

# **HIA Appendix .1: Housing Allocations Appraisal**

All Appraisals are in Allocation Number Order

## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through	This site makes a neutral contribution to this character element.		

H1 Former Gas Site, 24 Heworth Green,  
Option 1, Preferred Option

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		provision of markets. Few examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	Heworth Green is an approach road into the city from the north-east. In the area of the gas works site the strong frontage to the street has been lost.	Development here may create an opportunity to reinforce strong urban form and improve this approach into the city centre.	

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer	This site makes a neutral contribution to this character element.		

H1 Former Gas Site, 24 Heworth Green,  
Option 1, Preferred Option

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		ring road accentuates the city form and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	Views of Minster from Heworth Green and Layerthorpe (bounding the site).	Views from the site of the historic core/Minster are likely and may be impacted by development.	Views analysis required. Preservation/enhancement of any significant views from the site should be attempted through design.
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	Heworth Green is an approach road into the city from the north-east.	Development here may create an opportunity to improve this approach into the city centre.	
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		city.			
2.6	Urban villages retain identity	(a) Village greens as focus or linear main streets with surviving back lanes. (b) Clusters of facilities in village core.	This site makes a neutral contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's	(a) Possibility of views of Minster and/or Layerthorpe chimney from the development site.	(a) Views may be obscured by development.	Views analysis required. Preservation/enhancement of any significant views from the site should be attempted through design.

H1 Former Gas Site, 24 Heworth Green,  
Option 1, Preferred Option

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is particularly associated with historical events. The Civil War is associated with the <b>Bars</b> . <b>The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	Listed building (26 Heworth Green, GI1) borders the site.	Development may have a detrimental effect upon the setting of this building.	Sympathetic landscaping/architecture required for areas closest to the listed building.
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into	Provide pockets of <b>green space</b> within dense urban blocks and are	This site makes a neutral contribution to this character		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	urban fabric	a haven for wildlife.	element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Development of the site will improve the vacant former industrial site.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed housing will have a negative impact on the city in general.  Development may have a detrimental effect upon the setting of the adjacent Heworth Green/East Parade Conservation Area.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.  Sympathetic landscaping/architecture required for areas closest

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
					to Conservation Area.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.	Surrounding buildings range from 2-3 storeys in height.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity



H1 Former Gas Site, 24 Heworth Green,  
Option 1, Preferred Option

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	The site contains part of Heworth Green Roman cemetery in the north-east corner. An evaluation in 2003 also revealed evidence of medieval agricultural practices in the area to the east of the gas works. The north-east corner does not appear to have been impacted by past development but has been heavily landscaped.  Immediately to the west of the gas works is the site of the medieval hospital of St. Loy.	Archaeological features are at a depth of 0.8m+. Development will have a further destructive impact on these remains.	Mitigation strategies following archaeological evaluation have been agreed.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) There is limited potential for archaeological deposits to exist on this site (see below).	(b) The construction of the gas works will have had a detrimental effect on any surviving archaeology. However, there is still the potential that pockets of archaeological deposits may survive on site.	(b) Non intrusive desk based assessment and archaeological evaluation completed.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage assets.	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.		Re-development of the site would have a further destructive impact on any surviving archaeological deposits.	Mitigation strategies following archaeological evaluation have been agreed.

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters.	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		(b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).			
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and lngs	(a) <b>Derwent/Ouse</b> : Flooding; lngs meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century. (c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		(d) <b>Views along river/banks.</b>			
6.4	Open countryside and green belt	<p>(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside</p> <p>(f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.</p>	This site makes a neutral contribution to this character element.		
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments,	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		front gardens bound by hedges			
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site makes a neutral contribution to this character element.		

<p><b>Summary:</b> The assessment of this site has identified that minor harm may be caused to principal characteristics 3, 4 and 5 due to potential of harm to views of Minster and/or Layerthorpe chimney, harm to the setting of a Grade II listed building, the unknown nature of proposed housing design and the potential for harm to any surviving archaeological deposits which may relate to or pre-date the former gas works.</p> <p>Potential development has been identified as causing partial minor harm in relation to characteristic 2 and the views of the Minster from Heworth Green and Layerthorpe. It is also noted that there is an opportunity to improve this approach</p>	<p><b>Key recommendations/Mitigation:</b></p> <ul style="list-style-type: none"> <li>- Views analysis required. Preservation/enhancement of any significant views from the site should be attempted through design.</li> <li>- Sympathetic landscaping/architecture in area close to 26 Heworth Green.</li> <li>- Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.</li> <li>- Further analysis related to specific proposals and suitable mitigation measures required.</li> </ul>
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H1 Former Gas Site, 24 Heworth Green,  
Option 1, Preferred Option

to the city centre through new development in this area.	
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through	This site makes a neutral contribution to this character element.		

H2, Sites by the Racecourse, Tadcaster Road,  
Option 1, Preferred Option

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		provision of markets. Few examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	Tadcaster Road is a high quality arterial road into the city from the south.	Development here may create an opportunity to reinforce strong urban form and improve this approach into the city centre.	

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer	This site makes a neutral contribution to this character element.		



H2, Sites by the Racecourse, Tadcaster Road,  
Option 1, Preferred Option

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		ring road accentuates the city form and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	Tadcaster Road is a high quality arterial road into the city from the south.	Development here may create an opportunity to improve this approach into the city centre.	
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the	This site makes a neutral contribution to this character element.		

H2, Sites by the Racecourse, Tadcaster Road,  
Option 1, Preferred Option

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		city.			
2.6	Urban villages retain identity	(a) Village greens as focus or linear main streets with surviving back lanes. (b) Clusters of facilities in village core.	The linear form of Dringhouses village is evident in this area	Development may impact upon the historic character of the area as a whole as well as directly where it faces west onto Tadcaster Road.	New architecture/landscaping will require careful consideration with regard to the historic nature of area and form of the village.
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	The 1914 stables have been nominated for inclusion on the Local List of Heritage Assets as they were built by local architect Walter Brierley. These buildings have a strong connection to the racecourse and horseracing – a key social and economic activity in the area.	The removal or significant alteration of the stables would have a detrimental impact on the character of the area.	Stables should be retained and included within new development.

H2, Sites by the Racecourse, Tadcaster Road,  
Option 1, Preferred Option

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is particularly associated with historical events. The Civil War is associated with the <b>Bars</b> . <b>The Eye of York</b> with Luddites.	(a) Views of the Racecourse, Knavesmire and Terry's may be visible from the site.	(a) Views may be altered/obscured by development.	Views analysis required. Preservation/enhancement of any significant views from the site should be attempted through design.
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	Listed building (Pinfold, GII) within the site boundary on Tadcaster Road. Two other listed buildings face the site directly.	Development may have a detrimental effect upon the setting of the pinfold and adjacent buildings.	Sympathetic landscaping/architecture required for areas closest to the listed buildings.
3.6	Diversity of	<b>Diversity</b> ranges from substantial	This site makes a neutral		

H2, Sites by the Racecourse, Tadcaster Road,  
Option 1, Preferred Option

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	monuments	limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	The proposed development area includes the 1914 stables. These buildings have a strong connection to the racecourse and horseracing – a key social and economic activity in the area.	The removal or significant alteration of the stables would have a detrimental impact on the character of the area.	Stables should be retained and included within new development.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	Site impinges upon Tadcaster Road Conservation Area	Development may have a detrimental effect upon the setting of the Tadcaster Road Conservation Area.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.

H2, Sites by the Racecourse, Tadcaster Road,  
Option 1, Preferred Option

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
					Local distinctiveness should be reinforced where this makes a positive contribution to character.  Sympathetic landscaping/architecture required for areas closest to Conservation Area.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.	This site makes a neutral contribution to this character element.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing- in particular reflecting designs seen in other parts of the city or

H2, Sites by the Racecourse, Tadcaster Road,  
Option 1, Preferred Option

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary			those which are York specific.

### 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	The site falls partly within/on the border of the Dringhouses Area of Archaeological Importance (near Cherry Lane).	Re-development may have a destructive impact on archaeological deposits within the AAI.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.

H2, Sites by the Racecourse, Tadcaster Road,  
Option 1, Preferred Option

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) There is the potential for archaeological deposits to exist on this site (see below).	(b) Re-development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeology.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage assets.	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	Tadcaster Road follows the line of a Roman road into the city. Evidence for a small settlement has been located immediately to the north-west of the proposed development site. Medieval ridge and furrow did exist on the eastern part of the site well into the 20 <sup>th</sup> century. The extent of preservation of these earthworks is unknown at this stage although AP evidence suggests a poor state of survival.  Historic boundaries are present on the site dating to at least 1624. These form the northern and southern	Re-development will have a detrimental impact on any surviving archaeological deposits or landscape features.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.  Inspection of any surviving ridge and furrow on the site.  New development should respect and include historic boundaries

H2, Sites by the Racecourse, Tadcaster Road,  
Option 1, Preferred Option

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
			boundaries to the proposed site and in between the stables/tennis court and Cherry Lane.		

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	(a) Views of the Racecourse, Knavesmire and Terry's may be visible from the site.	Views of and from the site involving Terry's, Knavesmire and Racecourse, may be impacted upon by proposed new development.	Views analysis required. Preservation/enhancement of any significant views from the site should be attempted through design.
6.2	Strays	Openness; greenness; natural/rural	The site adjoins the large	The remaining rural character of	Cherry Lane should be



H2, Sites by the Racecourse, Tadcaster Road,  
Option 1, Preferred Option

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	(including racecourse) and common land	character within city. Village greens.	green open area of the Knavesmire on the eastern side.	Cherry Lane may be impacted by new development.	bordered by trees and greenery to screen the new development and maintain a distinct border between the stables site and the adjacent hotel.
6.3	Rivers and lngs	(a) <b>Derwent/Ouse</b> : Flooding; lngs meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century. (c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) <b>Views along river/banks</b> .	This site makes a neutral contribution to this character element.		
6.4	Open countryside and green belt	(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs	(b) The hay meadow forming the eastern end of the site is a SINC (Site of Importance for Nature Conservation) as an example of species-rich old meadow habitat. This type of grassland is a threatened habitat nationwide due to intensive farming practices	(b) Development of this site may result in the loss of this grassland.	Grassland should be retained as open space within any new development.

H2, Sites by the Racecourse, Tadcaster Road,  
Option 1, Preferred Option

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<p>landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside</p> <p>(f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.</p>	and urban development.		
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	<p>(a) <b>Registered historic parks and gardens</b></p> <p>(b) Parks for the <b>people</b></p> <p>(c) <b>Designed campus</b> landscape</p> <p>(d) Matrix of <b>accessible parks</b></p>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York	The relationship of York to its surrounding settlements. This relationship derives from:-	This site makes a neutral contribution to this character element.		

H2, Sites by the Racecourse, Tadcaster Road,  
Option 1, Preferred Option

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	to the surrounding villages	(a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>			

<p><b>Summary:</b> The assessment of this site has identified that serious harm may be caused to principal characteristic 4 due to the unknown nature of proposed housing design. Harm may be caused to the setting/character of Tadcaster Road Conservation Area. The removal or significant alteration of the stables would also have a detrimental impact on the character of the area.</p> <p>Minor-serious harm has been identified with regard to characteristics 3, 5, and 6 due to the potential impact on the stables, Cherry Lane, the views of the Racecourse, Knavesmire and Terry's and harm to any surviving archaeological deposits.</p> <p>Potential development has been identified as causing minor harm in relation to characteristic 2 and the historic form of the village. It is also noted that there is an opportunity to improve this approach to the city centre through new development in this area.</p>	<p><b>Key recommendations/Mitigation:</b></p> <ul style="list-style-type: none"> <li>- New architecture/landscaping will require careful consideration with regard to the historic nature of area and form of the village.</li> <li>- Stables should be retained and included within new development.</li> <li>- Views analysis required. Preservation/enhancement of any significant views from the site should be attempted through design.</li> <li>- Sympathetic landscaping/architecture required for areas closest to the listed buildings and Conservation Area.</li> <li>- Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.</li> <li>- Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</li> <li>- New development should respect and include historic boundaries.</li> <li>- Cherry Lane should be bordered by trees and greenery to screen the new development and maintain a distinct border between the stables site and the adjacent hotel.</li> <li>- Grassland (SINC) should be retained as open space within any new development.</li> </ul>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

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	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	Tadcaster Road is a high quality arterial road into the city from the south.	Development here may create an opportunity to reinforce strong urban form and improve this approach into the city centre.	

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

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	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	Tadcaster Road is a high quality arterial road into the city from the south.	Development here may create an opportunity to improve this approach into the city centre.	
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	The linear form of	Development may impact upon the	New

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	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	Dringhouses village is evident in this area	historic character of the area as a whole as well as directly where it faces west onto Tadcaster Road.	architecture/landscaping will require careful consideration with regard to the historic nature of area and form of the village.
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	The 1914 stables have been nominated for inclusion on the Local List of Heritage Assets as they were built by local architect Walter Brierley. These buildings have a strong connection to the racecourse and horseracing – a key social and economic activity in the area.	The removal or significant alteration of the stables would have a detrimental impact on the character of the area.	Stables should be retained and included within new development.
3.2	Physical and	(a) <b>The Minster</b> in particular can	(a) Views of the Racecourse,	(a) Views may be altered/obscured by	Views analysis required.

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	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	temporal landmarks	be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.	Knavesmire and Terry's may be visible from the site.	development.	Preservation/enhancement of any significant views from the site should be attempted through design.
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	Listed building (Pinfold, GII) within the site boundary on Tadcaster Road. Two other listed buildings face the site directly.	Development may have a detrimental effect upon the setting of the pinfold and adjacent buildings.	Sympathetic landscaping/architecture required for areas closest to the listed buildings.
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers	This site makes a neutral contribution to this character element.		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.			
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	The proposed development area includes the 1914 stables. These buildings have a strong connection to the racecourse and horseracing – a key social and economic activity in the area.	The removal or significant alteration of the stables would have a detrimental impact on the character of the area.	Stables should be retained and included within new development.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	Site impinges upon Tadcaster Road Conservation Area	Development may have a detrimental effect upon the setting of the Tadcaster Road Conservation Area.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this

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	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
					<p>makes a positive contribution to character.</p> <p>Sympathetic landscaping/architecture required for areas closest to Conservation Area.</p>
4.3	Human scale	<p>The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b>, roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.</p>	<p>This site makes a neutral contribution to this character element.</p>	<p>Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</p>	<p>Buildings need to be at an appropriate scale taking into account surrounding structures.</p>
4.4	Craftsmanship	<p>Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary</p>	<p>This site makes a neutral contribution to this character element.</p>	<p>Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.</p>	<p>Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.</p>

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	The site falls partly within/on the border of the Dringhouses Area of Archaeological Importance (near Cherry Lane).	Re-development may have a destructive impact on archaeological deposits within the AAI.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists	(b) There is the potential for archaeological deposits to exist on this site (see below).	(b) Re-development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeology.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		in a controlled and recorded manner will destroy important evidence and information.			archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage assets.	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	Tadcaster Road follows the line of a Roman road into the city. Evidence for a small settlement has been located immediately to the north-west of the proposed development site.  Ridge and may exist in the northern tip of the site – condition unknown.  Historic boundaries are present on the site dating to at least 1624. These form the northern and southern boundaries to the proposed site and in between the stables/tennis court and Cherry Lane.	Re-development will have a detrimental impact on any surviving archaeological deposits or landscape features.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.  Inspection of any surviving ridge and furrow on the site.  New development should respect and include historic boundaries

## 6 Landscape and setting

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	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	(a) Views of the Racecourse, Knavesmire and Terry's may be visible from the site.	Views of and from the site involving Terry's, Knavesmire and Racecourse, may be impacted upon by proposed new development.	Views analysis required. Preservation/enhancement of any significant views from the site should be attempted through design.
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.	The remaining rural character of Cherry Lane may be impacted by new development.	Cherry Lane should be bordered by trees and greenery to screen the new development and maintain a distinct border between the stables site and the adjacent hotel.
6.3	Rivers and lngs	(a) <b>Derwent/Ouse</b> : Flooding; lngs meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river -	This site makes a neutral contribution to this character element.		

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	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<p>rowing (3 clubs) dating back to mid 19th century.</p> <p>(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) <b>Views along river/banks.</b></p>			
6.4	Open countryside and green belt	<p>(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside</p> <p>(f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.</p>	<p>(b) SINC (Site of Importance for Nature Conservation) lies immediately to the east of this site. It is an example of species-rich old meadow habitat. This type of grassland is a threatened habitat nationwide due to intensive farming practices and urban development.</p>	<p>(b) Development of this site may impact upon the grassland.</p>	<p>Information on the grasslands should be made available. Design proposals should ensure no disturbance to the SINC.</p>

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	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site makes a neutral contribution to this character element.		

<p><b>Summary:</b> The assessment of this site has identified that serious harm may be caused to principal characteristic 4 due to the unknown nature of proposed housing design. Harm may be caused to the setting/character of Tadcaster Road Conservation Area. The removal or significant alteration of the stables would also have a detrimental impact on the character of the area.</p>	<p><b>Key recommendations/Mitigation:</b></p> <ul style="list-style-type: none"> <li>- New architecture/landscaping will require careful consideration with regard to the historic nature of area and form of the village.</li> <li>- Stables should be retained and included within new development.</li> <li>- Views analysis required. Preservation/enhancement of any significant views from the site should be attempted through design.</li> <li>- Sympathetic landscaping/architecture required for areas closest to the listed buildings and Conservation Area.</li> <li>- Detailed information on architectural proposals required to further assess impact on architectural</li> </ul>
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<p>Minor-serious harm has been identified with regard to characteristics 3 and 5 due to the potential impact on the stables and harm to any surviving archaeological deposits.</p> <p>Minor harm may be caused to characteristic 6 relating to the views of the Racecourse, Knavesmire and Terry's and the potential impact on Cherry Lane.</p> <p>Potential development has been identified as causing minor harm in relation to characteristic 2 and the historic form of the village. It is also noted that there is an opportunity to improve this approach to the city centre through new development in this area.</p>	<p>complexity characteristic.</p> <ul style="list-style-type: none"><li>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</li><li>- New development should respect and include historic boundaries.</li><li>- Cherry Lane should be bordered by trees and greenery to screen the new development and maintain a distinct border between the stables site and the adjacent hotel.</li><li>- Information on the grasslands should be made available. Design proposals should ensure no disturbance to the SINC.</li></ul>
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### 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

H3 Burnholme School, Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		particularly associated with historical events. The Civil War is associated with the <b>Bars</b> . <b>The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed housing will have a negative impact on the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground	This site makes a neutral contribution to this character element.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

### 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more	This site makes a neutral contribution to this character element as it is outside the historic core.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	Roman settlement known close by – possibility of Roman agrarian landscape existing beneath site (see below).		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) There is some potential for archaeological deposits to exist on this site (see below).	(b) Re-development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeology.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage assets.	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	Roman settlement known close by – possibility of Roman agrarian landscape existing beneath site.  Pockets of archaeology may survive on the site of the college.	Re-development will have a detrimental impact on any surviving archaeological deposits or landscape features.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.  Inspection of surviving ridge and furrow on the site to



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
			<p>Visible ridge and furrow may exist at eastern end of playing field but likely to be in poor state of survival.</p> <p>Majority of site undeveloped and may contain archaeological deposits relating to the earlier landscape e.g. sub-surface ridge and furrow.</p>		determine whether any merits preservation.

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	<p>(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters.</p> <p>(b) View of the <b>race course/Knavesmire and Terrys</b> combined.</p> <p>(c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule).</p> <p>(d) <b>Views out to the Wolds, Moors and the Howardian</b></p>	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<b>Hills</b> (orientation, identity, and sense of location/setting).			
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and lngs	(a) <b>Derwent/Ouse</b> : Flooding; lngs meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century. (c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) <b>Views along river/banks</b> .	This site makes a neutral contribution to this character element.		
6.4	Open countryside and green belt	(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		landscape associated with river; wildflower meadows; (c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value; (d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.			
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	Site assists in the separation of Heworth and Osbaldwick.	Development here will bring the residential areas of Heworth and Osbaldwick closer together, creating a denser urban fabric and potentially eroding distinct sense of identity and place.	The retention of open fields to the rear of the schools may assist in maintaining a degree of separation between the suburbs of Osbaldwick and Heworth.
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York	The relationship of York to its surrounding settlements. This relationship derives from:-	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	to the surrounding villages	(a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>			

<p><b>Summary:</b> The assessment of this site has identified that minor harm may be caused to principal characteristics 4 and 5 due to the unknown nature of proposed housing design and potential harm to any surviving archaeological deposits.</p> <p>Development has been identified as potentially causing partial minor harm in relation to characteristic 6.</p>	<p><b>Key recommendations/Mitigation:</b></p> <ul style="list-style-type: none"> <li>- Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.</li> <li>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</li> <li>- The retention of open fields to the rear of the schools may assist in maintaining a degree of separation between the suburbs of Osbaldwick and Heworth.</li> </ul>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		provision of markets. Few examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		ring road accentuates the city form and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		city.			
2.6	Urban villages retain identity	(a) Village greens as focus or linear main streets with surviving back lanes. (b) Clusters of facilities in village core.	This site makes a neutral contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's	This site makes a neutral contribution to this character element.		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed housing will have a negative impact on the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to	This site makes a neutral contribution to this character element.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic</b>	This site makes a neutral contribution to this character element as it is outside the historic core.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<b>waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	Roman settlement known close by – possibility of Roman agrarian landscape existing beneath site (see below).		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) There is little potential for archaeological deposits to exist on this site (see below).	(b) Re-development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeology.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown archaeological features and	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	Roman settlement known close by – possibility of Roman agrarian landscape existing beneath site.	Re-development will have a detrimental impact on any surviving archaeological deposits or landscape features.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	deposits are not designated heritage assets.		Pockets of archaeology may survive on the site of the school.		planning process.

