



*New Earswick Folk Hall. Source: yorkpress.co.uk*

# New Earswick, York

## Heritage Statement

June 2023

RB Heritage Ltd

*Historic Buildings Consultancy*

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## Timescales Used in This Report

### Prehistoric

Palaeolithic	450,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

### Historic

Roman	43 - 410 AD
Medieval	410 - 1485 AD
Post Medieval	1486 - 1901 AD
Modern	1901 - Present Day

## Executive Summary

RB Heritage Ltd have been commissioned by BSB Architecture Ltd to undertake a heritage statement on behalf of the Joseph Rowntree Housing Trust in support of several listed building consent applications for a replacement roof project at New Earswick, York.

This report outlines the proposed development and has considered its impact on both non-designated and designated assets within a study area of 500m. This report first identifies and describes the historical development of the site and outlines the significance of the heritage assets, including the contribution made to significance by setting. It then considers the impact of the proposal on that significance. The development directly includes 105 Grade II listed buildings and their associated outbuildings, it is also situated within a conservation area and is within the setting of surrounding listed buildings.

The overall impact has been determined to be **neutral/slight** due to the loss of historic fabric. With the use of sympathetic materials and considered design which maintains the significance of these heritage assets, this impact will be fully mitigated. In addition, the development will ensure the longevity of these heritage assets. It is determined that the proposed development will result in **no harm** to the significance of any assets within or surrounding the site, nor to the significance of the conservation area.

## 1. Introduction

- 1.1. RB Heritage Ltd have been commissioned by BSB Architecture Ltd to undertake a heritage statement in support of several listed building consent applications for the replacement of roofs at New Earswick, York.
- 1.2. This report describes all buildings included within the scheme and their immediate curtilage (hereinafter referred to as the “site”) and their setting to assess significance. The development proposals and their impacts on the significance of the site and on the surrounding heritage assets within a 500m study area will be outlined.
- 1.3. This report should be read alongside the other supporting documents that were submitted as part of the application package, for comprehensive details about all other matters.
- 1.4. In accordance with the paragraph 194 of the National Planning Policy Framework (MHCLG 2021) and the requirement for applicants to describe the significance of heritage assets including the contribution of setting, this report draws together available information on designated and non-designated heritage assets.
- 1.5. The assessment includes the results of a site survey, an examination of published and unpublished records, charts historic land-use through a map regression exercise and considers relevant local and national policy and guidance. The Historic Environment Record has been consulted and the designated and non-designated heritage assets located within a 500m study area are identified in figures 11 and 12, full details can be found in Appendix A.
- 1.6. A site visit was undertaken on 21 May 2023 when the conditions were good and visibility was clear.



## 2. Site Context

- 2.1 The development site encompasses numerous buildings within the garden village of New Earswick, and comprises 105 residential properties (National Grid Reference (NGR): SE 61019 55472). It is located c.2.2 miles north from York City Centre and is within the Historic Landscape Character Area 46: New Earswick.
- 2.2 To the north of the site is an open grassed area which leads to Joseph Rowntree School, to the east lies the River Foss, to the south of the site are more grassed areas which lead onto the New Earswick Nature Reserve and to the west there are several amenity and residential buildings.
- 2.3 The underlying bedrock geology of the site consists of Sherwood Sandstone Group - Sandstone. Sedimentary bedrock formed between 272.3 and 237 million years ago during the Permian and Triassic periods (British Geological Survey, 2023).



Site location, site outlined in red



### 3. Development Proposals

- 3.1 JRHT have identified that certain properties are in need of immediate roofing replacement due to failures in the fabric causing water ingress which in turn is affecting the health, safety and welfare of the residents. The current condition of the existing roofs is generally poor and they are well past their originally intended serviceable lifespan. They are showing signs of degrading and they also do not have an underlay material.
- 3.2 In addition to reroofing the listed buildings, it is also proposed to reroof the outbuildings within their curtilages.
- 3.3 The proposed works include, but are not limited to, the following:
- All existing main and secondary roof coverings are to be removed including tiled bays, porches and outbuildings, including all roofing accessories such as hip and ridge tiles, ventilation tiles, svp pipe penetrations and the like. Care is to be taken to not damage any tiles on any adjacent buildings that are not being reroofed at the same time.
  - All existing cement fillets, verges, bedding or flaunching at edges, ridges, abutments etc. are to be removed.
  - All existing leadwork to dormer cheeks and dormer tops, lead valleys, stepped, abutment, and cover flashings, lead hoppers, pipe collars etc. is to be removed.
  - All existing insulation in the roof spaces is to be removed and roof spaces generally cleaned.
  - Existing porch and bay timber roofs are to be re-covered with like-for-like materials. For specifications, please refer to the supporting documents for this application.
  - Replacement clay tiles will be like-for-like in appearance. For clay tile specifications, please refer to the supporting documents for this application.
  - Some porch and bay roofs are roofed in plain clay tiles and these are to be replaced. Loft spaces to the bay windows can be insulated as part of this work.
  - The existing roof spaces would be re-insulated with a mineral fibre quilt to an improved standard and ventilated to comply with the Building Regulations.

- Lead roofing accessories such as valleys, flashings, pipe collars, and leadwork in general are in need of replacement to extend the life of the properties and maintain the serviceability of the new roofing as a whole.
- Existing rooflights to be replaced with the same size 'conservation style' rooflights.
- Roof timbers, fascia, verge/barge boards are only to be replaced if they are rotten. They will be replaced with similar materials.
- CI gutters and downpipes are to be replaced if damaged. Any leaking gutters or downpipes will be carefully dismantled and reassembled with new seals and bitumastic coating inside for watertightness.
- New underlayment would be a breathable type used in accordance with good roofing practice for additional wind and watertightness combined and to prevent condensation.
- The new roofing is to include all new traditional style accessories such as clay ridge tiles, hip tiles, ventilation, and flue tiles to replace existing. It should be noted that both angular and half round ridge and hip tiles are present across the site and replacement is to be strictly like-for-like.
- All existing leadwork is to be replaced with new leadwork. This includes dormer cheeks and dormer tops, lead valleys, stepped, abutment, and cover flashings, lead hoppers, pipe collars etc.

3.4 The reroofing will be carried out in a pepper-pot fashion insofar as those addresses needing an urgent reroof will be prioritised first. Using an identical tile to that being removed it will be possible to use the same coursing gauge to ensure that there are no straight joint when adjoining a roof that isn't to be reroofed at the same time. Having the benefit of a LBC for the whole block will ensure re-roofing can be carried out in a logical phased manner thereafter.

3.5 For detailed information regarding the specifications, please refer to the supporting documents for this application.

## 4. Planning Policy Context

4.1. The relevant heritage policies and legislation consists of the following:

- The Planning (Listed Building and Conservation Areas) Act 1990
- National Planning Policy Framework (July 2021)
- National Planning Practice Guidance (First published March 2014)
- Historic England Advice Notes (HEANs) and Good Practice Advice notes (GPAs)
- City of York Council Local Plan (2005)

4.2. Further to the above, City of York Council are currently in the process of preparing a new Local Plan, which, once adopted, will replace the Local Plan (2005). The new plan is currently undergoing, the latest update on the Council's website being the 13<sup>th</sup> February 2023. Until the adoption of the new Local Plan, little to no weight can be afforded to the policies within it at this time. On that basis, the new Local Plan is not discussed further in this report.

### STATUTORY CONTEXT

4.3. Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 imposes a statutory duty on decision makers in respect to listed buildings. It states that:

*"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*

4.4. Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 (the "Act") imposes a statutory duty on decision makers in respect to Conservation Areas and states:

*"In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of the provisions mentioned in subsection (2), special attention shall be paid to the*

*desirability of preserving or enhancing the character or appearance of that area."*

- 4.5. Section 66 and 72 of the Act does not allow Local Planning Authorities to consider the desirability of preserving the character and appearance of listed buildings and Conservation Areas as material considerations to which it can simply attach such weight as it sees fit. Where the Authority finds that a proposed development would harm the setting of a Conservation Area or a listed building, it must give that harm considerable importance and weight. In assessing a development proposal, the decision maker must consider that the benefits of the scheme sufficiently outweigh the harm to rebut this strong presumption.

#### NATIONAL PLANNING POLICY FRAMEWORK (2021)

- 4.6. The National Planning Policy Framework (the "Framework") sets out the UK Government's requirements for the protection and enhancement of the historic environment, and should be read in conjunction with the accompanying National Planning Policy Guidance (NPPG).
- 4.7. Paragraph 189 of the Framework states that heritage assets are an irreplaceable resource, and that they should be conserved in a manner appropriate to their significance.
- 4.8. Paragraph 194 states:

*"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary".*

- 4.9. Paragraph 197 of the Framework sets out that Local Planning Authorities should take into account the following when determining planning applications:

*a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

*b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*

*c) the desirability of new development making a positive contribution to local character and distinctiveness.*

4.10. Paragraph 199 states:

*“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”.*

4.11. Paragraph 200 stipulates that “any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification”.

4.12. Regarding heritage assets of the highest protection, paragraph 200 states:

*“Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional”.*

4.13. Paragraph 201 states that should substantial harm to, or total loss of significance of, a designated heritage asset is a likely result of a proposed development, the Local Planning Authority should refuse consent unless it can be demonstrated that the harm or total loss is necessary to achieve substantial

public benefits that outweigh the harm or total loss, or if all of the following apply:

- *The nature of the heritage asset prevents all reasonable uses of the site; and*
- *No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- *Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- *The harm or loss is outweighed by the benefit of bringing the site back into use.*

4.14. Paragraph 202 states that:

*“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”.*

4.15. Paragraph 203 states:

*“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”.*

#### NATIONAL PLANNING PRACTICE GUIDANCE

4.16. The National Planning Practice Guidance (NPPG) was launched in 2014 and provides guidance in relation to the application of the policies contained within the Framework. The NPPG includes a chapter on conserving and enhancing the historic environment and states the following in relation to the significance of heritage assets:

*“Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the*

*contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals" (Ref: 18a-007-20190723).*

- 4.17. The NPPG also reiterates paragraph 194 of the Framework regarding the impact a proposal could have on an asset's significance:

*"Applicants are expected to describe in their application the significance of any heritage assets affected, including any contribution made by their setting. In doing so, applicants should include analysis of the significance of the asset and its setting, and, where relevant, how this has informed the development of the proposals. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on its significance" (Ref: 18a-009-20190723).*

- 4.18. The NPPG outlines the following regarding the setting of a heritage asset and how it can be taken into account:

*"All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent.*

*The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual / physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.*

*The contribution that setting makes to the significance of the heritage*



*asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time” (Ref: 18a-013-20190723).*

4.19. In assessing the possibility of harm, the NPPG states:

*“What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset’s physical presence, but also from its setting”.*

#### HISTORIC ENGLAND GOOD PRACTICE ADVICE IN PLANNING NOTES

4.20. Good Practice Advice (“GPA”) in Planning Note 2 *Managing Significance in Decision-Taking in the Historic Environment* (2015) contains information regarding repairing, restoring, making additions to, and altering heritage assets to help Local Planning Authorities, planning and other consultants, owners, applicants, and other interested parties in implementing national historic environment policy and guidance.

4.21. Paragraph 29 of GPA Note 2 states that:

*“Change to heritage assets is inevitable but is only harmful when significance is damaged. The nature and importance of the significance that is affected will dictate the proportionate response to assessing that change, its justification, mitigation and any recording which may be needed if it is to go ahead”.*

4.22. GPA Note 3 ‘The Setting of Heritage Assets’ (2017) provides advice on understanding the setting of heritage assets, how it may contribute to the significance of heritage assets and allow that significance to be appreciated, and advice on how views contribute to setting.

4.23. This report has been written in accordance with the Historic England Advice Notes and follows the steps outlined within the relevant guidance to assess the impact of the proposals of heritage assets.

#### CITY OF YORK LOCAL PLAN (2005)

- 4.24. The City of York Local Plan is part of the statutory development plan for York, which is used to guide new development in and around the city. This section outlines relevant policies within the City of York Local Plan which are applicable to heritage assets and development which may affect them.

#### HE2: Development in Historic Locations

- 4.25. This policy states the following:

*“Within or adjoining conservation areas, and in locations which affect the setting of listed buildings, scheduled monuments or nationally important archaeological remains (whether scheduled or not), development proposals must respect adjacent buildings, open spaces, landmarks and settings and have regard to local scale, proportion, detail and materials. Proposals will be required to maintain or enhance existing urban spaces, views, landmarks, and other townscape elements, which contribute to the character or appearance of the area”.*

- 4.26. The policy expresses that buildings should be designed in reference to their surroundings and that planning proposals should consider the following:

- a) the existing landforms and natural features;
- b) the scale and proportion of existing buildings and structures, building lines and heights, rhythm and vertical/horizontal emphasis within the street scene. Abrupt changes in building heights, lines and elevational design are only acceptable where significant benefits to the historic townscape can be demonstrated;
- c) the need to avoid the amalgamation of traditional plots and the creation of large, undifferentiated single-use buildings, where it would detract from the character and appearance of a conservation area;
- d) opportunities to improve the character and appearance of conservation areas;

e) the detailed design of new buildings and of extensions to existing buildings.

#### HE3: Conservation Areas

4.27. This policy states:

*“Within conservation areas, proposals for the following types of development will only be permitted where there is no adverse effect on the character and appearance of the area:*

- demolition of a building (whether listed or not);*
- external alterations;*
- changes of use which are likely to generate environmental or traffic problems.*

*Applications for development in conservation areas will only be considered if full design details are included”.*

4.28. The policy expresses that the “character of the City of York’s conservation areas consists of many elements, among which are the mixtures of architectural styles, the tight grouping of buildings, the informality of streets and the broken profiles of buildings and skylines”. It also states that the “elevational treatment of all sides of any development and roofscape are important, not simply the street frontage”.

#### HE4: Listed Buildings

4.29. This policy states:

“Consent will only be granted for the following types of development where there is no adverse effect on the character, appearance or setting of the building:

- development in the immediate vicinity of listed buildings;
- demolition;

- internal or external alterations;
- change of use;
- erection of satellite antenna.

4.30. The policy also mentions that “any replacement of the fabric of listed buildings should be kept to a minimum in order to maintain the character and value of the building. The proposal should also be in scale with the original building and respect its character”.

#### GP1: Design

4.31. This policy states:

*“Development proposals will be expected to:*

- a) respect or enhance the local environment;*
- b) be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, spaces and the character of the area, using appropriate building materials;*
- c) avoid the loss of open spaces, important gaps within development, vegetation, water features and other features that contribute to the quality of the local environment;*
- d) where appropriate incorporate informative landscapes design proposals, where these would clearly have an influence on the quality and amenity and/or ecological value of the development;*
- e) retain, enhance and/or create urban spaces, public views, skyline, landmarks, the rural character and setting of villages and other townscape features which make a significant contribution to the character of the area, and take opportunities to reveal such features to public view;*
- f) design outdoor lighting schemes, which are energy efficient and provide the minimum lighting level required for security and working purposes,*

*taking into account any adverse impact on residential amenity, the character of the area and night sky illumination and ecological systems;*

*g) provide and protect private, individual or communal amenity space for residential and commercial developments;*

*h) provide individual or communal storage space for waste recycling and litter collection;*

*i) ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures;*

*j) accord with sustainable design principles (GP4a) and incorporate the principles of the Building for Life Standard as a fundamental part of the design; k) provide disabled toilets/parent baby changing facilities in public, non-residential buildings;*

*l) Where opportunities exist, new open space/landscape treatment should be incorporated to close gaps between green corridors and take account of ecological principles through habitat restoration/creation.*

- 4.32. This policy also stresses that the special character of the unique attractiveness of York is “equally important both in the City Centre and in many of the outer urban areas and villages in the City of York. Moreover, it is a key advantage for the economic future of the city”.

