

STRENSALL CONSERVATION AREA APPRAISAL



In association with Strensall with Towthorpe
Parish Council

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APPENDIX A - Listed Building Descriptions

This document was prepared in November 2010 by Woodhall Planning and Conservation on behalf of the City of York Council. The format and content were agreed with the Design, Conservation and Sustainable Development Section of City of York Council, and the document was approved by the Council on the 24th March 2011.

I INTRODUCTION

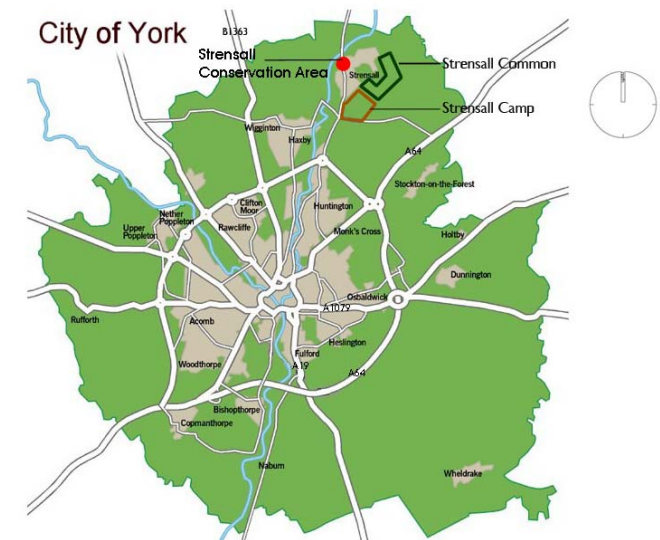
I.01 A conservation area is defined by the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historic interest, (the character or appearance of which) is desirable to preserve or enhance. Section 69 of the Act requires Local Planning Authorities to identify and designate conservation areas within their geographical boundaries and to formulate, in conjunction with the public, proposals for their preservation and enhancement (Sections 71 and 72 of the Act). The Act places a duty upon Local Planning Authorities to review the extent of the conservation areas.

I.02 Strensall is a historic village, located to the north of York (see Map 1). The Strensall Conservation Area was designated in 1979 and was extended following public consultation in 2001 to include riverside pasture land and paddocks to the north-west, buildings along West End and south along Princess Road see Map 2. In addition, a small area on the eastern edge of the village is designated as the Strensall Railway Buildings Conservation Area and this is the subject of a separate Appraisal document.

I.03 This report contains an assessment of the Conservation Area and is in four sections. The first part (Chapters 1-4) sets the scene by analysing the history and baseline factors of the conservation area. The second part (Chapter 5) reviews the extent of the Conservation Area as designated and explains the reasons for the recent revision of its boundaries. The third part describes the area as revised, firstly in general terms (Chapter 6) and then, in more detail, as four sub-areas (Chapters 7-10). The final part (Chapter 11) discusses the measures that could be introduced within the designated area in order to preserve and enhance its character and appearance.

I.04 The assessment is based on field work in August and September 2010 and is limited to the buildings and areas visible from the public domain.

I.05 Strensall Conservation Area Appraisal was approved as a supporting document to the conservation policies included in the City of York's draft Local Plan (incorporating the fourth set of changes) by the Planning Committee of City of York Council on the 24th March 2011. The Conservation Area Appraisal will also be used to inform the emerging Local Development Framework.



Map 1

2 LOCATION AND CONTEXT

- 2.01 The Strensall Conservation Area lies approximately 5 kilometres north of York city centre. The core of the village is on the south side of the River Foss and is positioned between the B1363 and A64 (see Map 1). The Strensall Conservation Area covers the heart of the historic settlement to the north of the railway line (see Plate 1).
- 2.02 The designated area is focused around the historic core of the village and includes St Mary's Church to west, farmland up to the River Foss to the north and the properties on both sides of the main road, The Village, as far as Northfields to the east.



Plate 1 Aerial view

3 TOPOGRAPHY AND LANDSCAPE SETTING

3.01 Strensall village occupies part of a flat open area to the south of the River Foss. The village itself is surrounded by fields to the north, east and west. These areas of open ground enable long distance views towards the village from the north, in particular towards the church and Manor Farm which are set on slightly higher ground. To the south of the village is Strensall Common and Strensall Army Camp.

3.02 The immediate setting of the designated area is dominated by twentieth-century housing development to south, west and east, though tree fringes help to mitigate their effect. To the north lies open ground used for agricultural purposes (see Plate 2). Although the immediate setting, adjacent to Strensall Bridge, is compromised by the partially demolished former tannery building. As a result the Conservation Area is predominantly enclosed by surrounding development with only the open ground to the north providing relief to this enclosure.



