

## 5.4 Identifying Special Interest

This section outlines how the findings of the Appraisal can be used to improve future protection of the Conservation Area. It begins by considering revisions to the Conservation Area boundary and then discusses the contribution of unlisted buildings whether as Buildings of Merit or Buildings which Detract. These designations are non-statutory but are helpful for management and planning purposes.

### 5.4.1 Boundary Changes

#### Principal Issues

- It has been 35 years since the last boundary review
- There has been an erosion of significance in some areas since then
- It is time to recognise changing significance

The Conservation Area was designated in 1968 to protect the 'central historic core' of the city, which was then considered to be the part of the city within the walls and the areas once flooded by the River Foss, such as Foss Islands. The 1975 boundary extensions took in the older suburbs along the approach roads and excluded Foss Islands which had been cleared of historic buildings. The extension widened the definition of 'central historic core' to mean, more or less, the city as it existed in the early 19th century, before the arrival of the railways.

It is now just over 35 years since the boundary was last reviewed and naturally much has changed within the city. When analysis was undertaken for the character areas, the boundary of the Conservation Area was freshly examined to consider whether amendments would help to conserve the 'special interest' of the Area.

The overall conclusion is that the boundary essentially represents what might be termed the 'historic central core'. There is, however, one large anomaly - The Mount (character area 24), which is primarily a Victorian suburb. There is an intellectual argument for transferring this character area to the adjoining Tadcaster Road Conservation Area. However, since this would make no practical difference to its management or protection, the time and resources required to do so are difficult to justify.

Although the Foss Islands were within the defences of the medieval city, this area is devoid of historic character or buildings. Therefore there is not a convincing case for bringing it back within the Conservation Area boundary.

Of the character areas which share part of the Conservation Area boundary, the Appraisal found six where the boundary should be amended. Extensions are suggested where the existing boundary excluded or went through a group of significant buildings, some of which were historically linked (e.g. railway station and locomotive works) or where there were attractive well preserved residential streets, of similar quality to those already inside the boundary (e.g. St John Street). A reduction of the boundary is only suggested where the special interest of the street or buildings has been lost or severely compromised. The changes recommended are:

#### Recommendations

**City of York Council should amend the Conservation Area boundary according to the accompanying plan.**

Type of change	Character Area	Details	No. on plan (see following page)
Extension	6. Lord Mayor's Walk	Inclusion of St John Street and St John's Crescent (east side)	1
Extension	17. Walmgate Bar	Inclusion of St Lawrence's Church and churchyard	2
Extension	18. Fishergate	Inclusion of Fawcett Street and parts of Fishergate (northern end)	3
Extension	22. Railway Area	Inclusion of former locomotive works (off Queen Street) and railway station platforms and canopies	4
Extension	24. The Mount	Inclusion of parts of Dale Street, Dove Street and Cygnet Street; inclusion of Scarcoft Hill, Wentworth Road, Telford Terrace and part of Albemarle Road	5
Removal	7. Monkgate	Removal of Sainsbury's and car parks (surface and multi-storey)	6



*St John Street is an attractive uniform and well-preserved street off Lord Mayor's Walk*



*A row of Edwardian houses on Scarcoft Hill, within The Mount character area*



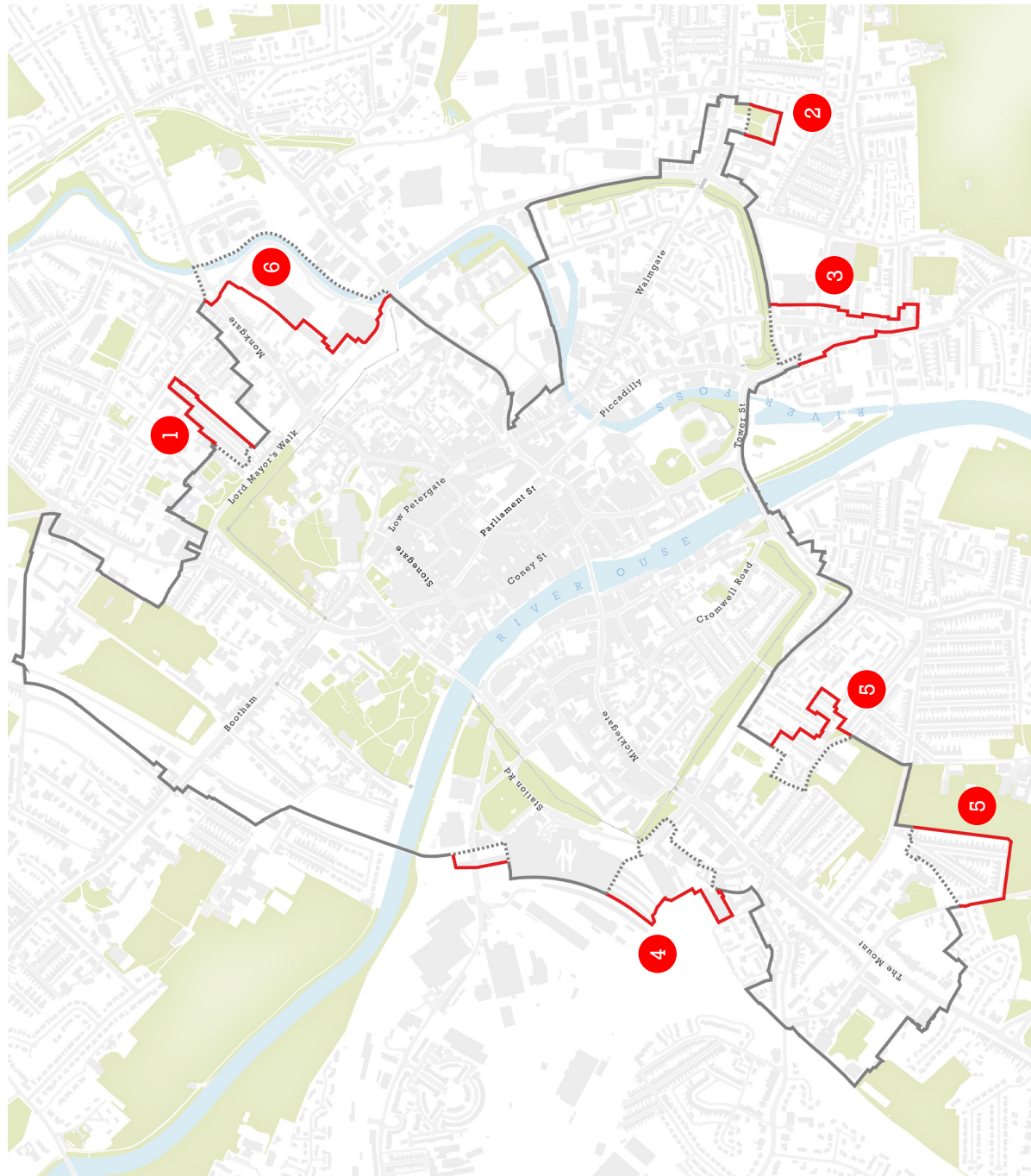
*A group of listed buildings in the Fishergate character area*



*This modern supermarket contributes nothing to the special interest of the Conservation Area*

Part Two: Management Strategy > Management Recommendations > 5.4 Identifying Special Interest

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- No change to Conservation Area boundary
- Proposed new Conservation Area boundary
- ..... Proposed removal from Conservation Area boundary

Boundary change recommendations