## 5. Historic Background

- 5.1 The following section provides a brief historical background of the site and wider area through the results of a map regression exercise and a review of relevant background documentation. The location of designated heritage assets within the site and study area are shown in figure 11 and listed in Appendix A.
- 5.2 A baseline heritage statement was produced by Directions Planning Consultancy Ltd in 2020 which provides a detailed account of New Earswick's history to support future development, therefore this report does not amount to a comprehensive historical account, rather it has consolidated many historically significant events/developments which contribute to the significance of the site with a view to determining the level of impact the re-roofing project in particular will have on heritage assets within the study area.

### PREHISTORIC

- 5.3 Evidence of human activity in the north of England can be dated back to the Palaeolithic era, following the retreat and shrinkage of the Devensian British-Irish Ice Sheet (Emery 2020). It is likely that both the Parisi and Brigantes tribes were prevalent within the area in and around York. The tribes are known from a description in Ptolemy's Geographica.
- 5.4 There are limited literary references to settlements either temporary or permanent in the area prior to the Roman invasion, however, there have been several finds in New Earswick which relate to this era. To the southeast, on Huntington South Moor, evidence for later prehistoric activity was uncovered in 2002 (City of York, 2013).

### ROMAN

- 5.5 One of the earliest references to York is in the form of an inscription on a stylus tablet dated c. 95-104 which was discovered at the fort of Vindolanda, near Hadrian's Wall (Hall, 1996).
- 5.6 Within the surrounding area of New Earswick, a geophysical survey (EYO6283) showed that the area contains several Roman temporary camps, three of

which are Scheduled Monuments which were identified in 2002. Evidence of a possible Roman villa (MYO2267) was also found during clay working for bricks and more recently, evidence for prehistoric and Roman field boundaries and enclosures has been found (City of York, 2013).

- 5.7 An archaeological event (EYO6283) is associated with finds relating to the Romano British and Medieval periods which uncovered a Romano British linear and a medieval pit.

#### MEDIEVAL

- 5.8 The Anglo-Saxon Chronicle provides intermitted references to political events in York. It is the Domesday Book, however, which refers to the city in a more factual way, written in 1086. York is described as a hundred and had no recorded population. The area is listed under 12 owners (OpenDomesday).
- 5.9 New Earswick remained largely undeveloped during the medieval period providing agricultural land for the village of Huntington and later for scattered farms such as Stud Farm. There have been several ridge and furrow discoveries in and around New Earswick which relate to medieval cultivation activity, particularly to the north of the site. For a full list, please refer to Appendix A.
- 5.10 It is likely that Huntington Road originates from the medieval period as an outgang leading south from the village. The City of York Historic Characterisation for New Earswick report states that “Haxby Road, running through New Earswick may also have early origins. The land was ploughed during the medieval and post-medieval period; large swathes of broad ridge and furrow have been identified on historic aerial photographs prior to development across the surrounding areas” (City of York, 2013).

#### POST MEDIEVAL

- 5.11 Historical accounts suggest that the area of New Earswick was likely undeveloped farmland throughout the majority of the post medieval era. John Speed’s map of 1676 (figure 1) shows the area of New Earswick to be farmland, bounded to the east by the River Foss, Huntington and York, and by Overton and Clifton to the west.





Figure 1: John Speed map 1676.

- 5.12 Of relevance to this report, several significant events occurred throughout the later part of the post-medieval era which contributed to the New Earswick village as we know today. In 1836, Joseph Rowntree was born at 28 Pavement in York to parents Joseph Rowntree Sr and Sarah Rowntree. He was the second of the couple's three sons.
- 5.13 Joseph had exposure of poverty from a fairly early age and saw the steps his father took to combat widespread hunger in York, who established York's soup kitchen in 1845 which opened every winter for the poor and hungry. At the age of fourteen, Joseph accompanied his father to Ireland where he was a first-hand witness to the devastation of the Great Famine. It was this event in Joseph's life that many believe was the catalyst for his political views and business ideas later on in life.
- 5.14 In 1862, Joseph's younger brother, Henry Isaac acquires a cocoa business from the Quaker Tuke family in which he develops the prize winning 'rock cocoa' in 1866. It is during this time that Joseph, who had taken over his fathers' grocers' shop following his death, bequeathed the shop to his elder brother in order to invest in Henry's business, which was failing financially.
- 5.15 By 1873, the business had suffered substantial losses and continued to be burdened by a significant bank overdraft and several mortgages (The

- Rowntree Society, n.d). However, 1879 finally saw the end of the business' struggles when Claude Gaget introduces Henry and Joseph to the technique of manufacturing Crystallised Gum Pastilles. This opens the way to the development of Fruit Pastilles and Fruit Gums which are to become bulwarks of the company's future prosperity (ibid).
- 5.16 In 1882, chocolate beans were invented (later developed into Smarties in 1937). Along with the crystal gums, these new sweets offered customers a choice of easy-to-eat items at an affordable price (ibid). It was the success of these products which finally saw the end to the Rowntree's debt by 1884. Unfortunately, Henry had sadly died of peritonitis a year earlier, leaving his brother to continue the business.
- 5.17 This growth in popularity caused by the crystal gums and chocolate beans resulted in the need for a larger factory so in 1890, a new Rowntree Confectionary works was constructed on land on Haxby Road, north of York city centre. The factory was within walking distance of the land which would become New Earswick.
- 5.18 Whilst Joseph was determined to produce high quality products, he was also extremely committed to the welfare of his workforce. Joseph's religious beliefs and early life experiences had instilled a passion for combatting poverty which contributed to him being responsible for founding one of the first Occupational Pension Scheme. He also provided his employees with a library, free education, a social welfare officer, a doctor and a dentist (Quakers in the World, n.d).
- 5.19 In 1899, Joseph writes 'The Temperance Problem and Social Reform' which, along with other Quakers, expresses the concern about the difficulties that dependence on alcohol can cause. His book goes into 9 editions and draws on his talent for collecting and explaining data about social issues (The Rowntree Society, n.d).
- 5.20 Parallel to the development of Rowntree's successes, the Garden City Movement during the latter part of the 19<sup>th</sup> century helped shape the development of New Earswick. Described by Historic England as a "visionary alternative to the apparent chaos of contemporary towns" (Historic England,

2016), the Garden City Movement was founded by Ebenezer Howard who saw it as the “physical setting for a radically different lifestyle involving a ‘joyous union’ of town and country, from which ‘will spring a new hope, a new life, a new civilisation’” (ibid). Central to the movement was Howard’s work ‘Tomorrow: A Peaceful Path to Real Reform’ which, published in 1898, outlined his vision for communities which would “transform the entire way we think about cities and the way we should plan them” (Howard, 1898).

5.21 Howard was heavily influenced by the Arts and Crafts movement which attempted to re-establish the skills of craftsmanship which during the late 19<sup>th</sup> century, was being threatened by mass production and industrialisation. His theory was to combine the town’s best aspects (or magnetic pulls) (figure 2), including jobs, transport and infrastructure, with the best aspects of the countryside, such as space, fresh air and access to nature (Historic England, 2016). Howard believed that through a combination of high-quality, affordable homes in well-planned communities, a better quality of life could be achieved.

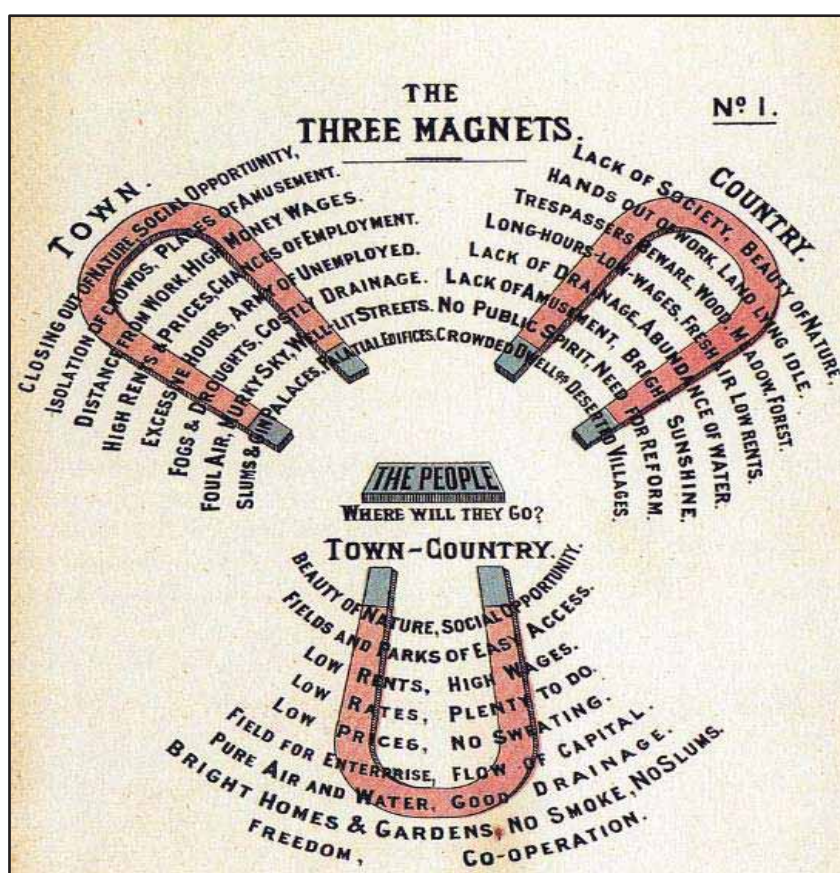


Figure 2: The Three Magnets: Ebenezer Howard. Source: 'Tomorrow: A Peaceful Path to Real Reform'

- 5.22 Prior to the commencement of construction for New Earswick, the area was undeveloped as can be seen in the Ordnance Survey (OS) maps of 1848 and 1891 (figures 3 and 4).



Figure 3: 1848 Ordnance Survey map: reproduced with the permission of the National Library of Scotland.

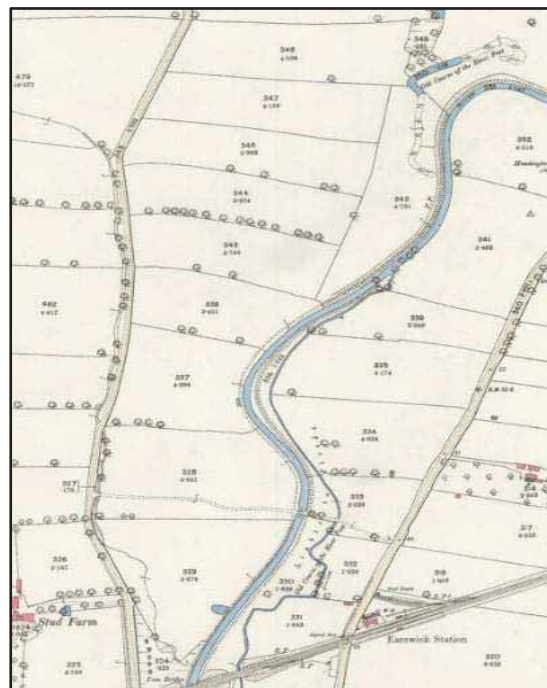


Figure 4: 1891 Ordnance Survey map: reproduced with the permission of the National Library of Scotland.

## MODERN

- 5.23 In 1901, Seebohm Rowntree, Joseph's son, wrote 'Poverty: A Study of Town Life' which calculated a standard minimum income for people to be able to live a decent comfortable life. The book also highlighted that many people who live in poverty can't easily help their situation. Seebohm's work was a milestone in early sociology and statistical analysis. The report research entailed interviewing over 2/3rds of the city's population and found nearly half were living in poverty and 28% of York's population were living in absolute poverty (The Rowntree Society, n.d).
- 5.24 In 1904, Joseph Rowntree puts much of his entire wealth into three trusts, intended to enhance different aspects of his thinking - and capacity to act - on social problems, such as the alleviation of poverty, changes in housing conditions, education and political reform (ibid). These trusts still exist today,



and they still apply the ideas of their founder.

- 5.25 Letchworth, which was the world's first Garden City (construction began in 1903) was designed by architects Barry Parker and Raymond Unwin. These same architects were hired by Rowntree to develop New Earswic. The success of Rowntree's business had developed so much that it enabled him to purchase 150 acres of land at New Earswick, where he built homes for low-income families which included workers and managers. The development of the village took the form of a 'garden village', inspired by Ebenezer Howard's ideologies. The Bungalow Hospital opened in 1902 (MYO4413) prior to the housing development. Due to Rowntree's religious beliefs and personal concern surrounding the effects of alcohol, there is no public house constructed in the village. This remains true to this day.
- 5.26 The houses were constructed 12 per acre and were within walking distance of the factory. There were three main periods of development: Phase 1 (1904-1915), Phase 2 (1918/9-1936) and Phase 3 (1946-1954). The three phases, although spanning half a century, generally followed the same construction type, used similar materials and followed the same landscaping style. The bricks used to construct the first two phases of the village were made at a local brickyard, which was later turned into a nature reserve in the 1950s (City of York, 2013). The village also contained a school and folk hall by 1912.
- 5.27 Three different house plans were developed which were: one/two storey, semi-detached or in short linked terraces. The earlier buildings are based on Arts and Craft movement design. They feature a range of designs with steep, often elaborate gables and overhanging eaves to the roofs, which are constructed with French tiles. The buildings are constructed of red brick but have been whitewashed in places (ibid).
- 5.28 The layout of housing was varied in order to maximise the use of space. The houses themselves were designed in such a way as to maximise the amount of sunlight. No house has a northerly aspect. The following is an extract from the City of York Characterisation document in which the character of the houses is described in detail:

*“All houses have hipped roofs and contain front and rear gardens bordered by hedgerows and picket fences (mostly painted black) attached to concrete posts. The houses all feature white window panes containing six to eight small square panes. A handful of buildings contain sash windows, such as on Acacia Avenue. Doors are also generally similar although feature in a range of colours. Original, half paned doors can be seen on the south side of Station Avenue” (City of York, 2013).*

- 5.29 Through OS map analysis, we can see the development of the earlier parts of the village which began towards the south (figure 5).



Figure 5: 1909 Ordnance Survey map: reproduced with the permission of the National Library of Scotland.

- 5.30 In 1906 a state-of-the-art factory is completed at Haxby Road to accommodate 4000 employees. It has Fruit and Gum blocks, a Cake Moulding block, and Store and Packing Rooms. It will be served by a special railway line. There are also extensive dining and welfare facilities, and a gymnasium (The Rowntree Society, n.d).
- 5.31 The second phase of construction began north of the primary school and round to the west of Haxby Road. The following is a description of the Phase 2 houses from the City of York Characterisation document:

*“Some of the linked terraces contain an arched central access to the rear*

*gardens, as in other contemporary designs elsewhere. However, the difference is in the quality of the landscaping and fenestration. The eight-pane design was used elsewhere, such as Tang Hall, contemporary with the second phase of New Earswick. However, many houses in Tang Hall have since had the windows replaced. The three original housing designs from New Earswick were included as prototypes in the Government Housing Manual 1918. This meant that contemporary estates like Tang Hall were similar in design. Few houses have flat porch roofs similar to social housing elsewhere in York. Some houses have had their gardens converted to driveways despite the removal of grass verges to provide lay-bys. However, on Almond Grove for example, the front garden space appears large enough to provide a parking space as well as retaining a green area" (City of York, 2013).*

- 5.32 Later phases of development contain cul-de-sacs, bungalows and detached buildings. Comparing the 1909 OS map to the 1928 OS map (figure 6), the development of the village is obvious, with all the houses included within the site complete.