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.		
6.2	Strays (including racecourse) and common	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	land				
6.3	Rivers and Ings	<p>(a) <b>Derwent/Ouse</b>: Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible.</p> <p>(b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.</p> <p>(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) <b>Views along river/banks</b>.</p>	This site makes a neutral contribution to this character element.		
6.4	Open countryside and green belt	<p>(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open Ings landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p>	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		(d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.			
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-</b>	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		standing, clearly definable settlements			

<p><b>Summary:</b>  The assessment of this site has identified that minor harm may be caused to principal characteristic 4 due to the unknown nature of proposed housing design although some potential to improve the site of the former school.</p> <p>Neutral-minor harm may be caused to any archaeological deposits which have survived the construction of the school.</p>	<p><b>Key recommendations/Mitigation:</b>  - Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.  -Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</p>
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### Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	Busy approach road into York	Opportunity to reinforce strong urban form in this area.	

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

H4 St Joseph's Monastery,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	Busy approach road into York	Opportunity to improve this approach into the city centre.	
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		

H4 St Joseph's Monastery,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	This site makes a neutral contribution to this character element.		

H4 St Joseph's Monastery,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	Ruins of medieval church located close to the site.	No impact identified.	
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	St. Joseph's Monastery is a Grade II listed building. It (and its precinct walls) covers a large portion of the site. Several other listed buildings exist directly opposite on Lawrence Street.	Re-development may have a detrimental effect on the monastery building or the setting of nearby listed buildings.	The design of potential new development should aim to respect the setting of nearby listed buildings.
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into	Provide pockets of <b>green space</b> within dense urban blocks and are	Possible views of nearby churches from the site.	Re-development may impact upon views of nearby church spires?	Opportunity to create/improve views of

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	urban fabric	a haven for wildlife.	There are two churches and the ruins of an older church, within close proximity to the monastery. The monastery itself, as a precinct, is a unique ecclesiastical structure in York. Ecclesiastical/belief is one of the special characteristic themes of York.	Re-development may have a detrimental effect on the setting/character of the area and/or these buildings.	nearby spires and monuments  Religious character of the site should be respected in any re-development.

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This area has a weaker historic character than other approach roads to the city. It has a wide variety of architectural character. In the vicinity of the monastery 19th century buildings remain.	Poorly designed housing will have a negative impact on the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of

H4 St Joseph's Monastery,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
					architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.	This site makes a neutral contribution to this character element.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important	(b) The site falls within the Central Area of Archaeological Importance.	(b) The construction of the monastery may have had a negative impact on any archaeological remains. However, pockets of undisturbed deposits may survive particularly in the undeveloped areas to the south of the buildings. Re-development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeology.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		evidence and information.			
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage assets.	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	Lawrence Road follows the line of a Roman road into the city. Burials are often located at the side of these approach roads.  The street was an important medieval thoroughfare which contained St Nicholas' Leper Hospital and St. Lawrence's and St. Edward's Church.	Re-development will have a detrimental impact on any surviving archaeological deposits or landscape features.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule).	This site makes a neutral contribution to this character element.		

H4 St Joseph's Monastery,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		(d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).			
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and Ings	(a) <b>Derwent/Ouse</b> : Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century. (c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) <b>Views along river/banks.</b>	This site makes a neutral contribution to this character element.		
6.4	Open countryside and green belt	(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland	This site makes a neutral contribution to this character element.		

H4 St Joseph's Monastery,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<p>heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside</p> <p>(f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.</p>			
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	<p>(a) <b>Registered historic parks and gardens</b></p> <p>(b) Parks for the <b>people</b></p> <p>(c) <b>Designed campus</b> landscape</p> <p>(d) Matrix of <b>accessible parks</b></p>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic	The relationship of York to its surrounding settlements. This	This site makes a neutral contribution to this character		

H4 St Joseph's Monastery,  
Option 1 Preferred Options boundary

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
	city of York to the surrounding villages	relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	element.		

<p><b>Summary:</b> The assessment of this site has identified that serious harm may be caused to principal characteristic 5 and 3. The site falls within the Central Area of Archaeological Importance, development may harm archaeological deposits which have survived the construction of the monastery. Re-development may have a detrimental effect on the monastery building and/or the setting of nearby listed buildings.</p> <p>Potential development has been identified as causing minor harm in relation to characteristic 4 due to the unknown nature of proposed housing design.</p> <p>It has been noted that development may offer an opportunity for this approach road into York to be improved.</p>	<p><b>Key recommendations/Mitigation:</b></p> <ul style="list-style-type: none"> <li>-The design of potential new development should aim to respect the setting of nearby listed buildings.</li> <li>-Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.</li> <li>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</li> </ul>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

H5 Lowfields former school site,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

H5 Lowfields former school site,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear			

H5 Lowfields former school site,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.			
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	This site makes a neutral contribution to this character element.		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

H5 Lowfields former school site,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed housing will have a negative impact on the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground	This site makes a neutral contribution to this character element.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

H5 Lowfields former school site,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

### 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more	This site makes a neutral contribution to this character element as it is outside the historic core.		

H5 Lowfields former school site,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) No known archaeological deposits on site.  Medieval ridge and furrow may exist sub-surface.	(b) Re-development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeology. Lower archaeological potential in the area of the school buildings.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage assets.	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	No known archaeological deposits on site.  Medieval ridge and furrow may exist sub-surface.	Re-development will have a detrimental impact on any surviving archaeological deposits or landscape features.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.		
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	The open space on this site provides an important openness and relief for the surrounding residents; it has also been identified as a green infrastructure stepping stone within the wider Acomb area.	Development of the entire site would remove this green open space creating a dense urban mass.	If development was restricted to the former school building area, the playing fields would continue to provide a small open green space in between residential areas.
6.3	Rivers and Ings	(a) <b>Derwent/Ouse</b> : Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) <b>Ouse</b> - walking along most of	This site makes a neutral contribution to this character element.		

H5 Lowfields former school site,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<p>either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.</p> <p>(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) <b>Views along river/banks.</b></p>			
6.4	Open countryside and green belt	<p>(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside</p> <p>(f) <b>Orchards</b> – vale of York high</p>	This site makes a neutral contribution to this character element.		

H5 Lowfields former school site,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		orchard productivity historically; veteran Pear and apple trees often in gardens of later development.			
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site makes a neutral contribution to this character element.		

<p><b>Summary:</b> The assessment of this site has identified that minor harm may be caused to principal characteristics 4 and 5 due to the unknown nature of proposed housing design and the potential to harm surviving archaeological deposits.</p>	<p><b>Key recommendations/Mitigation:</b> -Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic. -Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site. -If development was restricted to the former school building area, the playing fields would continue to</p>
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H5 Lowfields former school site,  
Option 1 Preferred Options boundary

Partial minor harm may occur to characteristic 6 in relation to creating a dense urban mass and the loss of open space.	provide a small open green space in between residential areas.
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		provision of markets. Few examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer	This site makes a neutral contribution to this character element.		

H5 Lowfields former school site,  
Option 2 Further Sites Consultation

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		ring road accentuates the city form and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		city.			
2.6	Urban villages retain identity	(a) Village greens as focus or linear main streets with surviving back lanes. (b) Clusters of facilities in village core.			
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed housing will have a negative impact on the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to	This site makes a neutral contribution to this character element.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic</b>	This site makes a neutral contribution to this character element as it is outside the historic core.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<b>waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) No known archaeological deposits on site.  Medieval ridge and furrow may exist sub-surface.  Relatively low archaeological potential on school site although pockets of undisturbed deposits may survive.	(b) Re-development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeology.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown archaeological features and deposits are not designated	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	No known archaeological deposits on site.  Medieval ridge and furrow may exist sub-surface.	Re-development will have a detrimental impact on any surviving archaeological deposits or landscape features.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	heritage assets.				

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.		
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	The open space on this site provides an important openness and relief for the surrounding residents; it has also been identified as a green infrastructure stepping stone	Development of the school site only will ensure a small open green space is maintained between residential areas.	None

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
			within the wider Acomb area.		
6.3	Rivers and Ings	<p>(a) <b>Derwent/Ouse:</b> Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible.</p> <p>(b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.</p> <p>(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) <b>Views along river/banks.</b></p>	This site makes a neutral contribution to this character element.		
6.4	Open countryside and green belt	<p>(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open Ings landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p>	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		(d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.			
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-</b>	This site makes a neutral contribution to this character element.		

H5 Lowfields former school site,  
Option 2 Further Sites Consultation

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		standing, clearly definable settlements			

<p><b>Summary:</b> The assessment of this site has identified that minor harm may be caused to principal characteristic 4 due to the unknown nature of proposed housing design.</p> <p>An element of harm may be caused to characteristic 5 due to the potential of harm to any surviving archaeological deposits.</p>	<p><b>Key recommendations/Mitigation:</b> -Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic. -Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</p>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear			

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.			
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	This site makes a neutral contribution to this character element.		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		particularly associated with historical events. The Civil War is associated with the <b>Bars</b> . <b>The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed housing will have a negative impact on the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground	This site makes a neutral contribution to this character element.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more	This site makes a neutral contribution to this character element as it is outside the historic core.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) Site has some archaeological potential likely to relate to agricultural practices.	(b) Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeology.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage assets.	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	There is very well preserved ridge and furrow on the site.  Site is situated close to Roman road/settlement but likely to have always been farmland.	Development will have a detrimental impact on any surviving archaeological deposits or landscape features.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	<p>(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters.</p> <p>(b) View of the <b>race course/Knavesmire and Terrys</b> combined.</p> <p>(c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule).</p> <p>(d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).</p>	<p>(c) Proposed development site is very close to the ring road, this site provides the separation between the built area and the A64.</p>	<p>(c) Development here would reduce this distance between the urban fringes and the A64 impacting upon the rural edge setting of the city.</p>	<p>(c) Place any open space to the rear of the development site to maintain as large a distance as possible between the ring road and the urban fringe.</p> <p>A small field margin will remain despite any new development in this area.</p>
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and Ings	<p>(a) <b>Derwent/Ouse</b>: Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible.</p> <p>(b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past</p>	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<p>Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.</p> <p>(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) <b>Views along river/banks.</b></p>			
6.4	Open countryside and green belt	<p>(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside</p> <p>(f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often</p>	(b) Mature trees on site are of amenity value. Trees to the eastern boundary provide a good edge and are a valuable landscape asset. The landscape has a parkland quality.	Development may remove/damage landscape qualities.	Trees should be retained and appropriate landscaping used in any new development to reflect existing character.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		in gardens of later development.			
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site makes a neutral contribution to this character element.		

<p><b>Summary:</b> The assessment of this site has identified that minor-serious harm may be caused to principal characteristic 5 and minor harm to characteristics 4 and 6.</p> <p>Harm may be caused due to the unknown nature of proposed housing design, to surviving archaeological deposits and ridge and furrow on site and to the rural edge setting of the city.</p>	<p><b>Key recommendations/Mitigation:</b> -Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic. -Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site. Ridge and furrow to be inspected and preserved if deemed necessary. -Place any open space to the rear of the development site to maintain as large a distance as possible between the ring road and the urban fringe. -Trees should be retained and appropriate landscaping used in any new development to reflect existing</p>
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H6 Wilberforce Home/York College,  
Option 1 Preferred Options boundary

	character.
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

H7 Bootham Crescent Football Stadium,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear			

H7 Bootham Crescent Football Stadium,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.			
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	Bootham Crescent Stadium has been the home of York City FC for many decades. The stadium has significant historical and communal value. The landmark floodlights can be seen throughout the local area.	The loss/relocation of the stadium will have an impact on the character of the immediate area (particularly on match days).  It will also have a social impact on the supporters who use the current stadium.	Recording of the buildings and in particular supporters memories/thoughts would assist in preserving an aspect of York's football heritage.  Retain particular features of interest from the original stadium to be incorporated into the new ground.  A whole range of projects

H7 Bootham Crescent Football Stadium,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
					could be arranged in conjunction with the local community.
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is particularly associated with historical events. The Civil War is associated with the <b>Bars</b> . <b>The Eye of York</b> with Luddites.	This site makes a neutral contribution to this character element.		
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.			
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed housing will have a negative impact on the city in general.  Potential to impact upon the setting of Clifton and Central Conservation Areas.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.

H7 Bootham Crescent Football Stadium,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
					Local distinctiveness should be reinforced where this makes a positive contribution to character.  Development should be sympathetic towards the Conservation Areas.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.	This site makes a neutral contribution to this character element.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		public statuary			

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of	(b) Pitch area has never been developed and may have the most archaeological potential.	(b) Re-development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeology.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.			undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage assets.	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	Pitch area has never been developed and may have the most archaeological potential.	Re-development will have a detrimental impact on any surviving archaeological deposits or landscape features.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way	This site makes a neutral contribution to this character element.		

H7 Bootham Crescent Football Stadium,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		of field margin (northern ring road business parks exception to rule). <b>(d) Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).			
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and Ings	(a) <b>Derwent/Ouse</b> : Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century. (c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) <b>Views along river/banks</b> .	This site makes a neutral contribution to this character element.		
6.4	Open countryside and green belt	(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different	This site makes a neutral contribution to this character element.		

H7 Bootham Crescent Football Stadium,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<p><b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside</p> <p>(f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.</p>			
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	<p>(a) <b>Registered historic parks and gardens</b></p> <p>(b) Parks for the <b>people</b></p> <p>(c) <b>Designed campus</b> landscape</p> <p>(d) Matrix of <b>accessible parks</b></p>	This site makes a neutral contribution to this character element.		

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site makes a neutral contribution to this character element.		

<p><b>Summary:</b> The assessment of this site has identified that serious harm may be caused to principal characteristic 3 as a building of high cultural significance. The loss/relocation of the stadium will have an impact on the character of the immediate area (particularly on match days) as well as a social impact on the supporters who use the current stadium.</p> <p>Minor harm was identified in relation to characteristics 4 and 5 due to the unknown nature of proposed housing design and the threat to potential surviving archaeological deposits.</p>	<p><b>Key recommendations/Mitigation:</b></p> <ul style="list-style-type: none"> <li>-Recording of the buildings and in particular supporters memories/thoughts would assist in preserving an aspect of York's football heritage.</li> <li>-Retain particular features of interest from the original stadium to be incorporated into the new ground.</li> <li>-Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.</li> <li>-Development should be sympathetic towards the adjacent Conservation Areas.</li> <li>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</li> </ul>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through	This site makes a neutral contribution to this character element.		

H8 Askham Bar Park and Ride,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		provision of markets. Few examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer	This site makes a neutral contribution to this character element.		

H8 Askham Bar Park and Ride,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		ring road accentuates the city form and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		city.			
2.6	Urban villages retain identity	(a) Village greens as focus or linear main streets with surviving back lanes. (b) Clusters of facilities in village core.			
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's	This site makes a neutral contribution to this character element.		



H8 Askham Bar Park and Ride,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is particularly associated with historical events. The Civil War is associated with the <b>Bars</b> . <b>The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed housing will have a negative impact on the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to	This site makes a neutral contribution to this character element.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic</b>	This site makes a neutral contribution to this character element as it is outside the historic core.		

H8 Askham Bar Park and Ride,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<b>waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) Area was agricultural land prior to use as car park and may contain archaeological deposits.	(b) Re-development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeology.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown archaeological features and deposits are not designated	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	Area was agricultural land prior to use as car park and may contain archaeological deposits.	Re-development will have a detrimental impact on any surviving archaeological deposits or landscape features.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	heritage assets.				

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.		
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and	(a) <b>Derwent/Ouse</b> : Flooding; Ings	This site makes a neutral		

H8 Askham Bar Park and Ride,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	Ings	meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century. (c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) <b>Views along river/banks.</b>	contribution to this character element.		
6.4	Open countryside and green belt	(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open Ings landscape associated with river; wildflower meadows; (c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value; (d) <b>Village settings</b> including: assorted land; strip field	This site makes a neutral contribution to this character element.		

H8 Askham Bar Park and Ride,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<p>pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside</p> <p>(f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.</p>			
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	<p>(a) <b>Registered historic parks and gardens</b></p> <p>(b) Parks for the <b>people</b></p> <p>(c) <b>Designed campus</b> landscape</p> <p>(d) Matrix of <b>accessible parks</b></p>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	<p>The relationship of York to its surrounding settlements. This relationship derives from:-</p> <p>(a) the <b>distance</b> between the settlements</p> <p>(b) the <b>size</b> of the villages themselves,</p> <p>(c) the fact that they are <b>free-standing, clearly definable settlements</b></p>	This site makes a neutral contribution to this character element.		

<p><b>Summary:</b> The assessment of this site has identified that minor harm may be caused to principal characteristics 4 and 5 due to the unknown nature of proposed housing design and the threat to potential surviving archaeological deposits.</p>	<p><b>Key recommendations/Mitigation:</b> -Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic. -Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</p>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.	Development here would further increase the distance of the residential area of Woodthorpe from the city centre.	Look to develop elsewhere. Any development on this site will result in the expansion of the city away

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			from the city centre.
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed housing will have a negative impact on the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground	This site makes a neutral contribution to this character element.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more	This site makes a neutral contribution to this character element as it is outside the historic core.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) Roman/Iron Age pits, ditches and possible enclosure adjacent to area – identified on aerial photographs as cropmarks.	(b) Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeology.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage assets.	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	Roman/Iron Age pits, ditches and possible enclosure in adjacent area – identified on aerial photographs as cropmarks.  Ridge and furrow on part of site – quality unknown.  Field boundaries shown on First Edition OS plan (c.1852)	Development will have a detrimental impact on any surviving archaeological deposits or landscape features.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.  Ridge and furrow should be inspected to see if any parts merit preservation.



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
			visible on site.		Retain/enhance historic field boundaries where possible.

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	(c) These fields contribute to the rural edge setting of York.	Development here would undermine the rural edge setting of the city and feeling of open countryside when viewed from the ring road, especially given the gentle topography of the site.	Look to develop elsewhere. Any development here will reduce the rural edge setting.  Landscaping and the provision of a green buffer to the edge of the ring road may assist in maintaining a degree of rural setting from the ring road.
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and Ings	(a) <b>Derwent/Ouse</b> : Flooding; Ings meadows; retention of traditional	This site makes a neutral contribution to this character		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<p>management over centuries - still hay cropped and grazed where possible.</p> <p>(b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.</p> <p>(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) <b>Views along river/banks.</b></p>	element.		
6.4	Open countryside and green belt	<p>(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p>	(a) These fields contribute to the open countryside surrounding York.	(a) Development here would reduce and undermine the open countryside when viewed from the ring road.	<p>Any development here will reduce the levels of open countryside in this area.</p> <p>Landscaping and the provision of a green buffer to the edge of the ring road may assist in maintaining the feeling of open countryside.</p> <p>Look to develop another site.</p>

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		(e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.			
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site makes a neutral contribution to this character element.		

