

HESLINGTON CONSERVATION AREA APPRAISAL *Consultation Draft*



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This document has been prepared in December 2008 by Woodhall Planning and Conservation in liaison with the Design, Conservation and Sustainable Development Section of the City of York Council

I INTRODUCTION

- 1.01 A conservation area is defined by the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historic interest, (the character or appearance of which) is desirable to preserve or enhance. Section 69 of the Act requires Local Planning Authorities to identify and designate conservation areas within their geographical boundaries and to formulate, in conjunction with the public, proposals for their preservation and enhancement (section 71 and 72 of the Act). The Act places a duty upon Local Planning Authorities to review the extent of the conservation areas.
- 1.02 Heslington is one of York's peripheral villages, located to the south-east of the city and is the home of the University of York (see Map 1 in Appendix A). The Heslington Conservation Area was designated in 1969 and was extended in 2004. The current boundary is illustrated on Map 2 within Appendix A. A Village Design Statement was produced by the local community and was approved by the City of York Council on the 22nd of April 2004.
- 1.03 In 2007 the Secretary of State approved the outline planning application for the expansion of the university campus to the east of the village. This conservation area appraisal has been produced at this moment in time as a result of the perceived pressures that may result from the university expansion.
- 1.04 This report contains an assessment of the Conservation Area and is in three sections. The first (Chapter 2) is a review of the Conservation Area boundaries. The second section (Chapters 3 to 6) presents special interest factors for the entire Conservation Area and identifies three different character areas. Finally, Chapters 7 - 9 set out a detailed analysis of each of the character areas.
- 1.05 The assessment is based on field work in April 2008 and is limited to the buildings and areas visible from the public domain. It is important to note that an area of land to rear of buildings on the east side of Main Street was under redevelopment during the period of survey work and was not assessed as part of this exercise. This area is annotated on Map 2 within Appendix A.

2 CONSERVATION AREA BOUNDARY

2.01 One of the requirements of an appraisal is a review of the Conservation Area boundaries to establish if it might be appropriate for there to be any changes. Therefore the extent of the existing designated area has been reviewed and areas around the existing Conservation Area have been studied to ascertain whether any new areas should be included. The Conservation Area boundary was extended in 2004 to include Heslington (Lord Deramore's) Primary School and grounds, School Lane from its junction with Field Lane to and including Paddock Chase, the whole curtilages to the rear of Nos. 28, 29 and 29A. Botland Farm on Common Lane was also included together with a larger extension to include Boss Lane and adjoining fields/paddocks beyond Main Street; and to the north of the village the wider setting behind Heslington Hall bounded by the outer edge of the University of York's building complexes and the lake shore.

Existing boundary

2.02 The current boundary of the designated area is illustrated on Map 2 in Appendix A. The northern extent of the designated area includes the grounds of Heslington Hall and part of the adjacent

university campus (see plate 1). At the western end of Main Street the boundary runs along the rear boundaries of the housing facing on to Main Street. The boundary continues further east and crosses Walnut Close to include Walnut House. The boundary then turns north to include two large detached houses.

2.03 The boundary continues north to include the open ground and lake associated with Heslington Hall. At this point the boundary follows the line of the edge of the lake and the university buildings that abut the lake. The boundary continues to wrap around the building and travels north for a short distance. The boundary then turns east across University Road and follows the line of a beck for a short distance before traveling along the boundary of the modern university buildings and carpark area. The boundary then turns south-east and travels along the boundary of the modern university buildings until it reaches Windmill Lane (see plate 2).

2.04 At this point the boundary runs south along the eastern side of the lane and crosses Field Lane. The boundary then follows the fence line to the rear of Heslington Primary School (see plate 3)



Plate 1 View of the boundary in the grounds of Heslington Hall



Plate 2 View of Windmill Lane



Plate 3 Fence line to the rear of the school

up to the rear gardens of the housing on The Crescent. The boundary then turns west and crosses School Lane running along the northern edge of the Field Court development.

- 2.05 The boundary turns south to run along the rear of properties facing onto Main Street itself and then turns west along Low Lane and through to the southern extent of Main Street where it continues to the rear of the properties. The boundary turns west along the dirt track that leads to the playing fields. The boundary then turns north to run along the eastern edge of the Holmefield development (see plate 4). The boundary continues west along the northern edge of the Holmefield Development, crossing Holmefield Lane before turning north to rejoin Main Street.

Possible alterations

- 2.06 There are no areas which are considered to be included inappropriately within the current boundary.
- 2.07 The northern boundary of the designated area, particularly in the grounds of Heslington Hall within the University Campus is in places difficult to follow on the plans and appears to be arbitrary.

However, once on the ground the boundary becomes clear and reads logically as it follows physical features. This also applies to the wooded area to the north of the church on the west side of University Road.

Possible additions

- 2.08 The University Campus was considered for inclusion within the designated area, but it was concluded that the modern buildings and the distinct change in character did not warrant its inclusion within the designated area which focuses on the historic village settlement (see plate 5).
- 2.09 The Crescent is a mid-twentieth century housing development which is situated to the south-east of the Conservation Area off Low Lane (see plate 6). This housing represents a substantial phase of mid-twentieth century development within Heslington but the spacious and formal layout is untypical of the grain of the central village area and the house types are uncharacteristically similar. Therefore it is not considered suitable for inclusion within the designated area.
- 2.10 The Holmefield area is a late twentieth century development located to the south-west of the Conservation Area off



Plate 4 View along the northern boundary of the Holmefield development



Plate 5 The modern buildings within the University campus



Plate 6 View towards the Crescent from Low Lane

Holmfield Lane. This housing also represents a substantial phase of late twentieth century development within village but the grid iron layout is untypical of the grain of the central area and the house types are uncharacteristically similar. Therefore it is also not considered suitable for inclusion within the designated area.

Recommendations

- 2.10 In view of all the above, it is considered that the existing boundaries which were extended in 2004 are appropriate and no alterations are recommended.

3 LOCATION AND CONTEXT

3.01 The Heslington Conservation Area lies approximately three kilometres south-east of York city centre. Heslington village sits to the east of the River Ouse and is positioned at the centre of a triangle formed by the A64 to the south and south-east, the A1079 to the north and the A19 to the west (see Map 1 in Appendix A and plate 7).

3.02 The Conservation Area covers an area of 31.29ha (see Map 2 Appendix A). The designated area and surrounding land forms part of the City of York Green Belt.

3.03 Heslington forms the most populated area of Heslington Parish, which extends beyond the Elvington Airfield to the south. There were approximately 750 local residents within Heslington in 2002. This number is augmented substantially by daily and occasional visitors to the University, the Public Houses and the shops along Main Street.



Plate 7 Aerial view from the east

4 TOPOGRAPHY AND LANDSCAPE SETTING

4.01 Heslington occupies part of a relatively flat open area stretching east of the River Ouse. The land to the north-east of the village rises gently.

4.02 The village is surrounded by fields to the south, east and west. These areas of open ground enable long distance views towards the village from the south. Views are particularly prominent along the A64. The historic core of the village lies along an L shaped road with characteristic narrow plots extending to the surrounding fields (see plate 8).

4.03 The University is located to the north-west, mostly outside the Conservation Area. The recent University buildings to the north west along Heslington Lane, Main Street and University Road have a very strong visual impact on the village and its setting. There are University sports fields on the approach from the west, on either side of Heslington Lane.

4.04 The form of the village remains strongly attached to the main road and to its historical rural surroundings where the open spaces are of particular importance. There are gaps between the buildings which open onto fields and pastures and this provides a visual link between the village and its agricultural setting (see plate 8).



Plate 8 Aerial view of the Conservation Area and its setting

5 HISTORICAL DEVELOPMENT

- 5.01 Heslington appears to have derived its name from “a place by the hazels” and is likely to have become an established settlement prior to the Domesday Survey of 1086. From a collection of independent farmsteads the planned village layout became established during the medieval period when it was a small agricultural settlement surrounded by farm land. The medieval church was established on higher ground outside the village envelope. Heslington Hall was erected for Sir Thomas Eynns, being completed in 1568. From evidence of the surviving village buildings, there appears to have been considerable re-building in the village during the eighteenth century. Notable buildings of this era include Little Hall and the Vicarage now known as More House. The village was based around agriculture and its associated industries and there remains evidence of upstanding ‘ridge & furrow’ to the south of the village to this day.
- 5.02 The mid-nineteenth century also saw considerable changes. A Wesleyan Chapel (now the village hall) was constructed in 1844. Heslington Hall was largely reconstructed in 1853-4 (see plate 9) and a new school was



Plate 9 Historic photograph of Heslington Hall c.1852



Plate 10 Historic photograph of Main Street c.1890



Plate 11 View to the rear areas of Main Street

erected in 1856 along what is known as School Lane today. At this time the school was not served by a highway and it is likely that the public footpath in existence today that runs from Main Street to School Lane was the historic route to the school, known as Tally Ally. The medieval parish church was replaced by the present church building on the same site in 1857-9. The 1853 Ordnance Survey map in Appendix A shows the layout of the village at this period, with the L-shaped Main Street serving the village (see plate 10). The narrow and deep building plots are typical of the era and this early structure remains in place today (see plate 11). It is interesting that there are no road links to the east; neither Field Lane nor Low Lane being in existence. This may be connected with the fact that the medieval open fields to the east of the village were not enclosed until 1857. This map also shows the outline of the earlier church, together with another building to its east. A small group of buildings is also shown to the east of Heslington Hall on the opposite side of the road junction.

5.03 The 1893 Ordnance Survey map in Appendix A shows the re-built church and the new school (see plates 12 & 13). It is interesting to note that the school was now served by a highway, originally

named Back Lane, which connected to the extended Field Lane to the north and the newly constructed Low Lane to the south. This phase of development represents the completion of the structure of the village, which is evident today. Also, during this period the buildings to the east of the Hall have been demolished and the fish pond to the north-west of the hall appears to have been laid out as it exists today.

5.04 During the first half of the twentieth century little development occurred within the village. The 1938 Ordnance Survey map in Appendix A illustrates that only minor outbuildings were constructed to rear of the development plots. The most significant change for the village came with the disposal of the Heslington Hall Estate during the 1960s and the development of the York University campus, which is now a dominant feature of Heslington (see plate 14 and the 1988 Ordnance Survey map in Appendix A). The early campus buildings which have consistent form and scale in a spacious landscaped setting around a lake, provide a sympathetic context for the northern edge of the Conservation Area. However, more recent development in the Science Park on the east side of University Road is considered to be



Plate 12 View of the School



Plate 13 View towards the church



Plate 14 University buildings and Heslington Hall from the west

inappropriate due to its commercial layout, character and scale.

