

FULFORD VILLAGE CONSERVATION AREA APPRAISAL



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This Conservation Area Appraisal was prepared in April 2008 by Lindsay Cowle (Conservation Consultant) in liaison with Colin Briden (Historic Buildings Archaeologist) on behalf of the City of York Council and Fulford Parish Council. It also incorporates material provided by the Parish Council. The format and content were agreed with the Design, Conservation and Sustainable Development Section of the City of York Council, and the document was approved by the Council on

I INTRODUCTION

- 1.1 Section 69 of the Planning (Listed Buildings and Historic Areas) Act 1990 requires local planning authorities to designate as conservation areas any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. In addition, authorities are required to carry out periodic reviews of the conservation areas under their control.
- 1.2 Section 71 of the same Act requires local authorities to formulate and publish proposals for the preservation and enhancement of conservation areas and to submit them to a public meeting for consideration. Following designation the local authority, in exercising its planning powers, must pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area (Section 72 of the Act).
- 1.3 The Fulford Village conservation area was designated by the City of York Council in 1998. It is located on the southern outskirts of the city (see map) and is largely surrounded by open land, that to the south and west being within the Green Belt.

- 1.4 This documents sets out the findings of a character appraisal of the Fulford Village conservation area and can be regarded as being in four parts. The first part (Chapters 1-4) sets the scene by analysing the history and baseline factors of the conservation area. The second part (Chapter 5) reviews the existing extent of the conservation area and makes proposals for revision of its boundaries. The third part describes the area as revised, firstly in general terms (Chapter 6) and then, in more detail, as three sub-areas (Chapters 7-9). The final part (Chapter 10) contains suggestions for future management.



2 LOCATION AND CONTEXT

- 2.1 The village of Fulford lies on the southern outskirts of the city, roughly 2-2.5 kilometres from the city centre. It is an historic village of linear plan, straddling the main A19 trunk road which enters the city from Selby and the modern A64 York by-pass. Towards the northern end of the village a secondary road – Heslington Lane – branches off eastwards towards the historic village of Heslington.
- 2.2 The settlement is relatively self-contained, being bounded on the west side by the low-lying and flood-prone margins of the River Ouse and on south side by Germany Beck, a small tributary of the Ouse. To the east are flat, open fields. To the north the village – once distinctly separate from the city – is now loosely attached to the city suburbs so that the separate identity of the village is reduced. Even so, the village retains a special character and forms an attractive and distinctive entrance to the city.
- 2.3 Due to the volume of traffic now entering the city from the south the village is experiencing some pressure from through traffic, which conflicts with its quiet semi-rural character: traffic reduction measures are therefore being explored. It is also experiencing some pressure from residential development. The village has been an attractive residential suburb of the city for over 100 years but development interest, particularly from volume house-builders, is now keen. This is therefore an appropriate time to re-assess the character of the conservation area and ensure that its special character is not compromised.

3 TOPOGRAPHY AND SETTING

- 3.1 Main Street, Fulford, runs approximately north-south on a low ridge of glacial sand and gravel, flanked by lower areas of glacial outwash deposits and alluvium. The Conservation Area, covering the historic core of the village, appears to lie wholly within the area of the gravel ridge. This ridge in turn forms part of the York moraine.
- 3.2 The south end of the ridge marks the point where Germany Beck has cut a channel through the deposits on its way to join the River Ouse. The present course of the beck in this area appears to be an ancient one, with former abandoned channels visible as depressions upstream of Stone Bridge. Excavation further to the east has revealed extensive peat deposits associated with the beck. These deposits have produced finds from the Mesolithic (c 9000 BP) and Roman periods.

- 3.3 To the west the Conservation Area is bounded by Fulford Ings, a low-lying and seasonally-flooded area of alluvium, two parts of which are designated as Sites of Special Scientific Interest.
- 3.4 To the east the Conservation Area is mostly bounded by a flat and relatively featureless landscape, some of it built over in modern times, some still farmland.



Western boundary of village to Fulford Ings



View of village from fields to the east

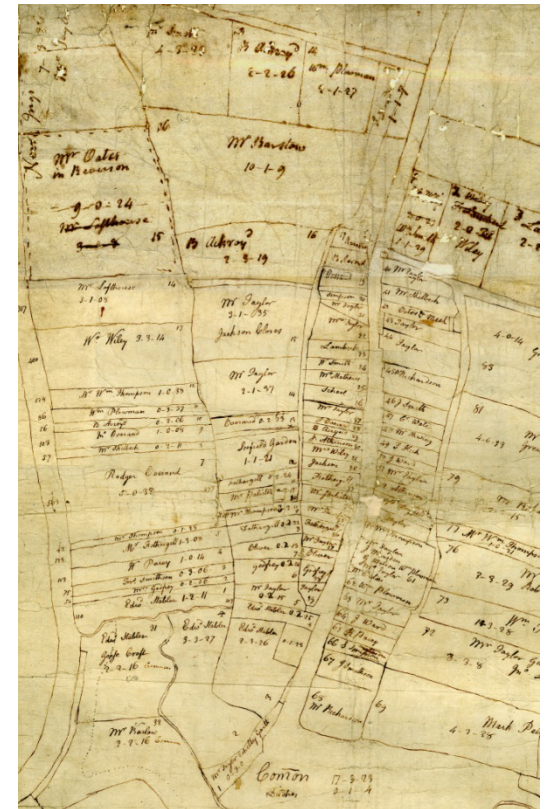
4 HISTORICAL DEVELOPMENT

- 4.1 Archaeological research at a number of sites close to the Conservation Area has shown that the fields around the Conservation Area were used for farming in the Neolithic and Romano-British periods, but no evidence of settlements survives.
- 4.2 It is thought that Fulford Main Street and Fulford Road to the north are of Roman origin (although archaeological evidence is lacking), and that in Roman times they formed an alternative route to and from the south side of the city, making use of the firm and well-drained ground offered by the gravel ridge. Evidence for Roman activity, but not for Roman structures, has been found in the area of Connaught Court and more recently during the construction of the new St Oswald's Primary School off School Lane.
- 4.3 Considerable effort has been put recently into trying to locate the Battle of Fulford, fought in September 1066 between the northern Earls and Harald Hardrada. The archaeological evidence for this major confrontation is inconclusive but it has been argued that Germany Beck marks the line over

which the battle was fought. In 1977 a memorial stone was placed close to this spot by Fulford Parish Council, in the playing field on the south side of the Germany Beck.

- 4.4 It is generally accepted that Fulford (historically known as Gate Fulford, to distinguish it from the manor and settlement of Water Fulford further south) gains its name from the original ford over Germany Beck at the south end of the village. At the time of the Domesday survey (1086) Fulford was known as 'Foleford' or 'Fuletorp' inferring a muddy ford: the beck itself may derive its name from a mid-13th century landowner named 'German de Brettgate'.
- 4.5 Before the Norman Conquest the manor of Fulford belonged to Morcar; by 1086 it had passed to Count Alan of Brittany, and in 1100 it was given by Count Stephen of Brittany to St Mary's Abbey, York. The Abbey retained the manor until the Dissolution when it passed in succession to the Burrell, Marshall, Taylor, Oates, Key, and Wormald families.

- 4.6 It seems likely that Fulford was a planned village, dating from the C12 acquisition of the manor by St Mary's Abbey. It is possible that before that date the settlement stood near the old church at the west end of St Oswald's Road, and that it was moved to a more convenient location, straddling the presumed Roman road, as a speculative venture.