<b>Summary:</b> The assessment of this site has identified that serious harm	<b>Key recommendations/Mitigation:</b> -Detailed information on architectural proposals required to further assess impact on architectural
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H9 North of Moor Lane, Woodthorpe,  
Option 1 Preferred Options boundary

<p>may be caused to principal characteristic 6 as the site contributes to the rural edge setting and open countryside surrounding the city. Any development here, despite mitigation measures, will result in the loss of part of this rural setting.</p> <p>Minor-serious harm may be caused to characteristic 5 as Roman/Iron Age pits, ditches and possible enclosure exist adjacent to this area – identified on aerial photographs as cropmarks. These archaeological features or others like these within the site may be harmed by development of this site.</p> <p>Development here may cause minor harm to principal characteristic 4 due to the unknown nature of proposed housing design while partial minor harm may be caused to characteristic 2.</p>	<p>complexity characteristic.</p> <ul style="list-style-type: none"><li>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</li><li>-Landscaping and the provision of a green buffer to the edge of the ring road may assist in maintaining a degree of rural setting/open countryside viewed from the ring road.</li><li>- Historic field boundaries should be retained and enhanced where possible or at least respected in the design of the new development.</li></ul>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		provision of markets. Few examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		ring road accentuates the city form and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		city.			
2.6	Urban villages retain identity	(a) Village greens as focus or linear main streets with surviving back lanes. (b) Clusters of facilities in village core.	This site makes a neutral contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's	This site makes a neutral contribution to this character element.		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is particularly associated with historical events. The Civil War is associated with the <b>Bars</b> . <b>The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed housing will have a negative impact on the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to	This site makes a neutral contribution to this character element.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic</b>	This site makes a neutral contribution to this character element as it is outside the historic core.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<b>waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) No known archaeological deposits on site. Evidence relating to agricultural practices may be present.  Prehistoric/Romano-British settlement known nearby.	(b) Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeology.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown archaeological features and deposits are not designated	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	No known archaeological deposits on site. Evidence relating to agricultural practices may be present.  Prehistoric/Romano-British settlement known nearby.	Development will have a detrimental impact on any surviving archaeological deposits or landscape features.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	heritage assets.		Ridge and furrow on site – quality unknown.		Ridge and furrow should be inspected to see if any parts merit preservation.

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	<p>(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters.</p> <p>(b) View of the <b>race course/Knavesmire and Terrys</b> combined.</p> <p>(c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule).</p> <p>(d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).</p>	(c) These fields contribute to the rural edge setting of York.	(c) Development would remove part of the rural edge setting of the city bringing the urban fringe closer to the ring road. The current fringe boundaries provide a sensible edge to development.	(c) The provision of a green buffer to the edge facing the ring road may assist in maintaining a rural setting viewed from the road.
6.2	Strays (including racecourse) and common	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	land				
6.3	Rivers and Ings	<p>(a) <b>Derwent/Ouse</b>: Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible.</p> <p>(b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.</p> <p>(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) <b>Views along river/banks</b>.</p>	This site makes a neutral contribution to this character element.		
6.4	Open countryside and green belt	<p>(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open Ings landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p>	These fields contribute to the open countryside surrounding York (see 6.1)		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		(d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.			
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-</b>	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		standing, clearly definable settlements			

<p><b>Summary:</b> The assessment of this site has identified that minor harm may be caused to principal characteristic 4 due to the unknown nature of proposed housing design and potential impact on archaeological features.</p> <p>Neutral-minor harm may occur to characteristic 6 relating to the impact on the rural edge setting and open countryside surrounding the city.</p>	<p><b>Key recommendations/Mitigation:</b></p> <ul style="list-style-type: none"> <li>-Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.</li> <li>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</li> <li>- The provision of a green buffer to the edge facing the ring road may assist in maintaining a rural setting viewed from the road.</li> </ul>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	(a) Minster may be visible from elevated position.	Opportunity to create new views of the Minster from upper floors of new development.	

H10 Barbican Centre, Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	City Walls (Scheduled and Grade I listed) adjacent to site.	Development may impact upon the setting of this monument.	Development needs to be sympathetic (in architecture/landscaping) to the setting of the City Walls.
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	City Walls (Scheduled and Grade I listed) adjacent to site.	Development may impact upon the setting of this monument.	Development needs to be sympathetic (in architecture/landscaping) to the setting of the City Walls.
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	Adjacent to Central Historic Core Conservation Area. Site currently vacant.	<p>Development may impact upon the setting of the Central Historic Core Conservation Area.</p> <p>Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.</p>	<p>Architecture needs to be sympathetic (particularly at the northern end of the site) to the character of the nearby Conservation Area.</p> <p>Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.</p>
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed housing will have a negative impact on the city in general.	<p>Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.</p> <p>Local distinctiveness should be reinforced where this makes a positive contribution to character.</p>

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.	Surrounding buildings are generally two storeys in height.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) Site is located within Central Area of Archaeological Importance.  Roman, Anglian and medieval archaeology known in the vicinity.	(b) Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which	Roman, Anglian and medieval archaeology known in the vicinity.	Development will have a detrimental impact on any surviving archaeological deposits.	Appropriate archaeological mitigation strategies such as evaluation and monitoring



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	archaeological features and deposits are not designated heritage assets.	is only a small percentage of what actually remains.	Boundaries forming the edge of the site date to at least the late 18 <sup>th</sup> century.		programmes, should be undertaken as part of the planning process.

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.		
6.2	Strays (including racecourse)	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	and common land				
6.3	Rivers and Ings	<p>(a) <b>Derwent/Ouse</b>: Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible.</p> <p>(b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.</p> <p>(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) <b>Views along river/banks</b>.</p>	This site makes a neutral contribution to this character element.		
6.4	Open countryside and green belt	<p>(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open Ings landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p>	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		(d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.			
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable</b>	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		settlements			

<p><b>Summary:</b>                  The assessment of this site has identified that serious harm may be caused to principal characteristics 3 and 5. The City Walls (Scheduled and Grade I listed) are adjacent to the site; the setting of which may be affected by development. The proposed site is also located within the Central Area of Archaeological Importance.</p> <p>Development here may cause minor-serious harm to principal characteristic 4 due to the unknown nature of proposed housing design and the potential impact on the setting of the Central Historic Core Conservation Area.</p>	<p><b>Key recommendations/Mitigation:</b></p> <ul style="list-style-type: none"> <li>- Opportunity to create new views of the Minster from upper floors of new development.</li> <li>-Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.</li> <li>- Development needs to be sympathetic (in architecture/landscaping) to the setting of the City Walls and the character of the nearby Conservation Area.</li> <li>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</li> <li>- Historic field boundaries should be retained where possible or at least respected in the design of the new development.</li> </ul>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

H11 Fredrick House, east of Fulford,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	Location on Fulford Road	Possible opportunity to slightly improve this approach road to the city.	
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	This site makes a neutral contribution to this character element.		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	Grade II listed buildings adjacent to site on Fulford Road.	Development may impact upon the setting of these buildings.	Development needs to be sympathetic to the setting of the adjacent listed buildings.
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	The frontage of the site impinges into Fulford Conservation Area.	Development may have a detrimental impact upon the historic character of this part of Fulford Road.  Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in Fulford and York.	Architecture needs to be sympathetic (particularly at the western end of the site) to the character of Fulford Conservation Area.  Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed housing will have a negative impact on Fulford and the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.  Opportunity to restore some of the character of Fulford with this development.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.	Surrounding buildings are generally two storeys in height.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) Previous construction on the site will have had a detrimental effect on any archaeological deposits.	(b) Re-development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which	Boundary forming the northern edge of the site dates to at least the mid18th	Re-development will have a detrimental impact on any surviving archaeological deposits.	Appropriate archaeological mitigation strategies such as evaluation and monitoring

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Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	archaeological features and deposits are not designated heritage assets.	is only a small percentage of what actually remains.	century.		programmes, should be undertaken as part of the planning process.

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.		
6.2	Strays (including racecourse)	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		

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Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	and common land				
6.3	Rivers and Ings	<p>(a) <b>Derwent/Ouse</b>: Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible.</p> <p>(b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.</p> <p>(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) <b>Views along river/banks</b>.</p>	This site makes a neutral contribution to this character element.		
6.4	Open countryside and green belt	<p>(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open Ings landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p>	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		(d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.			
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site makes a neutral contribution to this character element.		

H11 Fredrick House, east of Fulford,  
Option 1 Preferred Options boundary

<p><b>Summary:</b> The assessment of this site has identified that development here may cause minor-serious harm to principal characteristic 4 due to the unknown nature of proposed housing design and the potential impact on Fulford Conservation Area.</p> <p>Development may cause minor harm to characteristics 3 and 5 because of the close proximity of listed buildings on Fulford Road and the potential to harm any surviving archaeological deposits.</p>	<p><b>Key recommendations/Mitigation:</b></p> <ul style="list-style-type: none"><li>-Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.</li><li>- Development needs to be sympathetic (particularly at the western end of the site) to the character of Fulford Conservation Area and to the setting of the adjacent listed buildings.</li><li>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</li><li>- Historic boundaries should be retained where possible or at least respected in the design of the new development.</li></ul>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	This site makes a neutral contribution to this character element.		

H12 Stockton Lane off Greenfield Park Drive,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

H12 Stockton Lane off Greenfield Park Drive,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed housing will have a negative impact on Fulford and the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground	This site makes a neutral contribution to this character element.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more	This site makes a neutral contribution to this character element as it is outside the historic core.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) No known archaeology on this site. Some potential for archaeological deposits to exist as site has always remained as open ground.	(b) Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage assets.	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	Boundaries forming the northern and eastern edges of the site date to at least the mid19th century.	Development will have a detrimental impact on any surviving archaeological deposits.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.



## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	<p>(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters.</p> <p>(b) View of the <b>race course/Knavesmire and Terrys</b> combined.</p> <p>(c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule).</p> <p>(d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).</p>	This site makes a neutral contribution to this character element.		
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and Ings	<p>(a) <b>Derwent/Ouse</b>: Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible.</p> <p>(b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past</p>	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<p>Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.</p> <p>(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) <b>Views along river/banks.</b></p>			
6.4	Open countryside and green belt	<p>(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside</p> <p>(f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often</p>	This site makes a neutral contribution to this character element.		

H12 Stockton Lane off Greenfield Park Drive,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		in gardens of later development.			
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site makes a neutral contribution to this character element.		

<p><b>Summary:</b> The assessment of this site has identified that development here may cause minor harm to principal characteristics 4 and 5 due to the unknown nature of proposed housing design and the potential to harm any surviving archaeological deposits.</p>	<p><b>Key recommendations/Mitigation:</b> -Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.  -Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.  - Historic boundaries should be retained where possible or at least respected in the design of the new</p>
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H12 Stockton Lane off Greenfield Park Drive,  
Option 1 Preferred Options boundary

	development.
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises;</b> unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	This site makes a neutral contribution to this character element.		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		particularly associated with historical events. The Civil War is associated with the <b>Bars</b> . <b>The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed housing will have a negative impact on the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground	This site makes a neutral contribution to this character element.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more	This site makes a neutral contribution to this character element as it is outside the historic core.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) Possibility of archaeological deposits remaining on site despite development of school.	(b) Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits or landscape features. However, construction of the school will presumably have had a negative effect on any surviving archaeological deposits.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage assets.	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	Boundaries forming the northern, western and eastern edges of the site date to at least the mid19th century.	Development will have a detrimental impact on any surviving archaeological deposits.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.		
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	Hob Moor provides an open space/rural character in the middle of a dense urban environment. It also provides a degree of separation between the Hob Moor residential area and the post-war/mid 20 <sup>th</sup> century suburbs of Acomb.	Residential development on the school site would encroach upon this open space and encourage further developments around the fringes of the Moor – resulting in the reduction of the green space. The existing border surrounding the residential area seems to be a sensible/defensible boundary.	Avoid development on this site.  Use green buffering to attempt to blend in the new development with the surrounding area.
6.3	Rivers and Ings	(a) <b>Derwent/Ouse</b> : Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<p>possible.</p> <p>(b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.</p> <p>(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the 'hidden' river.</p> <p>(d) <b>Views along river/banks.</b></p>			
6.4	Open countryside and green belt	<p>(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance <b>uninterrupted recreation routes</b> with cultural</p>	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.			
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site makes a neutral contribution to this character element.		

<p><b>Summary:</b> The assessment of this site has identified that development here may cause minor harm to principal characteristics 4, 5 and 6. Minor harm grading has been awarded due to the</p>	<p><b>Key recommendations/Mitigation:</b> -Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.</p>
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H13 Our Lady's RC Primary School,  
Option 1 Preferred Options boundary

<p>unknown nature of proposed housing design, the potential to harm archaeological deposits and the reduction of rural character through development in this area.</p>	<ul style="list-style-type: none"><li>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</li> <li>- Historic boundaries should be retained where possible or at least respected in the design of the new development.</li> <li>- Use green buffering to attempt to blend in the new development with the surrounding area.</li></ul>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	Partly situated on busy approach road into York.	Opportunity to reinforce strong urban form in this area at the entrance to the site on Lawrence Street.	

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

H14 Former Citroen garage, 32 Lawrence Street,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	Proposed development site entrance faces onto Lawrence Street.	Opportunity to improve this approach into the city centre at the site entrance on Lawrence Street.	
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		

H14 Former Citroen garage, 32 Lawrence Street,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	This site makes a neutral contribution to this character element.		

H14 Former Citroen garage, 32 Lawrence Street,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	Several Grade II listed buildings (inc. St Lawrence's Church and Ellen Wilson Hospital) surround the site and are located on Lawrence Street.  St. Lawrence's Church tower (SAM) is located close to the proposed site.	Development may have a detrimental effect on the setting of these buildings.  Development is unlikely to have much of an impact on the setting of St. Lawrence's Church tower.	New development must be sympathetic to listed buildings and other important monuments which are located within the vicinity.
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	Views of St. Lawrence Church may be possible from the site.		Development should preserve/enhance views of the adjacent church.

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.  Development may impact on the Central Historic Core Conservation Area.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.  Development must be sympathetic in its architecture/design to the adjacent Central Core Conservation Area.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed housing will have a negative impact on the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.

H14 Former Citroen garage, 32 Lawrence Street,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
					Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.	Surrounding buildings are generally two-three storeys in height.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing- in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	Lawrence Road follows the line of a Roman road into the city which continued in importance into the medieval period.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) The site falls within the Central Area of Archaeological Importance.	(b) Site may contain significant archaeological deposits. Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits. However, 19 <sup>th</sup> century St. Lawrence School which formerly occupied the southern part of this area and the existing buildings on site will have had a negative effect on any surviving remains although pockets of archaeological deposits may still	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.



H14 Former Citroen garage, 32 Lawrence Street,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage assets.	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	Site is within an Area of Archaeological Importance.  The western boundary of this site dates to at least the mid 19th century while the southern boundary is of at least mid 18th century in date.	survive. Development will have a detrimental impact on any surviving archaeological deposits.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and	This site makes a neutral contribution to this character element.		

H14 Former Citroen garage, 32 Lawrence Street,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		sense of location/setting).			
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and lngs	(a) <b>Derwent/Ouse</b> : Flooding; lngs meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century. (c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) <b>Views along river/banks</b> .	This site makes a neutral contribution to this character element.		
6.4	Open countryside and green belt	(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river;	This site makes a neutral contribution to this character element.		

H14 Former Citroen garage, 32 Lawrence Street,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		wildflower meadows; (c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value; (d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.			
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements	This site makes a neutral contribution to this character element.		

H14 Former Citroen garage, 32 Lawrence Street,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	villages	(b) the size of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>			

<p><b>Summary:</b> The assessment of this site has identified that development here may cause minor-serious harm to principal characteristics 3, 4 and 5. Development may cause potential harm to archaeological deposits and may impact upon the setting of several nearby listed buildings and SAM (St. Lawrence's Church). The site lies within the Central Area of Archaeological Importance but has been disturbed by the construction of 19<sup>th</sup> and 20<sup>th</sup> century buildings.</p> <p>The unknown nature of proposed housing design may impact upon characteristic 4 in particular due to the location of the proposed development near the Core Conservation Area.</p>	<p><b>Key recommendations/Mitigation:</b></p> <ul style="list-style-type: none"> <li>-Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.</li> <li>-New development must be sympathetic to listed buildings and other important monuments which are located within the vicinity.</li> <li>-Development should preserve/enhance views of the adjacent church.</li> <li>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</li> <li>-Historic boundaries should be retained where possible or at least respected in the design of the new development.</li> </ul>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	This site makes a neutral contribution to this character element.		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed housing will have a negative impact on the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground	This site makes a neutral contribution to this character element.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more	This site makes a neutral contribution to this character element as it is outside the historic core.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) Possibility for archaeological deposits to exist on site. However, construction of the former hospital and council depot may have had a negative effect on any surviving archaeology.	(b) Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage assets.	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	Possibility for archaeological deposits to exist on site. However, construction of the former hospital and council depot may have had a negative effect on any surviving archaeology.	Development will have a detrimental impact on any surviving archaeological deposits.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.		
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and Ings	(a) <b>Derwent/Ouse</b> : Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) <b>Views along river/banks.</b>			
6.4	Open countryside and green belt	(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows; (c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value; (d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.	This site makes a neutral contribution to this character element.		
6.5	Suburban	Street trees, public parks, large	This site makes a neutral		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	villages	gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site makes a neutral contribution to this character element.		

<p><b>Summary:</b> The assessment of this site has identified that development here may cause minor harm to principal characteristics 4 and 5 due to the unknown nature of proposed housing design and the potential to harm any surviving archaeological deposits.</p>	<p><b>Key recommendations/Mitigation:</b> -Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic. -Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</p>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		particularly associated with historical events. The Civil War is associated with the <b>Bars</b> . <b>The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	A Grade II listed building is situated immediately adjacent to this site.	Unsympathetic development may have a negative impact on the setting of this building.	Architecture/design require a sympathetic approach in relation to the listed building.
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed housing will have a negative impact on the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground	Surrounding buildings are generally two storeys in height.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

### 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more	This site makes a neutral contribution to this character element as it is outside the historic core.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) Possibility for archaeological deposits to exist on site. However, construction of the factory may have had a negative effect on any surviving archaeology.	(b) Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage assets.	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	Possibility for archaeological deposits to exist on site. However, construction of the factory may have had a negative effect on any surviving archaeology.	Development will have a detrimental impact on any surviving archaeological deposits.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.

6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.		
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and Ings	(a) <b>Derwent/Ouse</b> : Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.	This site makes a neutral contribution to this character element.		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) <b>Views along river/banks.</b>			
6.4	Open countryside and green belt	(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows; (c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value; (d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.	This site makes a neutral contribution to this character element.		
6.5	Suburban	Street trees, public parks, large	This site makes a neutral		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	villages	gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site makes a neutral contribution to this character element.		

<p><b>Summary:</b> The assessment of this site has identified that development here may cause minor harm to principal characteristics 4 and 5 due to the unknown nature of proposed housing design and the potential to harm any surviving archaeological deposits. The construction of the factory buildings will have had a negative impact on any surviving archaeology; however, it may be possible for undisturbed pockets of land to survive.</p> <p>A partial minor harm grading has been awarded to</p>	<p><b>Key recommendations/Mitigation:</b> -Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic. -Development requires a sympathetic approach in relation to the listed building. -Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</p>
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characteristic 3 relating to the setting of a listed building immediately adjacent to this site.	
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	A Grade II listed building is situated immediately adjacent to this site.	Unsympathetic development may have a negative impact on the setting of this building.	Architecture/design require a sympathetic approach in relation to the listed building.
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed housing will have a negative impact on the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground	Surrounding buildings are generally two storeys in height.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more	This site makes a neutral contribution to this character element as it is outside the historic core.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) Construction of the factory will have had a negative effect on any surviving archaeology. Deposits may survive in undisturbed pockets.	(b) <b>Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits.</b>	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage assets.	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	Construction of the factory will have had a negative effect on any surviving archaeology. Deposits may survive in undisturbed pockets.	<b>Development will have a detrimental impact on any surviving archaeological deposits.</b>	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.		
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and Ings	(a) <b>Derwent/Ouse</b> : Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) <b>Views along river/banks.</b>			
6.4	Open countryside and green belt	(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows; (c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value; (d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.	This site makes a neutral contribution to this character element.		
6.5	Suburban	Street trees, public parks, large	This site makes a neutral		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	villages	gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site makes a neutral contribution to this character element.		

<p><b>Summary:</b> The assessment of this site has identified that development here may cause minor harm to principal characteristic 4 due to the unknown nature of proposed housing design.</p> <p>A partial minor harm grading has been awarded to characteristics 3 and 5 relating to the listed building immediately adjacent to this site and the potential to harm any surviving archaeological deposits. The construction of the factory buildings will have had a negative impact on any</p>	<p><b>Key recommendations/Mitigation:</b></p> <ul style="list-style-type: none"> <li>-Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.</li> <li>-Development requires a sympathetic approach in relation to the listed building.</li> <li>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</li> </ul>
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Option 2 Further Sites Consultation

surviving archaeology; however, it may be possible for undisturbed pockets of land to survive.	
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed housing will have a negative impact on the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground	Surrounding residential buildings are generally two storeys in height.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more	This site makes a neutral contribution to this character element as it is outside the historic core.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) Evaluation carried out in Feb 2013 revealed the site to be of low archaeological potential – containing truncated sub-surface medieval ridge and furrow. Trenches located within the proposed development area revealed no significant archaeological features.	(b) Archaeological potential is considered to be low. Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits.	(b) Archaeological investigation has already taken place. Further work unlikely to be required.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage assets.	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	Evaluation carried out in Feb 2013 revealed the site to be of low archaeological potential – containing truncated sub-surface medieval ridge and furrow. Trenches located within the proposed development area revealed no significant archaeological	Archaeological potential is considered to be low. Development will have a detrimental impact on any surviving archaeological deposits.	Archaeological investigation has already taken place. Further work unlikely to be required.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
			features.		