- 5.05 Heslington Hall became the administrative centre of the University and the road north from the centre of the village was substantially widened to become University Road. The change of use of the hall was accompanied by the gradual change in use of other buildings further university purposes in close proximity to the hall along Main Street. Such as Home Farm on the west side of Main Street. During the latter half of the twentieth century, in common with many other villages, many of the original amenities within the village have been lost. However, the proximity of the university students has ensured the survival of some facilities such as a post office, two public houses and a concentration of commercial bank outlets (see plate 15). The school has also expanded with new classrooms and a school house being constructed.
- 5.06 The latter half of the twentieth century also heralded the introduction to the area of infill development with standard housing layouts and large blocks of student halls of residence (see plate 16). Examples include the Hall Park housing development and Eden's Court halls of

residence. The church was also remodelled and extended in 1971-3.

- 5.07 By the turn of the twenty first century development in the area continued, with a variety of residential infill developments. Examples include the Enclosure Gardens off School Lane (see plate 17) and a variety of developments to the rear areas of Main Street.



Plate 15 View of a bank on Main Street



Plate 16 View of Eden's Court



Plate 17 Enclosure Gardens off School Lane

6 GENERAL CHARACTER

6.01 This section considers the general character of the whole of the Conservation Area, as distinct from the analysis of the three character areas that have been identified (see 6.13 below).

6.02 The key characteristic of the Conservation Area is that of a planned village constructed along two roads within a rural setting (see plate 18). The agricultural use of the land outside the Conservation Area is significant to the character and appearance of the designated area itself. The open ground surrounding the village enables views to the Conservation Area, particularly from the south (see plate 19).

6.03 The large gardens of many of the houses provide green open spaces within the village itself. The long and narrow secluded rear gardens of the properties along Main Street are important to the rural character of the village. These areas are also particularly important havens for local wildlife within the area.

6.04 The streets allow long distance views, often limited by the topography of the setting. In contrast, there are restricted views along public footpaths or within the built enclosures. In particular, the



Plate 18 View of the adjacent farmland



Plate 19 View west along Low Lane



Plate 20 Heslington Hall grounds

grounds of Heslington Hall (see plate 20) have a semi-private character, being enclosed and landscaped, with walls and trees around the perimeter.

- 6.05 There is a contrast between open and enclosed sections of the main village artery: whilst the south leg of Main Street is wide, with buildings set back from the highway, the stretch consisting of Heslington Lane, Main Street west and Field Lane is narrower and predominantly enclosed by walls on both sides.
- 6.06 Heslington Hall and the church are local landmarks within the village which otherwise includes predominantly small two storey houses with narrow range buildings to the rear (see plate 21). The built environment is consistent in scale, choice and use of materials and adherence to a distinctive local style (see plate 22). The buildings either sit on the back edge of the pavement or have small front gardens.
- 6.07 The church is set in open grounds at high level and is surrounded by mature trees. The spire is a landmark both within the village and the wider area. It can be seen from most areas within the village. The open space surrounding the church and the grounds of the school provide a transitional space into the designated area.

- 6.08 The many mature trees within the village in particular around the church (grouped on University Road), and along Main Street soften the visual appearance of the area (see plate 23).
- 6.09 The Conservation Area still gives a fairly accurate illustration of a village life, with pedestrian traffic, busy pubs and shops in the south leg of the Main Street and loud playtime breaks at the school. The active farm provides a physical linkage to the rural setting of the village.
- 6.10 Roads and paths contribute to the distinctive character of Heslington by their variety. The L-shaped Main Street is central and historically the village developed along its length. The south leg of the Main Street, with its broad grass verges and groups of trees, is the village open space and support to its social life. The leg extending into Heslington Lane to the west and to the Field Lane to the east, carries a heavy volume of traffic which has an influence upon the streets character. Along this section of highway there are visually disruptive traffic calming chicanes and a clutter of street signs (see plate 24).
- 6.11 Finally, there are tightly enclosed secluded areas of a timeless character along the public footpaths such as the Boss Lane footpath link between the Main street and



Plate 21 Single storey range building



Plate 22 Main Street



Plate 23 Trees on Main Street

School Lane (see plate 25), around the church and in the grounds of Heslington Hall.

6.12 The Heslington Conservation Area includes 26 listed buildings, Little Hall on Main Street and Heslington Hall being Grade II* (see plate 26). The high proportion of listed buildings is a measure of the historic significance of the village and its architectural quality. Listed building descriptions are located in Appendix B.

6.13 The character of the Conservation Area is fairly consistent and the village is perceived as one entity. However, three areas can be identified as having distinctly different characters:

- Heslington Lane/Main Street (west)
- Main Street (south)
- St Paul's Church and the School

6.14 For the purposes of more detailed analysis, the Conservation Area has been divided into three distinct character areas (See Map 7 In Appendix A).



Plate 24 View east along Main Street



Plate 25 Public footpath between Main Street and School Lane



Plate 26 View of Little Hall, Main Street

7 HESLINGTON LANE/MAIN STREET (WEST)

7.01 This character area (see Map 7 in Appendix A) consists of a through road running across the north of the Conservation Area with adjacent built areas and open spaces to either side (see plate 27). The road forms a roundabout at a junction with University Road (see plate 28). To the north the area is interlocked with the University.

7.02 The special interest of this character area is the result of a number of different factors: architectural quality of the buildings, presence of high front boundary walls, relative variety of the buildings in terms of style, size, relation to the main road and to the University.

Uses

7.03 The buildings accommodate a mixture of residential and University uses. The northern side of Heslington Lane is retained in residential use, whilst the buildings on the southern side are now occupied by office uses associated with the university. There is also an example of a purpose built student halls of residence scheme to the western end of Heslington Lane. (see Map 8 in Appendix A).



Plate 27 View west along Main Street



Plate 28 Main Street junction with University Road and Field Lane



Plate 29 Heslington Hall

Qualities of buildings

7.04 This character area includes the local landmark of Heslington Hall (see plate 29). With the exception of the Hall, and the former vicarage on the south side of Main Street (see plate 30), most buildings are of a modest two storey height. They are of simple form, with vertical window openings, constructed in clamp-fired red brick, with tiled or slated pitched roofs. Local detailing includes brick cambered or flat arch lintels and decorative banding at eaves level. Most retain their original features, such as sash windows and cast iron downpipes (see plates 31 & 32). The historic buildings, listed or not, contribute to the character and the appearance of the area (see Map 9 in Appendix A).

7.05 Modern buildings are constructed in a sympathetic brick and are of a simple form. However, the horizontal emphasis to the window openings departs from the local vernacular of the area. Many of the modern buildings are also set at oblique angles which disrupts the otherwise consistent urban grain of the area (see plate 33).

Other structures

7.06 The walled garden of Heslington Hall forms a distinctive edge to the north side of Main Street. Its height and position on the back edge of the footpath provides enclosure to the streetscene (see plate

27).

Spaces and views

7.07 within this character area the key space relates to the hall and its grounds. This includes the walled garden itself, the formal garden area, the forecourt and the lake (see Map 10 in Appendix A). This area is secluded from public views but as a result of its association with the university campus and the semi-private nature of the grounds, the area is accessible to the public.

7.08 The road (see plate 27) is relatively narrow and enclosed by the front boundary walls of the houses. There are short sections of grass verges, with isolated trees at the western end of Heslington Lane. The character of this area is dominated by the busy highway and intrusive traffic calming furniture. Long distance views exist along the road in both directions but are limited by the curvature of the road and the cluster of mature trees at the junction with University Road (see Map 10).

Soft landscaping

7.09 There is a large number of mature trees within this section of the Conservation Area. Most of the trees are located within the curtilage of the buildings but they provide a vital contribution to the streetscene (see plate 27) The trees, lake and formal gardens of the hall provide an



Plate 30 The Vicarage (More House), south side of Main Street



Plate 31 The Lodge, north side of Main Street



Plate 32 Dalham House, north side of Main Street

area of open space mainly utilised by the students (see Map 10).

Neutral and negative factors

- 7.10 Some aspects of recent developments, such as the modest form and massing that responds to historical precedents within the village, or the use of appropriate building materials and detailing, can be considered as neutral within the area (see plate 33 and Map 11 in Appendix A).
- 7.11 As a result of the volume of traffic along Heslington Lane, the resulting traffic calming features and excessive amount of signage are considered to be negative factors within the area.
- 7.12 The Eden’s Court hall of residence is a group of large two and a half storey residential blocks located on the south side of Heslington Lane. Despite the use of sympathetic materials the mass of the buildings is considered to be inappropriate for the designated area (see plate 34 and Map 11 in Appendix A).
- 7.13 The roundabout at the southern end of University Road could be considered a negative factor as a result of its urban character and level of street signage (see plate 35). However, it is relieved by the group of mature trees which enclose the area and the grassed central reservation

associated with University Road is considered to complement the rural sense of the village.



Plate 33 View of Hall Park



Plate 34 Eden Court, south side of Main Street



Plate 35 Street signage at the roundabout

8 MAIN STREET SOUTH

8.01 This character area consists of the south leg of Main Street and adjacent roads and areas (see Map 7 in Appendix A). This section of Main Street forms a T-junction with Low Lane terminating the southern end of the Conservation Area.

8.02 The special interest of this area is that of the appearance of a main village street. In contrast to the previous character area, the dominant features here are the wide highway, enhanced by broad grass verges and trees. The buildings are of similar simple form but many with different eaves and ridge heights.

Uses

8.03 The buildings accommodate a mixture of residential and commercial uses including four bank branches, two public houses (see plate 36), a grocery and a Post Office. There are buildings and land in agricultural use located to the south-west of the area (see plate 37). The community buildings within the area include a village meeting hall, a chapel and Scout hut. The building uses are located on Map 8 in Appendix A. This mix of uses, which is in part as result of the of the positive economic effect of the university, enables the village to retain a lively character.



Plate 36 Deramore Arms Public House on the east side of Main Street



Plate 37 Farm buildings from Main Street south



Plate 38 Main Street

Qualities of buildings

8.04 Main Street includes a large proportion of historic buildings of a remarkable architectural quality (see plate 38). Larger historic buildings, such as Little Hall and Manor House are set back and screened from the street. Most recent buildings are located in the rear areas and are of a scale and form that reflect the surrounding development. Also, within the rear areas a number of the redundant agricultural range buildings have been converted into residential use. Large agricultural buildings and storage sheds overlooking the paddock are located on the south-west side of the Main Street.

8.05 The historic buildings, listed or not, contribute to the character and the appearance of the area (see Map 9 in Appendix A). They are of simple form, with vertical window openings, constructed in clamp-fired red brick, with predominantly tiled pitched roofs. Local detailing includes brick cambered or flat arch lintels and decorative banding at eaves level. Most retain their original features, such as sash windows and metal downpipes. Small recent residential developments have re-used or replaced earlier farm buildings occupying infill positions to the rear of the building plots on both sides of Main Street and in School Lane.