1759 Enclosure Award map

4.7 The 1759 Enclosure Award map (see illustration) suggests the form of the mediaeval village very clearly: two back lanes, now known as Fenwick's Lane (to the west) and School Lane (to the east) run parallel to Main Street and at a similar distance from it. Between Main Street and the back lanes run a number of narrow strips of property, or burgage plots. Between these plots ran a number of very narrow footpaths which connected Main Street with the back lanes: one on the east (Chapel Lane) and two on the west (Medd's Lane and Fenwicks Lane) survive, together with a third on the west side (Halfpenny Row) now partly obliterated by the new St Oswald's Court development. All three footpaths on the west side continue down to the Ings. This must be an ancient arrangement.

4.8 At Germany Beck, in 1759 and presumably earlier, the main road to Selby gave way to a broad swathe of common land, with no defined carriageway. This suggests that the first stone bridge (- now much widened -) is of a later date, and that hitherto it was possible to ford the beck at various places depending on circumstances.

Other roads in existence at the time include Heslington Lane and some of the tracks across the Ings, to the west of the village.

4.9 The character of the village in the mid C18 was that of a self-contained settlement based on agriculture and related industries of a domestic scale. The village pinfold or cattle pound at the junction of Main Street and what is now Fordlands Road survived until at least the First World War, confirming the village's agricultural basis.

4.10 Subdivision of the burgage plots to form additional properties probably began at an early date but it was certainly in progress by the late C18; it is most marked among the plots on the east side of Main Street. Here many of the plots have been divided close to their mid-point and new properties built, with access generally (but not always) from School Lane.

4.11 Larger houses began to appear, with increased affluence and easier access to the city. Fulford House (now the Pavilion Hotel) appeared in the Main Street in the mid-late C18. On the west side of Fenwicks Lane two large houses

(Delwood Croft and Gate Fulford Hall) were built in the mid-late C18 to take advantage of the long views down to and across the Ings. At the northern end of the village the enclosures south of St Oswald's Road were cleared to create Fulford Park, the setting for Fulford Park House opposite the junction with Heslington Lane.

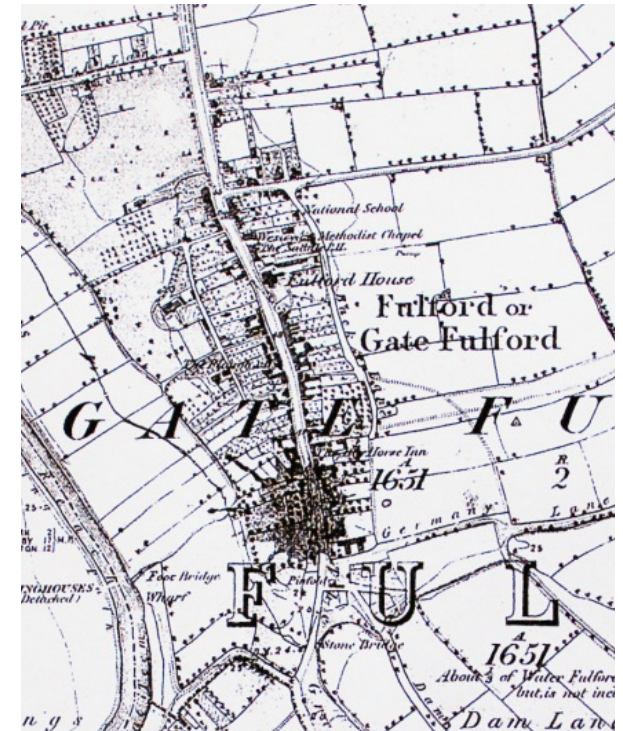


Fulford House (now Pavilion Hotel)

- 4.12 A free school was founded by John Key in 1771; the unlisted building is now a private house (No 27 Main Street). Additional buildings for girls and infants were constructed in Back Lane (now School Lane) in 1844 and 1846 respectively. They were further added to in 1866. One building is still in use as the village Social Hall.
- 4.13 The Methodist Chapel in Main Street was built in 1844, and rebuilt in 1896, to replace a chapel of 1820 which formerly stood in School Lane. The Church of St Oswald on Fulford Road was built in 1866, replacing the old church on St Oswald's Road which was retained as a mortuary chapel.
- 4.14 Until the mid 1800's the village remained more or less unaltered, surrounded by fields on all sides and quite separate from the outskirts of York (see illustration). But by the turn of the century the outskirts of the city had virtually reached the village, and the city tramway entered it. A terrace of shops appeared on the west side of Main Street, together with a narrow road of terraced housing (Prospect Terrace) more typical of the city than its semi-rural context. Supporting commercial businesses followed, such

as Brittons Dairies, The York and Ainsty Laundry, and the enlargement of the village pubs.

- 4.15 A Police House was built in 1905 on the south side of Main Street / Fulford Road immediately above the Stone Bridge; it is, in fact, the first house to be passed as one enters the historic area of the village from the south. This is probably no accident.
- 4.16 Fulford's role as a dormitory village for York accelerated from the early 20th century onwards, with the appearance of some high quality Edwardian and mid war detached houses, especially along the north side of Heslington Lane, at the southern end of the village, and west of Main Street.
- 4.17 The Sir John J Hunt Memorial Homes were built on the former Fulford Park in 1954, followed in 1971 by Connaught Court which was developed by the Royal Masonic Benevolent Institution as a home for the elderly.
- 4.18 In the mid to late C20 plots to the west of School Lane were subdivided to allow substantial housing development to take place; a process which continues to the present day.



Extract from 1852 OS map

5 CONSERVATION AREA BOUNDARY

5.1 The existing boundary of the conservation area is shown on the map overleaf. Generally speaking it can be regarded as following the distinct boundary of the historic settlement on most sides, but extended to the north east to include the 19th century and later expansion along Main Street and Heslington Lane.

5.2 As part of this conservation area appraisal, the appropriateness of the boundary has been re-considered. The existing boundary generally follows the well-defined perimeter of the historic settlement and is therefore entirely appropriate, but particular attention has been given to the specific areas listed A-D below, also shown on the map.

A - Houses to East of School Lane

5.3 A proposal has been made that the various properties east of School Lane (towards its southern end) should be included in the conservation area. This is mostly based on the remnants of the former Enclosure boundaries and the agricultural role of some buildings.

5.4 However, the boundaries are only partially intact, and the buildings are all 20th century and lack the agricultural appearance which would help illustrate the rural character of the village. Surviving associations between the present occupants and previous farming families cannot be considered as relevant. It is therefore considered that these properties should not be included, but any proposed development to the east of School Lane could be deemed as affecting the setting of the conservation area and could be controlled by existing legislation.

