKS: HISTORIC BUILDING RECORDING
(PHOTOGRAPHIC & DESCRIPTIVE RECORD)**

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**The Pavillion/Groundsman's House
St. John University Playing Field
Hull Road
York**

MAP 5.27.2018

16/02358/OUTM

SE 62672 51225

**WRITTEN SCHEME OF WORKS: HISTORIC BUILDING RECORDING
(PHOTOGRAPHIC & DESCRIPTIVE RECORD)**

1 Introduction

- 1.1 This document sets out the details for the Historic Building Recording required for the Pavillion/Groundsman's House at the St. John's University Playing Field, Hull Road, York (Planning Application Ref. **16/02358/OUTM**). The Written Scheme of Works has been commissioned by Yorkshire Housing and the proposed work will provide a record of the structures in advance of their demolition as a permanent archive record of the building.
- 1.2 In accordance with the recommendations of the National Planning Policy Framework (March 2012) states that the '*Local Planning Authority... should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible [within the Historic Environment Record].*' The Historic Building Recording and Report will be undertaken to satisfy Condition 27 (**16/02358/OUTM**), which states:-

A programme of archaeological building recording, specifically a written description and photographic recording of the standing building to Historic England Level of Recording 2 is required for this application.

The archaeological scheme comprises 3 stages of work. Each stage shall be completed and approved by the Local Planning Authority before it can be discharged.

A) No demolition/development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. The WSI should conform to standards set by the Chartered Institute for Archaeologists.

B) The programme of recording and post investigation assessment shall be completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition will be secured. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

C) A copy of a report and archive images shall be deposited with City of York Historic Environment Record to allow public dissemination of results within 3 months of completion or such other period as may be agreed in writing with the Local Planning Authority.

This condition is imposed in accordance with Section 12 of NPPF.

Reason: The building on this site is of archaeological interest and must be recorded prior to demolition.

- 1.3 All maps within this report have been produced from the Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office, Crown Copyright. License No. AL 50453A.

2 Compliance

- 2.1 The Historic Building Recording shall be undertaken in a manner consistent with the Chartered Institute for Archaeologists Standard and Guidance '*Standards and guidance for the archaeological investigation and recording of standing buildings or structures*' revised December 2014

and the Historic England's Guidelines '*Understanding Historic Buildings, A Guide to Good Recording Practice*', 2016.

- 2.2 All relevant Historic England and ClfA guidance on archaeological practice must be followed.

3. Site Description

- 3.1 The site of St. John's University Playing Fields is located 2km east of York City Centre (Grid Ref. SE 62672 51225), on the south side of Hull Road and west of Windmill Lane. The Pavillion/Groundsman's House is located on the north-west corner of the Proposed Development Area, which is located north of the University of York Science Park and the David Lloyd Tennis Facility and east of the Woodlands Neurological Rehabilitation Centre.

- 3.2 The Proposed Development Area is 4.73 hectares in size and standing at c. 20m AOD.

4. Archaeological and Historical Background

- 4.1 The Pavilion, was built in the 1930s and a brick two storey central structure with a clock and two wings, set within a small garden. Immediately to the west are very modern brick single storey ancillary buildings currently used as store rooms by the grounds maintenance department of York St John University. A well kept hedge surrounds the building with a short flight of concrete steps down to the level of pitch.

- 4.2 The 1938 Edition Ordnance Survey Map depicted a small building in the north east corner of the site, corresponding to the existing pavilion. The

1953 Edition Ordnance Survey Map depicted a slightly larger pavilion building in the north east corner of the site.

4.3 The sports pavilion and the later groundsman's house are service buildings for the St. John's University Playing Fields; both possess heritage interest stemming from its location and part of York's expansion in the interwar and post-war periods. The structures were not considered of National Importance by the Listing and Designation by Historic England in 2017, the grounds given were the mid twentieth century construction and lack of a named architect or innovative design and the lack of group value.

5. Aims and Objectives

- 5.1 The Aim of the Historic Building Recording of the farm buildings on site:-
- Provide a systematic historic building recording of both buildings prior to demolition
 - to determine the original nature, date and survival of any earlier structure and fabric and their development to present day

6. Methodology

- 6.1 The Proposed Development will demolish the two buildings. The interior of the Sports Pavillion will need to be accessed. The upper floor will only be recorded if safe access is available.
- 6.2 The Historic Building Recording will be an archival record prior to demolition and determine their original nature, date and survival of any earlier structure and fabric and their development to present, to inform an assessment of significance.

6.3 Assessment of all internal and external features of historical or architectural interest shall be undertaken to a professional standard by fully trained and competent archaeologist. Each feature shall be place in its context within the present structure. High resolution digital photographs (12 megapixel or greater) shall be taken for the photographic record.