Figure 6: 1928 Ordnance Survey map: reproduced with the permission of the National Library of Scotland.



- 5.33 The post-war housing is constructed in a slightly different colour brick, due to the closure of the local brickworks in the 1930s. The following is an extract from the City of York Characterisation document in which the design of the Phase 3 houses is described in detail:

*“The houses have been constructed to blend in with the existing housing but there are subtle design changes, such as Dutch bungalow styles, some visible external coalhouses and small bay windows while still maintaining the same window pane design. Further parking provision is provided to the rear of houses at the southern end of White Rose Avenue in the form of detached garage blocks. These are neatly positioned and all contain white garage doorways to fit in with the white window (and largely white door) theme. This street contains a mixture of housing styles from slightly different periods. The eastern end contains a large ‘village green’ space featuring large mature trees. The houses fronting this do not contain their own front garden and parking is restricted to lay-bys. These houses appear to have been built in different phases and feature both hipped and pitched roofs, bungalows and two-storey flats. The fenestration differs in houses some containing the original paned windows; others are simply split into three vertical panes” (City of York, 2013).*

- 5.34 Further construction from the 1960s to 2000s has taken place surrounding the original village and on pockets of spare land, development of which can be seen in the OS maps of 1936, 1950 and 1958-70 (figures 7, 8 and 9). Later, medical provision and facilities for the elderly were added to the village. The houses were also refurbished in the 1970s which included the removal of chimneys and in 1988, a purpose-built Meeting House was opened in White Rose Avenue on the village green (MYO4217).



Figure 7: 1936 Ordnance Survey map: reproduced with the permission of the National Library of Scotland.



Figure 8: 1950 Ordnance Survey map: reproduced with the permission of the National Library of Scotland

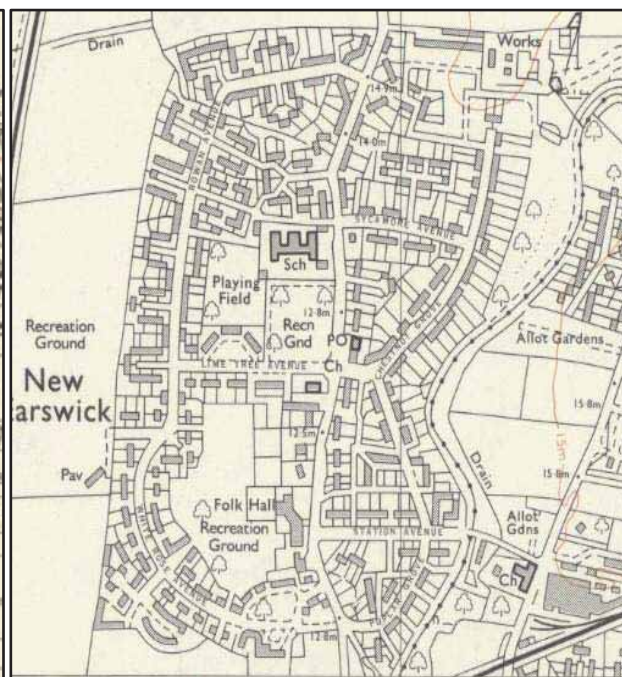


Figure 9: 1958-70 Ordnance Survey map: reproduced with the permission of the National Library of Scotland

## 6. Heritage Assets

- 6.1 This section details the heritage assets in and around the site which may be affected by the development. Their significance will be determined using Table 1: Assessment of Significance. Descriptions of the residential buildings within the site will also be detailed within this section, however their collective significance will be assessed in Section 7 of this report.
- 6.2 Within a 500m radius of the site, there are 66 listed buildings, a conservation area, 70 non-designated heritage assets, 16 monuments, 8 archaeological events and 34 historic landscape characterisation areas (figures 11, 12 and 13). The 70 non-designated heritage assets report includes the listed buildings and conservation area, therefore, only the 3 remaining non-designated assets will be referred to below with the others referred to under their designated status. For a full list of HER data, please refer to Appendix A.
- 6.3 Significance is assessed using the following table:

<b>VERY HIGH</b>	<ul style="list-style-type: none"> <li>· World Heritage Sites</li> <li>· Other buildings of recognized international importance</li> </ul>
<b>HIGH</b>	<ul style="list-style-type: none"> <li>· Scheduled Ancient Monuments with standing remains</li> <li>· All Grade I and all Grade II* Listed Buildings</li> <li>· Some Grade II listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in their listing grade</li> <li>· Conservation Areas containing very important buildings</li> <li>· Undesignated structures of clear national importance</li> </ul>
<b>MEDIUM</b>	<ul style="list-style-type: none"> <li>· Some Grade II Listed Buildings</li> <li>· Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations</li> <li>· Conservation Areas containing buildings that contribute significantly to its historic character</li> <li>· Historic townscape or built up areas with important historic integrity in their buildings, or built settings (e.g., including street furniture and other structures)</li> </ul>
<b>LOW</b>	<ul style="list-style-type: none"> <li>· Locally listed buildings</li> <li>· Historic (unlisted) buildings of modest quality in their fabric or historical association</li> <li>· Historic townscape or built up areas of limited historic integrity in their buildings, or built settings (e.g., including street furniture and other structures)</li> </ul>
<b>NEGLIGIBLE</b>	<ul style="list-style-type: none"> <li>· Buildings of no architectural or historical note</li> </ul>

Table 1: Assessment of Significance. Adapted from Design Manual for Roads and Bridges, Volume II, Section 3, Part 2 (2007)

## THE SITE

- 6.4 The buildings which are to be included within the replacement roof project have been subdivided into the sections below. The groups consist of privately owned and rented properties, owned by the Joseph Rowntree Housing Trust. For a comprehensive map of the buildings included within the project, please refer to the supporting documents.
- 6.5 A brief visual external examination during the site visit was undertaken to understand the basic condition of the roofs. This does not constitute a full condition survey which should be undertaken by a qualified, experienced roofing contractor or building/structural surveyor.

### 14-18 SYCAMORE PLACE (NHLE: 1173346)

- 6.6 14-18 Sycamore Place is a Grade II listed terrace comprising 5 properties. The Historic England listing describes the terrace as follows:

*“Terrace of 5 houses. 1914. By Parker and Unwin, for Joseph Rowntree Village Trust. Brick with French tile roof. Lobby-entry plan with living room and scullery to rear. 2 storeys, 14 bays with entrance bays breaking forward slightly. Round-arched through passage to ninth bay flanked by half-glazed doors recessed in round arched porches. Half-glazed door recessed in round-arched porch to third bay. 4-pane sashes throughout. Sprocketed eaves, hipped roof. Stacks removed. Entrances to Nos 14 and 18 at side”.*

- 6.7 The terrace comprises red brick in running bond with soldier bond above the 4-pane white sash windows. There are black plastic rainwater goods throughout. The roof is likely original, therefore considerably past its lifespan. The external condition of the roof is poor due to gaps in some valleys and some easterly ridge caps missing and broken.





Plate 1: 14-18 Sycamore Place, front elevation



Plate 2: 14-18 Sycamore Place, rear elevation

74-88 (EVENS) (NHLE: 1172941 & 1315951), 90-104 (EVENS) (NHLE: 1172950 & 1149168), 65-83 (ODDS) (NHLE: 1172965, 1315952 & 1172958) CHESTNUT GROVE

- 6.8 74-88 Chestnut Grove is a pair of Grade II listed terraces comprising 8 properties. The Historic England listing describes both terraces as follows:

*“Terrace consisting of 2 pairs of cottages. c1909-1914. By Parker and*

*Unwin, for Joseph Rowntree Village Trust. Brick and French tile roof. Lobby entry with living room and scullery beyond. 2 storeys, 9 first-floor windows, with central weatherboarded gable to each pair. Half-glazed doors, plate glass sashes to ground floor and 4-pane sashes to first floor throughout. Central round-arched through passage. Each pair of cottages has two 4-light canted bay windows flanked by doors beneath round arches containing decorative tiling. First floor: central flat-topped 2-light half dormer flanked by single-pane casements at slightly lower level. Each gable contains a pair of 3-light casements. 2-light windows to outer bays. Hipped roof. Stacks removed”.*



Plate 3: 74-80 Chestnut Grove, front elevation



*Plate 4: 74-80 Chestnut Grove, front elevation*



*Plate 5: 82-88 Chestnut Grove, front elevation*





*Plate 6: 82-88 Chestnut Grove, front elevation*

- 6.9 The terrace comprises red brick in running bond with some bricks having been replaced. There are black and white plastic rainwater goods throughout. The roof is likely original, therefore considerably past its lifespan. The external condition of the roof is poor due to missing flashing in areas, particularly along some dormer windows. The rear of the properties shows missing ridge caps, flashing missing on valleys, rotting fascias and evidence of mould/algae build up.



*Plate 7: 74-80 Chestnut Grove, rear elevation*



*Plate 8: 82-88 Chestnut Grove, rear elevation*

6.10 90-104 Chestnut Grove is a pair of Grade II listed terraces comprising 8 properties. The Historic England listing describes both terraces as follows:

*“Terrace consisting of 2 pairs of cottages. c1909-1914. By Parker and Unwin, for Joseph Rowntree Village Trust. Brick and French tile roof. Lobby entry with living room and scullery beyond. 2 storeys, 7 first-floor windows, with central weatherboarded gable to each pair. Half-glazed doors and plate glass sashes to ground floor and 4-pane sashes to first floor throughout. Central round-arched through passage. Each pair of cottages has two 4-light canted bay windows flanked by doors beneath round arches containing decorative tiles. First floor: central flat-topped 2-light half dormer flanked by single-pane casements at slightly lower level. Each gable contains a pair of 3-light casements. Hipped roof. Stacks removed”.*



Plate 9: 90-96 Chestnut Grove, front elevation





*Plate 10: 90-96 Chestnut Grove, front elevation*



*Plate 11: 98-104 Chestnut Grove, front elevation*



*Plate 12: 90-96 Chestnut Grove, rear elevation*



*Plate 13: 98-104 Chestnut Grove, rear elevation*

- 6.11 The terrace comprises red brick in running bond with some bricks having been replaced. There are black and white plastic rainwater goods throughout. The roof is likely original, therefore considerably past its lifespan. The external condition of the roof is poor due to missing flashing in areas, particularly along some dormer windows. The rear of the properties shows missing/broken ridge caps, flashing missing on valleys, rotting fascias and evidence of mould/algae build up. There is also evidence that the mortar on the north facing ridge caps of 104 was replaced at some point.
- 6.12 65-83 Chestnut Grove is a row of Grade II listed properties consisting of four, two and four residential dwellings. The Historic England listing describes 65-71 as follows:

*“Terrace consisting of 2 pairs of cottages. c1909-1914. By Parker and Unwin, for Joseph Rowntree Village Trust. Brick and French tile roof. Lobby entry with living room and scullery beyond. 2 storeys, 9 first-floor windows, with central weatherboarded gable to each pair. Half-glazed doors and plate glass sashes to ground floor and 4-pane sashes to first floor throughout. Central round-arched through passage. Each pair of cottages has two 4-light canted bay windows flanked by doors beneath segmental arches. Continuous string course. First floor: central flat-topped 2-light half dormer flanked by single-pane casements at slightly lower level. Each gable contains a pair of 3-light casements. 2-light windows to outer bays. Hipped roof. Stacks removed. The particular significance of New Earswick lies in its contribution to the development of low cost housing in Britain. Experience gained and practices introduced here were incorporated extensively into the Tudor Walters Report of 1918 which was instrumental in the passing of the Addison Act of 1919”.*

- 6.13 The terrace comprises red brick in running bond with some bricks having been replaced. There are black and white plastic rainwater goods throughout. The roof is likely original, therefore considerably past its lifespan. The external condition of the roof is poor due to missing flashing in areas, particularly along some dormer windows, loose ridge caps, vegetation damage and evidence of mould/algae build up.





*Plate 14: 65-71 Chestnut Grove, front elevation*



*Plate 15: 65-71 Chestnut Grove, front elevation*





Plate 16: 65-71 Chestnut Grove, rear elevation

6.14 73 and 75 are described in the Historic England listing as follows:

*“Pair of semi-detached houses. c1909-1914. By Parker and Unwin, for Joseph Rowntree Village Trust. Brick with French tile roof. Parlour cottages. 2 storeys, 2 first-floor windows with shared central gable. Standard “New Earswick” window panes throughout. Pair of 2-light casements flanked by 3- light casements. First floor: 2-light casements. Weatherboarding to gable end. Stacks removed. Entrances to side elevations”.*

6.15 The buildings are of red brick in running bond. There are black plastic rainwater goods throughout. The roof is likely original, therefore considerably past its lifespan. The external condition of the roof is poor due to missing/broken flashing in areas, loose ridge caps, rotting fascias and evidence of mould/algae build up.



*Plate 17: 73-75 Chestnut Grove, front elevation*



*Plate 18: 73-75 Chestnut Grove, rear elevation*

6.16 77 - 83 are described in the Historic England listing as follows:

*“Terrace consisting of 2 pairs of cottages. c1909-1914. By Parker and Unwin, for Joseph Rowntree Village Trust. Brick and French tile roof. Lobby entry with living room and scullery beyond. 2 storeys, 7 first-floor windows, with central weatherboarded gable to each pair. Half-glazed doors and plate glass sashes to ground floor and 4-pane sashes to first floor throughout. Central round-arched through passage. Each pair of cottages has two 4-light canted bay windows flanked by doors beneath segmental arches. Continuous string course. First floor: central flat-topped 2-light half dormer flanked by single-pane casements at slightly lower level. Each gable contains a pair of 3-light casements. Hipped roof. Stacks removed”.*



Plate 19: 77-83 Chestnut Grove, front elevation





Plate 20: 77-83 Chestnut Grove, rear elevation

- 6.17 These buildings comprise red brick in running bond with some bricks having been replaced and/or mortar replaced. There are black and white plastic rainwater goods throughout. The roofs are likely original, therefore considerably past their lifespan. The external condition of the roof is poor due to missing flashing in areas, particularly along some dormer windows. There are also missing/broken ridge caps, flashing missing on valleys, rotting/damaged fascias and evidence of mould/algae build up.