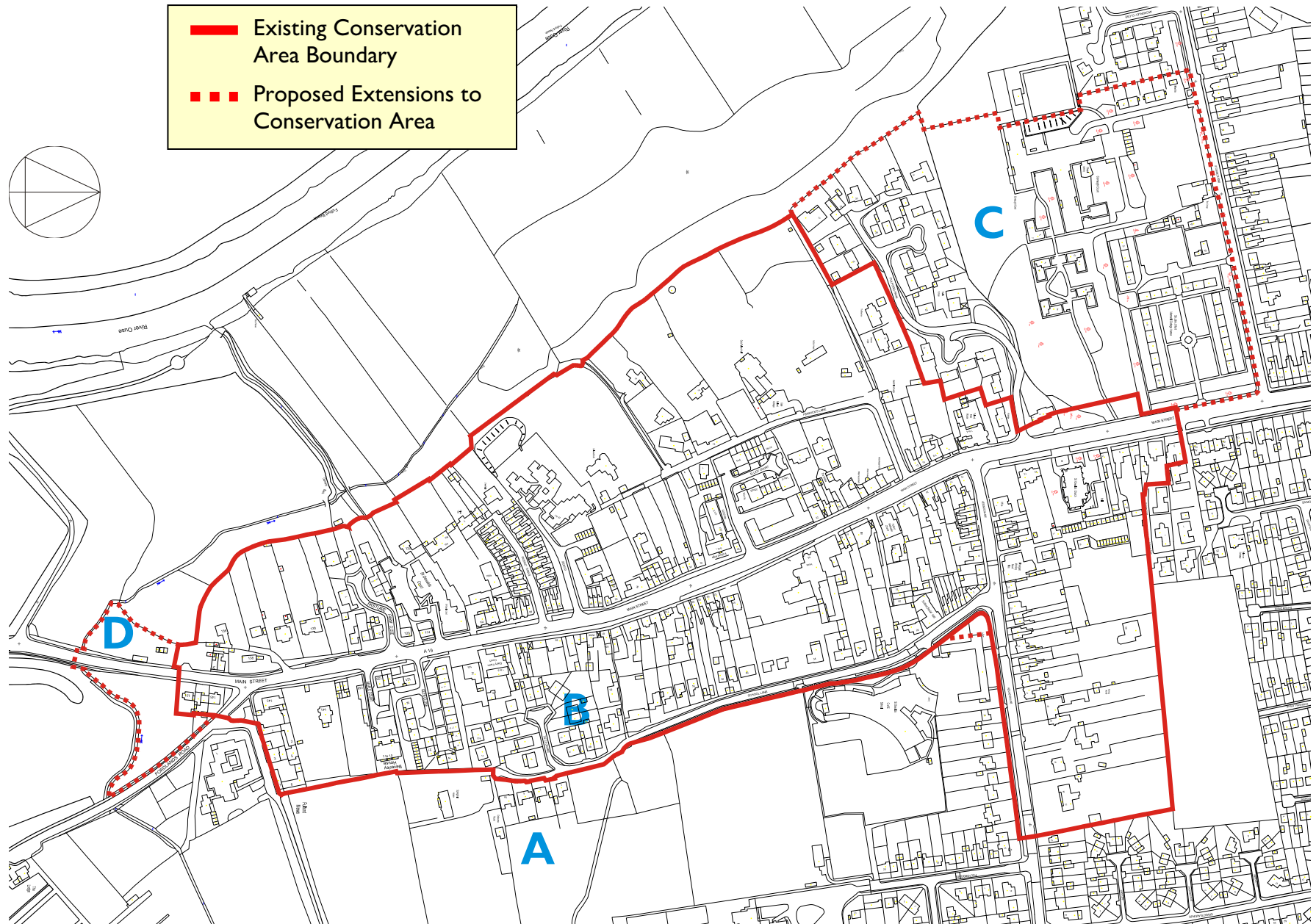
B - Orchard Close, School Lane

5.5 This consists of a mid 20th century development of detached houses arranged around a central access road branching off School Lane towards Main Street. The development has obliterated the historic pattern of burgage plots and ownerships, and the houses do not relate to the character of the rest of the village.

5.6 Since this development is on the edge of the existing conservation area consideration has been given to its exclusion, since there are no features within the area which require special protection. However, it has been considered on balance to be preferable to retain it within the area, in order that any future redevelopment can be more tightly controlled and relate more sympathetically to the older settlement adjoining. Its retention will also help to reflect more accurately the form of the historic village.

C - Almshouses / Connaught Court / Fulford Park

5.7 A proposal has been made that the former area of Fulford Park (now mostly occupied by the Connaught Court housing complex, the Sir John J Hunt Almshouses and the modern Fulford Park housing development) should be added to the conservation area.



Map showing Conservation Area

5.8 There is an historical argument for making this extension, based on the fact that this area was clearly already an established part of the village by 1759, when the Enclosure Map was drawn. Cleared of enclosures and landscaped, it has been a very significant feature at the north end of the village since the early 19th century, as the parkland setting for Fulford Park House.

5.9 20th century development within the park has still left significant large areas of open space, including some fine mature trees, and a margin of parkland between the Main Street and the Fulford Ings which helps to preserve the distinction between Fulford Village and the city suburbs and the open space which encircles the settlement. The Conservation Area will give more comprehensive protection to the trees and their landscape setting than can be achieved through individual Tree Preservation Orders.

5.10 Another argument is based on the merits of the later development. The Sir John J Hunt Memorial Homes of 1955 at the corner of Main Street and St Oswald's Road are of attractive and

eye-catching design, spaciouly planned and well landscaped so that their impact on the former parkland is minimised. They have not been deemed worthy of Listing, but are undoubtedly of local architectural and townscape value.

5.11 The Connaught Court residential development in St Oswald's Road is modern, with few concessions to the character of the historic village, but it is of a reasonably small scale, and spaciouly planned and well landscaped such that it does not destroy the general appearance of being within a park.

5.12 Assuming that the Almshouses and Connaught Court were to be included in the conservation area the remaining issue is the status of the Fulford Park housing development separating these from the village to the south. This development is spaciouly planned, using house designs which suit the context, and the landscaping is approaching maturity. It also includes the former coach house to Fulford Park House, which is a building of interest and character, although not Listed. On balance it is considered that Fulford

Park has sufficient interest and quality to justify its inclusion in the conservation area, and that its inclusion would add clarity and logic to the area boundary.

5.13 It is therefore recommended that the conservation area be extended to include the area proposed on the attached map.



The Sir John J Hunt Memorial Homes

D - Land adjoining Germany Beck

- 5.14 A proposal has been made that the land between the southern end of the village and Germany Beck should be added to the conservation area.
- 5.15 One major historical argument for making this extension is that the crossing point of Germany Beck has played a major role in providing the 'foul ford' from which the village derives its name and in providing the barrier which defines the southern limit of building. A second argument – although not verifiable – is that Germany Beck was the focus of the historic battle of Fulford in 1066, as recently commemorated on an inscribed stone on the south side of the bridge.
- 5.16 These arguments aside, the entrance to the village from the south is enhanced by the bends in the road as it approaches Stone Bridge and then straightens out at the junction with Fordlands Road to form Main Street. The road configuration helps introduce the small scale of the village and may also act as a speed inhibitor. In the

opposite direction the bends provide a visual 'stop' to the Street and a sense of departure. The fairly abrupt transition from the built settlement to open land adds positively to the setting of the village.

- 5.17 The valley of the beck to the east of Stone Bridge is vegetated with low-lying alder carr of a type formerly very common in the Vale of York but which is now rare: many of the alders are large, suggesting that this area has suffered very little from human interference. A very similar but larger area on the west side of the Stone Bridge is a Site of Special Scientific Interest. The original stone bridge still exists on the west side, but has been extensively widened on the east.
- 5.18 The future of this area formed part of a public inquiry in summer 2006, concerning a proposed new residential development to the east of Fordlands Road, which would be served by a new road branching off the A19 between Stone Bridge and the village: this road was found to be accepted in principle.