Plate 2 View west out of the designated area from Strensall New Bridge

4 HISTORICAL DEVELOPMENT

4.01 The name Strensall probably indicates an Anglo-Saxon settlement, although there may have been activity in or around the site of the village at earlier periods. Pre-historic and Roman remains have been found in the area and it may have always been a convenient crossing point of the River Foss. It has been suggested that the village was the site of the Synod of Whitby, which may indicate that it was also an early monastic site.

4.02 Strensall was included in the Domesday Survey of 1086, as one of the estates of the Archbishop of York, and it was described as; “Strenshale, Sasford and Turchil held five geldable carcucates of St Peter. There is land for two ploughs, it is waste.” At this early period Strensall appears to have been within the forest of Galtres that stretched north of York. Throughout the thirteenth century the prebendaries of Strensall (one of the canons of St. Peter’s, York) developed their own hunting preserve on the edge of the royal forest.

4.03 Manor Farm (formerly known as Strensall Hall) occupies a moated site which was probably the administrative centre of the village from the early medieval period (and possibly earlier).

The land close to the hall was known as Coney Garths and may be the site of the free warren granted to Gerard de Vuippens in 1292 (‘coney’ being another name for rabbit). Other evidence for the early history of the settlement includes the presence of ridge and furrow (signs of medieval ploughing) around the village.

4.04 Strensall has a typical medieval pattern of properties, with narrow-fronted plots of land that extend back on either side of a single west-east street (the present Church Lane and The Village - see Plates 3 & 4). The plots on the north side were bounded by the River Foss and those on the south side stretched to Back Lane (now Southfields Road). Other roads led out of the village to the north and south. The church was at the west end of the village, close to the hall. The medieval fields lay on both sides of the River Foss, with common land (Strensall Common) to the south of the village. The inhabitants of the village also had grazing rights within the forest.

4.05 The hearth tax returns for 1663 suggest that there were around 46 houses within the village at that date, with a likely population of approximately 200. The enclosure of the medieval fields during



Plate 3 View east along The Village



Plate 4 View east along The Village



Plate 5 St Mary's Church

the seventeenth and eighteenth centuries and a corresponding improvement in agriculture led to a slow increase in the size of the village, which by 1801 had a population of 297. Unusually, the enclosed fields seem to have retained the form something of the long narrow strips that are characteristic of farming patterns within medieval fields. Also, Strensall Common remained open until the late nineteenth century.

4.06 A school was founded in Strensall in 1718 -19, probably on the site of the nineteenth century building that has recently been converted into residential accommodation. The church was completely rebuilt between 1801 and 1803, only to be replaced again in 1865-6 (see Plate 5).

4.07 The Foss Navigation Company was formed in 1793 with the intention of forming a navigable link between the junction of the Rivers Foss and Ouse in central York north to Stillington Mill. During 1796 and 1797 two locks and a bridge (Strensall New Bridge - See Plate 6) were constructed at Strensall as part of this work. During the first five years of the nineteenth century a canal was dug from north of Strensall to Sheriff Hutton Bridge but work then stopped. Strensall Bridge, designed by the eminent York architect John Carr, was constructed in

1798, replacing an earlier bridge. Refer to work of River Foss Society for further information on this important industrial archaeology.

4.08 The eighteenth and early nineteenth centuries appear to have been a time of prosperity for the village as many of the older houses date from this period. Also, a number of new religious buildings were erected, including a Quaker meeting house, and two Methodist chapels (one Primitive, the other Wesleyan-See Plate 7). This period may also have seen the establishment of the tannery on the north side of the river, next to the bridge.

4.09 The opening of the York to Scarborough railway in 1845, which ran to the south of the village, led to a rapid reduction in the use of the canal. By 1854 the majority of The Village, Church Lane and West End had been developed as can be seen from the first Ordnance Survey map. Only the vicarage and its outbuilding existed on the south side of York Road. Interestingly, there were few buildings on the land to the south of the church (identified as Butts End), possibly because it was glebe land and lay between the church and the vicarage. Also, no development had taken place on Moor Lane (the northern section of which is now known as Princess Road), although the map evidence indicates the existence of a gate



Plate 6 Strensall New Bridge



Plate 7 Former Chapel, Church Lane



Plate 8 The Poplars from Princess Road

-keepers cottage (now demolished) at the level crossing.

4.10 Strensall did not expand significantly during the second half of the nineteenth century, although as noted in 5.06 above the church was rebuilt in 1865-6. A house (now The Poplars - see Plate 8) was built on the south side of York Road at its junction with Princess Road and in 1895 a new Wesleyan Chapel (the present Methodist Church) was constructed (see Plate 9).

4.11 By early twentieth century little had changed in the area. Duck Lane appears to have been improved to provide better access to the York Road and new houses began to appear on the east side of Moor Lane (now partly Princess Road - see Plate 10). Further housing was also constructed along West End and the school was expanded. At the east end of The Village a fine single storey house named Meadowside (No. 69) was built.