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.		
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and lngs	(a) <b>Derwent/Ouse</b> : Flooding; lngs meadows; retention of traditional management over centuries - still hay cropped and grazed where possible.	This site makes a neutral contribution to this character element.		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<p>(b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.</p> <p>(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) <b>Views along river/banks.</b></p>			
6.4	Open countryside and green belt	<p>(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside</p>	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		(f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.			
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site makes a neutral contribution to this character element.		

<p><b>Summary:</b> The assessment of this site has identified that development here may cause minor harm to principal characteristic 4. Minor harm grading has been awarded due to the unknown nature of proposed housing design.</p>	<p><b>Key recommendations/Mitigation:</b> -Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic. -Some archaeological investigation undertaken. Further work unlikely to be required.</p>
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<p>Evaluation carried out in Feb 2013 revealed the site to be of low archaeological potential.</p>	
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

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	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		

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	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character



H18 Land north of Woodland Chase,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	Site is surrounded by early 21st century housing and industrial estate.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed housing will have a <b>negative impact on the city in general</b> . The site is surrounded by early 21st century housing and an industrial estate development here may have less of a negative impact on the architectural characteristic of York than others.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground	Surrounding buildings are generally two storeys in height.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more	This site makes a neutral contribution to this character element as it is outside the historic core.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) Possibility for archaeological deposits to exist on site. Scheduled Ancient Monument (Roman temporary camp) in close proximity to site.	(b) Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage assets.	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	Scheduled Ancient Monument (Roman temporary camp) in close proximity to site.  Ridge and furrow may exist but is not visible on surface.  Part of former military airfield.	Development will have a detrimental impact on any surviving archaeological deposits.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.		
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and Ings	(a) <b>Derwent/Ouse</b> : Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.	This site makes a neutral contribution to this character element.		

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	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) <b>Views along river/banks.</b>			
6.4	Open countryside and green belt	(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows; (c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value; (d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.	This site makes a neutral contribution to this character element.		
6.5	Suburban	Street trees, public parks, large	This site makes a neutral		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	villages	gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site makes a neutral contribution to this character element.		

<p><b>Summary:</b> The assessment of this site has identified that development here may cause minor harm to principal characteristics 4 and 5 due to the unknown nature of proposed housing design and the potential to harm any surviving archaeological deposits.</p> <p>The site is surrounded by early 21st century housing and an industrial estate development here may have less of a negative impact on the architectural characteristic of York than others.</p>	<p><b>Key recommendations/Mitigation:</b> -Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.</p> <p>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</p>
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Option 1 Preferred Options boundary

### 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

H19 Land at Mill Mount, Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	This site makes a neutral contribution to this character element.		

H19 Land at Mill Mount, Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	Site is adjacent to several Grade II* listed buildings associated with Mill Mount School. Other listed buildings are within the wider vicinity.	Development may have a detrimental impact on the setting of these listed buildings.	Development should be sympathetic to surrounding buildings.
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	The proposed development site is within the Historic Core Conservation Area.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.  Inappropriate development may impact upon the setting/character of the Conservation Area and adjacent listed buildings.	Development must be suitable for inclusion within the Historic Core Conservation Area and sympathetic to adjacent buildings (in particular any listed structures).  Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	Site and surrounding area contains a mixture of 18 <sup>th</sup> -20 <sup>th</sup> century buildings.	Poorly designed housing will have a negative impact on the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.	Surrounding buildings are generally two-three storeys in height.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Building heights should be relative to surrounding development.
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

### 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
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H19 Land at Mill Mount, Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits	This site makes a neutral contribution to this character element.		
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	Site is adjacent to Central Area of Archaeological Importance. Roman burials are known within the area.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) Site is adjacent to Central Area of Archaeological Importance. Roman burials are known within the area. Possibility for archaeological deposits to exist on site. Site has already been partially disturbed by previous development.	(b) Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of	The York HER contains some 6000	Site is adjacent to Central	Development will have a detrimental	Appropriate archaeological

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	known and unknown archaeological features and deposits are not designated heritage assets.	records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	Area of Archaeological Importance. Roman burials are known within the area. Possibility for archaeological deposits to exist on site. Site has already been partially disturbed by previous development.	impact on any surviving archaeological deposits.	mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.		
6.2	Strays (including racecourse) and common	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	land				
6.3	Rivers and Ings	<p>(a) <b>Derwent/Ouse:</b> Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible.</p> <p>(b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.</p> <p>(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) <b>Views along river/banks.</b></p>	This site makes a neutral contribution to this character element.		
6.4	Open countryside and green belt	<p>(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open Ings landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) <b>Village settings</b> including:</p>	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.			
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site makes a neutral contribution to this character element.		

<p><b>Summary:</b> The assessment of this site has identified that development here may cause serious harm to principal characteristic 4 due to the unknown nature of proposed housing design and the potential impact on the Historic Core Conservation Area.</p> <p>Minor harm may be caused to characteristics 3 and 5 relating to the impact of development on the setting/character of several listed buildings within the vicinity and the potential harm to any surviving archaeological deposits.</p>	<p><b>Key recommendations/Mitigation:</b></p> <ul style="list-style-type: none"><li>-Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.</li><li>-Development should be sympathetic to surrounding buildings and suitable to be within the Historic Core Conservation Area.</li><li>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</li></ul>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	Busy approach road into York.	Opportunity to improve strong urban form on this part of the road between Acomb and York.	

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	Immediate surrounding area predominantly contains a mixture of 20 <sup>th</sup> century buildings.	Poorly designed housing will have a negative impact on the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground	Surrounding buildings are generally two storeys in height.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

### 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more	This site makes a neutral contribution to this character element as it is outside the historic core.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) Site may have some archaeological potential however, surviving deposits may have been disturbed by agricultural practices and the construction of Oakhaven in the late 20th century.	(b) Re-development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage assets.	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	Site may have some archaeological potential however, surviving deposits may have been disturbed by agricultural practices and the construction of Oakhaven in the late 20th century.  Scheduled Ancient Monument (ROC bunker) in close proximity to this site.	Re-development will have a detrimental impact on any surviving archaeological deposits.  The SAM is surrounded by inter-war housing and is unlikely to be adversely affected by redevelopment at Oakhaven.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.		
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and lngs	(a) <b>Derwent/Ouse</b> : Flooding; lngs meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		19th century. (c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) <b>Views along river/banks.</b>			
6.4	Open countryside and green belt	(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows; (c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value; (d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site makes a neutral contribution to this character element.		

<p><b>Summary:</b> The assessment of this site has identified that development here may cause minor harm to principal characteristics 4 and 5 due to the unknown nature of proposed housing design and the potential harm to any surviving archaeological deposits. However, surviving deposits may have been disturbed by agricultural practices and the construction of Oakhaven in the late 20th century.</p>	<p><b>Key recommendations/Mitigation:</b> -Opportunity to improve strong urban form between Acomb and York.  -Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.  -Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</p>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		particularly associated with historical events. The Civil War is associated with the <b>Bars</b> . <b>The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	Site is occupied by late 20 <sup>th</sup> century EPH Woolnough House. Immediate surrounding area predominantly inter-war and late 20 <sup>th</sup> century residential buildings.	Poorly designed housing will have a negative impact on the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground	Surrounding buildings are generally two storeys in height.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological	This site makes a neutral contribution to this character element as it is outside the historic core.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) Site may have some archaeological potential however, surviving deposits may have been disturbed by the construction of Woolnough House in the late 20th century.	(b) Re-development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage assets.	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	Site may have some archaeological potential however, surviving deposits may have been disturbed by the construction of Woolnough House in the late 20th century.	Re-development will have a detrimental impact on any surviving archaeological deposits.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.

6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
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	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	<p>(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters.</p> <p>(b) View of the <b>race course/Knavesmire and Terrys</b> combined.</p> <p>(c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule).</p> <p>(d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).</p>	This site makes a neutral contribution to this character element.		
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and Ings	<p>(a) <b>Derwent/Ouse</b>: Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible.</p> <p>(b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.</p>	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) <b>Views along river/banks.</b>			
6.4	Open countryside and green belt	(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows; (c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value; (d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.	This site makes a neutral contribution to this character element.		
6.5	Suburban	Street trees, public parks, large	This site makes a neutral		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	villages	gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site makes a neutral contribution to this character element.		

<p><b>Summary:</b> The assessment of this site has identified that development here may cause minor harm to principal characteristics 4 and 5 due to the unknown nature of proposed housing design and the potential harm to any surviving archaeological deposits. However, surviving deposits may have been disturbed by the construction of Woolnough House in the late 20th century.</p>	<p><b>Key recommendations/Mitigation:</b> -Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.  -Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</p>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		particularly associated with historical events. The Civil War is associated with the <b>Bars</b> . <b>The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	The site is surrounded by inter-war, post-war and early 21st century residential development.  Proposed development site is within close proximity to Heworth Green/East Parade Conservation Area.	Poorly designed housing will have a negative impact on the city in general.  Development on this site is unlikely to cause serious harm to the setting of the conservation area due to the nature of the existing surrounding environment.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground	Surrounding buildings are between one-four storeys in height.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological	This site makes a neutral contribution to this character element as it is outside the historic core.		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) Site may be of some archaeological potential, however, surviving deposits may have been disturbed by the construction of the extant building.	(b) Re-development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage assets.	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	Site may be of some archaeological potential, however, surviving deposits may have been disturbed by the construction of the extant building.	Re-development will have a detrimental impact on any surviving archaeological deposits.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
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	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	<p>(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters.</p> <p>(b) View of the <b>race course/Knavesmire and Terrys</b> combined.</p> <p>(c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule).</p> <p>(d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).</p>	This site makes a neutral contribution to this character element.		
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and Ings	<p>(a) <b>Derwent/Ouse</b>: Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible.</p> <p>(b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.</p>	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) <b>Views along river/banks.</b>			
6.4	Open countryside and green belt	(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows; (c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value; (d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.	This site makes a neutral contribution to this character element.		
6.5	Suburban	Street trees, public parks, large	This site makes a neutral		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	villages	gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site makes a neutral contribution to this character element.		

<p><b>Summary:</b> The assessment of this site has identified that development here may cause minor harm to principal characteristics 4 and 5 due to the unknown nature of proposed housing design and potential harm to any surviving archaeological deposits. However, deposits may have previously been disturbed by the construction of the extant building.</p> <p>The proposed development site is within close proximity to Heworth Green/East Parade Conservation Area however, re-development here is unlikely to cause serious harm.</p>	<p><b>Key recommendations/Mitigation:</b> -Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.  -Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</p>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	(a) Views of The Minster from St. John's Street and glimpses from Garden Street.	Re-development would not impact upon these views	

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	Two, Grade II listed buildings opposite proposed development site.	Re-development unlikely to have a significant detrimental impact on the setting of these buildings due to the mixed nature of the area.	Design of new development should aim to be sympathetic towards the character of the listed structures despite the mixed character of the area.
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

## 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	The site is adjacent to the Central Historic Core Conservation Area.  The surrounding buildings are mixed in character dating from the 19 <sup>th</sup> and 20 <sup>th</sup> centuries.	Inappropriate re-development may have a negative impact on the character of the adjacent conservation area.  Poorly designed housing will have a negative impact on the city in general.	Development must be sympathetic to adjacent Conservation Area.  Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that	Buildings surrounding this site range between one-three	Inappropriately tall buildings will have a detrimental impact upon existing	Buildings need to be at an appropriate scale taking into

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.	storeys in height.	surrounding properties.	account surrounding structures.
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation	Timber foundations of Anglo-Scandinavian houses have been	This site makes a neutral contribution to this character		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	in historic core	found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits	element as it is outside the historic core.		
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) Site located within Central Area of Archaeological Importance.	(b) Re-development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown archaeological features and deposits are	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	High archaeological potential in the area generally. Higher archaeological potential in area outside the footprint of extant building.	Re-development will have a detrimental impact on any surviving archaeological deposits.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	not designated heritage assets.		Harrison's Hospital is shown on the First Edition OS plan (c.1852) on this site.		

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.		
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and Ings	(a) <b>Derwent/Ouse</b> : Flooding; Ings meadows; retention of traditional	This site makes a neutral contribution to this character		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<p>management over centuries - still hay cropped and grazed where possible.</p> <p>(b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.</p> <p>(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) <b>Views along river/banks.</b></p>	<p>element.</p>		
6.4	Open countryside and green belt	<p>(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p>	<p>This site makes a neutral contribution to this character element.</p>		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		(e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.			
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site makes a neutral contribution to this character element.		

<b>Summary:</b>	<b>Key recommendations/Mitigation:</b>
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<p>The assessment of this site has identified that development here may cause serious harm to principal characteristic 5 due to the potential harm to any surviving archaeological deposits. The site is located with the Central Area of Archaeological Importance.</p> <p>Minor harm may be caused to characteristic 4 relating to the unknown nature of proposed housing design and the impact of development on the setting/character of the Historic Core Conservation Area. However, the area already contains buildings of mixed character and age.</p> <p>The assessment concluded that minor harm may be caused by development in relation to characteristic 3 and nearby listed buildings.</p>	<ul style="list-style-type: none"> <li>-Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.</li> <li>-Development should be sympathetic to surrounding buildings and to the adjacent Historic Core Conservation Area.</li> <li>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</li> </ul>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	Development fronts onto Fulford Road.	Opportunity to reinforce/improve strong urban form on this arterial road.	

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

H24 Bristows Garage, Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	Part of an identifiable/distinct area surrounding Fulford Barracks.	No impact identified	
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	19 <sup>th</sup> century Grade II listed building (Aurega House) adjacent to proposed development site.	Development may have a detrimental impact on the setting of this building.	Development needs to be sympathetic in terms of design with regard to listed building.
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

H24 Bristows Garage, Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	The site is within Fulford Road Conservation Area.	<p>Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.</p> <p>Poorly designed housing will have a detrimental impact on the architecture of York in general.</p> <p>Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</p> <p>Inappropriate development will have a detrimental impact on the character of Fulford Road Conservation Area.</p>	<p>Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.</p> <p>Local distinctiveness should be reinforced where this makes a positive contribution to character.</p> <p>Development must be of an appropriate design to be contained within the Conservation Area.</p>
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to	Surrounding buildings are between two-three storeys in height.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

### 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving	This site makes a neutral contribution to this character element as it is outside the historic core.		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) Significant archaeological deposits relating to the Anglian and medieval period known within the wider vicinity. Although not part of an Area of Archaeological Importance there is the potential for archaeological remains (of an unknown nature) to exist on the site.	(b) Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage assets.	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	Significant archaeological deposits relating to the Anglian and medieval period known within the wider vicinity. Although not part of an Area of Archaeological Importance there is the potential for archaeological remains (of an unknown nature) to exist on the site.	Development will have a detrimental impact on any surviving archaeological deposits.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.		
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and Ings	(a) <b>Derwent/Ouse</b> : Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		19th century. (c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) <b>Views along river/banks.</b>			
6.4	Open countryside and green belt	(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows; (c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value; (d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site makes a neutral contribution to this character element.		

<p><b>Summary:</b> The assessment of this site has identified that development here may cause serious harm to principal characteristic 4 due to the unknown nature of proposed housing design and its potential impact on the character of Fulford Road Conservation Area.</p> <p>Minor harm may be caused to characteristics 3 and 5 relating to the impact of development on the setting/character of an</p>	<p><b>Key recommendations/Mitigation:</b> -Opportunity to reinforce/improve strong urban form on Fulford Road</p> <p>-Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.</p> <p>-Development should be sympathetic to surrounding buildings and suitable to be within Fulford Road Conservation Area.</p>
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H24 Bristows Garage, Option 1 Preferred Options boundary

adjacent listed building and the potential harm to any surviving archaeological deposits. Significant archaeological deposits relating to the Anglian and medieval period are known within the wider vicinity.	-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.
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### 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

H25 Heworth Green North, Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	Views of The Minster and Layerthorpe Refuse Chimney may be possible from the site.	Maybe opportunity to create/reveal views of The Minster and/or the chimney from the new development.	Views analysis required.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed housing will have a negative impact on the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground	Surrounding residential development ranges from two-four storeys in height.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

### 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more	This site makes a neutral contribution to this character element as it is outside the historic core.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) The construction and subsequent demolition of Vicars Terrace on the Layerthorpe frontage and the use of the area as a gas works throughout the 20 <sup>th</sup> century may have had a negative effect on any older surviving archaeological deposits. Archaeological features relating to the gas works and housing may remain.	(b) Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage assets.	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	The construction and subsequent demolition of Vicars Terrace on the Layerthorpe frontage and the use of the area as a gas works throughout the 20 <sup>th</sup> century may have had a negative effect on any older surviving archaeological deposits.	Development will have a detrimental impact on any surviving archaeological deposits.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
			Archaeological features relating to the gas works and housing may remain.		

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.		
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and Ings	(a) <b>Derwent/Ouse</b> : Flooding; Ings meadows; retention of traditional management over centuries - still	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<p>hay cropped and grazed where possible.</p> <p>(b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.</p> <p>(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) <b>Views along river/banks.</b></p>			
6.4	Open countryside and green belt	<p>(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance <b>uninterrupted</b></p>	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<b>recreation routes</b> with cultural significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.			
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site makes a neutral contribution to this character element.		

<p><b>Summary:</b> The assessment of this site has identified that development here may cause minor harm to principal characteristics 4 and</p>	<p><b>Key recommendations/Mitigation:</b> -Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.</p>
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<p>5 due to the unknown nature of proposed housing design and the potential to harm any surviving archaeological deposits. Archaeological features relating to the gas works and 19<sup>th</sup> century housing may remain.</p> <p>There may be an opportunity to create/reveal new views of The Minster.</p>	<p>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</p> <p>-Views analysis required.</p>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	Views of The Minster and Layerthorpe Refuse Chimney may be possible from the site.	Maybe opportunity to create/reveal views of The Minster and/or the chimney from the new development.	Views analysis required.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		particularly associated with historical events. The Civil War is associated with the <b>Bars</b> . <b>The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed housing will have a negative impact on the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground	Surrounding residential development ranges from two-four storeys in height.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

### 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more	This site makes a neutral contribution to this character element as it is outside the historic core.		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) The construction and subsequent demolition of Vicars Terrace on the Layerthorpe frontage and the use of the area as a gas works throughout the 20 <sup>th</sup> century may have had a negative effect on any older surviving archaeological deposits. Archaeological features relating to the gas works and housing may remain.	(b) Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage assets.	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	The construction and subsequent demolition of Vicars Terrace on the Layerthorpe frontage and the use of the area as a gas works throughout the 20 <sup>th</sup> century may have had a negative effect on any older surviving archaeological deposits.	Development will have a detrimental impact on any surviving archaeological deposits.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
			Archaeological features relating to the gas works and housing may remain.		

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.		
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and Ings	(a) <b>Derwent/Ouse</b> : Flooding; Ings meadows; retention of traditional management over centuries - still	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<p>hay cropped and grazed where possible.</p> <p>(b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.</p> <p>(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) <b>Views along river/banks.</b></p>			
6.4	Open countryside and green belt	<p>(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance <b>uninterrupted</b></p>	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<b>recreation routes</b> with cultural significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.			
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site makes a neutral contribution to this character element.		

<p><b>Summary:</b> The assessment of this site has identified that development here may cause minor harm to principal characteristics 4 and</p>	<p><b>Key recommendations/Mitigation:</b> -Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.</p>
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<p>5 due to the unknown nature of proposed housing design and the potential to harm any surviving archaeological deposits. Archaeological features relating to the gas works and 19<sup>th</sup> century housing may remain.</p> <p>There may be an opportunity to create/reveal new views of The Minster.</p>	<p>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</p> <p>-Views analysis required.</p>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		provision of markets. Few examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer	This site makes a neutral contribution to this character element.		

H26 Dauby Lane, Elvington,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		ring road accentuates the city form and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the	This site makes a neutral contribution to this character element.		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		city.			
2.6	Urban villages retain identity	(a) Village greens as focus or linear main streets with surviving back lanes. (b) Clusters of facilities in village core.	This site makes a neutral contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.	There will be a minor impact on the compactness of the village of Elvington if residential development were to extend further to the north-west.	Any development here will result in an impact on compactness.