Spaces and views

8.06 There are two key spaces in this part of the Conservation Area: Main Street itself and the open agricultural ground and paddocks to the west and rear of Main Street (see plate 39). Views within the area are limited to along Main Street and across the open ground (see Map 10 in Appendix A).

8.07 Main Street is the most significant part of the area and can be perceived as a complete village in itself. It retains characteristic appearance, human scale, sounds of street conversations, playing children and the informal atmosphere of a village. The vitality of the village is enhanced by the influx of students at certain times of the day and year.

Soft landscaping

8.08 There are a large number of mature trees within this section of the Conservation Area (see Map 10 in Appendix A). Their distribution is uneven and reflects the historical development of the village. There are single landmark trees within the grass verges along Main Street (see plate 40) There is also a landscaped woodland in the grounds of Manor House. Trees and hedges make a vital and varied contribution and soften the appearance of the area.



Plate 39 View of open fields to the rear of Main Street



Plate 40 View of the grass verge and street trees, Main Street



Plate 41 Recent infill development to the rear of Main Street

Neutral and negative factors

- 8.09 Some aspects of recent developments, such as modest form or appropriate building materials, help to create neutral factors within the area (see plates 41 & 42 and Map 11 in Appendix A).
- 8.10 The traffic, although not as invasive as in the previous character area, is still a threat. The parking is restricted in the north section of Main Street. In the southern end of Main Street, where there are no parking restrictions, the grass verge is used for parking. This uncontrolled parking is considered to be a negative factor (see plate 43).
- 8.11 There are a number of isolated negative buildings within the character area (see Map 11 in Appendix A). The modern flat roofed university building on the east side of Main Street is considered to be an inappropriate building as result of its form and architectural design (see plate 44).



Plate 42 Scout hut, School Lane



Plate 43 Un-controlled parking at the southern end of Main Street



Plate 44 Unsympathetic building, east side of Main Street

9 ST PAUL'S CHURCH & THE SCHOOL

9.01 This character area is centred on the church and the School and consists of the areas associated with Field Lane (see Map 7 in Appendix A and plate 45). The special interest of this area is the openness which serves as a protective space between the rural setting of the Conservation Area and the built up area.

Uses

9.02 Due to the limited number of buildings within this character area there are only three uses; the religious use of the church, the educational use of the school and the residential use of the school house. The building uses are located on Map 8 in Appendix A.

Qualities of buildings

9.03 The church and its spire is a local landmark building that sits on slightly higher ground than the rest of the designated area (see Map 9 in Appendix A and plate 46). The building itself constructed of stone and is grade II listed as is the font that is located immediately to the north of the church. The church was extended on its northern side in the 1970s. The main school building is a large single storey brick structure with several steep gables facing onto School Lane. It is grade II listed (see plate 47). Over a



Plate 45 Open space surrounding the church



Plate 46 View of St Paul's Church



Plate 47 View of the main building of the school

period of time the school has had new buildings constructed within its grounds, which are of limited significance.

Spaces and views

9.04 The open spaces of this character area define the area (see Map 10 in Appendix A). The churchyard and the sweeping open ground surrounding the church provide a significant green space within the area. The grassed areas of the playing fields associated with the school are also an important aspect of the openness of the character area.

Soft landscaping

9.05 The grassed area that surrounds the church is a vital amenity resource for the village. It is used as an informal recreational space by many local residents and the student population. The mature trees that bound these spaces are also important to the character of the area. The line of trees on the north side of Field Lane provide enclosure to the street and mark the eastern gateway into the designated area (see Map 10 in Appendix A).

Neutral and negative factors

9.06 It is considered that the later buildings within the grounds of the school are a neutral factor within the designated area. (see plate 48 and Map 11 in Appendix A). However, the school house immediately

to the south is considered to be a negative factor as result of its inappropriate materials and horizontal emphasis to the window openings (see plate 49). As noted earlier the area suffers from excessive highway signage and road markings which has a negative impact on the appearance of the area (see plate 50).



Plate 48 Later addition to the school



Plate 49 School house



Plate 50 Excessive signage and road markings

10 FUTURE MANAGEMENT SUGGESTIONS

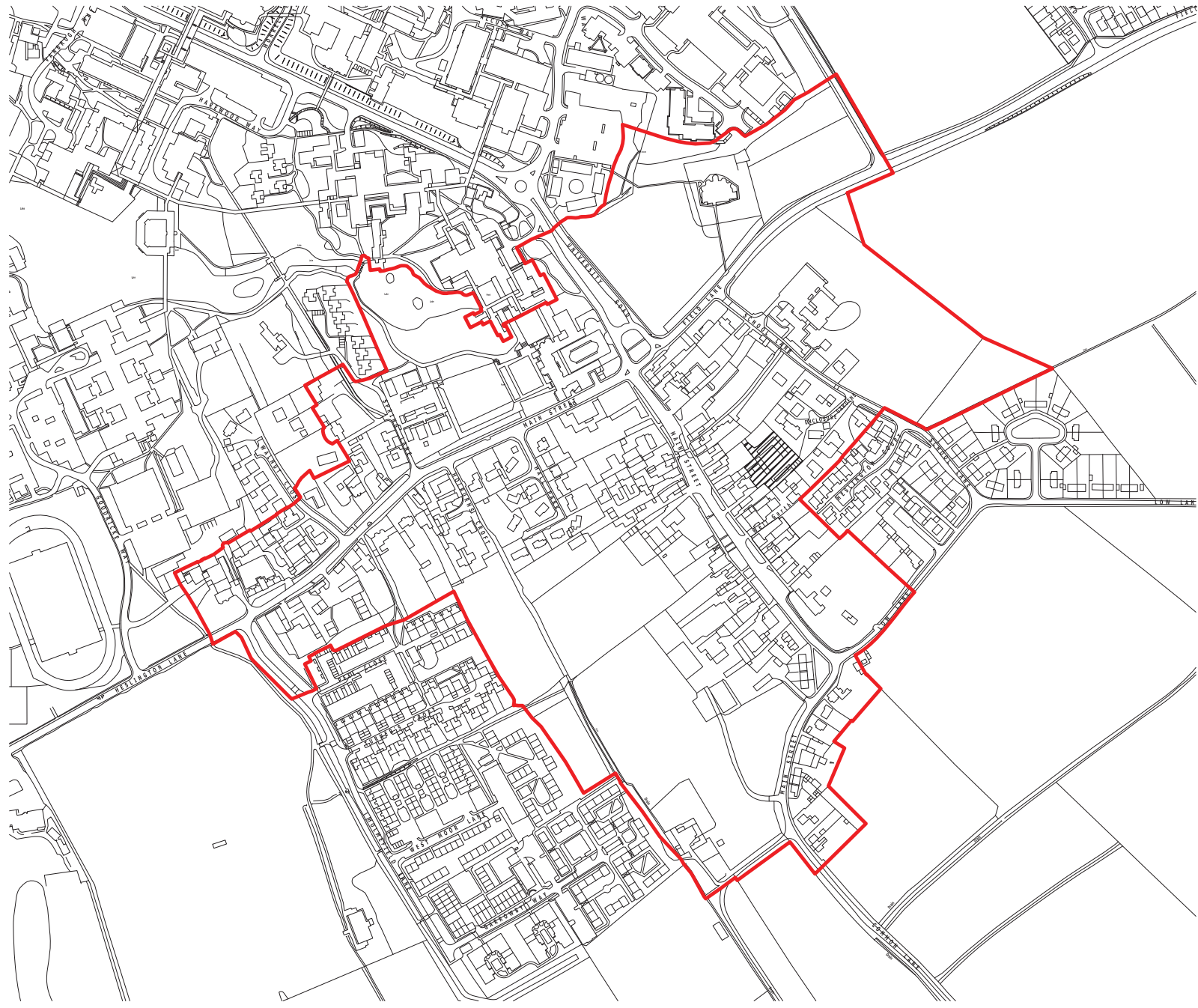
- 10.01 This chapter discusses the possible measures that could be introduced within the designated area that may enhance the character and appearance of the Conservation Area.
- 10.02 A consistent approach to hard surfaces would bring about a significant improvement in the visual appearance of the area. The footpaths and highways require an appropriate choice of materials dependent on the location and functional requirements.
- 10.03 Within the area there are a variety of lighting column designs. It would be beneficial if the columns were of a consistent design approach, of a human scale and their light emissions should be sympathetic to a rural location.
- 10.04 There is a severe problem with highway signage, traffic calming measures and excessive use of road markings which clutter the streetscene. It is considered that the signage and traffic calming measures within the area could be rationalized to minimize its impact upon the designated area. The amount and severity of the road markings could be reduced in order to improve visual.
- 10.05 Regular tree maintenance is important and there should be encouragement for reinforcing hedges and other mature planting. The network of long footpaths between areas and out into the countryside have a timeless quality which should be maintained.
- 10.06 The future expansion plans of the university, will inevitably lead to extra provision of bus shelters within the designated area. The siting and design of these shelters should be carefully considered, to prevent cluttering of the streetscene.
- 10.07 Consideration should be given to the possibility of introducing Article 4 (2) directions to the Conservation Area. This would bring about additional protection to unlisted buildings within the area.