30-56 (EVENS) (NHLE: 1315988 & 1149165) & 58-72 (EVENS) (NHLE: 1149166, 1315989 & 1149167) CHESTNUT GROVE

- 6.18 30-56 Chestnut Grove comprises a pair of Grade II listed terraces of 8 properties. The Historic England listing describes both terraces as follows:

*"Terrace consisting of 2 pairs of cottages. c1909-1914. By Parker and Unwin, for Joseph Rowntree Village Trust. Brick and French tile roof. Through living room plan with central through passage way. 2 storeys, 9 first-floor windows with gable over passage and paired central gables to cottages. Replacement doors and standard "New Earswick" window panes throughout. Round arch to passage flanked by single-pane*

*casements. Each pair of cottages has pair of 3-light casements flanked by doors beneath canopies. Single-pane casements to outer bays. First floor: central 2- light casement flanked by low 3-light casements. Outer gables each have 3- light casements. Low 2-light casements to outer bays. Stacks removed”.*



Plate 21: 30-36 Chestnut Grove, front elevation



Plate 22: 30-36 Chestnut Grove, front elevation





*Plate 23: 30-36 Chestnut Grove, front elevation*



*Plate 24: 30-36 Chestnut Grove, front elevation*



*Plate 25: 30-36 Chestnut Grove, rear elevation*



*Plate 26: 50-56 Chestnut Grove, front elevation*





*Plate 27: 50-56 Chestnut Grove, front elevation*



*Plate 28: 50-56 Chestnut Grove, front elevation*



Plate 29: 50-56 Chestnut Grove, rear elevation

- 6.19 These buildings comprise red brick in English garden wall bond with some bricks having been replaced and/or mortar replaced in areas. There are black plastic rainwater goods throughout. The roofs are likely original, therefore considerably past their lifespan. The external condition of the roof is fair/poor with areas of missing flashing, evidence of evidence of mould/algae build up and some missing/broken ridge caps.
- 6.20 58-72 Chestnut Grove comprises one terrace of four dwellings and two sets of four semi-detached cottages. All the buildings are Grade II listed. The Historic England listing describes 58-64 as follows:

*"Terrace consisting of 2 pairs of cottages. c1909-1914. By Parker and Unwin, for Joseph Rowntree Village Trust. Brick and French tile roof. Lobby entry with living room and scullery beyond. 2 storeys, 7 first-floor windows, with central weatherboarded gable to each pair. Half-glazed doors and standard "New Earswick" window panes throughout. Central round-arched through passage. Each pair of cottages has two 4-light canted*



*bay windows flanked by doors beneath segmental arches. First floor: central flat-topped 2-light half dormer flanked by single-pane casements at slightly lower level. Each gable contains a pair of 3-light casements. Hipped roof. Stacks removed”.*



Plate 30: 58-64 Chestnut Grove, front elevation



Plate 31: 58-64 Chestnut Grove, front elevation



*Plate 32: 58-64 Chestnut Grove, front elevation*



*Plate 33: 58-64 Chestnut Grove, rear elevation*



- 6.21 These buildings comprise red brick in running bond with some bricks having been replaced and/or mortar replaced. There are black and white plastic rainwater goods throughout. The roofs are likely original, therefore considerably past their lifespan. The external condition of the roof is poor due to missing/damaged flashing in areas, particularly along some dormer windows. There is also flashing missing on valleys and evidence of mould/algae build up.
- 6.22 66 and 68 are described in the Historic England listing as follows:

*“Pair of semi-detached houses. c1909-1914. By Parker and Unwin, for Joseph Rowntree Village Trust. Brick and French tile roof. Through living room plan. 2 storeys, 4 first-floor windows with a pair of central gables. Replacement doors, and standard “New Earswick” window panes with soldier arches to ground floor. Central pair of 3-light casements flanked by doors beneath canopies, with single-pane windows to outer bays. First floor: 2-light casements to gables and low 2-light casements to outer bays. Stacks removed. The particular significance of New Earswick lies in its contribution to the development of low cost housing in Britain”.*



Plate 34: 66-68 Chestnut Grove, front elevation



Plate 35: 66-68 Chestnut Grove, rear elevation

6.23 These buildings comprise red brick in running bond with some bricks having been replaced and/or mortar replaced. There are black plastic rainwater goods throughout. The roofs are likely original, therefore considerably past their lifespan. The external condition of the roof is poor/fair due to missing/damaged flashing in areas. There is also evidence of mould/algae build up.

6.24 70 and 72 are described in the Historic England listing as follows:

*"Pair of semi-detached houses. 1913. By Parker and Unwin, for Joseph Rowntree Village Trust. Brick with French tile roof. Parlour cottages with projecting outer wings and small squared projection in angle containing staircase with larder. 2 storeys, 6 first-floor windows with paired gables to either end, the inner one being lower and set back. Standard "New Earswick" window panes throughout. Replacement doors flanking 2-light casements share porch carried on wooden posts and bressumer. 3-light casements to projecting outer wings. First floor: central pair of low 2- light flat-topped dormers. 2-light casements to smaller gables. 3-light*



*casements to larger gables. Stacks removed”.*



*Plate 36: 70 - 72 Chestnut Grove, front elevation*



*Plate 37: 70 - 72 Chestnut Grove, front elevation*



Plate 38: 70 - 72 Chestnut Grove, rear elevation

- 6.25 These buildings comprise red brick in running bond with some bricks having been replaced and/or mortar replaced. There is also evidence of efflorescence in areas. There are black plastic rainwater goods throughout. The roofs are likely original, therefore considerably past their lifespan. The external condition of the roof is poor due to missing/damaged flashing in areas particularly along some dormer windows. The fascias are damaged/rotting and a ridge cap has been replaced previously. There is also evidence of mould/algae build up.

29-51 (ODDS) (NHLE: 1315953 & 1149170) & 53-63 (ODDS) (NHLE: 1172986 & 1149169) CHESTNUT GROVE

- 6.26 29-51 Chestnut Grove comprises a pair of Grade II listed terraces of 12 properties. The Historic England listing describes 29-35 as follows:

*“Terrace consisting of 2 pairs of cottages. c1909-1914. By Parker and Unwin, for Joseph Rowntree Village Trust. Brick and French tile roof. Lobby entry with living room and scullery beyond. 2 storeys, 9 first-floor windows, with central weatherboarded gable to each pair. Replacement doors*



and standard "New Earswick" window panes throughout. Central round-arched through passage. Each pair of cottages has two 4-light canted bay windows flanked by doors beneath segmental arches. Continuous string course. First floor: central flat-topped 2-light half dormer flanked by single-pane casements at slightly lower level. Each gable contains a pair of 3-light casements. 2-light windows to outer bays. Hipped roof. Stacks removed".



Plate 39: 29 - 35 Chestnut Grove, front elevation



Plate 40: 29 - 35 Chestnut Grove, rear elevation

- 6.27 These buildings comprise red brick in English garden wall bond with some bricks having been damaged by efflorescence/historic leaks. There are black and white plastic rainwater goods throughout. The roof is likely original, therefore considerably past its lifespan. The external condition of the roof is poor due to damaged flashing in areas particularly along some dormer windows and some areas of fascias are damaged. There is also evidence of mould/algae build up.
- 6.28 37 - 51 are described in the Historic England listing as follows:

*"Terrace consisting of 4 pairs of cottages. c1909-1914. By Parker and Unwin, for Joseph Rowntree Village Trust. Brick with French tile roof. Lobby entry with living room and scullery beyond; position of front entrance apparently moved suggesting former direct entry. 2 storeys, 14 first-floor windows with central gable to each pair. Standard "New Earswick" window panes. Each pair has central replacement doors flanked by single-pane casements beneath canopy, and 3-light casements to living room. First floor: 2-light casements to gables, flanked by 3-light casement, half dormers except to end bays".*



Plate 41: 37-51 Chestnut Grove, front elevation





*Plate 42: 37-51 Chestnut Grove, front elevation*



*Plate 43: 37-51 Chestnut Grove, front elevation*



*Plate 44: 37-51 Chestnut Grove, rear elevation*



*Plate 45: 37-51 Chestnut Grove, rear elevation*



6.29 These buildings comprise red brick in English garden wall bond with some bricks having been replaced. There are black and white plastic rainwater goods throughout. The roof is likely original, therefore considerably past its lifespan. The external condition of the roof is poor due to damaged/missing flashing in areas particularly along some dormer windows and the canopy over the front doors, damaged/missing fascias, loose ridge tiles, and gaps in the mortar. There is also evidence of mould/algae build up.

6.30 53 – 59 Chestnut Grove is terrace comprised of 2 pairs of Grade II listed cottages. The Historic England listing describes both terraces as follows:

*“Terrace consisting of 2 pairs of cottages. c1909-1914. By Parker and Unwin, for Joseph Rowntree Village Trust. Brick and French tile roof. Lobby entry with living room and scullery beyond. 2 storeys, 9 first-floor windows, with central weatherboarded gable to each pair. Half-glazed doors and standard “New Earswick” window panes throughout. Central round-arched through passage. Each pair of cottages has two 4-light canted bay windows flanked by doors beneath segmental arches. Continuous string course. First floor: central flat-topped 2-light half dormer flanked by single-pane casements at slightly lower level. Each gable contains a pair of 3-light casements. 2-light windows to outer bays. Hipped roof. Stacks removed”.*

6.31 These buildings comprise red brick in English garden wall bond with some mortar repairs evident. There are black and white plastic rainwater goods throughout. The roof is likely original, therefore considerably past its lifespan. The external condition of the roof is poor due to damaged/rotting fascias, loose ridge tiles, and gaps in the mortar. There is also evidence of mould/algae build up.



*Plate 46: 53-59 Chestnut Grove, front elevation*



*Plate 47: 53-59 Chestnut Grove, front elevation*





Plate 48: 53-59 Chestnut Grove, rear elevation

6.32 61 and 63 are described in the Historic England listing as follows:

*"Pairs of cottages. c1909-1914. By Parker and Unwin, for Joseph Rowntree Village Trust. Brick and French tile roof. Lobby entry with living room and scullery beyond. 2 storeys, 2 first-floor windows, with central weatherboarded gable. Replacement doors and standard "New Earswick" window panes throughout. Two 4-light canted bay windows flanked by doors beneath blocked round arches. First floor: gable contains a pair of 3-light casements. Hipped roof. Stacks removed".*

6.33 These buildings comprise red brick in running bond with some mortar repairs and brick replacement evident. There are black plastic rainwater goods throughout. The roof is likely original, therefore considerably past its lifespan. The external condition of the roof is poor due to damaged valley flashing, loose and broken ridge tiles, and gaps in the mortar. There is also evidence of mould/algae build up.



*Plate 49: 61-63 Chestnut Grove, front elevation*



*Plate 50: 61-63 Chestnut Grove, rear elevation*

1-15 (ODDS) CHESTNUT GROVE (NHLE: 1173100 & 1149171)

- 6.34 1-15 Chestnut Grove comprises 2 terraces of 8 Grade II listed properties. The Historic England listing describes 1-7 as follows:

*“Terrace consisting of 2 pairs of cottages. c1909-1914. Brick with French tile roof. 2 storeys with single-storey outshuts to either end, 8 first- floor windows. Central front rooms of each pair project forward beneath catslide roof through which rise twin gabled dormers to light the bedrooms above. Standard “New Earswick” panes throughout. Replacement doors flanked by single-light windows to outer bays. Projecting central bays: paired 4- light casements flanked by single-light casements. First floor: 2-light casements throughout. Roof lights above each dormer. Stacks removed”.*



Plate 51: 1-7 Chestnut Grove, front elevation





*Plate 52: 1-7 Chestnut Grove, front elevation*



*Plate 53: 1-7 Chestnut Grove, rear elevation*



- 6.35 These buildings comprise red brick in English garden wall bond with some mortar repairs and brick replacement evident. There are black and white plastic rainwater goods throughout. The roof is likely original, therefore considerably past its lifespan. The external condition of the roof is poor due to damaged/missing flashing, loose ridge tiles, and gaps in the mortar. There is also evidence of mould/algae build up.
- 6.36 The Historic England listing describes 9-15 as follows:

*“Terrace consisting of 2 pairs of cottages. c1909-1914. Brick with French tile roof. 2 storeys with single-storey outshuts to either end: 8 first-floor windows. Central front rooms of each pair project forward beneath catslide roof through which rise twin gabled dormers to light the bedrooms above. Standard “New Earswick” panes throughout. Replacement doors flanked by single-light windows to outer bays. Projecting central bays: paired 4-light casements flanked by single light casements. First floor: 2-light casements throughout. Roof lights above each dormer. Stacks removed”.*



Plate 54: 9-15 Chestnut Grove, front elevation



*Plate 55: 9-15 Chestnut Grove, front elevation*



*Plate 56: 9-15 Chestnut Grove, rear elevation*



- 6.37 These buildings comprise red brick in English garden wall bond with some mortar repairs and brick replacement evident. There are black plastic rainwater goods throughout. The roof is likely original, therefore considerably past its lifespan. The external condition of the roof is fair/poor due to damaged valley flashing, loose ridge tiles, and gaps in the mortar. There is also evidence of mould/algae build up.

1-12 HAWTHORN TERRACE (NHLE: 1315954, 1173102 & 1149172)

- 6.38 1-12 Hawthorn Terrace comprises terraces of 12 Grade II listed properties. The Historic England listing describes 1-4 as follows:

*“Terrace consisting of 2 pairs of cottages. 1907. By Parker and Unwin, for Joseph Rowntree Village Trust. Brick and French tile roof. Lobby entry with living room and scullery beyond. 2 storeys, 6 first-floor windows with central gables to each pair. Standard “New Earswick” window panes throughout. Replacement glazed doors in additional porches to 2 central and outer bays flanking pairs of canted bay windows which break tile band at cornice level. First floor: 2 small casements over central doors flanked by pairs of 3 light casements to gable ends. Roof lights flank the gables. Hipped roof. Stacks removed”.*



Plate 57: 1-4 Hawthorn Terrace, front elevation



Plate 58: 1-4 Hawthorn Terrace, rear elevation

6.39 These buildings comprise red brick in English garden wall bond with some mortar repairs and brick replacement evident around windows in particular. There are black plastic rainwater goods throughout. The roof is likely original, therefore considerably past its lifespan. The porch roof appears to be a more modern addition. The rear elevation clearly shows where there have been historic roof tile replacements. The external condition of the roof is fair/poor due to damaged valley flashing, loose ridge tiles, and gaps in the mortar. There is also evidence of mould/algae build up.

6.40 The Historic England listing describes 5-8 as follows:

*"Terrace consisting of ~2 pairs of cottages. 1907. By Parker and Unwin, for Joseph Rowntree Village Trust. Brick and French tile roof. Lobby entry with living room and scullery beyond. 2 storeys, 6 first-floor windows with central gables to each pair. Standard "New Earswick" window panes throughout. Replacement glazed doors in additional porches to 2 central and outer bays flanking pairs of canted bay windows which break tile band at cornice level. First floor: 2 small casements over central doors flanked by*



*pairs of 3 light casements to gable ends. Roof lights flank the gables. Hipped roof. Stacks removed”.*



*Plate 59: 5-8 Hawthorn Terrace, front elevation*



*Plate 60: 5-8 Hawthorn Terrace, rear elevation*

6.41 These buildings comprise red brick in English garden wall bond with some mortar repairs evident. There are black plastic rainwater goods throughout. The roof is likely original, therefore considerably past its lifespan. The porch roof appears to be a more modern addition. The rear elevation clearly shows where there have been historic roof tile replacements. The external condition of the roof is poor due to damaged/missing valley flashing, loose ridge tiles which have resulted in insensitive repair, and gaps in the mortar. The fascias are also damaged/missing in some areas. There is also evidence of mould/algae build up.