- 5.19 The archaeological and conservation area issues raised at this inquiry have been considered, and the arguments for extension of the conservation area as listed above are not in conflict with Inspector's conclusions, having weighed up all the evidence submitted. The extension of the conservation area is not intended to thwart the approved development but should ensure a greater degree of control over its design and quality, in order to minimise conflict with the area.
- 5.20 It is therefore recommended that the conservation area be extended to include the area proposed on the attached map.



Stone commemorating battle of Fulford

6 GENERAL CHARACTER

- 6.1 There is no complete break in the built-up area between York and Fulford, but the village has its own sense of identity in the unity of its character, historical form and setting. It forms a distinct community and still retains a tangible rural appearance (- it was described as late as 1892 as being 'amidst some rich pastoral scenery'-), reinforced by events such as the annual Fulford Show.
- 6.2 Main Street has become a busy traffic route, but is still essentially a village street, curving gently between grass verges with occasional mature trees, and flanked by short terraces of houses which either front directly onto the road or are set behind small front gardens. Along parts of the street the grass verges and footpaths are slightly higher than the vehicle carriageway, adding to the village character and giving an extra degree of separation from the traffic flow. These elements are each important in creating an attractive linear village street which is cohesive overall, despite interruptions to its traditional appearance from some recent developments.
- 6.3 The areas behind the Main Street frontage are also an essential part of the village, based on the old burgage plots crossed by the mediaeval back lanes now known as Fenwick's Lane and School Lane. Between Main Street and Fenwick's Lane some of the traditional paddocks remain. Narrow footpaths run between the Main Street and the edge of the settlement, and partly round the perimeter of the settlement. The sudden contrast between the tree-filled gardens along the western edge of the village and the bleakness of the Fulford lngs beyond is a striking feature, defining the edge of the settlement.
- 6.4 Mature trees throughout the village – either individually, as copses or as boundaries – create a strongly rural character, reinforced by hedges, boundary walls and railings. Especially west of the Main Street there are numerous native deciduous trees, poplars planted as visual screens and windbreaks, and ornamental garden trees such as flowering cherry, pine, silver birch, holly, monkey-puzzle and fir. The trees most visually noticeable from public areas are shown on the map attached.
- 6.5 Fulford possesses a wide variety of traditional buildings, from small 18th and 19th century cottages to large and elegant Georgian and Regency houses, several of which are Listed. There are also some Victorian and early 20th century additions of quality and interest. Main Street contains a good cross section of buildings, whilst Heslington Lane is mainly Victorian and Edwardian in character. The majority of buildings are residential, with a scattering of community buildings and a small nucleus of shops (see map).
- 6.6 The predominant building material in Main Street is a pinkish-brown brick, with occasional buildings finished in painted render or pebble-dash. Roofs are almost invariably pitched towards the street with their eaves heights varying from building to building, and finished mostly in clay pantiles or (to a lesser extent) Welsh slate: in some cases there are upstand gable walls.

Brick chimneys, often of massive size or height, break up the roof lines and define party walls. There is an almost complete absence of dormers in the roofs facing Main Street, which adds to the sense of unity, but there are occasional dormers at the rear.

- 6.7 The buildings are mostly of simple rectangular plan, with any rear extensions being of smaller scale under catslide roofs or with pitched roofs finishing under the main eaves. Front elevations are mostly plain, except for odd instances where there is a projecting brick string course at first floor level, or (in the case of Nos 50-52) remnants of brick hood moulds. No 4 is unique in having string courses at both first and second floor level. Occasionally the higher status Georgian houses have shallow bay windows, which become more distinct canted bays during the Victorian period.
- 6.8 Most of the older properties retain their traditional four-paned or multi-paned timber sash windows, often set close to the frontage on stone cills and invariably with vertical proportions throughout. Elevations are restrained,

with any decoration confined to entrance doors and doorways. These elements are important in maintaining the sense of scale and detailing associated with a rural village.

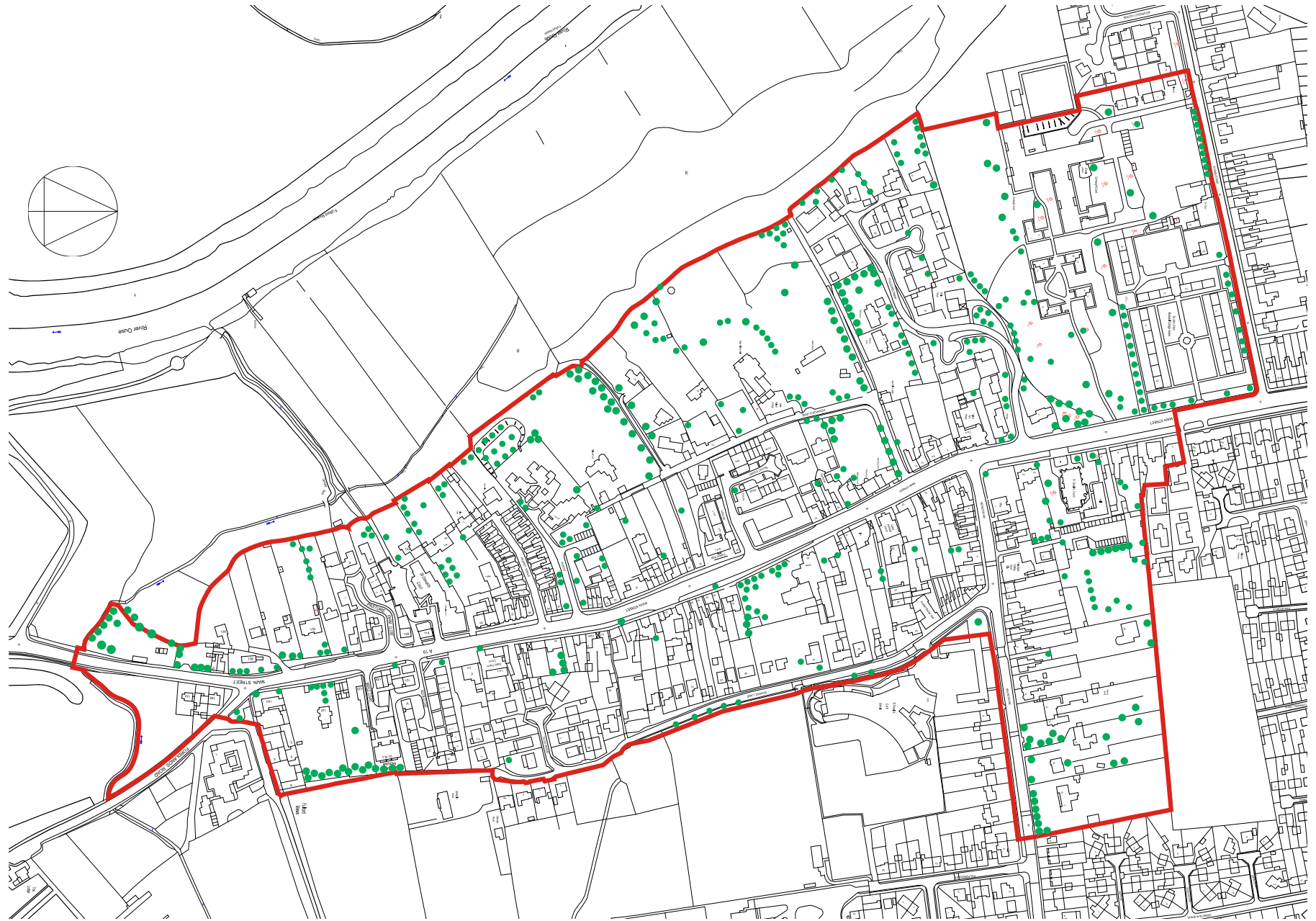
- 6.9 The village has no village green and virtually no public open spaces, but at the north end of the village the former park of Fulford Park House is a major

feature of quite different character, fronting onto Main Street. It is a spacious landscaped area, with very fine mature trees, and the mid-20th century almshouses within the northern boundary are charmingly picturesque.