APPENDIX A

MAPS



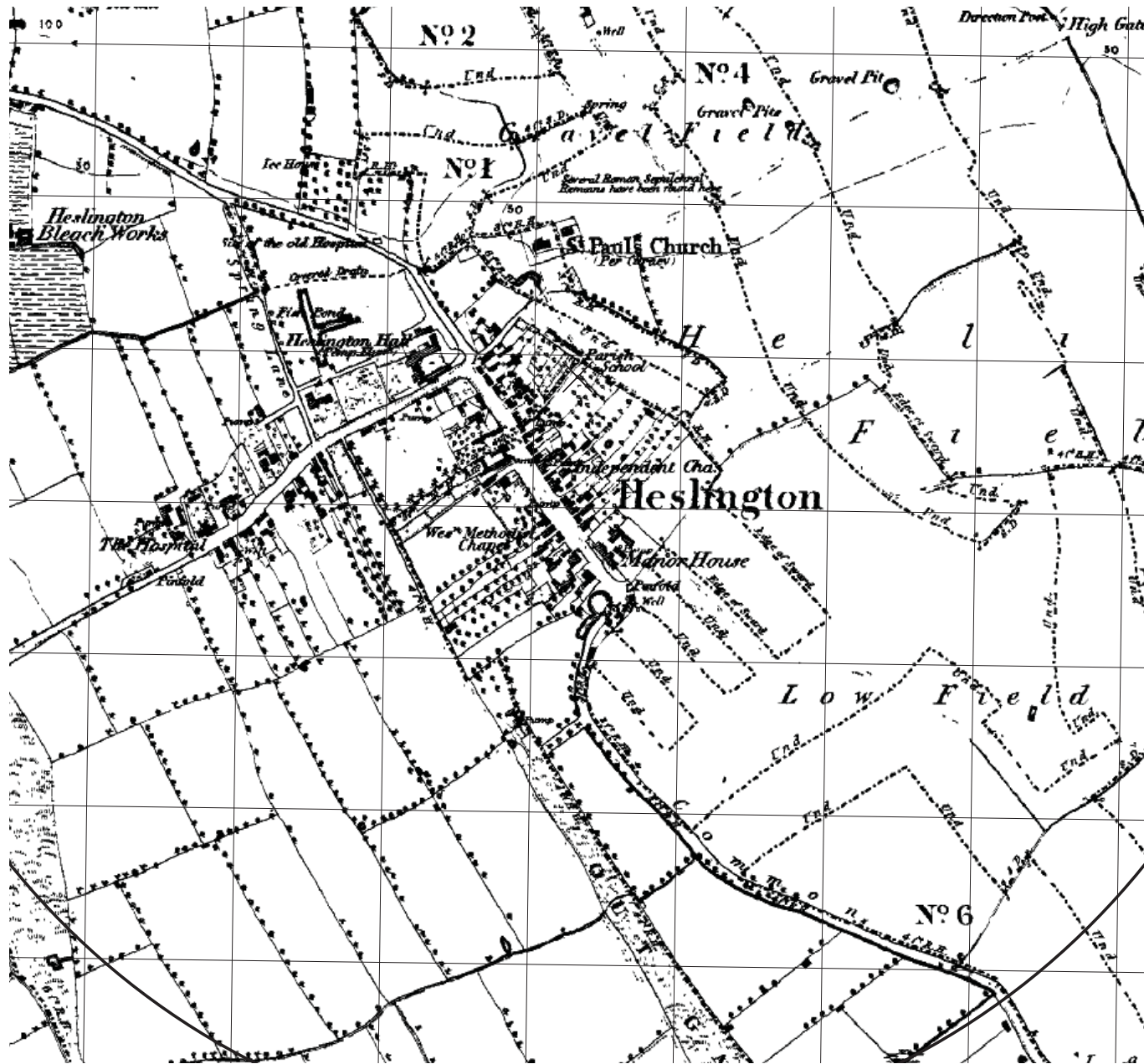
Map 1 - Context Map



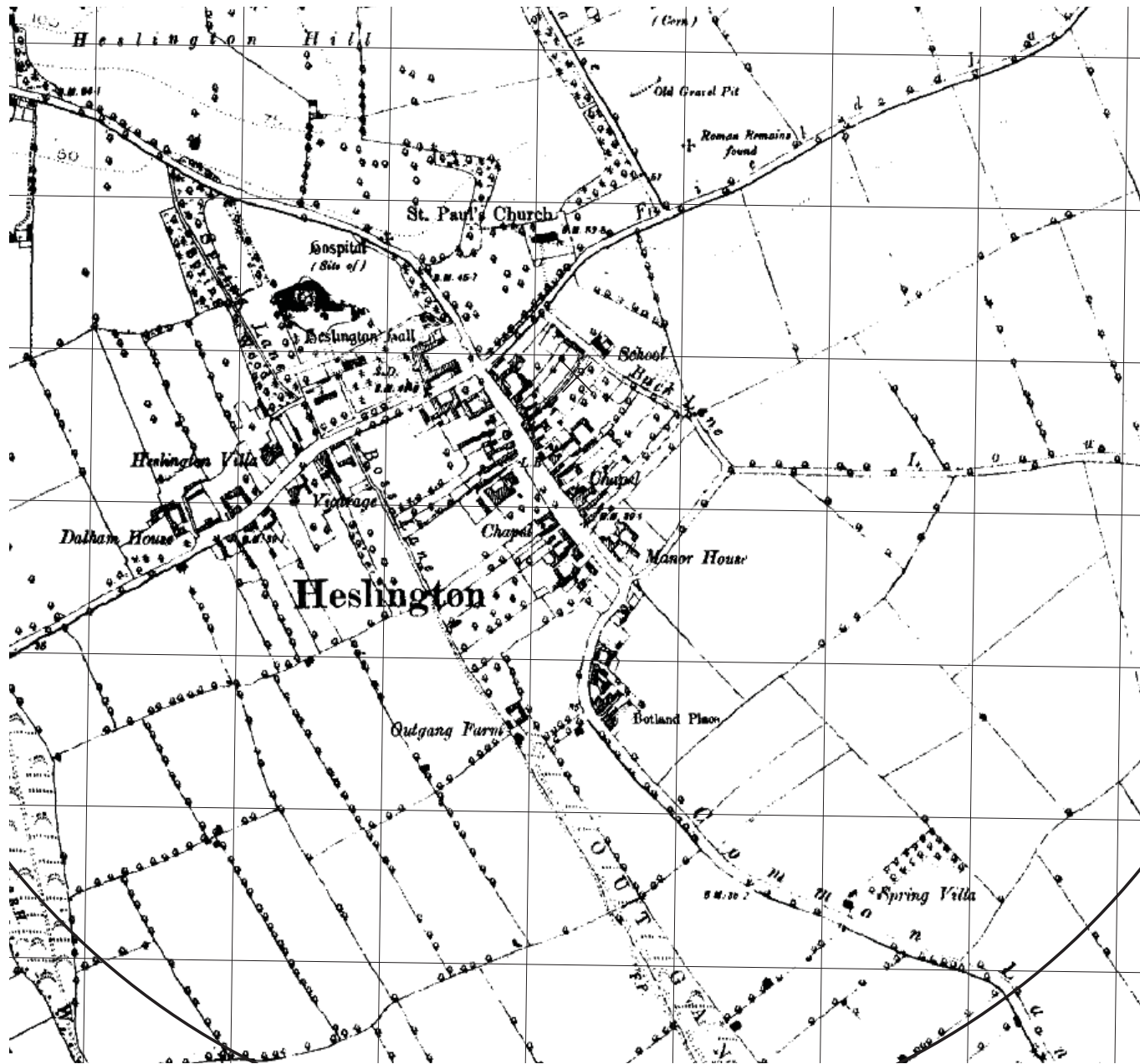
— Current Conservation Area boundary

Based on Ordnance Survey 2006

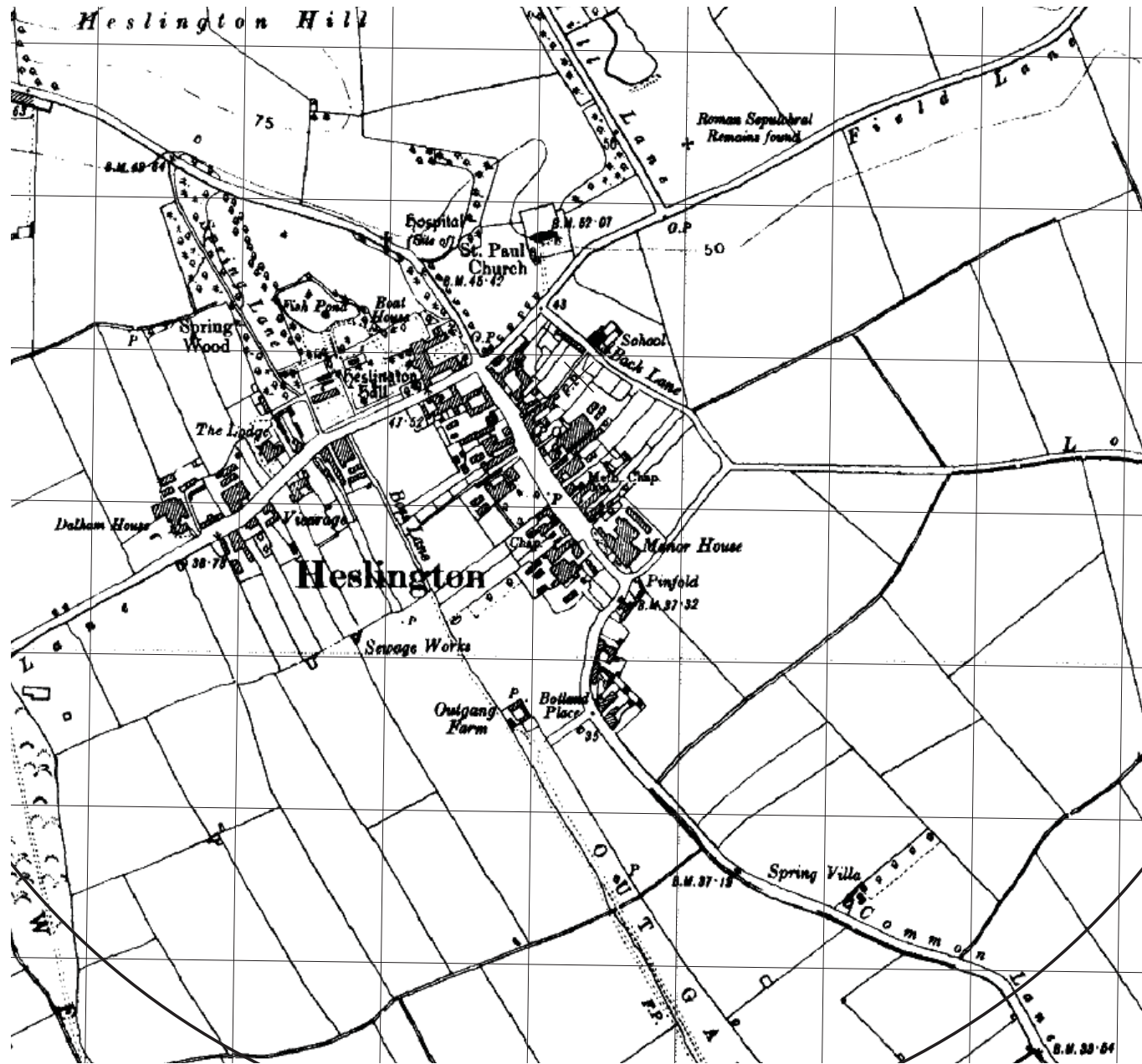
Map 2 - Current Conservation area boundary