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is particularly associated with historical events. The Civil War is associated with the <b>Bars</b> . <b>The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed housing will have a negative impact on Elvington and the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to	This site makes a neutral contribution to this character element.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic</b>	This site makes a neutral contribution to this character element as it is outside the historic core.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<b>waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) Archaeological potential unknown.	(b) Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	There is the potential for ridge and furrow to survive in woodland areas on the site.  Field boundaries surrounding the site date to at least the mid 19th century.	Development will have a detrimental impact on any surviving archaeological deposits and landscape features.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	assets.				

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.		
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and Ings	(a) <b>Derwent/Ouse</b> : Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible.	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<p>(b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.</p> <p>(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) <b>Views along river/banks.</b></p>			
6.4	Open countryside and green belt	<p>(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance <b>uninterrupted recreation routes</b> with cultural</p>	(d) The site forms a break between Elvington village and the industrial estate, though housing does exist to the west of the village proper.	Development will merge the residential and industrial areas.	Perhaps a more industrial use for the site would be better suited- however, this would still result in the two areas ‘meeting’.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.			
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site makes a neutral contribution to this character element.		

<b>Summary:</b> The assessment of this site has identified that development	<b>Key recommendations/Mitigation:</b> -Detailed information on architectural proposals required to further assess impact on architectural
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<p>here may cause minor harm to principal characteristics 4 and 5 due to the unknown nature of proposed housing design and the potential to harm any surviving archaeological deposits.</p> <p>A partial minor harm grading has been identified against characteristic 2 and 6 regarding the impact on compactness of Elvington and the potential merging of residential and industrial developments.</p>	<p>complexity characteristic.</p> <ul style="list-style-type: none"><li>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</li><li>- Historic field boundaries should be retained and enhanced where possible or at least respected in the design of the new development.</li></ul>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.	There will be a minor impact on the compactness of the village of Strensall if residential development were to extend further to the east.	Any development here will result in an impact on compactness.

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in Strensall and York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	Proposed development site is adjacent to late 20 <sup>th</sup> century residential estate.	Poorly designed housing will have a negative impact on Strensall and the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground	Surrounding residential development is generally two storeys in height.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more	This site makes a neutral contribution to this character element as it is outside the historic core.		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) Archaeological potential unknown.	(b) Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage assets.	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	Ridge and furrow on the site – preservation unknown.	Development will have a detrimental impact on any surviving archaeological deposits and landscape features.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.  Inspection of ridge and furrow required to see if any part may merit preservation.

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.		
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and Ings	(a) <b>Derwent/Ouse</b> : Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) <b>Views along river/banks.</b>			
6.4	Open countryside and green belt	(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows; (c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value; (d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.	This site makes a neutral contribution to this character element.		
6.5	Suburban	Street trees, public parks, large	This site makes a neutral		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	villages	gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site makes a neutral contribution to this character element.		

<p><b>Summary:</b> The assessment of this site has identified that development here may cause minor harm to principal characteristics 4 and 5 due to the unknown nature of proposed housing design and the potential to harm any surviving archaeological deposits.</p> <p>An element of minor harm may be caused to characteristic 2 relating to the impact on the compactness of the village of Strensall if residential development were to extend further to the east.</p>	<p><b>Key recommendations/Mitigation:</b> -Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.  -Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</p>
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H27 Brecks Lane, Strensall,  
Option 1 Preferred Options boundary

## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		provision of markets. Few examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		ring road accentuates the city form and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the	This site makes a neutral contribution to this character element.		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		city.			
2.6	Urban villages retain identity	(a) Village greens as focus or linear main streets with surviving back lanes. (b) Clusters of facilities in village core.	This site makes a neutral contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

## 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	Proposed development site is adjacent to mid-late 20 <sup>th</sup> century residential estates.  Site is located close to Wheldrake Conservation Area.	Poorly designed housing will have a negative impact on the city in general.  Development is situated behind housing on North Lane and will probably have no impact on the setting of the Conservation Area.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist	Surrounding residential development are generally one-two storeys in height.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food	This site makes a neutral contribution to this character element as it is outside the historic core.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) Archaeological potential unknown.	(b) Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown archaeological features and deposits are not designated	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	Ridge and furrow on the site – preservation unknown.  Historic field boundaries exist which are shown on the 1852 OS plan but likely to be much older in date.	Development will have a detrimental impact on any surviving archaeological deposits and landscape features.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	heritage assets.				<p>Inspection of ridge and furrow required to see if any part may merit preservation.</p> <p>Development should aim to preserve historic field boundaries and/or respect the historic grain of the site within its design.</p>

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	<p>(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters.</p> <p>(b) View of the <b>race course/Knavesmire and Terrys</b> combined.</p> <p>(c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule).</p> <p>(d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).</p>	This site makes a neutral contribution to this character element.		
6.2	Strays	Openness; greenness; natural/rural	This site makes a neutral		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	(including racecourse) and common land	character within city. Village greens.	contribution to this character element.		
6.3	Rivers and Ings	(a) <b>Derwent/Ouse</b> : Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century. (c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) <b>Views along river/banks</b> .	This site makes a neutral contribution to this character element.		
6.4	Open countryside and green belt	(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open Ings landscape associated with river; wildflower meadows;	This site contains the only remaining part of the original village backplots on the north side of Wheldrake.	(d) Development here would remove this element of the village setting.	Development of the site will remove this historic landscape regardless of mitigation.  The existing historic grain of the site and/or historic field boundaries could be preserved in the design of the new development as a mitigation measure against

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value; (d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.			the loss of landscape.
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages	This site makes a neutral contribution to this character element.		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>			

<p><b>Summary:</b>                      The assessment of this site has identified that development in this location may cause serious harm to characteristic 6 due to impact on village setting. This site contains the only remaining village backplots on the north side of Wheldrake, these would be removed through development. Loss of historic landscape here would be unavoidable despite mitigation measures.</p> <p>Development may result in minor harm to principal characteristics 4 and 5 due to the unknown nature of proposed housing design and the potential to harm any surviving archaeological deposits.</p>	<p><b>Key recommendations/Mitigation:</b></p> <ul style="list-style-type: none"> <li>-Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.</li> <li>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</li> <li>-The existing historic grain of the site and/or historic field boundaries could be preserved in the design of the new development as a mitigation measure against the loss of landscape.</li> </ul>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		provision of markets. Few examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer	This site makes a neutral contribution to this character element.		

H29 Land at Moor Lane, Copmanthorpe,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		ring road accentuates the city form and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		city.			
2.6	Urban villages retain identity	(a) Village greens as focus or linear main streets with surviving back lanes. (b) Clusters of facilities in village core.	This site makes a neutral contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is particularly associated with historical events. The Civil War is associated with the <b>Bars</b> . <b>The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	Proposed development site is adjacent to late 20 <sup>th</sup> century residential estates.	Poorly designed housing will have a negative impact on Copmanthorpe and the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate.	Surrounding residential development are generally two storeys in height.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			structures.
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic	Timber foundations of Anglo-Scandinavian houses have been found well preserved in	This site makes a neutral contribution to this character element as it is outside the		



H29 Land at Moor Lane, Copmanthorpe,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	core	Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits	historic core.		
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) Archaeological potential unknown.	(b) Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown archaeological features and deposits are	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	Archaeological potential unknown.	Development will have a detrimental impact on any surviving archaeological deposits and landscape features.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	not designated heritage assets.				

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.		
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and Ings	(a) <b>Derwent/Ouse</b> : Flooding; Ings meadows; retention of traditional management over centuries - still	This site makes a neutral contribution to this character element.		

H29 Land at Moor Lane, Copmanthorpe,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<p>hay cropped and grazed where possible.</p> <p>(b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.</p> <p>(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) <b>Views along river/banks.</b></p>			
6.4	Open countryside and green belt	<p>(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open Ings landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p>	(d) This field forms part of the rural setting to the south of Copmanthorpe	The development of this field will remove the rural setting/feel when entering Copmanthorpe from the south. This impact would increase if the site was developed in conjunction with fields opposite.	<p>Green buffering to the edge of Moor Lane would assist in maintaining the rural character of the road into Copmanthorpe.</p> <p>Ideally this site should not be developed in conjunction with other potential sites on the other side of Moor Lane.</p>

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		(e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.			
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site makes a neutral contribution to this character element.		

<p><b>Summary:</b> The assessment of this site has identified that development in this location may result in minor harm to principal characteristics 4 and 5 due to the unknown nature of proposed housing design and the potential to harm any surviving archaeological deposits.</p> <p>Partial minor harm may be caused to characteristic 6 relating to the rural setting of the village.</p>	<p><b>Key recommendations/Mitigation:</b></p> <ul style="list-style-type: none"><li>-Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.</li><li>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</li><li>- Historic field boundaries should be retained and enhanced where possible or at least respected in the design of the new development.</li><li>-Green buffering to the edge of Moor Lane would assist in maintaining the rural character of the road into Copmanthorpe.</li><li>-Ideally this site should not be developed in conjunction with other potential sites on the other side of Moor Lane.</li></ul>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through	This site makes a neutral contribution to this character element.		

H30 Sites south of Strensall,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		provision of markets. Few examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer	This site makes a neutral contribution to this character element.		

H30 Sites south of Strensall,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		ring road accentuates the city form and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the	This site makes a neutral contribution to this character element.		



H30 Sites south of Strensall,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		city.			
2.6	Urban villages retain identity	(a) Village greens as focus or linear main streets with surviving back lanes. (b) Clusters of facilities in village core.	This site makes a neutral contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This area forms part of the open area to the south of the original linear village. Southfields Road (formerly Back Lane) is built up on the south side but still remains as the southern boundary to the village core.	Development of this area may impact upon the identifiable village form.	The linear form would still exist despite development of this area but would be subsumed by residential expansion. Any development on this site will extend the southern boundary of the village.

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of	This site makes a neutral contribution to this character element.		

H30 Sites south of Strensall,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is particularly associated with historical events. The Civil War is associated with the <b>Bars</b> . <b>The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into	Provide pockets of <b>green space</b> within dense urban blocks and are	This site makes a neutral contribution to this character		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	urban fabric	a haven for wildlife.	element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	Site borders and is adjacent to Strensall Conservation Area and Strensall Railway Buildings Conservation Area.	Poorly designed housing will have a negative impact on the city in general.  Inappropriate development may have an impact on the setting/character of either Conservation Area.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.

H30 Sites south of Strensall,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
					Architecture/design needs to be sympathetic towards character of conservation areas.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.	This site makes a neutral contribution to this character element.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) There are no known archaeological deposits on this site. However, the site has the potential for archaeological deposits particularly relating to medieval and post-medieval agricultural practices to exist.	(b) Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of	The York HER contains some 6000	Historic landscape including	Development will have a detrimental	Appropriate archaeological

H30 Sites south of Strensall,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	known and unknown archaeological features and deposits are not designated heritage assets.	records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	field boundaries shown on the 1852 OS plan but which are likely to be much older in date and well preserved ridge and furrow which assists in enhancing the character of the village.	impact on any surviving archaeological deposits and landscape features.	mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.		
6.2	Strays (including racecourse)	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		

H30 Sites south of Strensall,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	and common land				
6.3	Rivers and Ings	<p>(a) <b>Derwent/Ouse:</b> Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible.</p> <p>(b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.</p> <p>(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) <b>Views along river/banks.</b></p>	This site makes a neutral contribution to this character element.		
6.4	Open countryside and green belt	<p>(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open Ings landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat</p>	(d) This site contains the last remains of medieval strip fields south of Strensall village core. These are an important part of the rural setting of the historic village of Strensall.	(d) The development of this site will remove the last remaining evidence of medieval strip fields south of Strensall village core – removing part of the original village setting.	<p>(d) The historic grain of the landscape in this area should be respected within any new development.</p> <p>Reducing the development area to the eastern end of the proposed site would preserve an element of this landscape to the south of Southfields Road.</p>

H30 Sites south of Strensall,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		value; (d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.			
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves,	This site makes a neutral contribution to this character element.		



H30 Sites south of Strensall,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		(c) the fact that they are <b>free-standing, clearly definable settlements</b>			

<p><b>Summary:</b> The assessment of this site has identified that development in this location may result in serious harm to characteristic 6 relating to the village setting. The development of this site will remove the last remaining evidence of medieval strip fields south of Strensall village core.</p> <p>Development may also result in minor-serious harm to principal characteristics 4 due to the unknown nature of proposed housing design and its potential impact on the adjacent Conservation Areas.</p> <p>Minor harm may be caused to characteristic 5 due to potential harm to any surviving archaeological deposits.</p> <p>Partial minor harm may be caused to characteristic 2 relating to the form of the village.</p>	<p><b>Key recommendations/Mitigation:</b></p> <ul style="list-style-type: none"> <li>-Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.</li> <li>-Development needs to be sympathetic towards character of Conservation Areas.</li> <li>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</li> <li>- Historic field boundaries should be retained and enhanced where possible or at least respected in the design of the new development.</li> <li>-Reduce the development area to the eastern end of the proposed site</li> </ul>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		particularly associated with historical events. The Civil War is associated with the <b>Bars</b> . <b>The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	Site borders and is adjacent to Strensall Conservation Area and Strensall Railway Buildings Conservation Area.	Poorly designed housing will have a negative impact on the city in general. <b>Inappropriate development may have an impact on the setting/character of either Conservation Area.</b>	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.  Architecture/design needs to be sympathetic towards character of conservation areas.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist	This site makes a neutral contribution to this character element.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food	This site makes a neutral contribution to this character element as it is outside the historic core.		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) There are no known archaeological deposits on this site. However, the site has the potential for archaeological deposits particularly relating to medieval and post-medieval agricultural practices to exist.	(b) Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	Historic landscape including field boundaries shown on the 1852 OS plan but which are likely to be much older in date and well preserved ridge and furrow which assists in enhancing the character of the village.	Development will have a detrimental impact on any surviving archaeological deposits and landscape features.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	assets.				

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.		
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and Ings	(a) <b>Derwent/Ouse</b> : Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) <b>Ouse</b> - walking along most of	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<p>either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.</p> <p>(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) <b>Views along river/banks.</b></p>			
6.4	Open countryside and green belt	<p>(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside</p> <p>(f) <b>Orchards</b> – vale of York high</p>	(d) This site contains part of the medieval strip fields south of Strensall village core. These are an important part of the rural setting of the historic village of Strensall.	(d) The development of this site will remove part of the remaining medieval strip fields south of Strensall village core – removing part of the original village setting. An element of the landscape will be preserved south of Southfields Road.	(d) The historic grain of the landscape in this area should be respected within any new development.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		orchard productivity historically; veteran Pear and apple trees often in gardens of later development.			
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site makes a neutral contribution to this character element.		

<p><b>Summary:</b> The assessment of this site has identified that development in this location may result in minor-serious harm to characteristic 6 relating to the village setting. The development of this site will remove part of the remaining medieval strip fields south of Strensall village core.</p>	<p><b>Key recommendations/Mitigation:</b> -Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.  -Development needs to be sympathetic towards character of Conservation Areas.</p>
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H30 Land to south of Strensall,  
Option 2 Further Sites Consultation

<p>Development may also result in minor-serious harm to principal characteristics 4 due to the unknown nature of proposed housing design and its potential impact on the adjacent Conservation Areas.</p> <p>Minor harm may be caused to characteristic 5 due to potential harm to any surviving archaeological deposits.</p>	<p>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</p> <p>- Historic field boundaries should be retained and enhanced where possible or at least respected in the design of the new development.</p>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through	This site makes a neutral contribution to this character element.		

H31 Amalgamated sites Eastfield Lane, Dunnington,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		provision of markets. Few examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer	This site makes a neutral contribution to this character element.		

H31 Amalgamated sites Eastfield Lane, Dunnington,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		ring road accentuates the city form and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the	This site makes a neutral contribution to this character element.		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		city.			
2.6	Urban villages retain identity	(a) Village greens as focus or linear main streets with surviving back lanes. (b) Clusters of facilities in village core.	This site makes a neutral contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's	This site makes a neutral contribution to this character element.		

H31 Amalgamated sites Eastfield Lane, Dunnington,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	Proposed development site is adjacent to late 20 <sup>th</sup> century residential estates.	Poorly designed housing will have a negative impact on Dunnington and the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist	Surrounding development is generally two-storey in height	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional	Timber foundations of Anglo-	This site makes a neutral		

H31 Amalgamated sites Eastfield Lane, Dunnington,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	preservation in historic core	Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits	contribution to this character element as it is outside the historic core.		
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) There are no known archaeological deposits on this site. However, the site has the potential for archaeological deposits particularly relating to medieval and post-medieval agricultural practices to exist.	(b) Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown archaeological	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what	The site has some potential for archaeological deposits particularly relating to medieval and post-medieval	Development will have a detrimental impact on any surviving archaeological deposits and landscape features.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	features and deposits are not designated heritage assets.	actually remains.	agricultural practices to exist.		undertaken as part of the planning process.

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.		
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and	(a) <b>Derwent/Ouse</b> : Flooding; Ings	This site makes a neutral		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	Ings	meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century. (c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) <b>Views along river/banks.</b>	contribution to this character element.		
6.4	Open countryside and green belt	(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open Ings landscape associated with river; wildflower meadows; (c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value; (d) <b>Village settings</b> including: assorted land; strip field	This site makes a neutral contribution to this character element.		

H31 Amalgamated sites Eastfield Lane, Dunnington,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<p>pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside</p> <p>(f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.</p>			
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	<p>(a) <b>Registered historic parks and gardens</b></p> <p>(b) Parks for the <b>people</b></p> <p>(c) <b>Designed campus</b> landscape</p> <p>(d) Matrix of <b>accessible parks</b></p>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	<p>The relationship of York to its surrounding settlements. This relationship derives from:-</p> <p>(a) the <b>distance</b> between the settlements</p> <p>(b) the <b>size</b> of the villages themselves,</p> <p>(c) the fact that they are <b>free-standing, clearly definable settlements</b></p>	This site makes a neutral contribution to this character element.		



H31 Amalgamated sites Eastfield Lane, Dunnington,  
Option 1 Preferred Options boundary

<p><b>Summary:</b> The assessment of this site has identified that development in this location may result in minor harm to principal characteristics 4 and 5 due to the unknown nature of proposed housing design and the potential to harm any surviving archaeological deposits.</p>	<p><b>Key recommendations/Mitigation:</b> -Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.  -Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</p>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

H32 The Tannery, Strensall,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.		Development here may impact upon the identifiable village form of Strensall. The village is so far contained on the south side of the River Foss.	Development of this site would lead to the inevitable spread of the village away from its original core.  Landscaping to the south of the development bordering the river may assist in separating the development from the village (reinforcing the sense of the limits of the village).

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of	This site makes a neutral contribution to this character element.		

H32 The Tannery, Strensall,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	The site is in close proximity to a Grade II listed bridge over the River Foss.	The development may impact upon the rural setting of this structure.	The rural setting of this bridge should be protected through the design of the proposed development – perhaps through the strategic location of open space.
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and 19 <sup>th</sup> -20 <sup>th</sup> century factories.			
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	Proposed development site borders Strensall Village Conservation Area. This site is perhaps more sensitive than other areas due to the surviving rural/open nature of the northern part of the village.	Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Strensall and the character of the village core. (Conservation Area).	Sympathetic, well designed development required so not to detract from the character of the Conservation Area.  Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
					<p>impact on the variety of architectural character in general.</p> <p>Local distinctiveness should be reinforced where this makes a positive contribution to character.</p>
4.3	Human scale	<p>The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b>, roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.</p>	<p>This site makes a neutral contribution to this character element.</p>	<p>Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</p>	<p>Buildings need to be at an appropriate scale taking into account surrounding structures.</p>
4.4	Craftsmanship	<p>Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and</p>	<p>This site makes a neutral contribution to this character element.</p>	<p>Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.</p>	<p>Opportunity to request high quality craftsmanship to housing- in particular reflecting designs seen in other parts of the city or those which are York specific.</p>



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		public statuary			

### 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit</b>	(b) Archaeological remains relating to the tannery which stood on the site may exist.	(b) Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<b>removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.			level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage assets.	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	Archaeological remains relating to the tannery which stood on the site may exist.	Development will have a detrimental impact on any surviving archaeological deposits.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		sense of location/setting).			
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and lngs	(a) <b>Derwent/Ouse</b> : Flooding; lngs meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century. (c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) <b>Views along river/banks</b> .	(c) The River Foss runs around the northern edge of the village.	Development in this area may impact upon the setting of the River Foss	Development needs to be sympathetic to and incorporate the river setting into the development.
6.4	Open countryside and green belt	(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river;	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		wildflower meadows; (c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value; (d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.			
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	villages	(b) the size of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>			

<p><b>Summary:</b> The assessment of this site has identified that development in this location may result in serious harm to principal characteristic 4. This is due to the unknown nature of proposed housing design and the potential to harm the setting and character of Strensall Village Conservation Area.</p> <p>Development may also result in minor harm to characteristics 2 and 5 due to the impact on the compactness of the village and on any surviving archaeological deposits relating to the former tannery or earlier activity on the site.</p> <p>Partial minor harm may be caused to characteristics 3 and 6 due to the potential impact on the setting of the Grade II listed bridge and the River Foss.</p>	<p><b>Key recommendations/Mitigation:</b></p> <ul style="list-style-type: none"> <li>-Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic. Development should not detract from the character of the Conservation Area, the riverside setting or the Grade II listed bridge.</li> <li>The rural setting of this bridge should be protected through the design of the proposed development – perhaps through the strategic location of open space.</li> <li>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</li> <li>- Historic field boundaries should be retained and enhanced where possible or at least respected in the design of the new development.</li> </ul>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	The village has generally been extended to the east and west leaving the northern and southern ends as the original points of entry to the village.	Development here may impact upon the identifiable village form of Dunnington. It would also impact upon the northern entrance to the village by moving it further north to Stamford Bridge Road. This has already been compromised slightly by development at the south end of Church Balk.	Perhaps if the proposed development was pulled back from Church Balk and an area of landscaped openspace faced the road into the village this may lessen the impact of the development on the entry point to the village.