- 6.10 The character of the area is described in more detail as 3 sub areas, in Chapters 7-9.

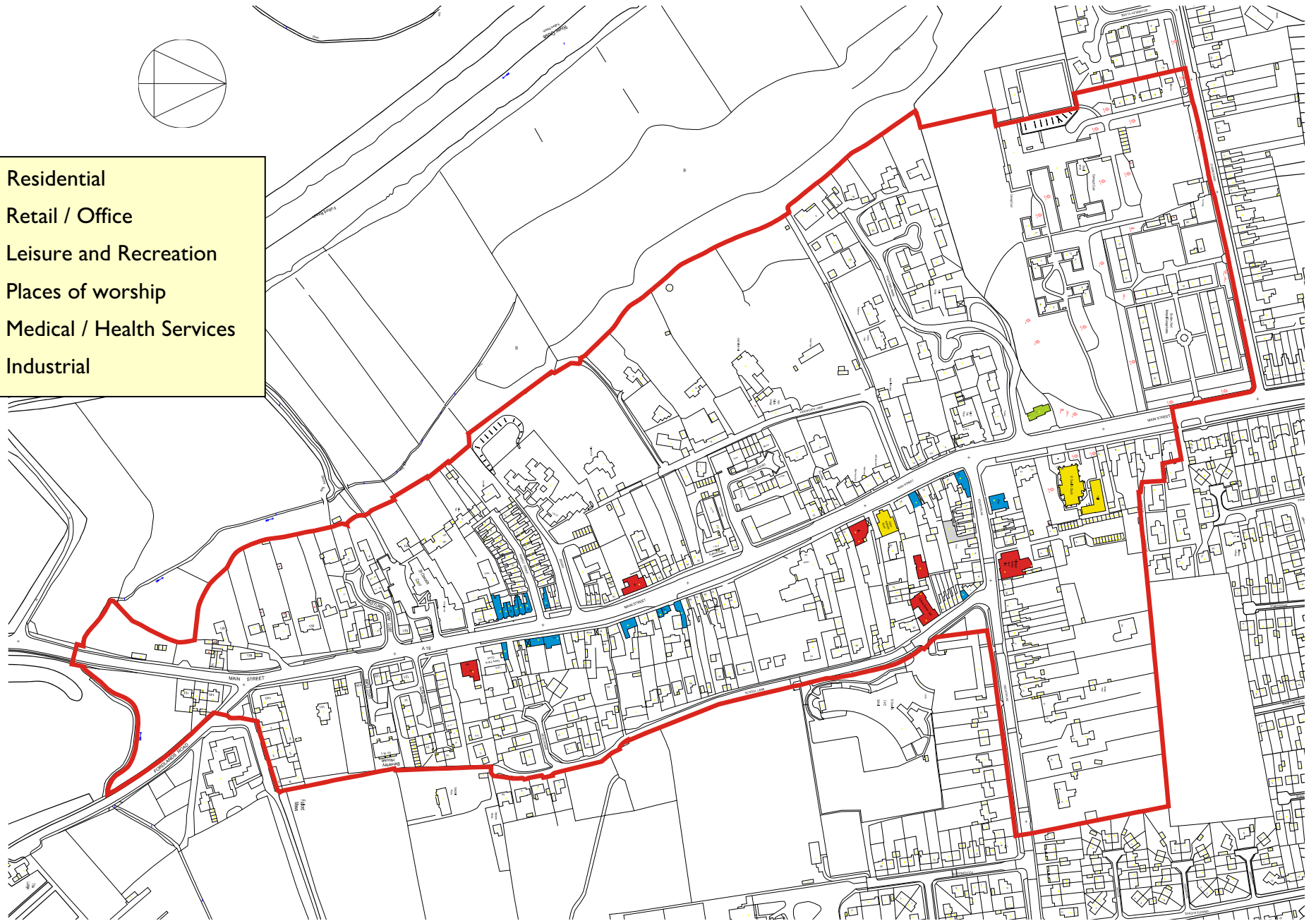


Traditional buildings in Main Street, near Heslington Lane Junction



Map showing visually prominent trees

- Residential
- Retail / Office
- Leisure and Recreation
- Places of worship
- Medical / Health Services
- Industrial



Map showing building uses

7 THE SOUTHERN AREA

(see map which follows)

- 7.1 The A19 road entering Fulford from the south turns to cross the bridge over Germany Beck and turns again to enter the village, which helps to slow traffic and introduce the built-up area. Mature trees and hedges, particularly on the western side, confirm the rural context of the village. The area to the east is vegetated with low-lying alder carr of a type formerly very common in the Vale of York but which is now rare: many of the alders are large, suggesting that this area has suffered very little from human interference.
- 7.2 The crossing point of Germany Beck has played a major role in providing the 'foul ford' from which the village derives its name and in defining the southern limit of building. It may have been the focus of the historic battle of Fulford in 1066, as commemorated on an inscribed stone on the south side of the Stone Bridge. The east side of the bridge retains its original narrow culvert of coursed rubble under a two-centred arch, but has been extended westwards in at least two later phases.

- 7.3 Although the first buildings encountered are not the oldest they quickly establish the scale of the village and the palette of materials, which are a pinkish-brown brick, with white painted vertically or horizontally sliding sash windows, and clay pantile or Welsh slate roofs. There is a mixture of mature deciduous and ornamental garden trees, and strong boundary hedges and walls.



Original pointed arch stone bridge

- 7.4 At the junction of Fordlands Road is one of the few areas of public open space, (formerly containing the village pinfold) which is otherwise largely absent.
- 7.5 The first true section of the village Main Street runs straight as far as The Plough public house, where it curves to the west and changes character slightly. The street is distinctive in having the footpaths and highway separated by grass verges, which are well tended and planted with daffodils and occasional trees. Most of the traditional buildings (to the east) are modest houses and have been somewhat spoiled by modern upvc windows and window alterations. To the west, 20th century suburban houses have been added, but the earlier of these (for example No 132) are of some architectural quality and have long private gardens running down to the Ings.
- 7.6 The Bay Horse public house is a striking detached late Victorian building which is somewhat incongruous in scale and design but whose use is typical of a rural village.

7.7 Several new housing developments have been introduced in this section of the Main Street, with varying degrees of success. The earliest of these – Glen Close, to the east – is an uncompromising complex of flats which does not suit the scale, materials and ‘grain’ of the area. To the north of the Bay Horse the Dairy Farm Court development is of excessive scale for its ‘back land’ context and has inappropriate classical detailing.



Glen Close housing development

7.8 Pasture Farm Close opposite is of totally modern design but is set back from the street and of small scale, and is therefore less noticeable. The St Oswald’s Court development has a frontage which fits in well with the Main Street but which has obliterated much of Halfpenny Row, one of the old footpaths running down to the Ings. Both these developments have left buildings isolated on the frontage, with problems of exposed party walls, illustrating the sensitivity needed in accessing rear development sites.