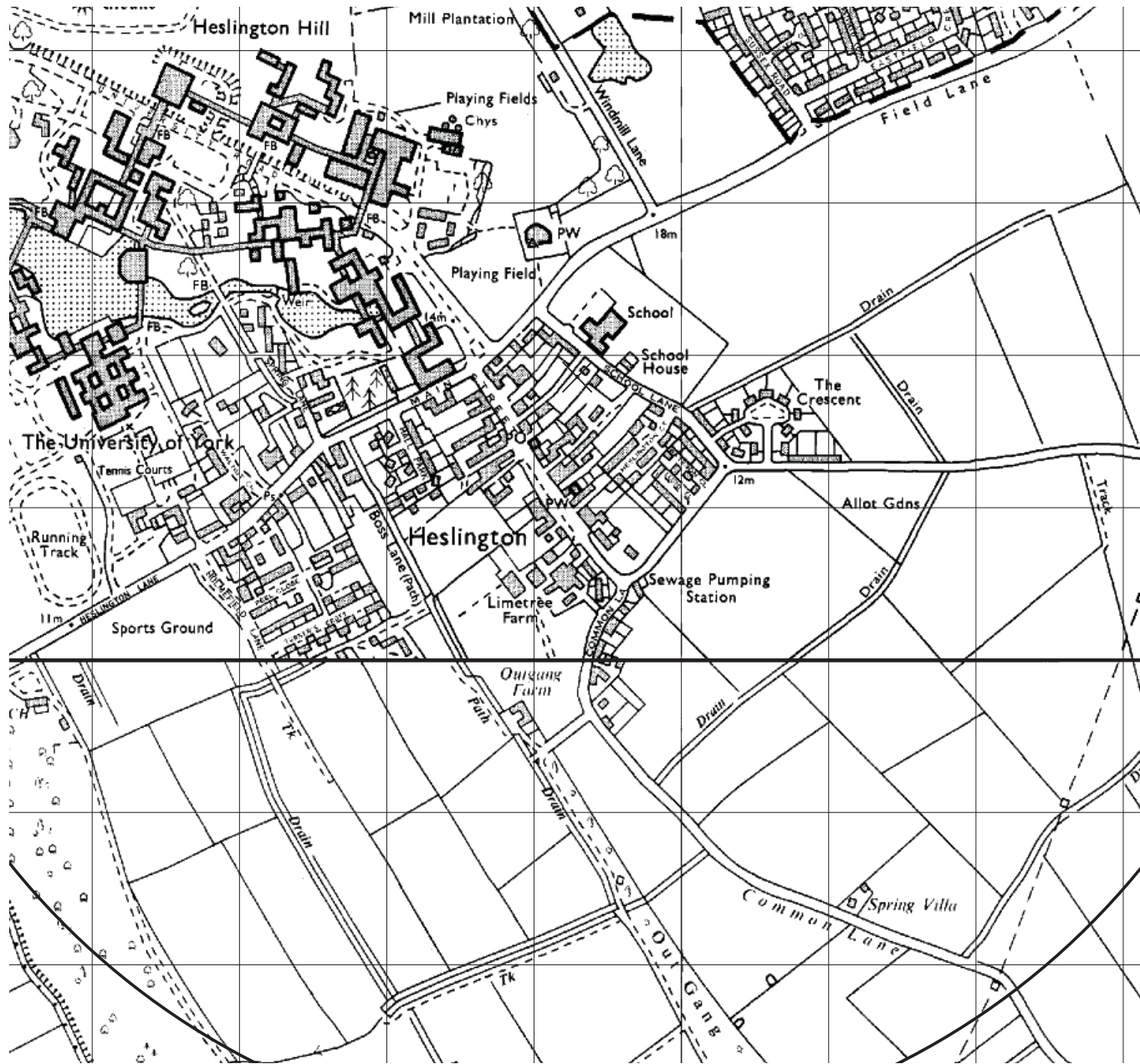
Map 3 1853 Ordnance Survey



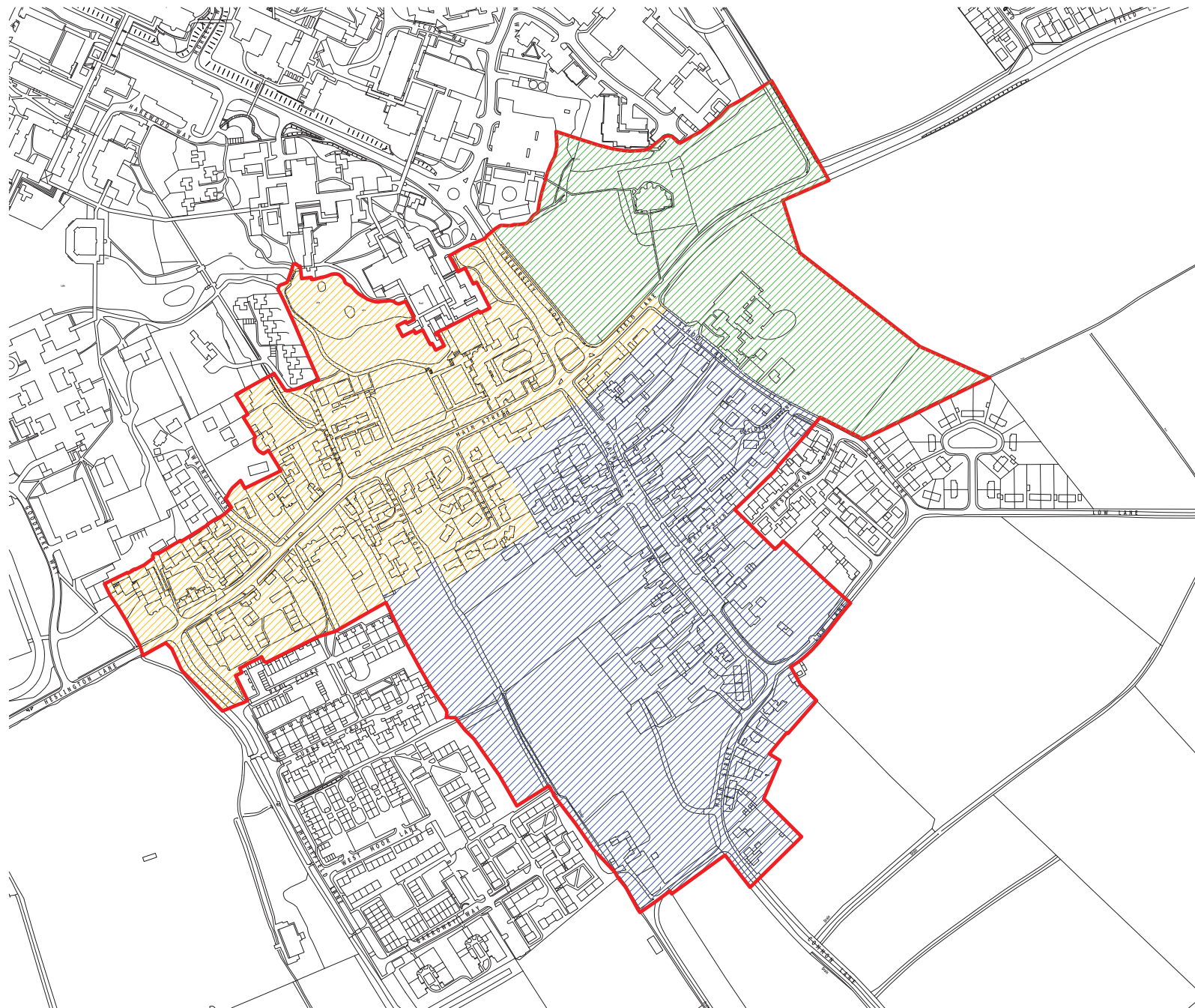
Map 4 1893 Ordnance Survey







Map 5 1938 Ordnance Survey



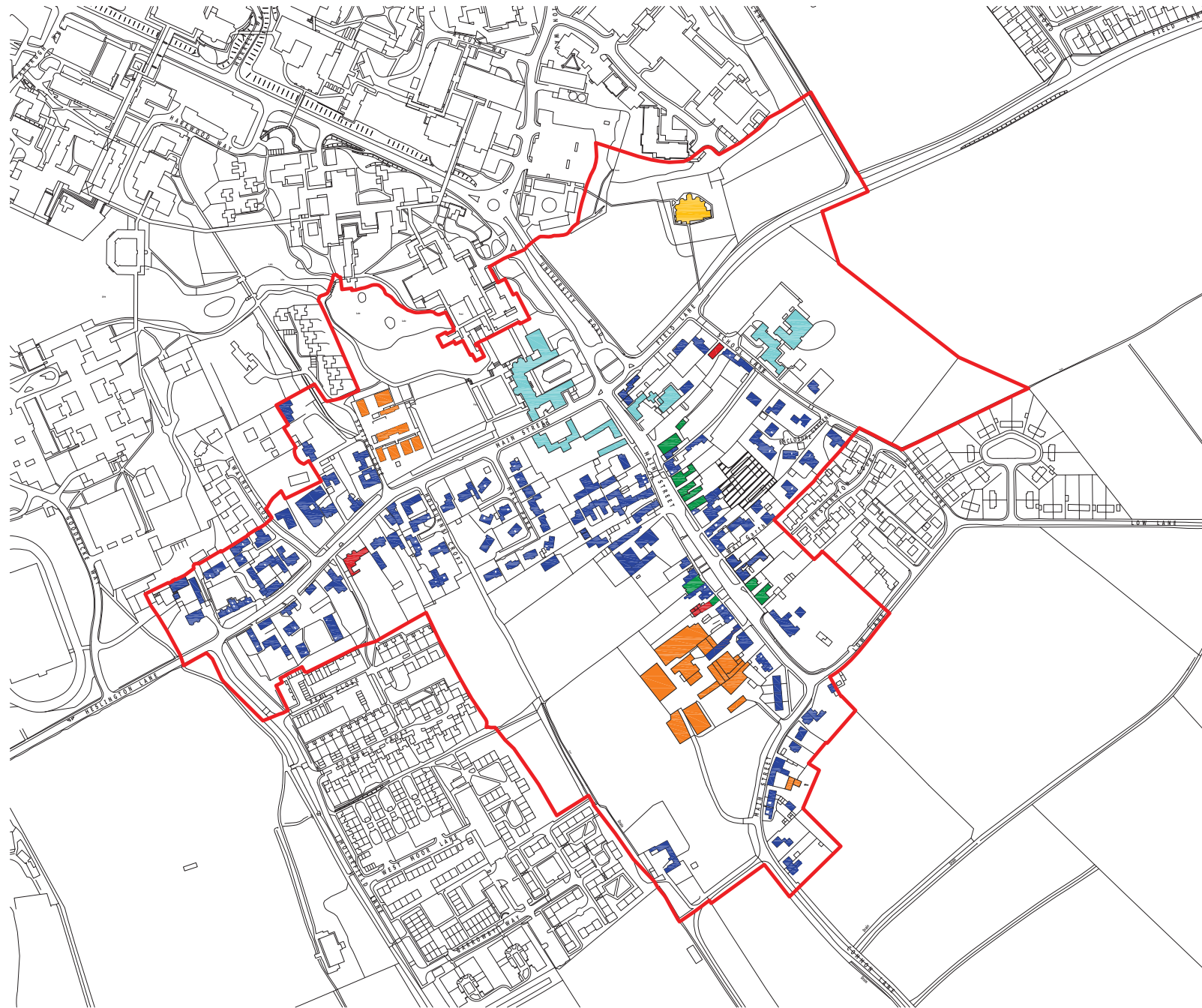
Map 6 1988 Ordnance Survey



-  Conservation Area boundary
-  Heslington Lane, Main Street and West Field Lane
-  Main Street South
-  St Pauls Church and The School