6.42 The Historic England listing describes 9-12 as follows:

*"Terrace of 4 cottages. c1907. By Parker and Unwin, for Joseph Rowntree Village Trust. Brick with pantile roof. 2 pairs of through living room cottages divided by through passage, with projecting end cottages. 2 storeys, 9 first-floor windows. Gabled end bays and 2 gables to spinal range. Standard "New Earswick" window panes throughout. Round-arched through passage flanked by pairs of 3-light fixed windows beneath soldier arches to both spinal range and gabled end bays. Entrance porches to side elevations. First floor: central flat-topped 2-light half dormer flanked by pairs of 2-light fixed windows in gables to spinal range, and 3-light fixed windows to gabled end bays. Sprocketed eaves. Stacks removed".*

6.43 These buildings comprise red brick in English garden wall bond with some mortar repairs evident. There are black plastic rainwater goods throughout. The roof is likely original, therefore considerably past its lifespan. The porch roof appears to be a more modern addition. The rear elevation clearly shows where there have been historic roof tile replacements. The external condition of the roof is poor due to damaged/missing valley flashing, loose ridge tiles which have resulted in insensitive repair, and gaps in the mortar. The fascias are also damaged/missing in some areas. There is also evidence of mould/algae build up.





*Plate 61: 9-12 Hawthorn Terrace, front elevation*



*Plate 62: 9-12 Hawthorn Terrace, front elevation*





*Plate 63: 12 Hawthorn Terrace, side elevation*



*Plate 64: 9-12 Hawthorn Terrace, rear elevation*

1-12 & 13-20 IVY PLACE (NHLE: 1149175, 1173169, 1149176 & 1296324)

- 6.44 1-12 and 13-20 Ivy Place comprises terraces of 20 Grade II listed properties. The Historic England listing describes 1-5 as follows:

*“Terrace. 1910. By Parker and Unwin, for Joseph Rowntree Village Trust. Range of 5 living room and scullery cottages with projecting end cottage, forming one side of a 3-sided quadrangle. 2 storeys, 9 first-floor windows with projecting gable to left and archway to gardens to right. Standard “New Earswick” window panes throughout. Left cottage: unglazed door beneath canopy with 3-light casement beneath relieving arch to right. Spinal range: paired cottages, each pair having half-glazed doors recessed in round-arched porches flanked by 3-light casements beneath relieving arches. Round-headed archway to right. First floor: 4-light windows except for pairs of 2-light windows over porches. Stacks removed”.*



Plate 65: 1-5 Ivy Place, front elevation



Plate 66: 1-5 Ivy Place, rear elevation

6.45 These buildings comprise red brick in English garden wall bond with some mortar repairs and efflorescence evident. There are black plastic rainwater goods throughout. The roof is likely original, therefore considerably past its lifespan. The front elevation shows evidence of historic roof tile replacements. The external condition of the roof is poor due to damaged/missing valley flashing, loose ridge tiles, and gaps in the mortar. There is also evidence of mould/algae build up.

6.46 The Historic England listing describes 6-12 as follows:

*“Terrace. 1910. By Parker and Unwin, for Joseph Rowntree Village Trust. Range of 7 living room and scullery cottages with projecting end cottage, forming part of one side of a 3-sided quadrangle. 2 storeys, 13 first-floor windows with projecting gable to right. Standard “New Earswick” window panes throughout. Right cottage: unglazed door beneath canopy with 3-light casement beneath relieving arch to right. Spinal range: paired cottages, each pair having half-glazed doors recessed in round-arched porches flanked by 3-light casements beneath relieving*



*arches. First floor: 4-light windows except for pairs of 2-light windows over porches. Stacks removed”.*



*Plate 67: 6-12 Ivy Place, front elevation*



*Plate 68: 6-12 Ivy Place, front elevation*

- 6.47 These buildings comprise red brick in English garden wall bond with some mortar repairs and replacement bricks. There are black and white plastic rainwater goods throughout. The roof is likely original, therefore considerably past its lifespan. The external condition of the roof is poor due to gaps in flashing, loose ridge tiles, and gaps in the mortar. The fascias also are damaged/rotting. There is evidence of mould/algae build up.
- 6.48 The Historic England listing describes 13 - 15 as follows:

*"Terrace. 1910. By Parker and Unwin, for Joseph Rowntree Village Trust. Range of 5 living room and scullery cottages with projecting end cottage, forming part of one side of a 3-sided quadrangle. 2 storeys, 5 first-floor windows with projecting gable to left and archway to gardens to right. Standard "New Earswick" window panes throughout. Left cottage: unglazed door beneath canopy with 3-light casement beneath relieving arch to right. Spinal range: paired cottages, with replacement doors in additional porches flanked by 3-light casements beneath relieving arches. Round-headed archway to right. First floor: 4-light windows except for pairs of 2-light windows over porches. Stacks removed".*



Plate 69: 13-15 Ivy Place, front elevation





Plate 70: 13-15 Ivy Place, rear elevation

- 6.49 These buildings comprise red brick in English garden wall bond with some mortar repairs evident. There are black plastic rainwater goods throughout. The roof is likely original, therefore considerably past its lifespan. The external condition of the roof is fair/poor due to gaps in flashing, loose ridge tiles, and gaps in the mortar. There is also evidence of mould/algae build up.
- 6.50 The Historic England listing describes 16 - 20 as follows:

*“Terrace. 1910. By Parker and Unwin, for Joseph Rowntree Village Trust. Range of 5 living room and scullery cottages with projecting end cottage, forming one side of a 3-sided quadrangle. 2 storeys, 9 first-floor windows with projecting gable to right. Standard “New Earswick” window panes throughout. Right cottage: unglazed door beneath canopy with 3-light casement beneath relieving arch to right. Spinal range: paired cottages, each pair having half-glazed doors recessed in round-arched porches flanked by 3-light casements beneath relieving arches. First floor: 4-light windows except for pairs of 2-light windows over porches. Stacks removed”.*





*Plate 71: 16-20 Ivy Place, front elevation*



*Plate 72: 16-20 Ivy Place, front elevation*



Plate 73: 16-20 Ivy Place, rear elevation

- 6.51 These buildings comprise red brick in English garden wall bond with some mortar repairs and replacement bricks evident. There are black plastic rainwater goods throughout and projecting porch roofs which appear to be modern additions. The roof is likely original, therefore considerably past its lifespan. The external condition of the roof is poor due to damaged/missing flashing, loose ridge tiles, and gaps in the mortar. There is also evidence of mould/algae build up.

#### LISTED HERITAGE ASSETS

- 6.52 The following 40 heritage assets are Grade II listed and are **not** included within the development:

NHLE No.	Name
1173357	1 AND 2, WESTERN TERRACE
1315976	10 AND 12, SYCAMORE AVENUE
1149162	10-16, CHESTNUT GROVE
1173218	10-16, POPLAR GROVE
1149180	10-16, STATION AVENUE
1173111	13-16, HAWTHORNE TERRACE
1173287	14 AND 16, SYCAMORE AVENUE
1173374	14-16, WESTERN TERRACE
1296334	1-7, STATION AVENUE

1149181	1-7, SYCAMORE AVENUE
1149173	17-20, HAWTHORNE TERRACE
1149140	18 AND 20, SYCAMORE AVENUE
1149178	18-24, POPLAR GROVE
1173241	18-24, STATION AVENUE
1149142	19 AND 20, SYCAMORE PLACE
1149182	19-27, SYCAMORE AVENUE
1149141	2 AND 4, SYCAMORE AVENUE
1173120	21-24, HAWTHORNE TERRACE
1173025	21-27, CHESTNUT GROVE
1173233	23-31, STATION AVENUE
1149164	26 AND 28, CHESTNUT GROVE
1315986	2-8, CHESTNUT GROVE
1149177	2-8, POPLAR GROVE
1173259	29-35, SYCAMORE AVENUE
1173340	3 AND 4, SYCAMORE PLACE
1149143	3,4,5 AND 6, WESTERN TERRACE
1315977	5-9, SYCAMORE PLACE
1315978	7-13, WESTERN TERRACE
1296308	9-17, SYCAMORE AVENUE
1149179	9-21, STATION AVENUE
1296375	HALL COTTAGE
1149139	HARTSIDE
1149163	NUMBERS 18 AND 20 AND ARCHWAY TO LEFT
1315987	NUMBERS 22 AND 24 AND ARCHWAY TO RIGHT
1173269	NUMBERS 22 AND 24 WITH ARCHWAY TO LEFT
1173308	NUMBERS 6 AND 8 SYCAMORE AVENUE WITH ARCHWAY TO RIGHT
1315955	RED OAKS
1315956	THE FOLK HALL
1173129	THE VILLAGE SCHOOL
1149174	WESTERN HOUSE AND THE SURGERY

*Table 2: Grade II listed heritage assets not included within the development.*

- 6.53 The significance of these heritage assets is largely derived from their age, the intactness of their built fabric which contribute to their historical and architectural interests and their historical connections to the Rowntree family. They also have significant group value with each other and with the village. These buildings positively contribute to the settings of surrounding heritage assets and the character of the New Earswick Conservation Area.
- 6.54 Considering this and referring to Table 1, the significance of these assets is determined to be **medium**.



## CONSERVATION AREAS

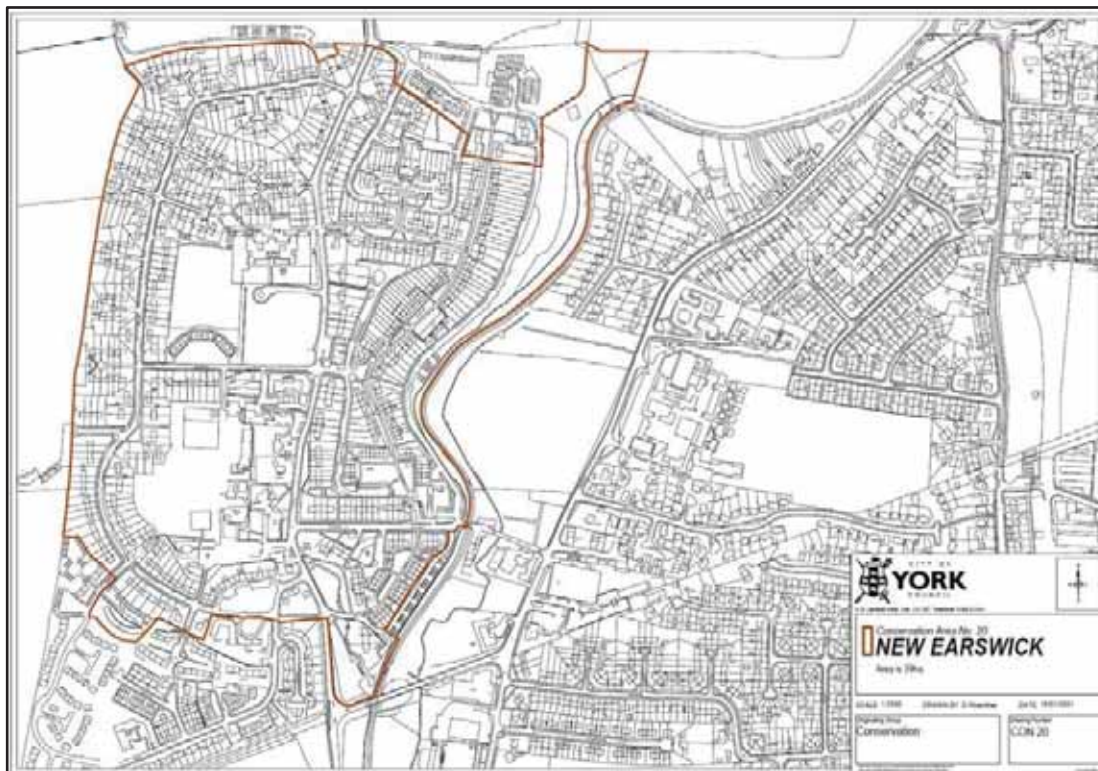


Figure 10: New Earswick Conservation area map. © City of York Council

- 6.55 The site is situated within the New Earswick Conservation Area (figure 10). The general character of the area is an “early to mid-20<sup>th</sup> century garden village which had expanded during the post-war period, with further amenities added in the 1960s and residential development dating to the late 20<sup>th</sup> to early 21<sup>st</sup> century generally in keeping with older buildings” (City of York, 2013). At the time of writing, there is no publicly accessible Conservation Area Management Plan for New Earswick.
- 6.56 The following are key characteristics of the area as identified in the City of York Historic Characterisation Project – 2013: Character area 46 New Earswick:
- Garden village including open green spaces, tree-lined streets and hedgerows.
  - The land is relatively flat with the highest ground located to the north.
  - Agricultural fields bound the area to the west and north, the former York to Beverley railway line to the south and the River Foss to the east.

- Arts and Craft characteristics.
- Tenuous links to city centre but historical and sensory links to Rowntree family and factory.
- Contributed to nationwide development of social/low cost housing and sustainable communities.
- Community amenities also include a library, folk hall, shops and schools including the Joseph Rowntree Secondary School, sports facilities and allotments.
- Approximate walking/cycling distance to the city centre from New Earswick Folk Hall 3.9km via Haxby Road
- Dominant Housing Type: Two storey semi-detached and linked terraces set back from roadways and in cul-de-sacs, with front and rear gardens, attractive red tiled roofs in a variety of styles.
- Other Key Housing Types: Mid 20th to early 21st century buildings in a mix of architectural styles.
- Designated Heritage Assets: Majority of original village houses (Grade II) and School and Folk Hall (Grade II), New Earswick Conservation Area.
- Non-Designated Heritage Assets: Original fruit trees in gardens and boundary defining the western fringes of development.
- Key views: Local views of Folk Hall and River Foss Surviving historic roads and tracks: Haxby Road and Huntington Road.

6.57 The village of New Earswick was originally designed by Raymond Unwin and Barry Parker for Joseph and Seebohm Rowntree as a new settlement for workers and managers at their nearby cocoa works on Haxby Road, and for others looking for good-quality affordable housing away from the city (Historic England, 2017). Joseph Rowntree's vision for the village was to demonstrate that "new, well-designed, 'sanitary' housing, thoughtfully and attractively laid out in spacious surroundings, could be provided at rents affordable by the

average working man while still providing a modest return on the invested capital" (ibid).

6.58 Several amenity buildings were also constructed which included leisure facilities, places of worship, schools and shops. The most striking of these was "the village Institute, designed by Parker which was named the 'Folk Hall' and which became the social and cultural focal point of the village in spite of its detached position to the south of the school and shops which were clustered around the village green" (ibid).

6.59 The conservation area boasts attractive streetscapes with pleasant private gardens and public spaces. Historic England describes the village as being of consistency and style yet which is natural, varied and uncontrived (ibid). The consistency of materials and landscaping positively contributes to its 'garden village' character. Additionally, materials and features which are not consistent compliment each other. For example, the variety of roofscapes throughout the village is a key characteristic of the area. The earliest houses include gables and dormer windows which break the eaves line and provide a vertical extension of the facade at key points (Jukes, 2020).

6.60 The following is an extract from the Baseline Heritage Statement which describes the rooflines in detail:

*"The eaves of properties are gently curved outwards in a detail known as bellcast eaves. This popular Arts and Crafts detail softens the junction between wall and roof and recalls the rural aesthetic that was a key component of the Arts and Crafts movement. Eaves are open cut rafters. Verges tend to be timber and sometimes bracketed. Chimneys are a distinctive feature to the roofscape. Gaelic tile roofing is used throughout the original development and works in tonal harmony with the brick facades" (Jukes, 2020).*

6.61 The overall significance of the conservation area is largely derived from its age, the intactness of its built fabric which contributes to its historical and architectural interest and its historical connections to the Rowntree family. It also has significant group value with the listed buildings within it and positively



contributes to their settings.