St. Oswald’s Court housing development

7.9 A small terrace of shops extends up to Prospect Terrace, forming the focus of

Fulford’s small shopping area. Prospect Terrace itself is a narrow road of modest late Victorian terraced housing more typical of the city than its semi-rural context: the shops and terrace appear to have been built together as a speculative exercise. Beyond that, Delwood is another modern housing development which is of a small scale further reduced by variations in walling material, so that its impact is minimised, but it has resulted in the obliteration of the southern end of Fenwick’s Lane (see Northern Area), and in an excessively wide gap in the frontage.

7.10 On the east side of Main Street the age and status of the houses starts to increase after the Bay Horse pub, starting with No 95 and including a terrace of more modest houses Nos 79-89 which form an intact and attractive group where the street curves. The ancient and narrow path Chapel Alley leads off under No 81 towards School Lane on the eastern village boundary, with its two timber posts (to bar animals) a reminder of the village’s agricultural origins.

7.11 The Plough public house is a striking and attractive building of late Georgian or early Victorian origins, painted black and white and fitting its rural context. Beyond that the houses to the west remain modest in scale, terminating in the Listed building No 30-32 (Dick Turpin House) with its steep roof and picturesque bay windows. Between Nos 32 and 34 the ancient narrow passageway of Medd's Lane runs off between hedges and rear gardens to Fenwicks Lane. Fulford Ings flats is a modern complex quite out of character with the area in terms of its scale and design, and has damaged the street frontage by being recessed back: it has left No 24 standing in isolation and is another example of the need to integrate new development sensitively.

7.12 Buildings of high status continue to appear on the east side, notably Nos 63-67 and No 77. The gables of No 67 are of traditional 'tumbled brick' but the only examples in the village. Finally the two houses Nos 53 and 55 are modern and unrelated to the area.

7.13 On either side narrow yards and passages lead off into the rear areas,

which are the surviving long burgage plots, sometimes containing outhouses and secondary uses, with mature trees visible in the back ground. The west side of the Conservation Area is partly skirted by public footpaths along the Ings: the west side is skirted by a footpath (included in the Conservation Area) extending southwards from School Lane, in which the contrast between the settlement and the open fields to the east is most dramatic.

7.14 The southern end of School Lane is lined with modern houses and bungalows which do not relate to the Conservation Area, and whereas most still stand within the former burgage plots the Old Orchard development has destroyed the plot pattern as well. However, the Conservation Area has been delineated to follow the historic settlement boundary, which is School Lane, and opportunities exist for new development which might restore more of the character of the area. School Lane retains its hedged field boundary on the eastern side, interspersed with trees, which is included in the designated area.

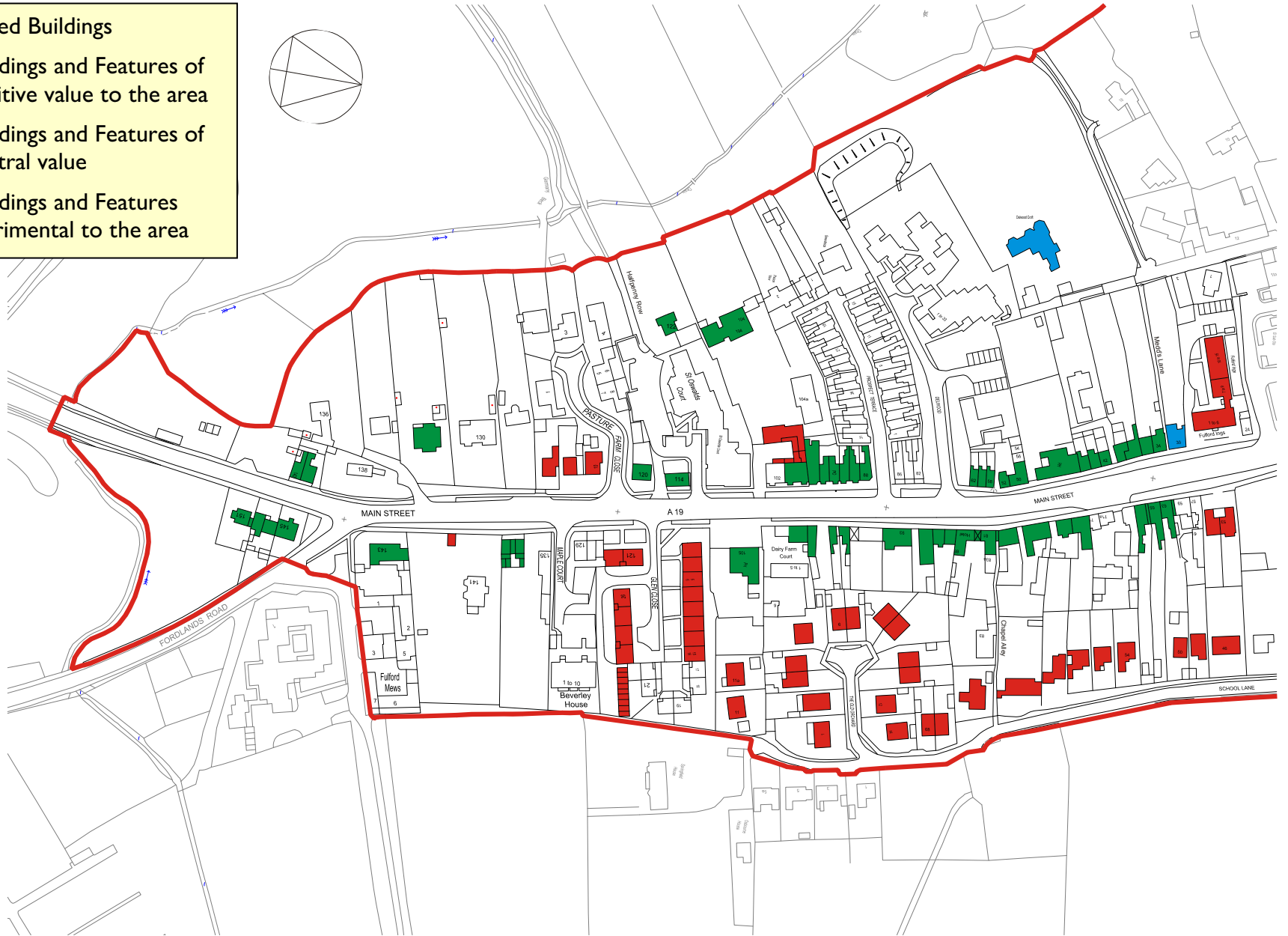


Chapel Alley with animal posts



Dick Turpin House, 30-32 Main Street

- Listed Buildings
- Buildings and Features of positive value to the area
- Buildings and Features of neutral value
- Buildings and Features detrimental to the area



Map of Southern Area

8 THE NORTHERN AREA

(see map which follows)

- 8.1 This area includes the northern part of Main Street, Fenwicks Lane to the west, and the northern part of School Lane.
- 8.2 Progressing northwards from Fulford Ings flats, the Grade II Listed Fulford House (now the Pavilion Hotel) forms a distinct break in the eastern frontage. It is of a much large scale and higher status than the buildings preceding it and its long garden, bounded by a high brick wall and containing a large number of mature trees, is a unique and attractive feature. On the north side of the hotel doors hung on large gateposts with stone ball finials lead into the side yard and another area of greenery. In the grass verge outside stands a 'Type K6' cast iron telephone kiosk designed by Sir Giles Gilbert Scott in 1935, Listed Grade II.
- 8.3 The new development Nos 1-9 Pavilion Row opposite faces the street and integrates fairly well with the street frontage although lacking the variations in eaves and roof height which are typical of the area: the chimneys are invaluable in relieving the roofline and

making the buildings blend in. Behind is another modern two-storey development (Eliot Court) which is reasonably discreet.