Based on Ordnance Survey 2006

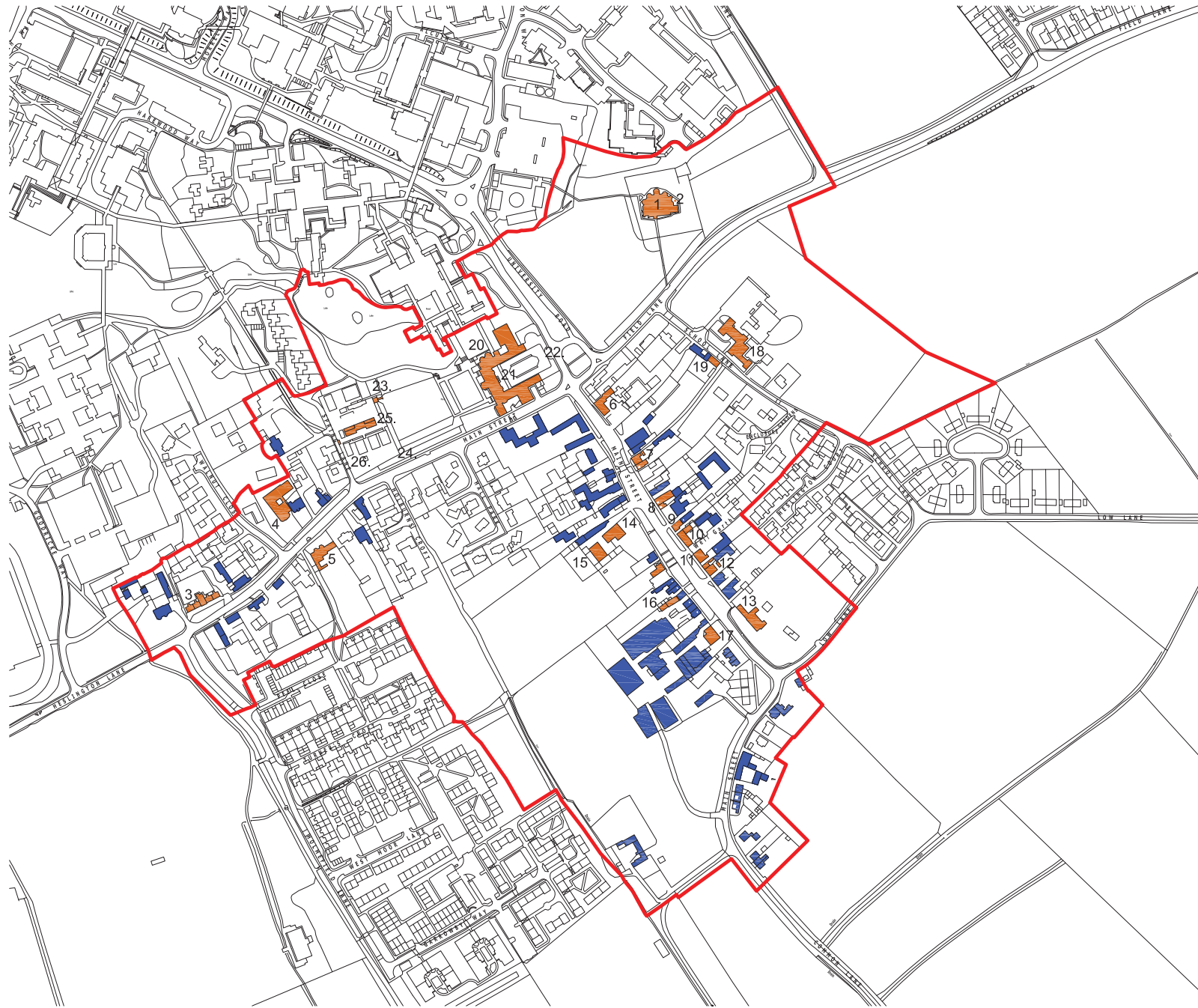
Map 7 - Character Areas



- Conservation Area boundary
- Residential
- Commercial
- Community
- Religious
- Education (all levels)
- Agricultural
- Building site

Based on Ordnance Survey 2006

Map 8 - Existing uses

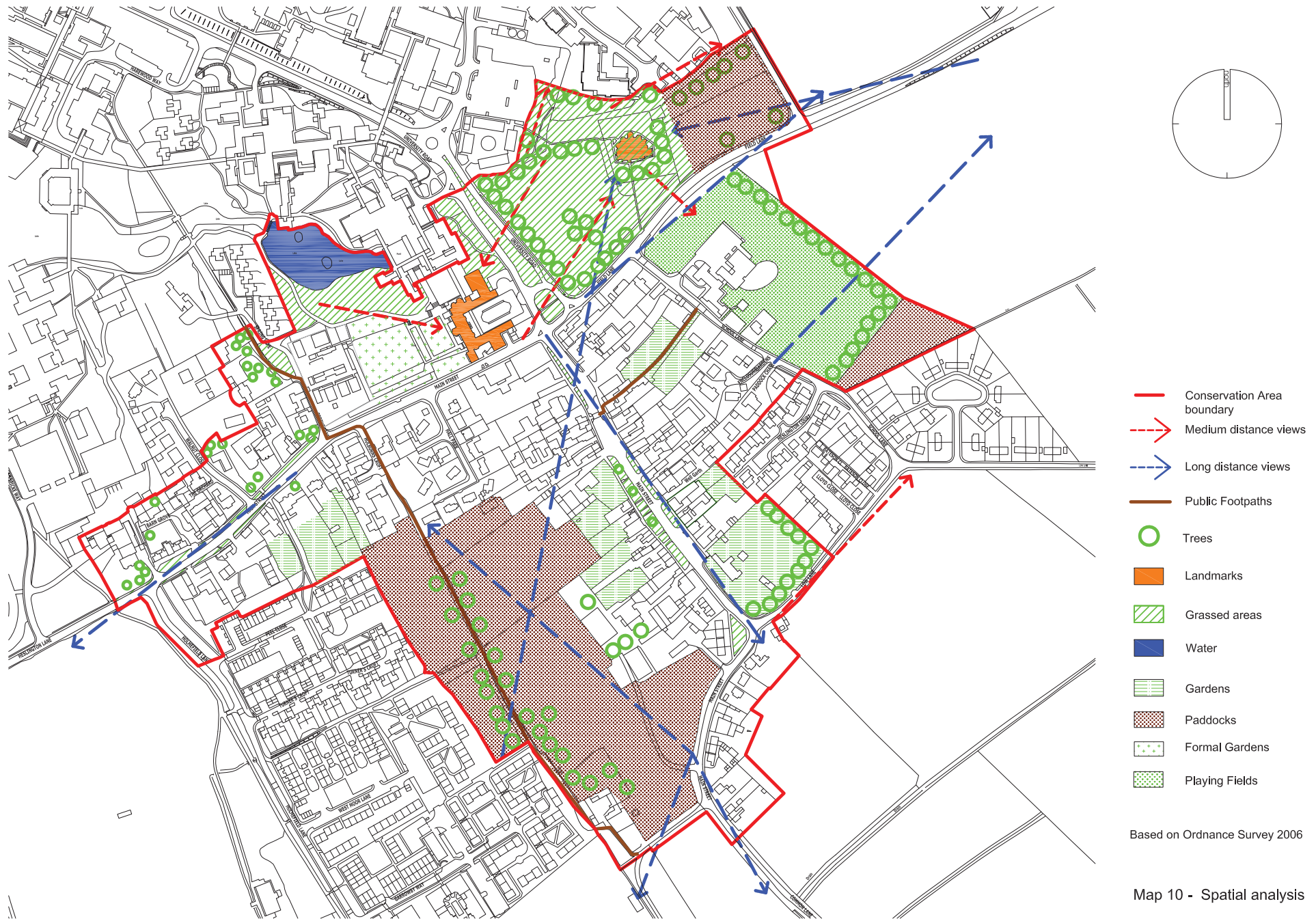


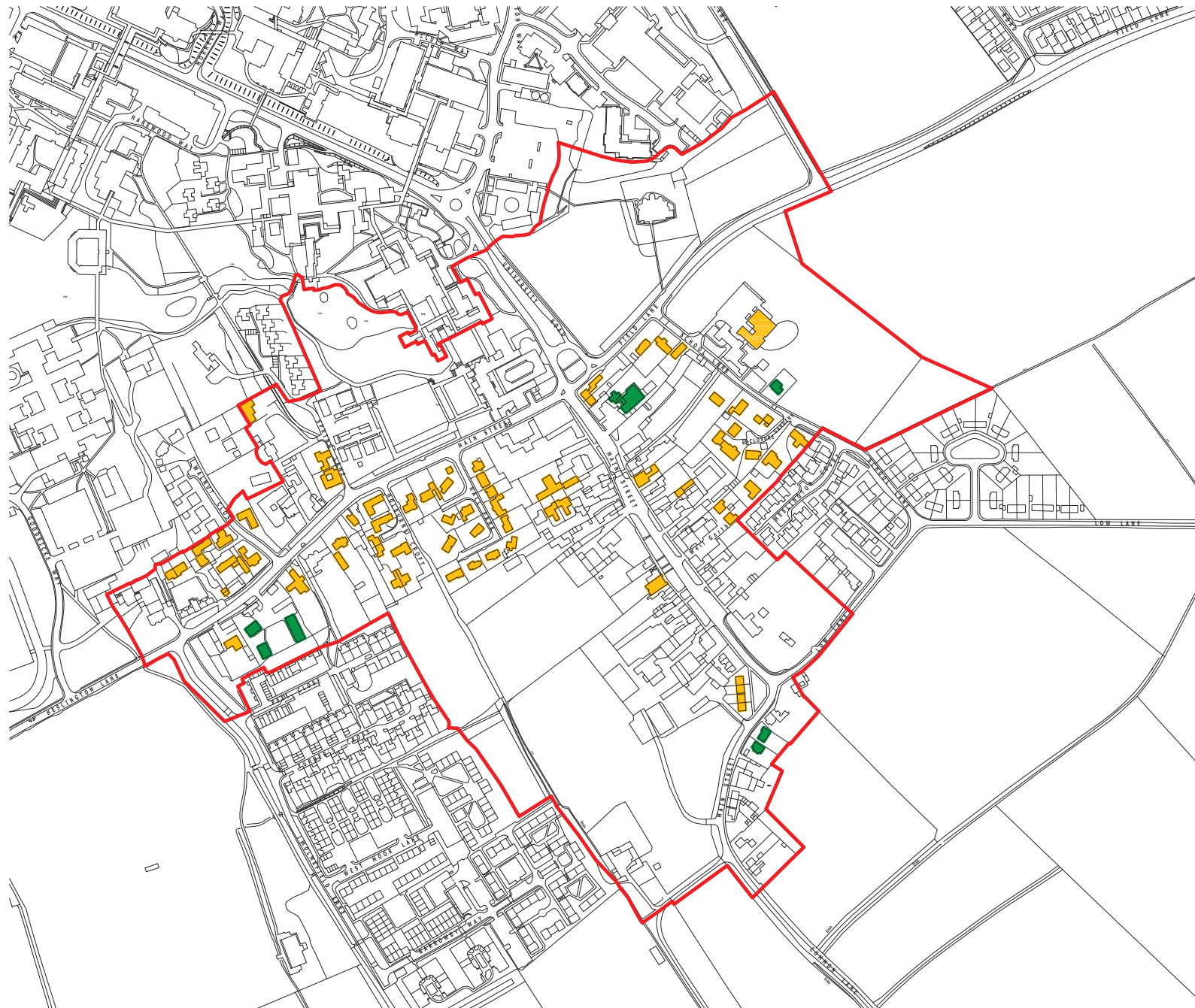
- 1 - Heslington Church
- 2 - The Font
- 3 - Hesketh Cottages
- 4 - The Lodge
- 5 - More House (The Old Vicarage)
- 6 - No. 5, Main Street
- 7 - Tolley House
- 8 - Nos. 15 and 16 Main Street
- 9 - No. 18 Main Street
- 10 - Village Farmhouse
- 11 - Chapel House
- 12 - Nos. 23 and 24 Main Street
- 13 - The Manor House
- 14 - The Little Hall
- 15 - Coachhouse to The Little Hall
- 16 - Wesleyan Chapel
- 17 - Limetree Farm
- 18 - Village School
- 19 - Old School House
- 20 - Heslington Hall
- 21 - Balustrade
- 22 - Railings and Gates
- 23 - Gazebo
- 24 - Walled Garden
- 25 - Orangery
- 26 - The Old Porch