- 6.62 Considering the above descriptions of the Conservation Area and referring to Table 1, the significance of this heritage asset is determined to be **medium**.

#### NON-DESIGNATED HERITAGE ASSETS

- 6.63 The following is a list of the non-designated heritage assets which are not also classified as designated:

- MYO628: A PAIR OF K6 TELEPHONE KIOSKS
- MYO4414: EARSWICK STATION
- MYO4413: THE BUNGALOW HOSPITAL

- 6.64 MYO628 and MYO4414 are no longer extant and are therefore scoped out of further assessment.

#### MYO4413: THE BUNGALOW HOSPITAL

- 6.65 This heritage asset is situated c. 289m east from the site. The HER describes it as follows:

*“The Bungalow Hospital opened in 1902 for the treatment of smallpox and was often used for overflow cases from the City Fever Hospital. One main single storey ward unit and administration block”.*

- 6.66 The building has been refurbished since it's opening in 1902 and no longer retains external architectural interest from this time period. The significance of this heritage asset is largely derived from its historical connections and as per Table 1, its significance is determined to be **low**.

- 6.67 This asset has no intervisibility with the site due to the local topography, intervening built form and the natural environment and is therefore not scoped into further assessment.

#### MONUMENTS

#### MYO4217: Friends Meeting House New Earswick

- 6.68 This heritage asset is situated c. 137m west from the site. The HER describes it as

follows:

*“New Earswick, a model village designed by Joseph Rowntree, dates to 1903 and lies on the northern edge of York. An Allowed Meeting opened in 1917, within York Monthly Meeting, which met in the Folk Hall. It became a full Preparative Meeting a decade later. A purpose-built Meeting House was opened in 1988 in White Rose Avenue on the village green. This was partly funded by the Joseph Rowntree Memorial Housing Trust”.*

- 6.69 The significance of this heritage asset is largely derived from its historical and communal values and as per Table 1, its significance is determined to be **low**.
- 6.70 This asset has no intervisibility with the site due to the local topography, intervening built form and the natural environment and is therefore not scoped into further assessment.

#### ARCHAEOLOGICAL EVENTS

- 6.71 8 archaeological events were identified within the 500m study area:

EvUID	Name
EYO4733	1936 aerial photo
EYO5956	Flaxton Town Map Aerial Survey
EYO6283	Red Lodge, New Earswick
EYO6571	FRIENDS MEETING HOUSE ARCHITECTURAL SURVEY
EYO4088	North Riding aerial survey 1972
EYO7887	Joseph Rowntree School
EYO7945	Sycamore Place Garages
EYO851	Joseph Rowntree School Geophysical Survey

*Table 3: Archaeological events within the study area.*

#### EYO4733

- 6.72 This event is associated with medieval ridge and furrow finds (MYO3816 and MYO3818) and is described in the HER as follows:

*“Remote sensing survey/aerial photography”*

- 6.73 No other finds of note were discovered during the survey.

EYO5956

6.74 This event is described in the HER as follows:

*“Aerial survey of city of York area, consisting of seven North South runs, carried out by Hunting Surveys LTD. AP available digitally”.*

6.75 No finds of note were discovered during the survey.

EYO6283

6.76 This event is described in the HER as follows:

*“A geophysical survey was carried out by On-Site Archaeology Ltd. at the request of Joseph Rowntree Housing Trust to provide information regarding the archaeological potential of land to the south of Lime Tree Avenue and north of the Folk Hall car park in New Earswick, York. The site comprises Red Lodge, residential flats for people over sixty, New Earswick Folk Hall, swimming pool and library, together with the associated car park, tennis courts and recreation ground. The site is in an area of known archaeological significance as described in desk based assessment prepared by Onsite Archaeology in August 2014. The surrounding area contains several Roman temporary camps, three of which are Scheduled Monuments. The area has also been shown to contain archaeological remains of prehistoric date, stretching back to at least the Neolithic period. Throughout the medieval and post medieval periods the site is likely to have comprised open agricultural fields. Development of the area did not take place until the early 20th century with the establishment of New Earswick garden village. The objective of the geophysical survey is to support the archaeological evaluation with noninvasive investigation of near surface soil deposits to establish the likely presence or absence of archaeological features”.*

6.77 No finds of note were discovered during the survey; however, the area is known to have produced significant findings in the past.

EYO6571

6.78 This event is described in the HER as follows:



*“The meeting house is a good example of a late-twentieth century domestic revival design, with a sympathetically designed extension, built 2002. The building is located at the heart of New Earswick, a model village built by Quaker Joseph Rowntree and designed by Parker and Unwin in the early 1900s. Evidential value This is a purpose-built structure of 1988, and the site is of low evidential value Historical value The meeting house is located within Joseph Rowntree’s model village at New Earswick, laid out from 1901 and designed by Parker and Unwin. The building has medium historic significance as part of the overall development of Quakerism in New Earswick and has strong associations with the Rowntree family. Aesthetic value This modern building has medium aesthetic value and makes a neutral contribution to the character of the townscape. Communal value The meeting house has high communal value as a building developed for the Quakers which has been in use since it opened in 1988. The building provides a local community focus and its facilities are used by local groups. Information from OASIS Online Form”.*

6.79 The architectural survey did not uncover any archaeological findings.

EYO4088

6.80 This event is described in the HER as follows:

*“Vertical black and white, centred at SE 61355560 Multiple structures at 62215506 do not appear on this record”.*

6.81 No finds of note were discovered during the survey.

EYO7887

6.82 This event is described in the HER as follows:

*“An archaeological watching brief was carried out by On Site Archaeology in the June of 2008 and on works associated with the development at Joseph Rowntree School in the village of New Earswick, York. The work was carried out in light of an evaluation of the site, also carried out by On Site Archaeology in June 2007. The work consisted of site visits during area stripping for an access road and temporary car park on land to the immediate south of the school.*

*Within this strip the deepest reduction was within the south western corner of the trench, here, several cut features were detected. This was cleaned and sample excavated revealing a Romano British linear and a medieval pit. A number of other discreet features remain undated”.*

- 6.83 This event is associated with finds relating to the Romano British and Medieval periods.

EYO7945

- 6.84 This event is described in the HER as follows:

*“This Desk Based Assessment was prepared at the request of the Joseph Rowntree Foundation to provide information regarding the archaeological potential of a site of Sycamore Place Garages, New Earswick, York”.*

- 6.85 No finds are associated with this event.

EYO851

- 6.86 This event is described in the HER as follows:

*“Geophysical Survey. The works comprised five geomagnetic surveys across a study area of approximately 12ha. The works were commissioned by On-Site Archaeology and conducted by Archaeological Services in accordance with instructions provided by On-Site Archaeology. Features of potential archaeological interest were detected in Area 1. Former gardens and existing land drainage schemes where also detected. Identification of features of potential archaeological interest was hampered in other parts of the proposed development area due to landscaping, various ferrous materials and presumed chemical treatments of the northern fields”.*

- 6.87 This event is associated with finds of archaeological interest. No further information was provided.

- 6.88 Any finds following the above events of archaeological interest are below ground and/or have been removed and are therefore not scoped into further assessment.

#### HISTORIC LANDSCAPE CHARACTERISATION

6.89 The HER identifies the site as Character Area 46: New Earswick which is described as late 19<sup>th</sup> to early 20<sup>th</sup> century housing. Other Historic Landscape Character Areas within the 500m study area are depicted in figure 13.



## 7. Statement of Significance

- 7.1 In order to assess the impact a proposed development will have on the importance and setting of a heritage asset, it is necessary to first understand the significance of that asset. The definition of significance, as stated in the National Planning Policy Framework (Annex 2 Glossary), is as follows:

*“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”*

- 7.2 The definition of the setting of a heritage asset, as stated in the National Planning Policy Framework (Annex 2 Glossary), is as follows:

*“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”*

- 7.3 The National Planning Practice Guidance provides further detail on how to assess the significance of a heritage asset and the importance of its setting. It states that:

*“The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual / physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell, and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.” (Reference ID 18a-013-20190723)*

- 7.4 Conservation Principles, Policies and Guidance (Historic England, 2008) sets out

the range of heritage values which may be attached to places and therefore contribute to their significance. These are:

- **Evidential value:** the potential of a place to yield evidence about past human activity. *“Evidential value derives from the potential of a place to yield evidence about past human activity. Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them... Their evidential value is proportionate to their potential to contribute to people’s understanding of the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement” (English Heritage 2008).*
- **Historical value:** the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative. *“Illustration depends on visibility in a way that evidential value (for example, of buried remains) does not. The illustrative value of places tends to be greater if they incorporate the first or only surviving example of an innovation of consequence, whether related to design, technology or social organisation. Association with a notable family, person, event, or movement gives historical value a particular resonance. Being at the place where something momentous happened can increase and intensify understanding through linking historical accounts of events with the place where they happened – provided, of course, that the place still retains some semblance of its appearance at the time” (English Heritage 2008).*
- **Aesthetic value:** the ways in which people draw sensory and intellectual stimulation from a place. *“Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place. Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time. Many places combine these two aspects... Design value relates*

*primarily to the aesthetic qualities generated by the conscious design of a building, structure or landscape as a whole. It embraces composition (form, proportions, massing, silhouette, views and vistas, circulation and usually materials or planting, decoration or detailing, and craftsmanship ... Strong indicators of importance are quality of design and execution, and innovation, particularly if influential" (English Heritage 2008).*

- **Communal value:** the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects. For the purposes of this report, Social Value is the specific aspect which will be focussed on. *"Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence". (English Heritage 2008).*

7.5 The following scale is used for an assessment of the significance:

- **High:** an aspect of value that strongly contributes to the significance of a place.
- **Medium:** an aspect of value that will have some cultural importance and will make a modest contribution to the significance of a place.
- **Low:** an aspect of value that will make a slight (yet still noteworthy) contribution to the significance of a place.

#### Evidential Value

7.6 Through OS mapping analysis, it is determined that it is unlikely that the area of New Earswick was developed on prior to the Rowntree development. It is therefore likely for archaeological remains to be uncovered should below ground works be undertaken, that may contribute to our understanding of past human activity.

7.7 In addition, the housing development itself provides evidence of historic building techniques with almost all original features and fittings still in situ. It also



provides physical evidence of ideologies contained in the Arts and Crafts movement, the Garden Village movement and efforts by the Rowntree family to combat poverty in and around York during the late 19<sup>th</sup> century to early 20<sup>th</sup> century.

- 7.8 The evidential value of the site, which includes the houses due for re-roofing, is therefore determined to be **high**.

#### Historical: Illustrative Value

- 7.9 Whilst technically not the first Garden Village, New Earswick was one of the first developments in England to incorporate the features associated with the movement. The quality of the construction illustrates a design innovation which is one of a few examples of a Garden Village still evident today. The scale and size of the development illustrates the need to accommodate a growing workforce for the Rowntree business.

- 7.10 The illustrative value of the site, which includes the houses due for re-roofing, is therefore determined to be **high**.

#### Historical: Associative Value

- 7.11 The development was designed by Parker and Unwin, architectural leaders of the Garden Village movement. The development was instigated by Joseph Rowntree, a prominent philanthropist. In addition, the Arts and Crafts movement heavily influenced the design of the earliest parts of the village. The village retains almost all of its original features and key buildings which also contributes to its associative value.

- 7.12 The associative value of the site, which includes the houses due for re-roofing, is therefore determined to be **high**.

#### Aesthetic Value

- 7.13 New Earswick was a direct result of the conscious design of a place, including artistic endeavour from the Garden Village and Arts and Crafts movements. The design of the village also clearly shows a development of construction

techniques over time. Rather than contrasting, the various phases of development compliment one another and show the change of materials based in availability over time. The houses have a high degree of intactness and are visually prominent and appealing, with the majority of key features surviving today.

- 7.14 The aesthetic value of the site, which includes the houses due for re-roofing, is therefore determined to be **high**.

#### Communal (Social) Value

- 7.15 The village retains a distinctiveness and coherence which was originally envisioned during its construction. Whilst the communal areas of Folk Hall, the swimming pool etc of course contribute to the social value of the area, this is also true for the residential areas. The layout of the houses and public areas dispersed between them were developed in such a way as to encourage social interaction through the development of pathways inaccessible to vehicles, frontages which open onto open spaces and low hedges/fences as to encourage conversation with neighbours. It is this distinctiveness and cohesion which gives the village it's social identity.
- 7.16 The communal (social) value of the site, which includes the houses due for re-roofing, is therefore determined to be **high**.
- 7.17 With the above values in mind, the overall value of the site is determined to be **high**. Considering the assessment of significance in Table 1, it is determined that the significance of the site is **medium/high**.

## 8. Assessment of Impact on Heritage Assets

- 8.1 This section identifies and assesses the impacts of the proposal on the significance of the heritage assets located within the vicinity of the site. This section should be read in conjunction with the supporting plans provided with the planning application.
- 8.2 In order to establish the magnitude and significance of the impact of the proposed development on heritage assets, the below tables have been utilised.

<b>HIGH</b>	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
<b>MEDIUM</b>	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements.
<b>LOW</b>	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g., a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
<b>NEGLIGIBLE</b>	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long-term effect on the historic value of a resource.
<b>UNKNOWN</b>	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

Table 4: Magnitude of Impact. Adapted from *Design Manual for Roads and Bridges, Volume II, Section 3, Part 2 (2007)*



MAGNITUDE OF IMPACT	SIGNIFICANCE OF HERITAGE ASSET				
	VERY HIGH	HIGH	MEDIUM	LOW	NEGLIGIBLE
<b>No Change</b>	Neutral	Neutral	Neutral	Neutral	Neutral
<b>Negligible</b>	Slight	Slight	Neutral/Slight	Neutral/Slight	Neutral
<b>Low</b>	Moderate/Large	Moderate/Slight	Slight	Neutral/Slight	Neutral/Slight
<b>Medium</b>	Large/Very Large	Moderate/Large	Moderate	Slight	Neutral/Slight
<b>High</b>	Very Large	Large/Very Large	Moderate/Large	Slight/Moderate	Slight

Table 5: Heritage Impact. Adapted from *Design Manual for Roads and Bridges, Volume II, Section 3, Part 2 (2007)*

#### PROPOSED DEVELOPMENT

- 8.3 The proposed development consists of a re-roofing project which will directly affect 105 houses within New Earswick. It will also affect the setting of 40 surrounding listed buildings and the conservation area. Details of the development can be found in Section 3. Referring to the magnitude of impact (Table 4), it is determined that the works will amount to **negligible** impact. This is due to the replacement materials being like-for-like in nature.

#### POTENTIAL IMPACT ON BUILDINGS WITHIN THE SITE

- 8.4 Referring to the Heritage Impact (Table 5), and considering the significance of the site is determined to be **medium/high**, the development amounts to **neutral/slight impact**. This is due to the fact that there will be unavoidable loss of historic fabric, however this impact is fully mitigated by the use of sympathetic materials in like-for-like design which will preserve the significance of the listed buildings and prevent decay.

#### POTENTIAL IMPACT ON SURROUNDING DESIGNATED HERITAGE ASSETS

- 8.5 Referring to the Heritage Impact (Table 5), and considering the significance of the surrounding heritage assets is determined to be **medium**, the development amounts to **neutral/slight impact**. This is due to the fact that there will be unavoidable loss of historic fabric which will affect the setting of these heritage assets. However, this impact is fully mitigated by the use of sympathetic materials in like-for-like design which will preserve the significance of the setting of the listed buildings.