- 8.4 Thereafter the character of the street up to the Heslington Lane road junction changes slightly from that described in Southern Area (see above). Buildings are often higher (three storeys), the road widens and the grass verges disappear, to give a more urban feel.
- 8.5 The traditional 18th and early 19th century buildings continue to rise in status, and often in size, resulting in a large concentration of restrained Grade II Listed town houses detached from the activity in the street. On the west side these include No 4 (The Old House), Nos 6-8, and No 14 (the White House). On the east side they include No 17, No 19, No 41 (Holly House) and No 43 (the Old Manor House). Many of the large houses were divided into two or more dwellings, sometimes during construction. The unlisted early C19 Fulford Park House terminates the western frontage and once looked out over Fulford Park.



Nos 1-9 Pavilion Row, Main Street



No 4 Main Street

8.6 More Victorian buildings appear on the east side, with decorative gables presented to the street. They include the Methodist Church (of red brick with Gothic detailing) and the Saddle Inn (which is a lively late Victorian or Edwardian pastiche with subtly tapered chimneys). Standing among them is No 27 (the old Free School) with a plaque recording its foundation and endowment by John Key in 1771. The Edwardian house No 29 (behind the church) is one of several attractive houses in the village discreetly inserted behind the frontage and of surprising quality.

8.7 Fenwick's Lane branches westwards off the Main Street lined with very mature trees and with little indication of its role or destination until it turns southwards and is revealed as a very quiet and private access lane to some of the most prestigious detached houses in the village. The lane benefits from being unadopted and unmetalled, which adds to its rural character together with the predominance of mature trees and hedges: high brick garden walls add to the feeling of exclusivity.

8.8 Most houses in Fenwick's Lane are discreetly hidden from view in very large wooded gardens. The lane derives its name from Robert Fenwick, who acquired Gate Fulford Hall (formerly Fulford Grove) in 1862: the Hall retains some fine unlisted iron gates of that period, and the cobbled access to Gate Fulford Cottage (the former stables) is attractive. Delwood Croft at the southern end is a large late 18th century house Listed Grade II, and its grounds have absorbed the southern end of the lane. At the northern end, Fulford Gate Lodge forms an attractive end stop to the lane, and a public footpath runs down to the Ings between mature trees and buttressed walls.

8.9 To the north of the Heslington road junction the Main Street changes character again: the footpaths are again separated from the highway by wide grass verges, and the buildings to the east are set back behind gardens often fronted by walls or decorative iron railings, to give a much larger sense of space and scale.



The old Free School, No 27 Main Street



Fenwick's Lane looking north

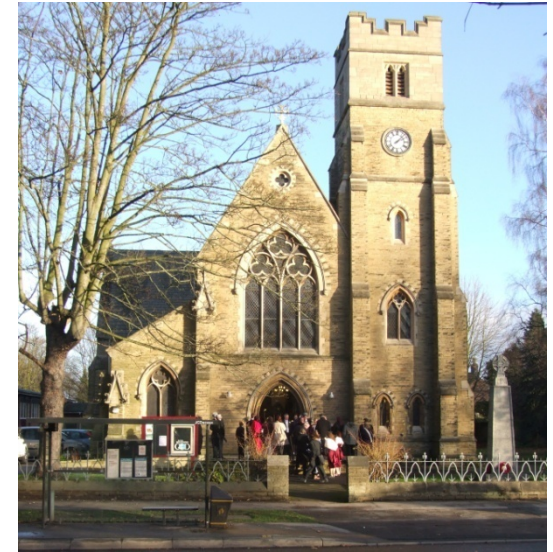
8.10 The Church of St Oswald (Listed Grade II) is attractively located between mature trees: it was designed by J P Pritchett and opened in 1866, but was burned out in 1877 and restored the following year: the spire was removed and the belfry stage rebuilt in 1924. The front boundary consists of open iron arches on a low stone plinth, and a cross behind commemorates the men of Fulford who fell in the Great War. Beyond the church the conservation area terminates with a row of Victorian houses all of different character, which add a final touch of variety.

8.11 To the west building on the frontage ceases, apart from a new doctor's surgery, and the dominant feature is the former park to Fulford Park House, extending up to St Oswald's Road. The park is a landscaped and planted area in existence before 1851 and probably of late C18 or early C19 origin, and is a private oasis of peace and tranquility. The modern Fulford Park housing development occupying the southern area is spaciouly planned, and the landscaping is approaching maturity. It also incorporates many of the old park

trees and the former coach house to Fulford Park House, with its decorative dovecote, roof turrets and finials.

8.12 Otherwise 20th century development within the park has still left significant large areas of open space, including some fine mature trees, and a margin of parkland between the Main Street and the Fulford Ings which helps to preserve the distinction between Fulford Village and the city suburbs and the open space which encircles the settlement. Views exist from the Main Street through to the Racecourse and Knavesmire Wood in the distance.

8.13 The Sir John J Hunt Memorial Homes of 1955 at the corner of Main Street and St Oswald's Road, with their distinctive 'Dutch gables', are spaciouly planned and well landscaped so that their impact on the former parkland is minimised. They are not Listed but are of local architectural and townscape value. The Cottage (Listed Grade II) on the south side of St Oswald's Road is an early C19 gate lodge to the former park, the park gates having been removed in the late 1800's.