- Conservation Area boundary
- Listed buildings
- Buildings which make a positive contribution

Based on Ordnance Survey 2006

Map 9 - Buildings or structures of significance





- Conservation Area boundary
- Negative
- Neutral

Based on Ordnance Survey 2006

Map 11 - Negative and neutral

APPENDIX B

LISTED BUILDING DESCRIPTIONS

**FIELD LANE
(North Side)
Heslington Anglican and Methodist Church
Grade II**

The Description shall be amended to read:

Church. 1858 by JB and W Atkinson for G and A M Lloyd, enlarged by R.G Sims with addition of church rooms to north in 1973. Sandstone ashlar with magnesium limestone dressings and grey slate roof. West tower, 5-bay nave with south porch, 2-bay chancel. Gothic Revival. 3-stage tower surmounted by broach spire. Angle buttresses with off-sets. Moulded plinth. 1st stage band interrupted to west façade by 3-light window with reticulated tracery to head. Trefoiled lights to north and south. Second stage band. Twin-light bell-openings under hoodmould. Lucarnes. Nave: angle buttresses. Plinth. South porch to 2nd bay with pointed entrance, a glazed oak double door in architrave with nook shafts and roll-moulding to head. Two-light windows with reticulated tracery under hoodmoulds. Moulded eaves band with gargoyle rainwaterheads. Ashlar coping to gables. Chancel: angle buttress with set-offs. Plinth. Steps to 4-centered doorway under continuous hoodmould. 2-light windows with traceried heads. Eaves band. Gargoyle rainwaterhead. Ashlar coping to gable end. 5-light east window has reticulated tracery. Plain interior. On plaques to tower exterior: 'THIS CHURCH/REBUILT AND ENLARGED/1858/BY GEORGE AND ALCIA MARIA LLOYD/OF STOCKTON HALL' and 'THIS CHURCH / WAS REDEVELOPED / AND

REFUNISHED / 1973 / BY THE/HESLINGTON/
CHURCHES PROJECT'. Pevsner, York and The
East riding, 1978, p. 250.

**FIELD LANE
(North Side)
Font, approximately 2.5 metres to north of
Chancel of Heslington Church
Grade II**

Font. Probably mid c19. Sandstone ashlar. Gothic style. Waterholding base, surmounted by group of 4 columns with stiff-leaf foliage supporting octagonal font with sunk quatrefoils and foliate bands. Included for group value.

HESLINGTON LANE

North Side)

Nos 1-5, Hesketh Cottages (formerly listed as The Almshouses)

Grade II

Almshouses. 'THIS HOSPITAL WAS/FOUNDED BY/SIR THOMAS HESKETH KNIGHT/ANNO DOMINI 1605/REMOVED AND REBUILT BY/HENRY YARBURGH ESQUIRE/ANNO DOMINI 1795/thou O God hast of the goodness/prepared for the poor' and 'Repaired and modernised by/Richard de Yarburgh-Bateson/6th Baron Deramore AD 1968' on plaques. Pinkish-brown brick with ashlar and redbrick dressings and plain tile roof. 2 storeys, 3-bay slightly-projecting centre and 8-bay wings. Entrances to 3rd, 7th, 10th, 13th and 17th bays are six panel doors with overlights, that to 10th has hood on consoles. Further blocked openings to end bays. c20 casement windows throughout, alternately blind openings to first floor of wings, and centre bay all under flat arches of red brick. Dentil eaves cornice. Pediment to central 3 bays with blind oculus. Ridge stacks. Pevsner, N., Yorkshire, York and The East Riding, 1978, p.250.

HESLINGTON LANE

(North Side)

The Lodge

Grade II

House. Early c19. Pinkish-brown brick with ashlar and red brick dressings and Welsh slate roof. 2 storeys, 4 bays of which the 3 ground floor left-hand bays form a bow. French windows with decorative glazing bars throughout, mainly under flat arches of red gauged brick. Slanted shutters to most windows. Ashlar coping to bar and to left gable. Roof hipped to right. End and ridge stacks.

HESLINGTON LANE

(South Side)

More House (formerly listed as The Old Vicarage)

Grade II

Vicarage, now house. Late c18 with early c19 range to right. Red and pinkish-brown brick with Welsh slate roof. 3 storeys, 3 bays including full-height 3 window canted bays to sides and 2-storey range to right with one first floor window. Entrance to 2nd bay a 6-panel door with overlight under flat arch of red rubbed brick. Further end entrance a c20 glazed door under round arch. 12 and 6-pane sashes to canted bays, blind openings to 2nd bay, all under flat arches of red rubbed brick. Still bands to ground and first floor and first floor band. Dentil eaves cornice. Separate roofs to bays, end stacks. Range has windows with radial glazing to heads, that to first floor an unequally-hung 9-pane sash, under round arches. Staircase window to rear a 12-pane sash with radial glazing to head. Interior: openwell staircase with wreathed handrail and stick balusters. Further dogleg staircase with wreathed handrail and stick balusters. Further dogleg staircase has same turned balusters. Ground floor room to left has alcoves, panelling, dentil cornice and fireplace. That to centre has moulded cornice. Shutters to some first floor windows. The Reverend Sydney Smith lived here while Foston Rectory was being built. Pevsner, N., Yorkshire, York and The East Riding, 1978, p250.

MAIN STREET

(East Side)

No. 5

Grade II

House. Early-mid c18 with later additions and alterations. Pinkish-brown brick with some rendering and cement tile roof. Lobby-entry, L-shaped plan, 2 storeys, 3 first floor windows. Off-centre entrance a 4-panel door. Ground floor has 20-pane sashes 3-course first floor band carried across right gable end. First floor has 18-pane Yorkshire sashes which interrupt cogged eaves band. Blocked openings above door. Swept roof, hipped to left. Brick coped gable end to right. Ridge and rear stacks. Interior: bressumer beams to fireplaces. Chamfered beams and exposed joists to some ceilings.

MAIN STREET

(East Side)

No. 9 (Tolley House) and No. 10

Grade II

House, now pair of houses. Mid-late c18 with later additions and alterations including outshut to rear. Pinkish-brown brick with red brick dressings and pantile roof. Probably originally lobby-entry plan. 2 storeys, 4 first floor windows. Off-centre entrances, 6-panel doors with overlights. 12 and 4-pane sashes under flat arches of red rubbed brick evidencing mainly wider former openings. 4-course first-floor band. Ridge and end stack. C18 lead rainwaterhead and fallpipe.

MAIN STREET**(East Side)****Nos. 15 and 16 (formerly listed as No. 16)****Grade II**

House, now pair of houses. Late c18 with c19 extension to left and outshut to rear. Pinkish-brown brick with red brick dressings and pantile roof. 2 storeys, 3 first floor windows. End and side entrances, 4 and 6-panel doors under flat arches of red brick. Further blocked off-centre entrance. 16-pane sashes throughout, those to ground floor under flat arches of red brick. Dentil eaves band. Ridge and rear stacks

.MAIN STREET**(East Side)****Nos. 18****Grade II**

House. Late C18-early c19 with later additions and alterations including outshut to rear. Pinkish-brown brick with red brick dressings and pantile roof. 2 storeys, 2 first floor windows. 2 steps to central entrance a 4-panel door with overlight with glazing bars. 16-pane sashes throughout. Openings to ground floor under cambered heads of red brick, those to first floor under elliptical arches. End stacks. Included for group considerations.

MAIN STREET**(East Side)****Nos. 19 Village Farm (formerly listed as Village Farmhouse)****Grade II**

House. Early-mid c18 with later additions and alterations including outshut to right. Pinkish-brown brick with pantile roof. Lobby-entry plan. 2 storeys, 3 first floor windows. Off-centre entrance a 4-panel door. Ground floor has 4-pane sashes. 2-course first floor band carries across left gable. First floor has 12-pane sliding sashes. Cogged eaves band. Ridge and end stacks. Eaves raised.

MAIN STREET**(East Side)****Nos. 21, Chapel House (formerly listed under Nos 20, 21, 22)****Grade II**

House. Late c18 – early c19. Double-depth plan with later additions and alterations. Pinkish-brown brick with pantile roof. 2 storeys, 3 first floor windows. Off-centre entrance a c20 6-panel door. 16 –pane sashes throughout. Openings to ground floor and to first floor under renewed flat arches. Ridge stack. Included for group value.

**MAIN STREET
(East Side)
Nos. 23 and 24
Grade II**

House, now pair of house. Early c19 with later additions and alterations. Pinkish-brown brick with red brick dressings and pantile roof. 2 storeys, 3 first floor windows. End and side entrances, a 6-panel door with overlight and a glazed door. 16-pane sashes throughout. Openings under cambered heads of red brick. Ridge and end stacks

**MAIN STREET
(East Side)
The Manor House
Grade II**

House. Mid-late c18 with later additions and alterations including c20 extension to left of no particular interest. Pinkish-brown brick in Flemish bond with ashlar dressings and pantile roof. 2 storeys, 4 bays. Entrance to 3rd bay a 6-fielded-panel door with fanlight under porch of fluted Corinthian columns supporting frieze and hood. Mainly 16-pane sashes, with 12-pane sash above door, all under wedge lintels and with ashlar sills. Ashlar kneelers and coping. End stacks. Yorkshire fire mark.