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		the Nestle Factory. (b) <b>Clifford's Tower</b> is particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	Proposed development site is adjacent to Dunnington Village Conservation Area.	Development in this area may impact upon the setting/character of the village core.  Poorly designed housing will have a negative impact on Dunnington and the city in general.	Sympathetic, well designed development required in areas close to the Conservation Area.  Perhaps the line of the Roman road could be represented in the design of the new development.  Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
					Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.	This site makes a neutral contribution to this character element.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing- in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) A Roman road (separate from the A166) may run SW/NE within the site.	(b) Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of	The York HER contains some 6000	Ridge and furrow did exist on	Development will have a detrimental	Appropriate archaeological

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	known and unknown archaeological features and deposits are not designated heritage assets.	records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	the southern part of the site. The remains of this may now only exist sub-surface.	impact on any surviving archaeological deposits or landscape features.	mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.  Represent line of Roman road in new development (if its whereabouts is established).

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.		
6.2	Strays (including	Openness; greenness; natural/rural character within city. Village	This site makes a neutral contribution to this character		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	racecourse) and common land	greens.	element.		
6.3	Rivers and Ings	(a) <b>Derwent/Ouse</b> : Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century. (c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) <b>Views along river/banks.</b>	This site makes a neutral contribution to this character element.		
6.4	Open countryside and green belt	(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open Ings landscape associated with river; wildflower meadows; (c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat	(d) This open area to the north of the village and up to Stamford Bridge Road forms part of the setting to Dunnington. Development already exists on the opposite side of the road.	The setting of the village will be compromised by development up to Stamford Bridge Road.	Development of this field will inevitably affect the setting of the village in some way.  Development should not continue to Stamford Bridge Road.  Use of green landscaping/buffering may lessen the impact on the setting to the village.

H33, Water Tower Land, Dunnington,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		value; (d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.			
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-</b>	This site makes a neutral contribution to this character element.		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		standing, clearly definable settlements			

<p><b>Summary:</b> The assessment of this site has identified that development in this location may result in serious harm to principal characteristic 6 and minor-serious harm to 4. This is due to the potential harm to the setting of the village by developing to Stamford Bridge Road and the unknown nature of proposed housing design and its potential impact on the character of Dunnington Village Conservation Area.</p> <p>Development may also result in minor harm to characteristics 2 and 5 due to the potential impact on the form of the village and on any surviving archaeological deposits. A Roman road (separate from the A166) runs SW/NE within the site.</p>	<p><b>Key recommendations/Mitigation:</b></p> <ul style="list-style-type: none"> <li>-The proposed development could be pulled back from Church Balk and an area of landscaped openspace faced the road into the village this may lessen the impact of the development on the entry point to the village.</li> <li>-Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic. Sympathetic, well designed development required in areas close to the Conservation Area.</li> <li>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</li> <li>-Represent line of the Roman road could be represented in the design of the new development.</li> <li>-Development shouldn't continue to Stamford Bridge Road</li> <li>-Green landscaping/buffering may lessen the impact on the setting to the village</li> </ul>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	The village has generally been extended to the east and west leaving the northern and southern ends as the original points of entry to the village.	Development here may impact upon the identifiable village form of Dunnington. It would also impact upon the northern entrance to the village by moving it further north towards Stamford Bridge Road. This has already been compromised slightly by development at the south end of Church Balk.	If the proposed development was pulled back from Church Balk and an area of landscaped openspace faced the road into the village this may lessen the impact of the development on the entry point to the village.

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		the Nestle Factory. (b) <b>Clifford's Tower</b> is particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	Proposed development site is adjacent to Dunnington Village Conservation Area.	Development in this area may impact upon the setting/character of the village core.  Poorly designed housing will have a negative impact on Dunnington and the city in general.	Sympathetic, well designed development required in areas close to the Conservation Area.  Perhaps the line of the Roman road could be represented in the design of the new development.  Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
					Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.	This site makes a neutral contribution to this character element.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing- in particular reflecting designs seen in other parts of the city or those which are York specific.



## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) A Roman road (separate from the A166) may run SW/NE within the site.	(b) Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which	Ridge and furrow is known to have existed across the site. The remains of this may now	Development will have a detrimental impact on any surviving archaeological deposits or landscape features.	Appropriate archaeological mitigation strategies such as evaluation and monitoring

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	archaeological features and deposits are not designated heritage assets.	is only a small percentage of what actually remains.	only exist sub-surface.		programmes, should be undertaken as part of the planning process.  Represent line of Roman road in new development (if its whereabouts are established).

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.		
6.2	Strays (including racecourse) and common	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	land				
6.3	Rivers and Ings	<p>(a) <b>Derwent/Ouse:</b> Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible.</p> <p>(b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.</p> <p>(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) <b>Views along river/banks.</b></p>	This site makes a neutral contribution to this character element.		
6.4	Open countryside and green belt	<p>(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open Ings landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) <b>Village settings</b> including:</p>	(d) This open area to the north of the village and up to Stamford Bridge Road forms part of the setting to Dunnington. Development already exists on the opposite side of the road.	The setting of the north of the village will be increasingly urbanised by development in this area.	<p>Development of this field will inevitably affect the setting of the village in some way.</p> <p>Use of green landscaping/buffering may lessen the impact on the setting to the village.</p>

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.			
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site makes a neutral contribution to this character element.		

<p><b>Summary:</b></p> <p>The assessment of this site has identified that development in this location may result in minor-serious harm to principal characteristic 4. This is due to the unknown nature of proposed housing design and its potential impact on the character of Dunnington Village Conservation Area.</p> <p>Development may also result in minor harm to characteristics 5 and 6 relating to the potential harm to any surviving archaeological deposits. A Roman road (separate from the A166) runs SW/NE within the site and the impact on the setting of the village.</p> <p>Partial minor harm may be caused to characteristic 2 due to the potential impact on the form of the village.</p>	<p><b>Key recommendations/Mitigation:</b></p> <ul style="list-style-type: none"><li>-The proposed development could be pulled back from Church Balk and an area of landscaped openspace faced the road into the village this may lessen the impact of the development on the entry point to the village.</li><li>-Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic. Sympathetic, well designed development required in areas close to the Conservation Area.</li><li>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</li><li>-Represent line of the Roman road could be represented in the design of the new development.</li><li>-Green landscaping/buffering may lessen the impact on the setting to the village</li></ul>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		



H34, Land north of Church Lane, Skelton,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		particularly associated with historical events. The Civil War is associated with the <b>Bars</b> . <b>The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	Proposed development site is within and bordering Skelton Village Conservation Area.	Development in this area may impact upon the setting/character of the village core.  Poorly designed housing will have a negative impact on Skelton and the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.  Sympathetic, well designed development required in areas within and close to the Conservation Area.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist	This site makes a neutral contribution to this character element.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

H34, Land north of Church Lane, Skelton,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in Skelton and York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic	Timber foundations of Anglo-Scandinavian houses have been found well preserved in	This site makes a neutral contribution to this character element as it is outside the		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	core	Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits	historic core.		
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) Archaeological potential unknown.	(b) Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown archaeological features and deposits are not designated	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	Archaeological potential unknown.	Development will have a detrimental impact on any surviving archaeological deposits or landscape features.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.

H34, Land north of Church Lane, Skelton,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	heritage assets.				

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.		
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and Ings	(a) <b>Derwent/Ouse</b> : Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible.	This site makes a neutral contribution to this character element.		

H34, Land north of Church Lane, Skelton,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<p>(b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.</p> <p>(c) <b>Foss</b> - two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages - the 'hidden' river.</p> <p>(d) <b>Views along river/banks.</b></p>			
6.4	Open countryside and green belt	<p>(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside</p>	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		(f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.			
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site makes a neutral contribution to this character element.		

<p><b>Summary:</b> The assessment of this site has identified that development in this location may result in serious harm to principal characteristic 4. This is due to the unknown nature of</p>	<p><b>Key recommendations/Mitigation:</b> -Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic. Sympathetic, well designed development required where the site borders Conservation Area.</p>
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H34, Land north of Church Lane, Skelton,  
Option 1 Preferred Options boundary

<p>proposed housing design and its potential impact on the character of Skelton Village Conservation Area.</p> <p>Development may also result in minor harm to characteristic 5 due to the potential impact on any surviving archaeological deposits.</p>	<p>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</p>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		particularly associated with historical events. The Civil War is associated with the <b>Bars</b> . <b>The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	Proposed development site borders Skelton Village Conservation Area.	Development in this area may impact upon the setting/character of the village core.  Poorly designed housing will have a negative impact on Skelton and the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.  Sympathetic, well designed development required in areas within and close to the Conservation Area.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist	This site makes a neutral contribution to this character element.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in Skelton and York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic	Timber foundations of Anglo-Scandinavian houses have been found well preserved in	This site makes a neutral contribution to this character element as it is outside the		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	core	Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits	historic core.		
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) Archaeological potential unknown.	(b) Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown archaeological features and deposits are not designated	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	Archaeological potential unknown.	Development will have a detrimental impact on any surviving archaeological deposits or landscape features.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	heritage assets.				

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.		
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and lngs	(a) <b>Derwent/Ouse</b> : Flooding; lngs meadows; retention of traditional management over centuries - still hay cropped and grazed where possible.	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<p>(b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.</p> <p>(c) <b>Foss</b> - two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages - the 'hidden' river.</p> <p>(d) <b>Views along river/banks.</b></p>			
6.4	Open countryside and green belt	<p>(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside</p>	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		(f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.			
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site makes a neutral contribution to this character element.		

<p><b>Summary:</b> The assessment of this site has identified that development in this location may result in minor-serious harm to principal characteristic 4. This is due to the unknown nature of</p>	<p><b>Key recommendations/Mitigation:</b> -Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic. Sympathetic, well designed development required where the site borders Conservation Area.</p>
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<p>proposed housing design and its potential impact on the character of Skelton Village Conservation Area.</p> <p>Development may also result in minor harm to characteristic 5 due to the potential impact on any surviving archaeological deposits.</p>	<p>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</p>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		particularly associated with historical events. The Civil War is associated with the <b>Bars</b> . <b>The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed housing will have a negative impact on Dunnington and the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground	This site makes a neutral contribution to this character element.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more	This site makes a neutral contribution to this character element as it is outside the historic core.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) There are no known archaeological deposits on this site. However, the site has some potential for archaeological deposits particularly relating to medieval and post-medieval agricultural practices to exist.  Ridge and furrow may be present on the site.  Historic field boundary in the centre of the site shown on the First Edition OS Plan.	(b) Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	(b) There are no known archaeological deposits on this site. However, the site has some potential for archaeological deposits particularly relating to medieval and post-medieval agricultural practices to exist.	Development will have a detrimental impact on any surviving archaeological deposits or landscape features.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.  Historic field boundaries

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	assets.		Ridge and furrow may be present on the site.  Historic field boundary in the centre of the site shown on the First Edition OS Plan.		across the site shown on the First Edition OS Plan.

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.		
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.3	Rivers and Ings	<p>(a) <b>Derwent/Ouse</b>: Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible.</p> <p>(b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.</p> <p>(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) <b>Views along river/banks</b>.</p>	This site makes a neutral contribution to this character element.		
6.4	Open countryside and green belt	<p>(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open Ings landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) <b>Village settings</b> including: assorted land; strip field</p>	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<p>pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside</p> <p>(f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.</p>			
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	<p>(a) <b>Registered historic parks and gardens</b></p> <p>(b) Parks for the <b>people</b></p> <p>(c) <b>Designed campus</b> landscape</p> <p>(d) Matrix of <b>accessible parks</b></p>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	<p>The relationship of York to its surrounding settlements. This relationship derives from:-</p> <p>(a) the <b>distance</b> between the settlements</p> <p>(b) the <b>size</b> of the villages themselves,</p> <p>(c) the fact that they are <b>free-standing, clearly definable settlements</b></p>	This site makes a neutral contribution to this character element.		



<p><b>Summary:</b> The assessment of this site has identified that development in this location may result in minor harm to principal characteristics 4 and 5. This is due to the unknown nature of proposed housing design and the potential impact on any surviving archaeological deposits.</p>	<p><b>Key recommendations/Mitigation:</b></p> <ul style="list-style-type: none"><li>-Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.</li><li>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</li><li>- Historic field boundaries should be retained and enhanced where possible or at least respected in the design of the new development.</li></ul>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through	This site makes a neutral contribution to this character element.		

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	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		provision of markets. Few examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer	This site makes a neutral contribution to this character element.		

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	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		ring road accentuates the city form and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		city.			
2.6	Urban villages retain identity	(a) Village greens as focus or linear main streets with surviving back lanes. (b) Clusters of facilities in village core.	This site makes a neutral contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	The village has generally been extended to the north and east leaving parts of the western edge as open space. Half of the tofts on the west side of the village have been developed (e.g Beech Grove). The proposed development site is the last remaining element of tofts in the village.	Development here may impact upon the original village form of Upper Poppleton.	Consider re-development of another site.  If development is to go ahead the historic grain of the tofts should be respected within new design.

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever	This site makes a neutral contribution to this character element.		

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	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is particularly associated with historical events. The Civil War is associated with the <b>Bars</b> . <b>The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches	Provide pockets of <b>green space</b>	This site makes a neutral		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	locked into urban fabric	within dense urban blocks and are a haven for wildlife.	contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	Proposed development site is within Upper Poppleton Conservation Area.  Grade II listed building within the site.	Poorly designed housing will have a negative impact on the character/setting of Upper Poppleton and the city in general.  The setting of the listed building within the site may be compromised by development.	Sympathetic, well designed development required suitable for inclusion within the Conservation Area.  Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in

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	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
					<p>general.</p> <p>Local distinctiveness should be reinforced where this makes a positive contribution to character.</p>
4.3	Human scale	<p>The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b>, roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.</p>	<p>This site makes a neutral contribution to this character element.</p>	<p>Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</p>	<p>Buildings need to be at an appropriate scale taking into account surrounding structures.</p>
4.4	Craftsmanship	<p>Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary</p>	<p>This site makes a neutral contribution to this character element.</p>	<p>Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.</p>	<p>Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.</p>



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits.	(b) There are no known archaeological deposits on this site. However, the site has some potential for archaeological deposits particularly relating to	(b) Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		(b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	medieval and post-medieval agricultural practices to exist.		planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage assets.	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	(b) There are no known archaeological deposits on this site. However, the site has some potential for archaeological deposits particularly relating to medieval and post-medieval agricultural practices to exist.  Historic field boundaries across the site shown on the First Edition OS Plan.	Development will have a detrimental impact on any surviving archaeological deposits or landscape features.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.  Historic field boundaries should be enhanced/retained within new development.

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way	This site makes a neutral contribution to this character element.		

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	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).			
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and lngs	(a) <b>Derwent/Ouse</b> : Flooding; lngs meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century. (c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) <b>Views along river/banks</b> .	This site makes a neutral contribution to this character element.		
6.4	Open countryside and green belt	(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City;	(d) This area forms part of the village setting of Upper Poppleton.	(d) Development here would remove the last element of the original immediate village landscape impacting upon the character of the area. It will	Any development here will remove elements of the open landscape.

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Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<p>(b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside</p> <p>(f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.</p>		also increase the urbanisation of the northern entrance to the village.	<p>Consider re-development of another area.</p> <p>If development is to go ahead the impact on the entrance into the village may be mitigated against by landscaping/buffering in areas facing the road.</p>
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	<p>(a) <b>Registered historic parks and gardens</b></p> <p>(b) Parks for the <b>people</b></p> <p>(c) <b>Designed campus</b> landscape</p> <p>(d) Matrix of <b>accessible parks</b></p>	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site makes a neutral contribution to this character element.		

<p><b>Summary:</b> The assessment of this site has identified that development in this location may result in serious harm to principal characteristics 4 and 6. Harm to characteristic 4 is due to the unknown nature of proposed housing design and its potential impact on the character of Upper Poppleton Village Conservation Area. Harm to the setting of the village (Ch. 6) will be caused by development removing the last element of the original village landscape and altering the character of the northern entrance to the village. Any development on this site will remove elements of the historic landscape.</p> <p>Development may also result in minor harm to characteristics 2 and 5 due to the potential impact on the form of the village and on any surviving archaeological deposits.</p>	<p><b>Key recommendations/Mitigation:</b></p> <ul style="list-style-type: none"> <li>-Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic. Sympathetic, well designed development required for inclusion within the Conservation Area.</li> <li>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</li> <li>-Historic field boundaries and tofts should be retained and enhanced where possible or at least respected in the design of the new development.</li> <li>-Green landscaping/buffering in areas facing the road may soften the impact on the entrance to the village.</li> <li>-Develop another site - element of loss of historic landscape is inevitable through development here.</li> </ul>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	The proposed development area does not impact on the historic core of York.	Development here will increase the size of (the already sizeable) Haxby and the new housing would be some distance from the village core.	Attempt to reduce size of site.

H37, Amalgamated sites south of Haxby,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.		Westfield Beck provides a defensible boundary to current residential area.	
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		



H37, Amalgamated sites south of Haxby,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	This site makes a neutral contribution to this character element.		

H37, Amalgamated sites south of Haxby,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		particularly associated with historical events. The Civil War is associated with the <b>Bars</b> . <b>The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

H37, Amalgamated sites south of Haxby,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed housing will have a negative impact on the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground	Surrounding properties are generally two-storey in height.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more	This site makes a neutral contribution to this character element as it is outside the historic core.		

H37, Amalgamated sites south of Haxby,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) There are no known archaeological deposits on this site. However, the site has some potential for archaeological deposits particularly relating to medieval and post-medieval agricultural practices to exist.  Ridge and furrow may exist on the southern portion of this site – condition unknown.	(b) Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.  Inspection of ridge and furrow required.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage assets.	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	(b) There are no known archaeological deposits on this site. However, the site has some potential for archaeological deposits particularly relating to medieval and post-medieval agricultural practices to exist.  Ridge and furrow may exist	Development will have a detrimental impact on any surviving archaeological deposits or landscape features.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.  Inspection of ridge and furrow required.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
			on the southern portion of this site – condition unknown.		

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	(c) This area provides part of the rural setting viewed from the ring road to the north of the city.	(c) Development of this site may have a negative impact on the views from the ring road towards Haxby by bringing the residential area closer into view.	(c) Screening and buffering to the south and south-east towards the ring road may assist in lessening the impact on the rural setting of this part of the ring road.
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and Ings	(a) <b>Derwent/Ouse</b> : Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible.	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<p>(b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.</p> <p>(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) <b>Views along river/banks.</b></p>			
6.4	Open countryside and green belt	<p>(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside</p>	(a) This area forms part of the open countryside surrounding the city. See 6.1		

H37, Amalgamated sites south of Haxby,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		(f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.			
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site provides an area of coalescence between Haxby and new Earswick.  The current boundary (beck) to the residential area of Haxby forms a defensible boundary and allows a sizeable distance to exist between the two villages.	The development of this site will decrease the distance between the fringes of Haxby and New Earswick.	Reduction of distance between settlements inevitable. Reduce size of site to reduce impact on this harm.  Located landscaped/open space to the southern part of the development to maximise the distance between residential areas.  Do not allow development any further south than the proposed new development boundary.