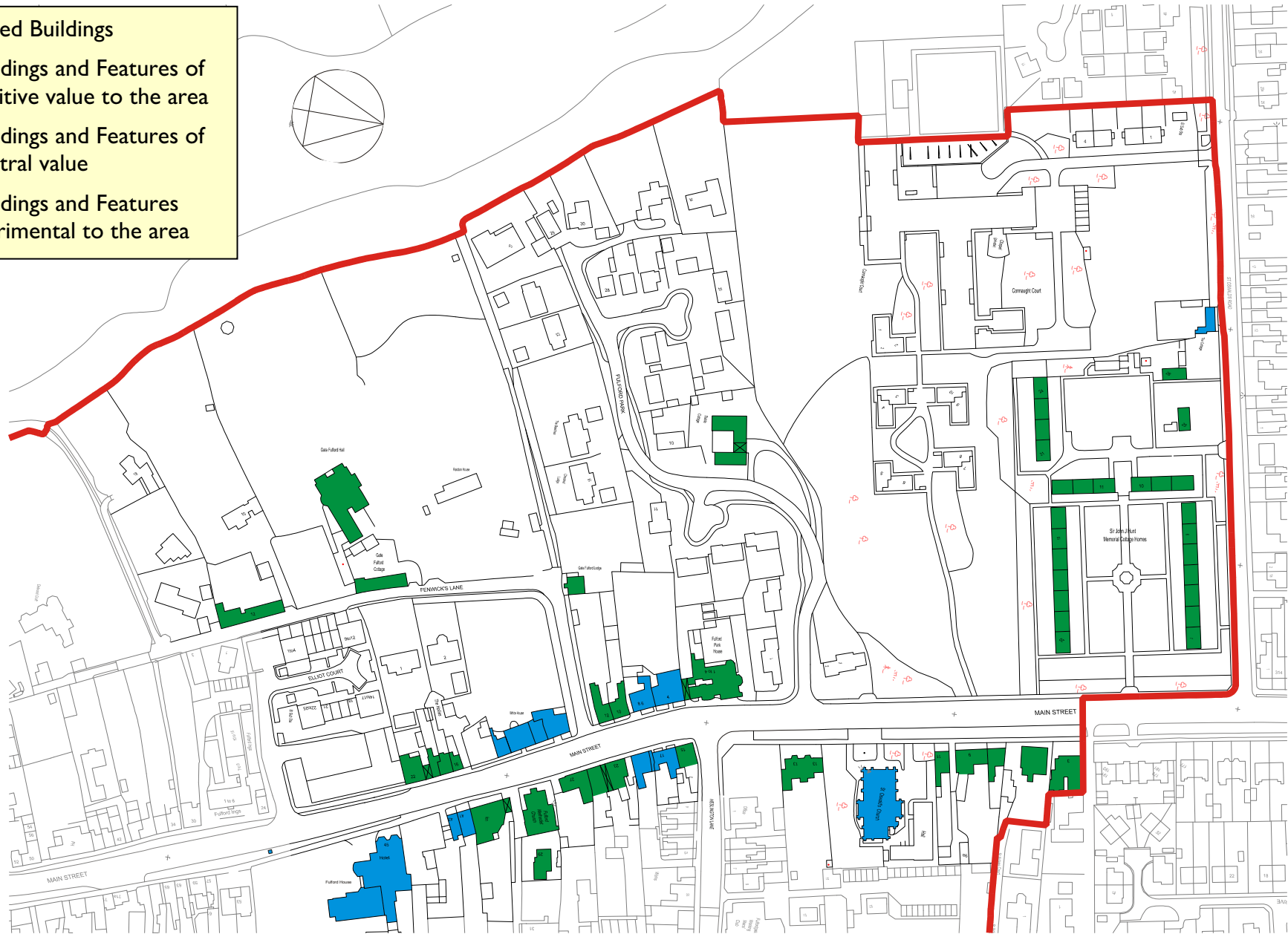


Church of St. Oswald



Fulford Park

- Listed Buildings
- Buildings and Features of positive value to the area
- Buildings and Features of neutral value
- Buildings and Features detrimental to the area



Map of Northern Area

9 THE HESLINGTON LANE AREA

(see map which follows)

- 9.1 The northern corner of the junction between Main Street and Heslington Lane is vacant, having always been the garden of No 1 Heslington Lane until converted to a car park in recent years: building on this open site should therefore be avoided in order to preserve the historic character as well as for visual and amenity reasons. Otherwise the first section of the Lane consists of fairly standard terraces of Victorian and earlier terraced houses set fairly close to the highway, in an unexceptional and fairly busy suburban road, as far as the junction with School Lane. Unfortunately the Fulfordgate Club has been marred by modern windows, dormers and extensions.
- 9.2 Beyond the School Lane junction the character of the street changes, with the highway bounded by a grass verge and field hedge to give a more rural setting. The quality of the houses on the north side rises, with a mixture of early and mid 19th century houses built singly or in pairs in a more or less continuous terrace of considerable variety and increasing in scale. Most are

set back behind gardens which are bounded by decorative iron railings and gates. Here the Victorian houses are the most exuberant with polychrome brick (Nos 33-37), moulded brick, decorative barge boards, and boldly modelled chimneys (Nos 39-41). To the rear are relatively inaccessible gardens and paddocks, with many mature trees, backing onto a large open space known as Fenby Fields.

- 9.3 The conservation area culminates with a handful of larger Victorian and early 20th century houses and villas on the north side of the street which are set much further back from the road, with mature trees dominating the street frontage and front gardens. The roofs of Nos 43-45 are embellished with varied eaves brackets, bands of scalloped Welsh slate and decorative fireclay ridges. The long rear gardens are mostly inaccessible and undeveloped, and again interspersed with mature trees, and contribute to the character and amenity of the area: the new houses to the rear of Nos 33 and 43 Heslington Lane are an unfortunate intrusion.



View east along Heslington Lane



Roof detail Nos 43-45 Heslington Lane

9.4 At the junction with School Lane the conservation area is enhanced by an attractive mature oak tree, within the grounds of the St Oswald's C of E primary school, which is protected by a short detour in the conservation area boundary: there may be the potential here for creating an area of public open space using surplus school land.

9.5 School Lane is a quiet and winding back road which branches off to the south to serve the school and private houses. It commences on the west side with a mix of early 19th century houses and Victorian terraced houses set close to the road, with gaps between buildings revealing secondary buildings and trees in the old burgage plots behind. No 2 School Lane is a well-preserved survival from the early 19th century. The old field hedge to the east marks the historic boundary of the village and is included within the conservation area boundary, together with its occasional trees.

9.6 Thereafter the western side of School Lane is increasingly taken up with modern houses and bungalows which are unrelated to the area, and the only historic features to survive are the old brick garden walls, particularly the high wall of Nos 34-38 which formed the rear boundary of Fulford House.



North end of School Lane looking north



South end of School Lane looking north

- Listed Buildings
- Buildings and Features of positive value to the area
- Buildings and Features of neutral value
- Buildings and Features detrimental to the area



Map of Heslington Lane Area

10 FUTURE MANAGEMENT SUGGESTIONS

- 10.1 The high volume and speed of traffic passing through the village detracts from its appearance and amenity, and makes crossing the Main Street an obstacle: measures to reduce and slow the traffic would be very desirable, and the provision of more pedestrian crossing points.
- 10.2 The grass verges have suffered from casual car parking in the past and timber bollards have been installed in most areas to prevent this, which seem to be an effective and reasonably discreet deterrent. More bollards appear to be necessary near the shops (outside Nos 100-102 Main Street and St Oswald's Court), and it would be ideal for the earlier concrete bollards opposite to be replaced in timber to give consistency.
- 10.3 Textured concrete paving flags – some pink and some buff– have been laid at the approaches to the main pedestrian crossing points: it would be beneficial for the colour to be standardised as buff, and for them to avoid disrupting the main footpaths.
- 10.4 The Main Street is vulnerable to intrusion by utility services. Some footpaths are heavily patched by trenching and need re-surfacing (outside Nos 2–8 Main Street) and the introduction of more telegraph poles along the street should be resisted.
- 10.5 School Lane is still lit by a mixture of small scale steel and decorative cast iron lighting columns with attractive 'swan-neck' tops: these should be retained if possible, or new columns chosen with care to suit the scale of the lane. Fenwicks Lane appears to be unlit and any lighting would need to be very discreet.
- 10.6 The design of new buildings needs to observe closely the characteristics of the area and be guided by them: this applies particularly to the scale of development behind the frontages, which should always be subordinate. Development control policies should attempt to restore traditional formal and details where these have been lost.
- 10.7 Article 4 Directions might be worth considering where the buildings and area as a whole are a sensitive composition eg the Sir John J Hunt Almshouses.
- 10.8 Information plaques would be an asset to explain the history of the village, for example on the site of the old pinfold at the junction of Main Street and Fordlands Road, and at the Heslington Lane - School Lane junction. The potential for creating an area of public open space here (using surplus school land) has been mentioned before.