**MAIN STREET
(West Side)
The Little Hall
Grade II***

House. Inscribed and dated 'JY/1734' in plasterwork of hall ceilings with later additions and alterations including wing to rear. For John Yarburgh. Pinkish-brown brick with ashlar and red brick dressings and plain tile roof. 2 storeys, 5 bays. Red brick quoins. Central entrance and 8-fielded-panel door with c20 overlight within pilastered doorcase with open pediment on brackets. Unequally-hung 15-pane sashes throughout with red brick quoined jambs and under flat arches of red rubbed brick. 4-course first floor band. Eaves band. Parapet with ashlar copings. Ashlar coping to eaves. End stacks. Scalloped gables. To rear: staircase window an 18-pane sash with radial glazing bars to the head. Interior: panelled sitting room with c18 fireplace. Dining room has panelling and alcoves with shaped shelves. Rococo fireplace. Window seat contains earth closet. Openwell staircase has barleysugar-on-vase balusters, 3 per tread. Rectangular panels of moulded plasterwork to staircase hall ceiling. Panelling to landing and some first-floor rooms. Dog-leg closed string service staircase with column-on vase balusters. Shutters to most windows. Pevsner, N., Yorkshire, York and The East Riding, 1978, p. 250.

MAIN STREET

(West Side)

Coachhouse to The Little Hall

Grade II

Coachhouse. C18. Pinkish-brown brick with ashlar dressings and pantile roof. 2 storeys, 2 bays. Elliptical-arched carriage entrances with ashlar impost band and keystones. Blocked ocular openings to first floor. Dentil eaves band. Flight of ashlar steps to right side wall. Diamond-shaped pigeon openings to gables. Brick coping to gable ends. Interior: king post roof.

MAIN STREET

(West Side)

Wesleyan Chapel

Grade II

Chapel, now village hall. 'WESLEYAN / CHAPEL. / 1844' on plaque. Pinkish-brown brick with Welsh slate roof. Single tall storey, 3 bays. Steps to central entrances, 6-fielded-panel double doors under flat arch of gauged brick. Two 4-centred window openings with 16-pane sashes with Gothic tracery to heads and under 4-centred arches of gauged brick. Rear stack.

MAIN STREET

(West Side)

No. 33, Limetree Farm

Grade II

House. Mid-late c18 with later additions and alterations including lean-to to rear. 2 storeys, 4 bays. entrance to 2nd bay a 6-fielded-panel door with overlight with glazing bars. 12-pane sashes throughout. All openings under wedge lintels. 4-course first floor band. Ridge and end stacks.

SCHOOL LANE

(North Side)

Village School

Grade II

Village School. 1856 on plaque for G and A M Lloyd with later additions and alterations. Red brick with sandstone ashlar dressings and Welsh slate roof. Centre of single storey, 4 bays, the 3rd of which projects and is gabled with second storey, projecting gabled single-bay wings, that to left a single tall storey and to right is 2-storey centre. Plinth. End entrances now glazed in 4-centred surround under hoodmoulds. Plaque above that to left, heraldic shields to right. Entrance now to rear. 4-light multi-paned mullion and transom window. Canted bay to ground floor of 3rd bay a 2-light mullion window with single lights to sides in double-chamfered surround. To first floor a 2-light mullion window with relieving arch over. Quatrefoil to gable. Eaves band. Wings. Plinth. Buttresses with off-sets. To left a

4-light mullion and transom window in double-chamfered surround and beneath relieving arch. Traceried light to gable. To right 2 and 3-light mullion windows in double-chamfered surrounds and under relieving arches. Quatrefoil to gable. Groups of 3 octagonal ridge stacks. Diagonal stack surmounts left gable. Bell turret to rear. Inscription on plaque reads: 'THIS SCHOOL WAS PROJECTED BY / THE LATE LAMENTED YARBURGH / YARBURGH ESQre AND ERECTED / BY HIS SISTER AND HER HSBAND / GEORGE AND ALICIA MARIA LLOYD / AS AN AFFECTIONATE TRIBUTE / TO HIS MEMORY, 1856'.

SCHOOL LANE

(West Side)

No. 7 (Old School House)

Grade II

House. 'This Ground given by / HENRY YARBURGH Esqr. / for a School House, / built by Subscription / by the Township of / Heslington 1795' on plaque, with c20 additions and alterations. Pinkish-brown brick with red brick dressings and pantile roof. Central lobby-entry plan. Single storey, 3 bays with outshut now garage to right and outshut to rear. Entrance a c20 part-glazed door with overlight under replaced cambered head. 16-part- glazed door with overlight under replaced cambered head. 16-pane sashes are replacement openings under c20 cambered heads. Ridge stack. Tumbled-in brickwork to gable ends. Included for group consideration.

SCHOOL ROAD

(West Side)

Heslington Hall

Grade II*

Country house now part of York University. 1565-1568 for Sir Thomas Eynns with rebuilding of 1853-4 and later additions and alterations. C19 rebuilding by P. C. Hardwick for Yarburgh Yarburgh. c 1903 interior by W. Brierley. Red brick in English bond with sandstone ashlar dressings and some Magnesium limestone ashlar block of core exposed to rear, plain tile roof. Centre of 2 storeys with basement and attics, 9 bays and wings of singlebay, 2 storeys with basement and attics, then 2 storeys with 6 first floor windows. Centre: flight of steps to central entrance in porch which is a reproduction of original (q.v.), with round keyed arch on pilasters between pairs of fluted Corinthian columns supporting frieze and triangular pediment with finials to sides and centre. c20 glazed double doors in 4-centred arch with moulded surround. Mainly 2 and 3-light cavetto-moulded mullion and mullion and transom windows in ashlar surrounds except to 2nd and 8th bays which are canted to 1st floor and have 5-light, 2 storey mullion windows with 4 levels of transoms. 1st and 2nd floor bands. Low parapet with three gables, the centre of which is ornamented by coat of arms. Ashlar kneelers, coping and finials. Wings: plinth. End and off-centre entrances in 4-centred surrounds. 2-light mullion and 2 and 3-light mullion and transom windows throughout in ashlar surrounds. 1st and 2nd floor bands. Low parapet. Central gables

contain clock and sundial. Ashlar coping and ball finials to gables and gable ends. Mainly clusters of star-shaped stacks. Cast-iron rainwater heads and fall-pipes. Interior: c16 pendant boss ceiling to hall of 2 storeys in height. Several rooms have panelling with strapwork decoration and moulded plaster ceilings by W. Brierley. Inscription to gable to Heslington Lane side (ie south wing rear).

- (not visible)

- (not visible)

ONE OF QUEEN ELIZABETH'S
COUNCIL FOR THE NORTHERN
PART OF ENGLAND AND
SECRETARY AND KEEPER OF
HER MAJESTY'S SEAL FOR
THE SAID COUNCIL A.D. 1578
IT WAS RESTORED AND
ALTERED AND ENLARGED
BY YARBURGH YARBURGH
ESQUIRE A.D. 1854.

J.P. Neale engraving of 1829 shows that the Victorian restoration was faithful to the original Eynns was Secretary of the King's Council in The Northern Parts. Pevsner, N., Yorkshire: York and The East Riding, 1978, p. 251. Hey, D., Buildings of Britain 1550-1750, Yorkshire, 1981, pp.22-4.

UNIVERSITY ROAD

(West Side)

Balustrade approximately 2metres to north of Heslington Hall (formerly listed under Heslington Hall)

Grade II

Balustrade. C.1854. Ashlar. Low balustrade with strapwork decoration and mannerist finials. Included for group value.

UNIVERSITY ROAD

(West Side)

Railings, gates and piers to Heslington Hall approximately 30 metres to north of house (formerly listed under Heslington Hall)

Grade II

Railings, gates and piers. Mid c19. Ashlar piers, cast-iron railings and gates. Approximately 20 metres long with bowed gates. Railings and gates have two levels of rails. Bars to railings surmounted by finials. Gates have bars and dog-bars. Piers have cornice and decorative caps. Included for group value.

UNIVERSITY ROAD

(West Side)

Gazebo, Heslington Hall approximately 45 metres south-west of house (formerly listed under Heslington Hall. The Gazebo)

Grade II

Gazebo. Early c18 with later additions and alterations. Pinkish-brown brick with red brick and ashlar dressings, cast-iron baluster rail and red plain tile roof. Square on plan. 2 storeys, single bay, with single-storey extension to right. Red brick quoins. Round pedestrian arch beneath flight of steps with alternate barleytwist and stick balusters. First floor entrance, a part-glazed c20 door with overlight with glazing bars. Red brick quoined jambs under flat arch of red rubbed brick with stepped ashlar keystone. Stepped 5-course band. Low parapet. Ashlar cornice. Hipped roof. Ashlar ball finial. Extension to right has elliptical-arched opening to side containing seat. Interior: Rococo fireplace with medallions, ribbons and festoons. Pevsner, N., Yorkshire: York and The East Riding, 1978, p.251.

.UNIVERSITY ROAD

(West Side)

Gate piers and gates to walled garden, and walls adjoining approximately 40 metres to south of Heslington Hall (formerly listed under Heslington Hall)

Grade II

Gates, piers and wall. Probably early-mid c18 with later patching to wall. Pinkish-red brick with ashlar dressings and cast-iron gates. Rusticated piers square on plan approximately 3.5 metres high. Ashlar band to base. Ashlar cornice and pyramidal caps surmounted by finials. Gates have bars and dog bars, two levels of rails and arched brace. Walls to either side and to left return towards hall are approximately 3 metres high.

UNIVERSITY ROAD**(West Side)****Orangery, Heslington Hall approximately
50 metres to south-west of house
(formerly listed under Heslington Hall,
The Orangery)
Grade II**

Orangery. Probably mid c18 with c19 heightening and alterations. Red brick with ashlar dressings and glass roof. Single storey, 5 bays. Ashlar band. Arcade of 5 round-arched bays of which the centre is the entrance with glazed doors. Otherwise 12-pane windows with radial glazing to heads. Ashlar impost band. Dentil cornice. Wrought-iron filigree ridge to roof. Pevsner, N., Yorkshire: York and The East Riding, 1978, p.251.

UNIVERSITY ROAD**(West Side)****The Old Porch, Heslington Hall
approximately 60 metres to south of house
(formerly listed under Heslington Hall,, The
Old Porch)
Grade II**

Porch now garden ornament. Sandstone ashlar. Round keyed archway between paired Corinthian columns with frieze and pediment. Ornamental finial to left, remains of apex finial, that to right now on ground to side. Extremely weathered. Former main entrance to original house now replaced by a copy.