<p><b>Summary:</b> The assessment of this site has identified that development in this location may result in minor-serious harm to principal characteristic 6. The development of this site will decrease the distance between the settlements of Haxby and New Earswick and may also have an impact on the rural setting of the city when viewed from the ring road.</p> <p>Development may also result in minor harm to characteristics 4 and 5 due to the unknown nature of proposed housing design and potential impact on any surviving archaeological deposits.</p> <p>Partial minor harm was identified in relation to characteristic 2 as development would further increase the size of Haxby.</p>	<p><b>Key recommendations/Mitigation:</b></p> <ul style="list-style-type: none"><li>-Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.</li><li>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</li><li>- Green screening and buffering to the south and south-east towards the ring road may assist in lessening the impact on the rural setting of this part of the ring road.</li><li>- Reduction of distance between settlements inevitable. Reduce size of site to reduce impact on this harm.</li><li>-Locate landscaped/open space to the southern part of the development to maximise the distance between residential areas.</li></ul>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		provision of markets. Few examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer	The proposed development area does not impact on the historic core of York.	Development here will increase the size of (the already sizeable) Haxby and the new housing would be some	Reduce size of site.

H37, Amalgamated sites south of Haxby,  
Option 2 Further Sites Consultation

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		ring road accentuates the city form and the walls enclose the historic core.		distance from the village core. Westfield Beck provides a defensible boundary to current residential area.	
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		city.			
2.6	Urban villages retain identity	(a) Village greens as focus or linear main streets with surviving back lanes. (b) Clusters of facilities in village core.	This site makes a neutral contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is particularly associated with historical events. The Civil War is associated with the <b>Bars</b> . <b>The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed housing will have a negative impact on the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to	Surrounding properties are generally two-storey in height.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic</b>	This site makes a neutral contribution to this character element as it is outside the historic core.		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<b>waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) There are no known archaeological deposits on this site. However, the site has some potential for archaeological deposits particularly relating to medieval and post-medieval agricultural practices to exist.	(b) Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	(b) There are no known archaeological deposits on this site. However, the site has some potential for archaeological deposits particularly relating to medieval and post-medieval agricultural practices to exist.	Development will have a detrimental impact on any surviving archaeological deposits or landscape features.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	assets.				

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	(c) This area provides part of the rural setting viewed from the ring road to the north of the city.	(c) Development of this site may have a negative impact on the views from the ring road towards Haxby by bringing the residential area closer into view.	(c) Screening and buffering to the south towards the ring road may assist in lessening the impact on the rural setting of this part of the ring road.
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and Ings	(a) <b>Derwent/Ouse</b> : Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible.	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<p>(b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.</p> <p>(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) <b>Views along river/banks.</b></p>			
6.4	Open countryside and green belt	<p>(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance <b>uninterrupted recreation routes</b> with cultural</p>	(a) This area forms part of the open countryside surrounding the city. See 6.1		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.			
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site provides an area of coalescence between Haxby and new Earswick.	The development of this site will decrease the distance between the fringes of Haxby and New Earswick.	Reduction of distance between settlements inevitable. Reduce size of site to reduce impact on this harm.

<b>Summary:</b> The assessment of this site has identified that development in	<b>Key recommendations/Mitigation:</b> -Detailed information on architectural proposals required to further assess impact on architectural
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H37, Amalgamated sites south of Haxby,  
Option 2 Further Sites Consultation

<p>this location may result in minor-serious harm to principal characteristic 6. The development of this site will decrease the distance between the settlements of Haxby and New Earswick and may also have an impact on the rural setting of the city when viewed from the ring road.</p> <p>Development may also result in minor harm to characteristics 4 and 5 due to the unknown nature of proposed housing design and potential impact on any surviving archaeological deposits.</p> <p>Partial minor harm was identified in relation to characteristic 2 as development would further increase the size of Haxby.</p>	<p>complexity characteristic.</p> <ul style="list-style-type: none"><li>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</li><li>- Green screening and buffering to the south towards the ring road may assist in lessening the impact on the rural setting of this part of the ring road.</li><li>-Reduce size of site to maintain a sizeable distance between the two villages.</li></ul>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

H38, Land near Rufforth Primary School,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site is set back behind part of the linear expansion of the village.	The development of this site will have a neutral-minor impact on the linear form of the village.	

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

H38, Land near Rufforth Primary School,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed housing will have a negative impact on Rufforth and the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground	Surrounding properties are generally two-storey in height.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more	This site makes a neutral contribution to this character element as it is outside the historic core.		

H38, Land near Rufforth Primary School,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) There are no known archaeological deposits on this site. However, the site has the potential to contain archaeological deposits relating to the village.  Ridge and furrow may exist on the site – condition unknown.	(b) Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.  Inspection of ridge and furrow required.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage assets.	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	(b) There are no known archaeological deposits on this site. However, the site has the potential to contain archaeological deposits relating to the village.  Ridge and furrow may exist on the site – condition	Development will have a detrimental impact on any surviving archaeological deposits or landscape features.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.  Inspection of ridge and furrow required.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
			unknown.		

### 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.		
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and Ings	(a) <b>Derwent/Ouse</b> : Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) <b>Ouse</b> - walking along most of	This site makes a neutral contribution to this character element.		

H38, Land near Rufforth Primary School,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<p>either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.</p> <p>(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) <b>Views along river/banks.</b></p>			
6.4	Open countryside and green belt	<p>(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside</p> <p>(f) <b>Orchards</b> – vale of York high</p>	This site makes a neutral contribution to this character element.		

H38, Land near Rufforth Primary School,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		orchard productivity historically; veteran Pear and apple trees often in gardens of later development.			
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site makes a neutral contribution to this character element.		

<p><b>Summary:</b> The assessment of this site has identified that development in this location may result in minor harm to principal characteristics 4 and 5. This is due to the unknown nature of proposed housing design and the potential impact any surviving archaeological deposits.</p>	<p><b>Key recommendations/Mitigation:</b> -Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.  -Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</p>
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H38, Land near Rufforth Primary School,  
Option 1 Preferred Options boundary

### 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site is set back behind part of the linear expansion of the village.	The development of this site will have a neutral-minor impact on the linear form of the village.	

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		particularly associated with historical events. The Civil War is associated with the <b>Bars</b> . <b>The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed housing will have a negative impact on the city in general.  Village core is a Conservation Area, however, the location of this development should not have any impact upon its setting.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground	Surrounding properties are generally two-storey in height.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological	This site makes a neutral contribution to this character element as it is outside the historic core.		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) There are no known archaeological deposits on this site. However, the site has the potential to contain archaeological deposits relating to the village.  Ridge and furrow may exist on the site – condition unknown.	(b) Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits or landscape features.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.  Inspection of ridge and furrow required.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage assets.	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	(b) There are no known archaeological deposits on this site. However, the site has the potential to contain archaeological deposits relating to the village.  Ridge and furrow may exist on the site – condition unknown.	Development will have a detrimental impact on any surviving archaeological deposits or landscape features.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.  Inspection of ridge and furrow required.

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.		
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and Ings	(a) <b>Derwent/Ouse</b> : Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) <b>Views along river/banks.</b>			
6.4	Open countryside and green belt	(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows; (c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value; (d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.	This site makes a neutral contribution to this character element.		
6.5	Suburban	Street trees, public parks, large	This site makes a neutral		

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
	villages	gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site makes a neutral contribution to this character element.		

<p><b>Summary:</b> The assessment of this site has identified that development in this location may result in minor harm to principal characteristics 4 and 5. This is due to the unknown nature of proposed housing design and the potential impact any surviving archaeological deposits.</p>	<p><b>Key recommendations/Mitigation:</b> -Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.  -Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</p>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.  The location of the proposed development is outside the current 'neat' western boundary of Copmanthorpe.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site is set back behind part of the linear expansion of the village.	The development of this site will have a neutral-minor impact on the linear form of the village.	

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of	This site makes a neutral contribution to this character element.		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.  Village core is a Conservation Area.	Poorly designed housing will have a negative impact on the city in general.  Development is likely to have a neutral impact on the setting of the Conservation Area	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to	Surrounding properties are generally two-storey in height.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic</b>	This site makes a neutral contribution to this character element as it is outside the historic core.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<b>waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) There are no known archaeological deposits on this site. However, the site has the potential to contain archaeological deposits relating to the village.  Ridge and furrow may exist on the site – condition unknown.	(b) Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits or landscape features.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.  Inspection of ridge and furrow required.
5.5	Majority of known and unknown archaeological features and deposits are	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	(b) There are no known archaeological deposits on this site. However, the site has the potential to contain archaeological deposits relating to the village.	Development will have a detrimental impact on any surviving archaeological deposits or landscape features.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	not designated heritage assets.		Ridge and furrow may exist on the site – condition unknown.		Inspection of ridge and furrow required.

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.		
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and Ings	(a) <b>Derwent/Ouse</b> : Flooding; Ings meadows; retention of traditional management over centuries - still	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<p>hay cropped and grazed where possible.</p> <p>(b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.</p> <p>(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) <b>Views along river/banks.</b></p>			
6.4	Open countryside and green belt	<p>(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance <b>uninterrupted</b></p>	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<b>recreation routes</b> with cultural significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.			
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site makes a neutral contribution to this character element.		

<b>Summary:</b> The assessment of this site has identified that development in this location may result in minor harm to principal	<b>Key recommendations/Mitigation:</b> -Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.
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H40, West Fields, Copmanthorpe,  
Option 1 Preferred Options boundary

characteristics 4 and 5. This is due to the unknown nature of proposed housing design and the potential impact any surviving archaeological deposits.	-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

H41, Land adjacent to 26 & 38 Church Lane,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		

H41, Land adjacent to 26 & 38 Church Lane,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site is set back behind part of the linear expansion of the village.	The development of this site will have a neutral-minor impact on the linear form of the village.	

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	This site makes a neutral contribution to this character element.		

H41, Land adjacent to 26 & 38 Church Lane,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	Site is within Bishopthorpe Conservation Area.	Development may impact upon the historic character of the village.  Poorly designed housing will have a negative impact on Bishopthorpe and the city in general.	High quality architecture and craftsmanship recommended in keeping with the character of the Conservation Area.  Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate.	Surrounding properties are generally two-storey in height.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding

H41, Land adjacent to 26 & 38 Church Lane,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			structures.
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic	Timber foundations of Anglo-Scandinavian houses have been found well preserved in	This site makes a neutral contribution to this character element as it is outside the		

H41, Land adjacent to 26 & 38 Church Lane,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	core	Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits	historic core.		
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) There are no known archaeological deposits on this site. However, the site has the potential to contain archaeological deposits relating to the village.	(b) Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits or landscape features.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown archaeological features and deposits are not designated	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	(b) There are no known archaeological deposits on this site. However, the site has the potential to contain archaeological deposits relating to the village.	Development will have a detrimental impact on any surviving archaeological deposits or landscape features.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.



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Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	heritage assets.		Site is located in the former crofts area between Main Street and Church Lane (formerly Back Lane). This is the last example of a long undeveloped area running from the original residential area to the back lane.		Maintain green character/space between the rear of properties to Church Lane and Main Street in attempt to retain some green character between urban areas.

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.		
6.2	Strays (including	Openness; greenness; natural/rural character within city. Village	This site makes a neutral contribution to this character		

H41, Land adjacent to 26 & 38 Church Lane,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	racecourse) and common land	greens.	element.		
6.3	Rivers and lngs	(a) <b>Derwent/Ouse</b> : Flooding; lngs meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century. (c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) <b>Views along river/banks.</b>	This site makes a neutral contribution to this character element.		
6.4	Open countryside and green belt	(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows; (c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat	This site makes a neutral contribution to this character element.		

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Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		value; (d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.			
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-</b>	This site makes a neutral contribution to this character element.		

H41, Land adjacent to 26 & 38 Church Lane,  
 Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		standing, clearly definable settlements			

<p><b>Summary:</b>          The assessment of this site has identified that development in this location may result in serious harm to principal characteristic 4. This is due to the unknown nature of proposed housing design and the potential impact on the Bishopthorpe Conservation Area.</p> <p>Minor harm may be caused to characteristic 5 by development on this site relating to potential harm to any surviving archaeological deposits. Development will remove the last example of a backplot running from the original village.</p>	<p><b>Key recommendations/Mitigation:</b></p> <ul style="list-style-type: none"> <li>-Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.</li> <li>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</li> <li>-Maintain green character/space between the rear of properties to Church Lane and Main Street in attempt to retain some green character between urban frontage to roadways.</li> </ul>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

H42, Builder's Yard, Church Lane, Bishopthorpe,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site is set back behind part of the linear expansion of the village.	The development of this site will have a neutral-minor impact on the linear form of the village.	

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	This site makes a neutral contribution to this character element.		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

H42, Builder's Yard, Church Lane, Bishopthorpe,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	Site is within Bishopthorpe Conservation Area.	Poorly designed housing will have a negative impact on Bishopthorpe and the city in general.  Development may impact upon the historic character of the village.	Sympathetic, well designed development required suitable for inclusion within the Conservation Area.  Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where	Surrounding properties are generally two-storey in height.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic</b>	This site makes a neutral contribution to this character element as it is outside the historic core.		

H42, Builder's Yard, Church Lane, Bishopthorpe,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<b>waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) There are no known archaeological deposits on this site. However, the site has the potential to contain archaeological deposits relating to the village.	(b) Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits or landscape features.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage assets.	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	(b) There are no known archaeological deposits on this site. The site has previously been partially developed as a builder's yard. However, the site may still potentially contain archaeological deposits relating to the village. It is located in the former	Development will have a detrimental impact on any surviving archaeological deposits or landscape features.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.

H42, Builder's Yard, Church Lane, Bishopthorpe,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
			backplot area between Main Street and Church Lane (formerly Back Lane).		

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.		
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and Ings	(a) <b>Derwent/Ouse</b> : Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<p>possible.</p> <p>(b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.</p> <p>(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the 'hidden' river.</p> <p>(d) <b>Views along river/banks.</b></p>			
6.4	Open countryside and green belt	<p>(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance <b>uninterrupted recreation routes</b> with cultural</p>	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.			
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site makes a neutral contribution to this character element.		

<p><b>Summary:</b> The assessment of this site has identified that development in this location may result in serious harm to principal characteristic 4. This is due to the unknown nature of</p>	<p><b>Key recommendations/Mitigation:</b> -Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.</p>
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H42, Builder's Yard, Church Lane, Bishopthorpe,  
Option 1 Preferred Options boundary

<p>proposed housing design and the potential impact on the Bishopthorpe Conservation Area.</p> <p>Minor harm may be caused to characteristic 5 by development on this site relating to potential harm to any surviving archaeological deposits.</p>	<p>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</p>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site is set back behind part of the linear expansion of the village.	The development of this site will have a neutral-minor impact on the linear form of the village.	

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		particularly associated with historical events. The Civil War is associated with the <b>Bars</b> . <b>The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing two thousand years of architectural development in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous range of building types from all ages. Few streets have consistent themes, though streets have formed their own identity.	The development site is located immediately adjacent to and impinges upon Copmanthorpe Conservation Area.  The proposed site is also in close proximity to two Grade II listed buildings.	Poorly designed housing will have a negative impact on Copmanthorpe and the city in general.  Development here may compromise the historic character of the village core.  Inappropriate development may have a negative impact upon the setting of the listed buildings.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.  High quality architecture and craftsmanship recommended in keeping with the character of the Conservation Area.  Development needs to be sympathetic to the setting/character of the adjacent listed buildings.

H43, Manor Farm Yard, Copmanthorpe,  
Option 1 Preferred Options boundary

4.3	Human scale	The limits of natural materials and techniques have ensured that human scale buildings predominate. Narrow plot boundaries assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so height is restrained, roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.	This site makes a neutral contribution to this character element.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

### 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation	Timber foundations of Anglo-Scandinavian houses have been	This site makes a neutral contribution to this character		

H43, Manor Farm Yard, Copmanthorpe,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	in historic core	found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits	element as it is outside the historic core.		
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) There are no known archaeological deposits on this site and has been developed as a farmstead. However, the site may still contain archaeological deposits relating to the village.	(b) Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits or landscape features.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown archaeological features and	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	(b) There are no known archaeological deposits on this site. Some buildings associated with Manor Farm may date to the 19th century or earlier.	Development will have a detrimental impact on any surviving archaeological deposits or landscape features. Development may potentially remove	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	deposits are not designated heritage assets.		The site is situated in the former croft area between the Main Street and Back Lane. However, the village form is difficult to identify on the ground due to modern infill and development.	historical buildings associated with the village and its former rural setting.	planning process.  Investigation required of existing buildings on site to assess for historical or architectural value.

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.		
6.2	Strays (including racecourse)	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	and common land				
6.3	Rivers and Ings	<p>(a) <b>Derwent/Ouse:</b> Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible.</p> <p>(b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.</p> <p>(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) <b>Views along river/banks.</b></p>	This site makes a neutral contribution to this character element.		
6.4	Open countryside and green belt	<p>(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open Ings landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p>	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		(d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.			
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site makes a neutral contribution to this character element.		

H43, Manor Farm Yard, Copmanthorpe,  
Option 1 Preferred Options boundary

<p><b>Summary:</b></p> <p>The assessment of this site has identified that development in this location may result in serious harm to principal characteristic 4. This is due to the unknown nature of proposed housing design and the potential impact on the Copmanthorpe Conservation Area.</p> <p>Minor harm may be caused to characteristic 5 by development on this site causing potential harm to any surviving archaeological deposits which may relate to the historic village. Development may also remove historical buildings associated with the village and the last remaining rural aspects within the village core.</p>	<p><b>Key recommendations/Mitigation:</b></p> <ul style="list-style-type: none"><li>-Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic. Development needs to be sympathetic to the setting/character of the adjacent listed buildings and the Conservation Area.</li><li>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</li><li>-Investigation required of existing buildings on site to assess for historical or architectural value.</li></ul>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through	This site makes a neutral contribution to this character element.		

H44, Land near Surgery and 2a/2b Petercroft Lane, Dunnington,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		provision of markets. Few examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer	This site makes a neutral contribution to this character element.		

H44, Land near Surgery and 2a/2b Petercroft Lane, Dunnington,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		ring road accentuates the city form and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the	This site makes a neutral contribution to this character element.		

H44, Land near Surgery and 2a/2b Petercroft Lane, Dunnington,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		city.			
2.6	Urban villages retain identity	(a) Village greens as focus or linear main streets with surviving back lanes. (b) Clusters of facilities in village core.	This site makes a neutral contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site is set back behind part of the linear expansion of the village.	The development of this site will have a neutral-minor impact on the linear form of the village.	

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's	This site makes a neutral contribution to this character element.		



H44, Land near Surgery and 2a/2b Petercroft Lane, Dunnington,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is particularly associated with historical events. The Civil War is associated with the <b>Bars</b> . <b>The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	The development site is located within Dunnington Conservation Area.  Several Grade II listed buildings and Grade II listed village cross are located in close proximity to the site on Church Street.	Poorly designed housing will have a negative impact on Dunnington and the city in general.  Development here may compromise the historic character of the village core.  Inappropriate development may have a negative impact upon the setting of the nearby listed buildings.	High quality architecture and craftsmanship recommended in keeping with the character of the Conservation Area.  Development needs to be sympathetic to the setting/character of the adjacent listed buildings.  Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
					<p>impact on the variety of architectural character in general.</p> <p>Local distinctiveness should be reinforced where this makes a positive contribution to character.</p>
4.3	Human scale	<p>The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b>, roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.</p>	Surrounding properties are generally two-storey in height.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.
4.4	Craftsmanship	<p>Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork,</p>	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing- in particular reflecting designs seen in other parts of the city or those which are York specific.

H44, Land near Surgery and 2a/2b Petercroft Lane, Dunnington,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		monuments, brasses, bells and public statuary			

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on	(b) There are no known archaeological deposits on this site. However, the site has some potential for	(b) Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits or landscape	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	archaeological deposits particularly relating to the medieval village.	features.	programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage assets.	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	(b) There are no known archaeological deposits on this site. However, the site has some potential for archaeological deposits particularly relating to the medieval village.  The site is located in the former crofts area between Church Street and Garden Flats Lane. However, the identifiable form of the original village is difficult to identify on the ground.	Development will have a detrimental impact on any surviving archaeological deposits or landscape features.  Development here would remove the last open space in this former garden area between the lane and village frontage.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters.	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		(b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).			
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and lngs	(a) <b>Derwent/Ouse</b> : Flooding; lngs meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century. (c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		(d) <b>Views along river/banks.</b>			
6.4	Open countryside and green belt	<p>(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside</p> <p>(f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.</p>	This site makes a neutral contribution to this character element.		
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments,	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		front gardens bound by hedges			
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site makes a neutral contribution to this character element.		