### New Earswick Conservation Area

- 8.6 Referring to the Heritage Impact (Table 5), and considering the significance of the conservation area is determined to be **medium**, the development amounts to **neutral/slight impact**. This is due to the fact that there will be unavoidable loss of historic fabric which will affect the significance of the conservation area. However, this impact is fully mitigated by the use of sympathetic materials in like-for-like design which will preserve the significance of the conservation area.

## 9. Conclusion

- 9.1 This report has outlined the proposed development and has considered its impact on both non-designated and designated assets within a study area of 500m. The significance of designated and non-designated assets in the vicinity of the site has also been assessed.
- 9.2 The site comprises several Grade II listed buildings and their associated outbuildings, it is also situated within a conservation area and is within the setting of surrounding listed buildings. The overall impact has been determined to be **neutral/slight**. With the use of sympathetic materials and considered design which maintains the significance of these heritage assets, any impact will be fully mitigated, therefore it is determined that the proposed development will result in **no harm** to the significance of any assets within or surrounding the site, nor to the significance of the conservation area.
- 9.3 This level of harm is mitigated by sensitive design, appropriate scale (being subservient to the footprint of the original structure) and high-quality materials which will retain the significance of the heritage assets and is sympathetic to the conservation area. In addition, there is the public benefit of retaining the historical significance of the area to be enjoyed for future generations and preventing the decay of the listed buildings and their associated outbuildings. Therefore, there will be **no impact** on the significance of this heritage asset.
- 9.4 In summary, the proposal is considered compliant with the relevant heritage paragraphs contained in Section 16 of the National Planning Policy Framework (2021) and relevant local heritage policies within the City of York Local Plan.

## Sources

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### CARTOGRAPHIC

John Speed map of 1676

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## Appendix A: Gazetteers

In order to understand the nature and extent of the surrounding heritage resource, a study area of a 500m radius of the site was adopted. The following gazetteers represent the entries from the Historic England List of Designated Heritage Assets and the City of York Council Historic Environment Record (HER) within the study area.

### Abbreviations

<b>NHLE</b>	National Historic List of England Number
<b>MonUID</b>	City of York Council HER Monument Record Number
<b>EvUID</b>	City of York Council HER Event Record Number
<b>HLCUID</b>	City of York Council HER Historic Landscape Characterisation Record Number

NHLE	Description	Grade
1173357	1 AND 2, WESTERN TERRACE	II
1315976	10 AND 12, SYCAMORE AVENUE	II
1149162	10-16, CHESTNUT GROVE	II
1173218	10-16, POPLAR GROVE	II
1149180	10-16, STATION AVENUE	II
1173111	13-16, HAWTHORNE TERRACE	II
1173287	14 AND 16, SYCAMORE AVENUE	II
1315954	1-4, HAWTHORNE TERRACE	II
1173374	14-16, WESTERN TERRACE	II
1173346	14-18, SYCAMORE PLACE	II
1296324	16-20, IVY PLACE	II
1173100	1-7, CHESTNUT GROVE	II
1296334	1-7, STATION AVENUE	II
1149181	1-7, SYCAMORE AVENUE	II
1149173	17-20, HAWTHORNE TERRACE	II
1149140	18 AND 20, SYCAMORE AVENUE	II
1149178	18-24, POPLAR GROVE	II
1173241	18-24, STATION AVENUE	II
1149142	19 AND 20, SYCAMORE PLACE	II
1149182	19-27, SYCAMORE AVENUE	II
1149141	2 AND 4, SYCAMORE AVENUE	II
1173120	21-24, HAWTHORNE TERRACE	II
1173025	21-27, CHESTNUT GROVE	II
1173233	23-31, STATION AVENUE	II
1149164	26 AND 28, CHESTNUT GROVE	II
1315986	2-8, CHESTNUT GROVE	II
1149177	2-8, POPLAR GROVE	II
1315953	29-35, CHESTNUT GROVE	II
1173259	29-35, SYCAMORE AVENUE	II
1173340	3 AND 4, SYCAMORE PLACE	II
1149143	3,4,5 AND 6, WESTERN TERRACE	II
1315988	30-36, CHESTNUT GROVE	II
1149170	37-51, CHESTNUT GROVE	II
1149165	50-56, CHESTNUT GROVE	II
1172986	53-59, CHESTNUT GROVE	II

1173102	5-8, HAWTHORNE TERRACE	II
1149166	58-64, CHESTNUT GROVE	II
1315977	5-9, SYCAMORE PLACE	II
1149169	61 AND 63, CHESTNUT GROVE	II
1173169	6-12, IVY PLACE	II
1172965	65-71, CHESTNUT GROVE	II
1315989	66 AND 68, CHESTNUT GROVE	II
1149167	70 AND 72, CHESTNUT GROVE	II
1315978	7-13, WESTERN TERRACE	II
1315952	73 AND 75, CHESTNUT GROVE	II
1172941	74-80, CHESTNUT GROVE	II
1172958	77-83, CHESTNUT GROVE	II
1315951	82-88, CHESTNUT GROVE	II
1172950	90-96, CHESTNUT GROVE	II
1149172	9-12, HAWTHORNE TERRACE	II
1149171	9-15, CHESTNUT GROVE	II
1296308	9-17, SYCAMORE AVENUE	II
1149179	9-21, STATION AVENUE	II
1149168	98-104, CHESTNUT GROVE	II
1296375	HALL COTTAGE	II
1149139	HARTSIDE	II
1149176	NUMBERS 13-15 AND ARCHWAY TO RIGHT	II
1149175	NUMBERS 1-5 AND ARCHWAY TO RIGHT	II
1149163	NUMBERS 18 AND 20 AND ARCHWAY TO LEFT	II
1315987	NUMBERS 22 AND 24 AND ARCHWAY TO RIGHT	II
1173269	NUMBERS 22 AND 24 WITH ARCHWAY TO LEFT	II
1173308	NUMBERS 6 AND 8 SYCAMORE AVENUE WITH ARCHWAY TO RIGHT	II
1315955	RED OAKS	II
1315956	THE FOLK HALL	II
1173129	THE VILLAGE SCHOOL	II
1149174	WESTERN HOUSE AND THE SURGERY	II
-	New Earswick Conservation Area	-

Table 6: Gazetteer of designated heritage assets within 500m study area

MonUID	Name	MonType
MYO613	10 -16 Poplar Grove	TERRACE
MYO1942	10-12 Sycamore Avenue	SEMI DETACHED HOUSE; OUTBUILDING; COAL SHED; MODEL DWELLING
MYO529	10-16 Chestnut Grove	TERRACE; TERRACED HOUSE; MODEL DWELLING
MYO547	10-16 Station Avenue	TERRACE; TERRACED HOUSE; MODEL DWELLING
MYO1944	11 Western Terrace, New Earswick	TERRACE; TERRACED HOUSE; MODEL DWELLING
MYO622	1-2 Western Terrace	SEMI DETACHED HOUSE; MODEL DWELLING
MYO1933	1-3 Hawthorn Terrace	TERRACE; TERRACED HOUSE; MODEL DWELLING
MYO609	13-16 Hawthorn Terrace	TERRACED HOUSE
MYO618	14-16 Sycamore Avenue	SEMI DETACHED HOUSE; MODEL DWELLING; COAL SHED; OUTBUILDING

MYO623	14-16 Western Terrace	TERRACE; TERRACED HOUSE; MODEL DWELLING
MYO621	14-18 Sycamore Avenue	TERRACE; TERRACED HOUSE; MODEL DWELLING
MYO1909	1-5 Station Avenue	TERRACE; TERRACED HOUSE; MODEL DWELLING
MYO1908	16-20 Ivy Place	TERRACE
MYO607	1-7 Chestnut Grove	TERRACE; TERRACED HOUSE; MODEL DWELLING
MYO548	1-7 Sycamore Avenue	TERRACE; TERRACED HOUSE; MODEL DWELLING
MYO540	17-19 Hawthorn Terrace	SHOP; TERRACE; MODEL DWELLING
MYO517	18-20 Sycamore Avenue	SEMI DETACHED HOUSE; COAL SHED; OUTBUILDING; MODEL DWELLING
MYO615	18-24 Station Avenue	TERRACE; TERRACED HOUSE; MODEL DWELLING
MYO545	18-24 Poplar Grove	TERRACE; TERRACED HOUSE; MODEL DWELLING
MYO519	19-20 Sycamore Avenue	HOUSE
MYO549	19-27 Sycamore Avenue	TERRACE; TERRACED HOUSE; MODEL DWELLING; HOUSE
MYO610	21-24 Hawthorn Terrace	TERRACED HOUSE; TERRACE; MODEL DWELLING
MYO606	21-27 Chestnut Grove	TERRACED HOUSE; TERRACE; MODEL DWELLING
MYO614	23-29 Station Avenue	TERRACE; TERRACED HOUSE; MODEL DWELLING
MYO518	2-4 Sycamore Avenue	SEMI DETACHED HOUSE; MODEL DWELLING
MYO1949	2-6 Chestnut Grove	TERRACE; TERRACED HOUSE; MODEL DWELLING
MYO531	26-28 Chestnut Grove	SEMI DETACHED HOUSE
MYO544	2-8 Poplar Grove	TERRACE; TERRACED HOUSE; MODEL DWELLING
MYO616	29-35 Sycamore Avenue	TERRACE; TERRACED HOUSE; MODEL DWELLING
MYO1932	29-35 Chestnut Grove	TERRACE; TERRACED HOUSE; MODEL DWELLING
MYO1951	30-36 Chestnut Grove	TERRACE; TERRACED HOUSE; MODEL DWELLING
MYO620	3-4 Sycamore Avenue	HOUSE
MYO520	3-4 Western Terrace	TERRACE; TERRACED HOUSE; MODEL DWELLING
MYO537	37-51 Chestnut Grove	TERRACE; TERRACED HOUSE; MODEL DWELLING
MYO532	50-56 Chestnut Grove	TERRACED HOUSE; TERRACE; MODEL DWELLING
MYO605	53-59 Chestnut Grove	TERRACE; TERRACED HOUSE; MODEL DWELLING
MYO608	5-8 Hawthorn Terrace	TERRACE; TERRACED HOUSE; MODEL DWELLING
MYO533	58-64 Chestnut Grove	TERRACE; TERRACED HOUSE; MODEL DWELLING
MYO1943	5-9 Sycamore Avenue	TERRACE; TERRACED HOUSE; MODEL DWELLING
MYO612	6-12 Ivy Place	TERRACE; TERRACED HOUSE; MODEL DWELLING
MYO536	61-63 Chestnut Grove	HOUSE; MODEL DWELLING



MYO604	65-71 Chestnut Grove	TERRACE; TERRACED HOUSE; MODEL DWELLING
MYO1952	66-68 Chestnut Grove	SEMI DETACHED HOUSE; MODEL DWELLING
MYO534	70-72 Chestnut Grove	SEMI DETACHED HOUSE; MODEL DWELLING
MYO1931	73-75 Chestnut Grove	SEMI DETACHED HOUSE; MODEL DWELLING
MYO601	74-80 Chestnut Grove	TERRACE; TERRACED HOUSE; MODEL DWELLING
MYO603	77-83 Chestnut Grove	TERRACE; TERRACED HOUSE; MODEL DWELLING
MYO1930	82-88 Chestnut Grove	TERRACE; TERRACE; MODEL DWELLING
MYO602	90-96 Chestnut Grove	TERRACE; TERRACED HOUSE; MODEL DWELLING
MYO539	9-12 Hawthorn Terrace	TERRACE; TERRACED HOUSE; MODEL DWELLING
MYO538	9-15 Chestnut Grove	TERRACE; TERRACED HOUSE; MODEL DWELLING
MYO1907	9-17 Sycamore Avenue	TERRACE; TERRACED HOUSE; HOUSE; MODEL DWELLING
MYO546	9-21 Station Avenue	TERRACE; TERRACED HOUSE; MODEL DWELLING
MYO535	98-104 Chestnut Grove	TERRACE; TERRACED HOUSE; MODEL DWELLING
MYO628	A PAIR OF K6 TELEPHONE KIOSKS	TELEPHONE BOX
MYO530	ARCHWAY TO LEFT	SEMI DETACHED HOUSE
MYO617	ARCHWAY TO LEFT	SEMI DETACHED HOUSE; MODEL DWELLING; ARCH; COAL SHED; OUTBUILDING
MYO1950	ARCHWAY TO RIGHT	SEMI DETACHED HOUSE; HOUSE
MYO542	ARCHWAY TO RIGHT	TERRACE; TERRACED HOUSE; MODEL DWELLING
MYO619	ARCHWAY TO RIGHT	SEMI DETACHED HOUSE; COAL SHED; OUTBUILDING; MODEL DWELLING
MYO4414	EARSWICK STATION	RAILWAY STATION
MYO1910	HALL COTTAGE	HOUSE; GLASSHOUSE; MODEL DWELLING
MYO516	HARTSIDE	HOUSE
MYO398	NEW EARSWICK	VILLAGE
MYO543	NUMBERS 13 - 15 AND ARCHWAY TO RIGHT	TERRACE; TERRACED HOUSE; MODEL DWELLING; ARCH
MYO1934	RED OAKS	TEACHERS HOUSE; HOUSE
MYO4413	THE BUNGALOW HOSPITAL	INFECTIOUS DISEASES HOSPITAL
MYO1935	THE FOLK HALL	VILLAGE HALL; VILLAGE HALL; VILLAGE HALL; READING ROOM; MODEL DWELLING
MYO611	THE VILLAGE SCHOOL	SCHOOL
MYO541	WESTERN HOUSE AND THE SURGERY	HEALTH WORKERS HOUSE; HEALTH WORKERS HOUSE; CLINIC

Table 7: Gazetteer of City of York Council HER non-designated assets within 500m study area

MonUID	Name	MonType
MYO2045	Foss Navigation	RIVER NAVIGATION; CANAL
MYO2966	Ridge and Furrow Huntington	BROAD RIDGE AND FURROW

MYO2967	Ridge and Furrow Huntington	BROAD RIDGE AND FURROW
MYO2968	Ridge and Furrow Huntington	BROAD RIDGE AND FURROW
MYO2970	Ridge and Furrow Huntington	BROAD RIDGE AND FURROW
MYO2997	Ridge and Furrow New Earswick	BROAD RIDGE AND FURROW
MYO2998	Ridge and Furrow New Earswick	BROAD RIDGE AND FURROW
MYO2999	Ridge and Furrow New Earswick	BROAD RIDGE AND FURROW
MYO3000	Ridge and Furrow New Earswick	BROAD RIDGE AND FURROW
MYO3506	York to Beverley Railway, 1847	RAILWAY
MYO3816	Ridge and Furrow New Earswick	BROAD RIDGE AND FURROW
MYO3818	Ridge and Furrow New Earswick	BROAD RIDGE AND FURROW
MYO3819	Ridge and Furrow Huntington	BROAD RIDGE AND FURROW
MYO4217	Friends Meeting House New Earswick	FRIENDS MEETING HOUSE
MYO4298	Ebor Print Works (Sessions)	PRINTING WORKS
MYO5258	Bootham Stray	COMMON LAND