6.4 The photographic record will comprise:

- The building in the context of the immediate surrounding (i.e. the relationship to other buildings and structures)
- External elevations
- A general internal photographic record should be made of the building, including internal walls/subdivisions
- The roof structure of each section of the building
- Details, e.g. windows, openings, doors, decorative brickwork, carpentry joints, reused timbers and any other interesting features, fixtures or fittings. Where particular features such as windows or openings of a single type, occur more than once within the structure, only representative photographs need be taken.
- General views should be taken of each room/space to be altered, and on each floor or discrete internal space, from a sufficient number of vantage points to adequately record the form, general appearance and method of construction of each area photographed; this may require ancillary lighting or flash equipment.
- Wherever possible photographs should be taken at right angles to the elevations or detail. A metric scale of an appropriate length will be used (preferably a 0.5m, 1m or 2m ranging pole as appropriate).

-
- Electronic flash and/or battery powered strip lights may be used for fill in lighting for the internal shots.

6.5 Floor plans shall be produced at a scale of 1:100. Section or elevation drawings, if required, will be drawn at a scale of 1:20.

6.6 If items of architectural or historical importance require salvage to achieve preservation by record, or timber, plaster or mortar samples are required, a finds recovery and conservation strategy shall be prepared in advance of construction work starting.

7. Report Preparation, Contents and Distribution

7.1 Upon completion of the building recording, information will be assessed as to their potential and significance for further analysis.

7.2 A report will be prepared to include the following:

- a) A non-technical summary of the results of the work, Introduction and aims and objectives.
- b) An introduction which should include
 - the site code/project number
 - planning reference number
 - dates when fieldwork took place
 - grid reference
- c) An account of the methods and results of the Building Recording, describing materials, structure, development and phasing and include :
 - Basic dimensions and layout of the buildings and individual rooms/internal spaces
 - Building fabric and roof covering,

- Structural detail and construction e.g. windows, openings, doors, decorative brickwork, carpentry joints, joists/roof structures, re-used timbers and any other interesting features, fixtures or fittings
 - Any observations on date, phasing, development and function of the building/s, including any fixtures and fittings,
- d) The written description should be cross-referenced to the photographic survey and individual images, and to an accurate scale plan of the buildings.
- e) Appendices, as appropriate, including Detailed archive description and photographic record and location and destination, and a copy of the Written Scheme of Investigation
- f) References and bibliography of all sources used
- 7.3 Copies of the report will be submitted to the commissioning body, the Local Planning Authority and the NLHER within an agreed timetable and subject to any contractual requirements on confidentiality
- 7.4 We will provide a digital copy of the report in PDF format to the City of York HER.
- 7.5 A Brief, interim report may be required shortly after the completion of fieldwork.
- 8. Archive**
- 8.1 The historic building archive of the photographs will be deposited with the Archaeological Data Service.
- 8.2 The photographic archive should be accompanied by a short written summary providing brief details of the photographic survey, the
-

equipment and methodology used, the name of the photographer and the date and duration of the photographic survey.

8.3 Metadata for each photo will include the name and address of the building, date recorded, photographer's name, and national grid reference (see NGR above).

8.4 A photographic register and photo location plan are required. The photographic register should (as a minimum) include location, direction and subject of shot must accompany the photographic record; a separate photographic register should be supplied for any colour slides and digital photographs. Position and direction of each photograph and slide should be noted on a scaled copy of the building plan, which should also be marked with a north pointer and a scale.

8.5 The historic building report will be lodged with the City of York HER on completion of the report.

9. Copyright, Confidentiality and Publicity

9.1 Unless the individual/organisation commissioning the project wishes to state otherwise, the copyright of any written, graphic or photographic records and reports rests with MAP.

10 Monitoring, Health and Safety & Insurance

10.1 The work will be monitored under the auspices of the NLHER who have been consulted about the commencement of site works.

10.2 Health and safety will take priority over archaeological matters. All archaeologists undertaking fieldwork must comply with all Health and Safety Legislation, this includes the preparation of a Risk Assessment.

10.3 Necessary precautions should be taken over underground services and overhead lines.

10.4 MAP will provide evidence of all necessary insurances, including Employer's Liability, Professional Liability and Public Liability Cover.

11. Timetable and Staffing

11.1 On site work to commence in September 2018. Photographic archive preparation and the report will commence on completion of on-site works.

12. References

Chartered Institute for Archaeologists 2014 *Standard and Guidance for the Archaeological Recording of Buildings and Structures.*

Chartered Institute for Archaeologists 2014 *Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives.*

Chartered Institute for Archaeologists 2014 *Code of Conduct.*

Historic England 2016 *Understanding Historic Buildings, A Guide to Good Recording Practice.*

Lee, E. (2006) *Management of Research Project in the Historic Environment: The MoRPHE Project Managers' Guide.* Swindon: English Heritage.

Walker, K., 1990. *Guidelines for the preparation of excavation archives for long-term storage,* Archaeology Section of the United Kingdom Institute for Conservation.