<p><b>Summary:</b> The assessment of this site has identified that development in this location may result in serious harm to principal characteristic 4. This is due to the unknown nature of proposed housing design and the potential impact on Dunnington Conservation Area.</p> <p>Minor harm may be caused to characteristic 5 by development on this site causing potential harm to any surviving archaeological deposits which may relate to the historic village. Development may also potentially remove historical buildings associated with the village and the last remaining rural aspects</p>	<p><b>Key recommendations/Mitigation:</b> -Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic. Development needs to be sympathetic to the setting/character of the adjacent listed buildings and the Conservation Area.</p> <p>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</p>
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H44, Land near Surgery and 2a/2b Petercroft Lane, Dunnington,  
Option 1 Preferred Options boundary

within the village core.	
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

H45, Land adjacent to 131 Long Ridge Lane, Upper Poppleton,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

H45, Land adjacent to 131 Long Ridge Lane, Upper Poppleton,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		

H45, Land adjacent to 131 Long Ridge Lane, Upper Poppleton,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site is set back behind part of the linear expansion of the village.	The development of this site will have a neutral-minor impact on the linear form of the village.	

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	This site makes a neutral contribution to this character element.		

H45, Land adjacent to 131 Long Ridge Lane, Upper Poppleton,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

H45, Land adjacent to 131 Long Ridge Lane, Upper Poppleton,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	Development site is close to the fringes of Upper Poppleton Conservation Area, however, modern development already surrounds this part of the village.	Poorly designed housing will have a negative impact on Upper Poppleton and the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground	This site makes a neutral contribution to this character element.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

H45, Land adjacent to 131 Long Ridge Lane, Upper Poppleton,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological	This site makes a neutral contribution to this character element as it is outside the historic core.		



H45, Land adjacent to 131 Long Ridge Lane, Upper Poppleton,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) There are no known archaeological deposits on this site. However, the area may still contain archaeological deposits relating to the medieval village and/or agricultural practices.	(b) Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits or landscape features.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage assets.	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	(b) There are no known archaeological deposits on this site. However, the area may still contain archaeological deposits relating to the medieval village and/or agricultural practices.	Development will have a detrimental impact on any surviving archaeological deposits or landscape features.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated

H45, Land adjacent to 131 Long Ridge Lane, Upper Poppleton,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.		
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and Ings	(a) <b>Derwent/Ouse</b> : Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.	This site makes a neutral contribution to this character element.		

H45, Land adjacent to 131 Long Ridge Lane, Upper Poppleton,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) <b>Views along river/banks.</b>			
6.4	Open countryside and green belt	(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows; (c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value; (d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.	This site makes a neutral contribution to this character element.		
6.5	Suburban	Street trees, public parks, large	This site makes a neutral		

H45, Land adjacent to 131 Long Ridge Lane, Upper Poppleton,  
Option 1 Preferred Options boundary

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	villages	gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site makes a neutral contribution to this character element.		

<p><b>Summary:</b> The assessment of this site has identified that development in this location may result in minor harm to principal characteristics 4 and 5. This is due to the unknown nature of proposed housing design and the potential impact any surviving archaeological deposits.</p>	<p><b>Key recommendations/Mitigation:</b> -Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.  -Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</p>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

H42 Old School Playing Field, New Earswick,  
Option 2, Further Sites Consultation

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	This site makes a neutral contribution to this character element.		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		particularly associated with historical events. The Civil War is associated with the <b>Bars</b> . <b>The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	Site currently vacant – providing an element of a rural setting to the northern approach into New Earswick. Approach is built up on the western side of the road.  The site is adjacent to the northern edge of New Earswick Conservation Area.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.  The proposed new development may impact upon the setting and/or character of the village.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.  Development design must take into account the adjacent Conservation Area.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed housing will have a negative impact on the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to	This site makes a neutral contribution to this character element.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health,	This site makes a neutral contribution to this character element as it is outside the historic core.		

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	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		economy that is lacking in more conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	There is low potential for archaeological deposits to exist on this site (see below).		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) Archaeological evaluation has not revealed any significant finds. Low quality ridge and furrow noted on site.	(b) Development and any further intrusive archaeological investigation on this site will have a destructive impact on any surviving archaeological deposits.	(b) An archaeological evaluation has been undertaken. Further mitigation may not be necessary.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage assets.	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	Archaeological evaluation has not revealed any significant finds. Low quality ridge and furrow noted on site.	Development and any further intrusive archaeological investigation on this site will have a destructive impact on any surviving archaeological deposits.	An archaeological evaluation has been undertaken. Further mitigation may not be necessary.

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.		
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	The site contributes to the green infrastructure of the area between New Earswick and Huntington.	Development here would remove a portion of green space which provides relief from urban areas.	Loss of green space inevitable.  Development should endeavour to include as many trees/green features as possible and routes leading to the open space to the east.
6.3	Rivers and Ings	(a) <b>Derwent/Ouse</b> : Flooding; Ings meadows; retention of traditional management over centuries – still hay cropped and grazed where possible. (b) <b>Ouse</b> – walking along most of	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<p>either bank north to Beningborough hall, south past Bishops palace. Activity on river – rowing (3 clubs) dating back to mid 19<sup>th</sup> century.</p> <p>(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) <b>Views along river/banks.</b></p>			
6.4	Open countryside and green belt	<p>(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside</p> <p>(f) <b>Orchards</b> – vale of York high</p>	(d) The approach into New Earswick from the north is already quite urban in feel due to the expansion of residential areas and the school.	(d) Development here would remove the only element of green space on this part of the approach into the village.	<p>(d) Provide trees/green screening to the western (road side) edge.</p> <p>Set development back from roadside with a green open area.</p>

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		orchard productivity historically; veteran Pear and apple trees often in gardens of later development.			
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	(a) This site falls within the area preventing coalescence between New Earswick and Huntington.	(a) Development here would reduce the distance between the free standing villages of New Earswick and Huntington.	(a) A decrease in distance between the settlements is inevitable.  Site boundaries have already been reconsidered which has improved the coalescence issue.

<p><b>Summary:</b> The assessment of this site has identified that development in this location may result in minor-serious harm to principal characteristic 6 and minor harm to 4. This is primarily due to the reduction of the area of coalescence between New Earswick and Huntington and unknown nature of proposed</p>	<p><b>Key recommendations/Mitigation:</b> -Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic. Development should consider setting of the adjacent Conservation Area.  -Archaeological investigation has taken place. Further mitigation may be required depending on development proposal.</p>
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<p>housing design.</p> <p>Partial minor harm was identified to characteristic 4 as the results of an evaluation have suggested that the site is of low archaeological potential.</p>	<ul style="list-style-type: none"><li>-Loss of green space inevitable. Development should endeavour to include as many trees/green features as possible and routes leading to the open space to the east and provide trees/green screening to the western (road side) edge.</li><li>-Set development back from roadside with a green open area.</li><li>-A decrease in distance between the settlements is inevitable should development go ahead. Site boundaries have already been reconsidered which has improved the coalescence issue.</li></ul>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

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	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	Fulford retains its own	Further development here would	

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	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	identity and linear form.	increase the area of modern expansion of the village but would not impinge upon the original core.	
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	This site makes a neutral contribution to this character element.		

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	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	Grade II listed building (The Cottage) is located just outside the proposed development boundary on St. Oswald's Road.	Inappropriate development may impact upon its current setting.	Sympathetic interface to the listed building may be required.
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	The proposed development site is located within Fulford Conservation Area.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.  Development may have a detrimental impact on the character of Fulford Conservation Area.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.  High quality architecture which is sensitive to the historic character of Fulford is strongly encouraged.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed housing will have a negative impact on Fulford and the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate.	Surrounding properties are generally two-storey in height.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			structures.
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation	Timber foundations of Anglo-Scandinavian houses have been	This site makes a neutral contribution to this character		

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	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	in historic core	found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits	element as it is outside the historic core.		
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	There is potential for archaeological deposits to exist on this site (see below).		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) There is potential for archaeological deposits to exist on this site (see below).	(b) Development and intrusive archaeological investigation on this site will have a destructive impact on any surviving archaeological deposits without mitigation.	Non-intrusive desk based assessment completed followed by archaeological evaluation. Archaeological features and deposits that will affect development have been identified and mitigation measures agreed.
5.5	Majority of known and unknown archaeological features and deposits are	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	The site is located close to the possible site of an early medieval village to the north of St. Oswald's Road and close to the medieval village of Fulford. Ridge and furrow is	Development will have a detrimental impact on any landscape features or archaeological deposits which may survive.	Archaeological features and deposits that will affect development have been identified and mitigation measures agreed.



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	not designated heritage assets.		known across the eastern part of the site from historic aerial photographs.  The south-western boundary of the site dates to at least 1750.		

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.		
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		

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	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.3	Rivers and Ings	<p>(a) <b>Derwent/Ouse:</b> Flooding; Ings meadows; retention of traditional management over centuries – still hay cropped and grazed where possible.</p> <p>(b) <b>Ouse</b> – walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river – rowing (3 clubs) dating back to mid 19<sup>th</sup> century.</p> <p>(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) <b>Views along river/banks.</b></p>	<p>From the south-west corner of the site, views of the River Ouse may be possible.</p> <p>Area contributes to the open character between Fulford Road and the Ings.</p>	<p>Development may impact upon views towards Fulford from the riverside area.</p> <p>Development may impact upon the open character of the area.</p>	<p>Further assessment required.</p> <p>Buffering/landscaping towards the riverside area may mitigate against views of the development.</p> <p>Green corridor should be retained between Fulford Road and the Ings.</p>
6.4	Open countryside and green belt	<p>(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open Ings landscape associated with river; <input type="checkbox"/>ildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) <b>Village settings</b> including: assorted land; strip field</p>			

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	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<p>pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside</p> <p>(f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.</p>			
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	<p>(a) <b>Registered historic parks and gardens</b></p> <p>(b) Parks for the <b>people</b></p> <p>(c) <b>Designed campus</b> landscape</p> <p>(d) Matrix of <b>accessible parks</b></p>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	<p>The relationship of York to its surrounding settlements. This relationship derives from:-</p> <p>(a) the <b>distance</b> between the settlements</p> <p>(b) the <b>size</b> of the villages themselves,</p> <p>(c) the fact that they are <b>free-standing, clearly definable settlements</b></p>	This site makes a neutral contribution to this character element.		

<p><b>Summary:</b></p> <p>The assessment of this site has identified that development in this location may result in serious harm to principal characteristic 4. This is due to the unknown nature of proposed housing design and its potential impact on Fulford Conservation Area.</p> <p>Development may cause minor harm to characteristic 5 due to potential impact on any surviving archaeological deposits.</p> <p>Partial minor harm may be caused to characteristics 3 and 6 regarding the possible impact of development on Grade II listed The Cottage and on the open character of the area.</p>	<p><b>Key recommendations/Mitigation:</b></p> <ul style="list-style-type: none"><li>-Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic. Development should be of an appropriate design to be included within the Conservation Area.</li><li>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</li><li>-Historic field boundaries should be retained and enhanced where possible or at least respected in the design of the new development.</li><li>-Further assessment on riverside views required.</li><li>-Green corridor should be retained between Fulford Road and the Ings.</li></ul>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	No listed buildings or locally listed buildings in the vicinity.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	This site makes a neutral contribution to this character element.		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	There are no monuments in this area.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	The site is situated adjacent to Haxby Conservation Area.	Inappropriate development may impact upon the character of the Conservation Area.  Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Architectural design should be sympathetic to the adjacent Conservation Area.  Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed housing will have a negative impact on the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to	Surrounding residential developments are two-storey in height.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving	This site makes a neutral contribution to this character element as it is outside the historic core.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) This is the site of the former Haxby Hall. Construction of the current buildings on the site may have had a destructive impact on any surviving archaeological remains relating to the former Haxby Hall. However, pockets of archaeological deposits may survive on site.	(b) Re-development and archaeological investigation of the site would have a destructive impact on any surviving remains or landscape features.	(b) Non-intrusive archaeological investigation should precede any archaeological excavation to assess the nature and significance of any archaeological deposits on site.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage assets.	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	There is potential for archaeological deposits to exist on this site particularly relating to the medieval/post-medieval Haxby Hall.	Re-development of the site would have a destructive impact on any surviving archaeological deposits.	Appropriate archaeological investigation such as geophysical survey and trial trenching is needed to assess the nature and significance of any archaeological deposits on site and inform mitigation strategies.

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.		
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and Ings	(a) <b>Derwent/Ouse</b> : Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		19th century. (c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) <b>Views along river/banks.</b>			
6.4	Open countryside and green belt	(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open Ings landscape associated with river; wildflower meadows; (c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value; (d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site makes a neutral contribution to this character element.		

<p><b>Summary:</b> The assessment of this site has identified that development in this location may result in minor harm to principal characteristics 4 and 5. This is due to the unknown nature of proposed housing design and the potential impact on any surviving archaeological deposits which may remain in undisturbed pockets of land.</p>	<p><b>Key recommendations/Mitigation:</b> -Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic. Architectural design should be sympathetic to the adjacent Conservation Area.  -Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</p>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	Wheldrake Conservation Area runs close to the north and eastern boundaries of the proposed development site.	Development may have a negative impact on the setting of Wheldrake Conservation Area.  Development may be visible from the western approach to the village/conservation area.  Inappropriate development may impact upon the character of the Conservation Area.  Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Architectural design should be sympathetic to the adjacent Conservation Area.  Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed housing will have a negative impact on the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
					makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.	Surrounding residential developments are two-storey in height.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) The site has some potential to contain archaeological deposits particularly relating to Wheldrake village and agricultural practices.	(b) Development and archaeological investigation of the site would have a destructive impact on any surviving remains or landscape features.	(b) Non-intrusive archaeological investigation should precede any archaeological excavation to assess the nature and significance of any archaeological deposits on site.
5.5	Majority of known and unknown archaeological	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what	Ridge and furrow noted from historic aerial photographs – current condition unknown.	Development of the site would have a destructive impact on any surviving archaeological deposits and landscape features.	Appropriate archaeological investigation such as trial trenching is needed to assess the nature and

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	features and deposits are not designated heritage assets.	actually remains.	A Neolithic axe was found immediately outside of the proposed development area.		significance of any archaeological deposits on site and inform mitigation strategies.

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.	The northern end of South Ruddings Lane will lose its remaining rural nature/views if development takes place on the proposed site. The main part of the lane leading south from the village should remain unaffected.	Landscaping and green screening may assist in maintaining the rural nature of the lane.
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.3	Rivers and Ings	<p>(a) <b>Derwent/Ouse:</b> Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible.</p> <p>(b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.</p> <p>(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) <b>Views along river/banks.</b></p>	This site makes a neutral contribution to this character element.		
6.4	Open countryside and green belt	<p>(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open Ings landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) <b>Village settings</b> including: assorted land; strip field</p>	This site makes a neutral contribution to this character element.		

H49 Buffet Depot/Wheldrake Station,  
Option 2, Further Sites Consultation, Rapid Appraisal

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.			
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site makes a neutral contribution to this character element.		

<b>Summary:</b>	<b>Key recommendations/Mitigation:</b>
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H49 Buffet Depot/Wheldrake Station,  
Option 2, Further Sites Consultation, Rapid Appraisal

<p>The assessment of this site has identified that development in this location may result in minor harm to principal characteristics 4 and 5. This is due to the unknown nature of proposed housing design and the potential impact on any surviving archaeological deposits which may remain on the site.</p> <p>Partial minor harm may occur to characteristic 6 in relation to the potential loss of the part of the rural nature of South Ruddings Lane.</p>	<ul style="list-style-type: none"><li>-Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic. Architectural design should be sympathetic to the adjacent Conservation Area.</li><li>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</li><li>-Landscaping and green screening may assist in maintaining the rural nature of the lane.</li></ul>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed development will have a negative impact on the city in general.	Opportunity to create well designed buildings which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra	This site makes a neutral contribution to this character element.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to buildings– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more	This site makes a neutral contribution to this character element as it is outside the historic core.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	There is limited potential for archaeological deposits to exist on this site (see below).		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) There is limited potential for archaeological deposits to exist on this site (see below).	(b) Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits or landscape features.	(b) A desk based assessment should precede any further archaeological intervention to assess the nature and significance of any archaeological deposits on site.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage assets.	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	Proposed development site is located close to known Roman temporary training camps and prehistoric landscapes (all known on the east side of New Lane).  Ridge and furrow identified on this site – condition unknown. May only be visible subsurface.  The site also includes early	Development of the site may have a destructive impact on any surviving archaeological deposits or landscape features.	Appropriate archaeological investigation may be required following initial desk based assessment to assess the nature and significance of any archaeological deposits on site and inform mitigation strategies.  Assessment required of ridge and furrow.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
			modern/modern buildings which may be of some interest.		Assessment of buildings on the site required.

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.		
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	Site forms part of open area alongside the approach into York on Malton Road.	Further development facing Malton Road would affect the setting and the impression of the rural city when entering the city centre from the north-east.	Landscaping and green planting fronting Malton Road may lessen the impact on the semi-rural approach into the city.
6.3	Rivers and Ings	(a) <b>Derwent/Ouse</b> : Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<p>possible.</p> <p>(b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.</p> <p>(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) <b>Views along river/banks.</b></p>			
6.4	Open countryside and green belt	<p>(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance <b>uninterrupted recreation routes</b> with cultural</p>	(a) This site forms part of a green wedge contributing to York’s historic character and setting.	(a) The narrowing of the green wedge would have a detrimental impact in this area as it is intrinsic to York’s urban form.	Loss of part of the green wedge is inevitable unless the site is reduced in size and only the northern part of the site developed.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.			
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site makes a neutral contribution to this character element.		

<p><b>Summary:</b> The assessment of this site has identified that development in this location may result in minor harm to principal characteristic 4. This is due to the unknown nature of proposed housing design.</p>	<p><b>Key recommendations/Mitigation:</b> -Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.  -Archaeological investigation required to further assess the nature and significance of any archaeological</p>
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H50 Malton Road,  
Option 2, Further Sites Consultation

<p>Minor harm may be caused to characteristic 5 relating to damage to potential archaeological deposits on the site.</p> <p>Minor-serious harm may be caused to characteristic 6 due to the loss of part of the Green Wedge and loss of some open space on and the setting of the approach into York via Malton Road.</p>	<p>deposits and landscape features on site.</p> <ul style="list-style-type: none"><li>- Landscaping and green planting fronting Malton Road may lessen the impact on the semi-rural approach into the city.</li><li>-Loss of part of the green wedge is inevitable unless the site is reduced in size and only the northern part of the site developed.</li></ul>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	Site is currently occupied by Morrell House EPH and is surrounded by mid 20 <sup>th</sup> century low rise blocks. Inter-war semi-detached housing and a 21 <sup>st</sup> century estate is located off nearby Burton Stone Lane.	The development may have a relatively neutral impact upon this character element as the site is surrounded by a mixture of development types.  However, poorly designed housing will have a negative impact on the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground	Surrounding buildings range from 2-4 storeys in height.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health,	This site makes a neutral contribution to this character element as it is outside the historic core.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		economy that is lacking in more conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	There is limited potential for archaeological deposits to exist on this site (see below).		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) There is limited potential for archaeological deposits to exist on this site (see below).	(b) Previous development on site and any future intrusive archaeological investigation would have a destructive impact on any surviving archaeological deposits.	(b) A desk based assessment should precede any further archaeological intervention to assess the nature and significance of any archaeological deposits on site.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage assets.	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	The site is currently occupied by Morrell House – a mid-late 20 <sup>th</sup> century care home. Archaeological deposits may have been removed/truncated by the construction of the existing building.	Re-development of the site would have a further destructive impact on any surviving archaeological deposits.	Appropriate archaeological investigation may be required following initial desk based assessment to assess the nature and significance of any archaeological deposits on site and inform mitigation strategies.

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	<p>(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters.</p> <p>(b) View of the <b>race course/Knavesmire and Terrys</b> combined.</p> <p>(c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule).</p> <p>(d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).</p>	This site makes a neutral contribution to this character element.		
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and Ings	<p>(a) <b>Derwent/Ouse</b>: Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible.</p> <p>(b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.</p>	This site makes a neutral contribution to this character element.		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) <b>Views along river/banks.</b>			
6.4	Open countryside and green belt	(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows; (c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value; (d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.	This site makes a neutral contribution to this character element.		
6.5	Suburban	Street trees, public parks, large	This site makes a neutral		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	villages	gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site makes a neutral contribution to this character element.		

<p><b>Summary:</b> The assessment of this site has identified that development in this location may result in minor harm to principal characteristic 4. This is due to the unknown nature of proposed housing design.</p> <p>A partial minor harm grading has been identified relating to characteristic 5 and threat to archaeological deposits on site which may have survived the construction of Morrell House.</p>	<p><b>Key recommendations/Mitigation:</b> -Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.</p> <p>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</p>
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H51 Morrell House,  
Option 2, Further Sites Consultation