Table 8: Gazetteer of City of York Council HER monuments within 500m study area

EvUID	Name	Record Type
EYO4733	1936 aerial photo	AERIAL PHOTOGRAPHY
EYO5956	Flaxton Town Map Aerial Survey	AERIAL PHOTOGRAPHY
EYO6283	Red Lodge, New Earswick	GEOPHYSICAL SURVEY
EYO6571	FRIENDS MEETING HOUSE ARCHITECTURAL SURVEY	BUILDING RECORDING
EYO4088	North Riding aerial survey 1972	AERIAL PHOTOGRAPHY
EYO7887	Joseph Rowntree School	WATCHING BRIEF
EYO7945	Sycamore Place Garages	DBA
EYO851	Joseph Rowntree School Geophysical Survey	GEOPHYSICAL SURVEY

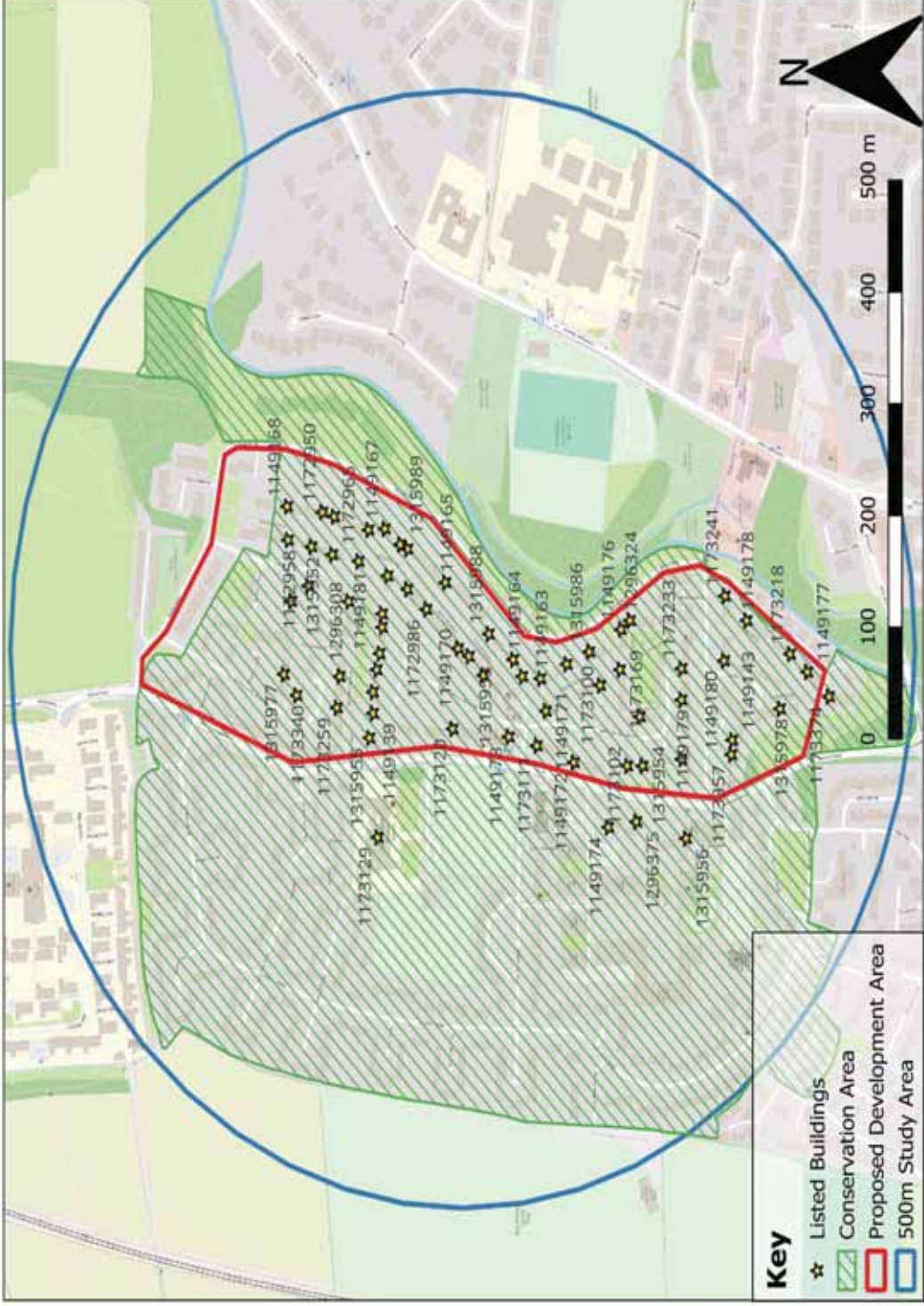
Table 9: Gazetteer of City of York Council HER archaeological events within 500m study area

HLCUID	Name	HLTypeDes	Period
HNY7067	-	Planned estate	1901
HNY7158	-	Planned large scale parliamentary enclosure	1763
HNY7537	-	Strip fields	1066
HNY7709	-	Planned estate	1900
HNY7808	Bootham Stray	Greens	Unknown
HNY7809		Broad-leafed plantation	1901
HYO22530	YHECP Character area 46 Hartrigg Oaks	YHECP Modern development	1980
HYO22531	YHECP Character area 46 Joseph Rowntree School	YHECP Educational	1980
HYO22547	YHECP Character area 48	YHECP 1960s development	1960
HYO22549	YHECP Character area 47-48	YHECP Inter-war private housing	1918
HYO22550	YHECP Character area 46	YHECP Modern development	1980
HYO22552	YHECP Character area 47 Pollard Close	YHECP Modern development	1980
HYO22553	YHECP Character area 47	YHECP Inter-war private housing	1918
HYO22554	YHECP Character area 48	YHECP Recreational	1980
HYO22555	YHECP Character area 48 Huntington School	YHECP Educational	1960
HYO22556	YHECP Character area 48	YHECP Modern development	1980
HYO22557	YHECP Character area 45	YHECP Commercial	1980
HYO22558	YHECP Character area 48	YHECP Modern development	1980

HYO22559	YHECP Character area 48 St. Andrew's Church	YHECP Religious	1946
HYO22560	YHECP Character area 46	YHECP Modern development	1980
HYO22583	YHECP Character area 46	YHECP Inter-war private housing	1918
HYO22584	YHECP Character area 46	YHECP Late 19th-early 20th century housing	1901
HYO22585	YHECP Character area 44, 46, 48	YHECP Agricultural	Unknown
HYO22586	YHECP Character area 46	YHECP Recreational	Unknown
HYO22611	YHECP Character area 45	YHECP Post-war development	1946
HYO22910	YHECP Character area 46	YHECP Post-war development	1946
HYO22911	YHECP Character area 46	YHECP 1970s development	1970
HYO22912	YHECP Character area 46	YHECP 1960s development	1961
HYO22941	YHECP Character area 46 New Earswick Primary School	YHECP Educational	1910
HYO23237	YHECP Character area 46	YHECP Recreational	1960
HYO23293	YHECP Character Area 45 Huntington South	-	Unknown
HYO23294	YHECP Character Area 46 New Earswick	-	Unknown
HYO23295	YHECP Character Area 47 Huntington	-	Unknown
HYO23296	YHECP Character Area 48 Huntington expansion	-	Unknown

Table 10: Gazetteer of City of York Council HER Historic Landscape Characterisation Areas within 500m study area

# Appendix B: Additional Figures



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 Date: 31/05/2023  
 Centre: SE 61019 55472

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 Inset: OpenStreetMap  
 Main Map: contains OS Data ©  
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Figure 11: Designated Heritage Assets within study area



Creator: Rhiannon Baxendell  
 Date: 31/05/2023  
 Centre: SE 61019 55472

Base Map Credits  
 Inset: OpenStreetMap  
 Main Map: contains OS Data ©  
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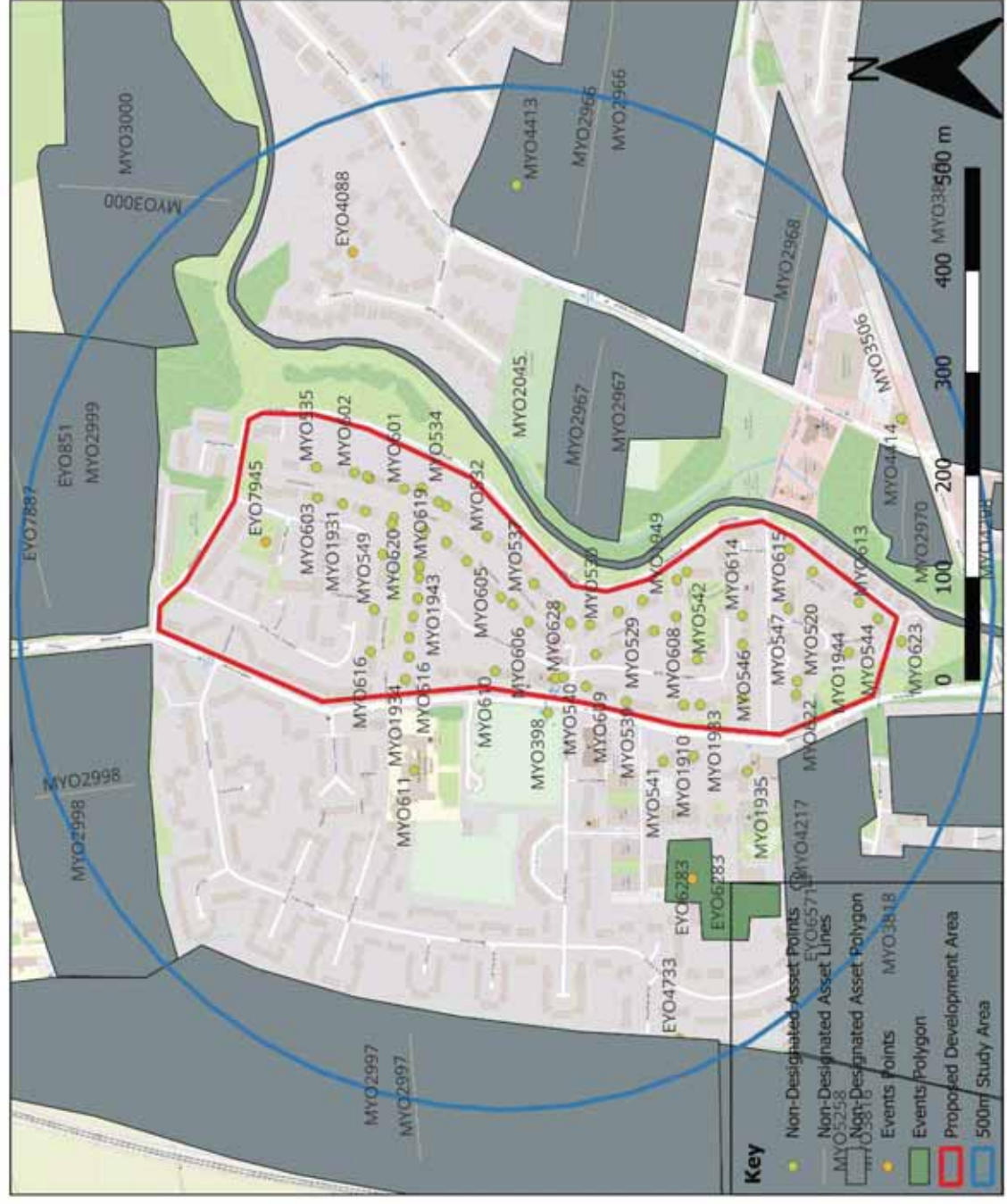


Figure 12: Non-Designated Heritage Assets within study area

**Character Area  
46: Maps**

Broad Type  
characterisation plan.  
White roadways  
indicated roads or lanes  
visible on the 1852  
Ordnance Survey Plan.

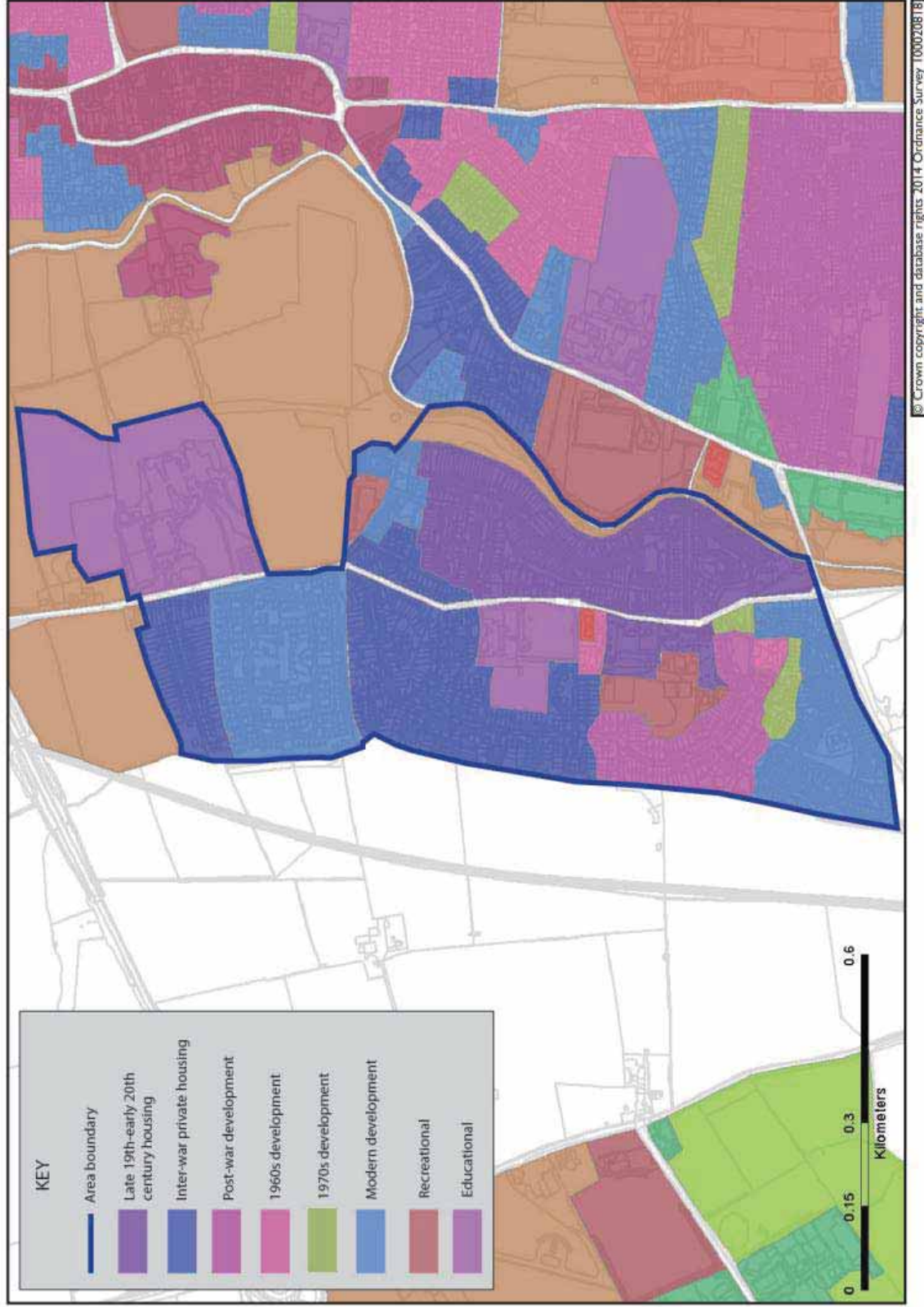


Figure 13: Historical Characterisation Areas. Source: City of York Council



**RB Heritage Ltd**  
Historic Buildings Consultancy