4.12 By 1930 No. 2 West End (named Oakleigh at that date) had been built. Also, the Ordnance Survey map of that date notes the existence of Strensall Halt at the level crossing on Moor Lane. Twenty years later there had been much more development along Moor Lane and by the early 1970s there had been extensive infill development throughout

the village. This included building on the north side of Southfields Road (formerly Back Lane) and the construction of St. Mary's Close and Church View (now West End Close) on the open space to the south of the church. Also, there had been considerable development to the south and west of the historic core.

4.13 By the end of the twentieth century houses had also been built in the grounds of No 69 The Village and infill development has also occurred to the north of The Grange. The beginning of the twenty-first century saw a rapid increase in the number infill developments. Examples include new housing to the south of Yew Tree Farm and Hawthorn Mews on the north side of The Village (see Plate 11).



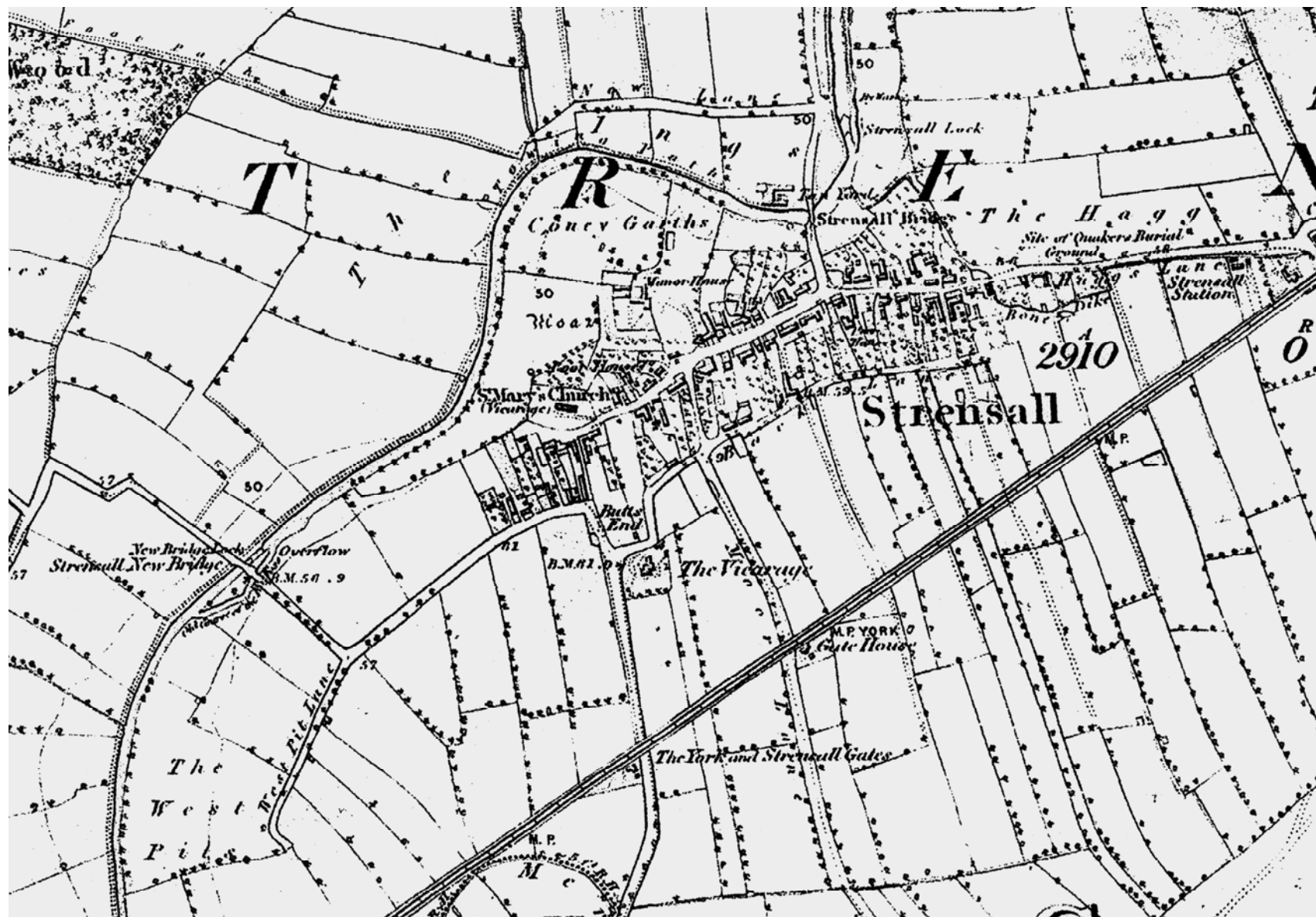
Plate 9 Methodist Church, The Village



Plate 10 Mid twentieth century housing on Princess Road

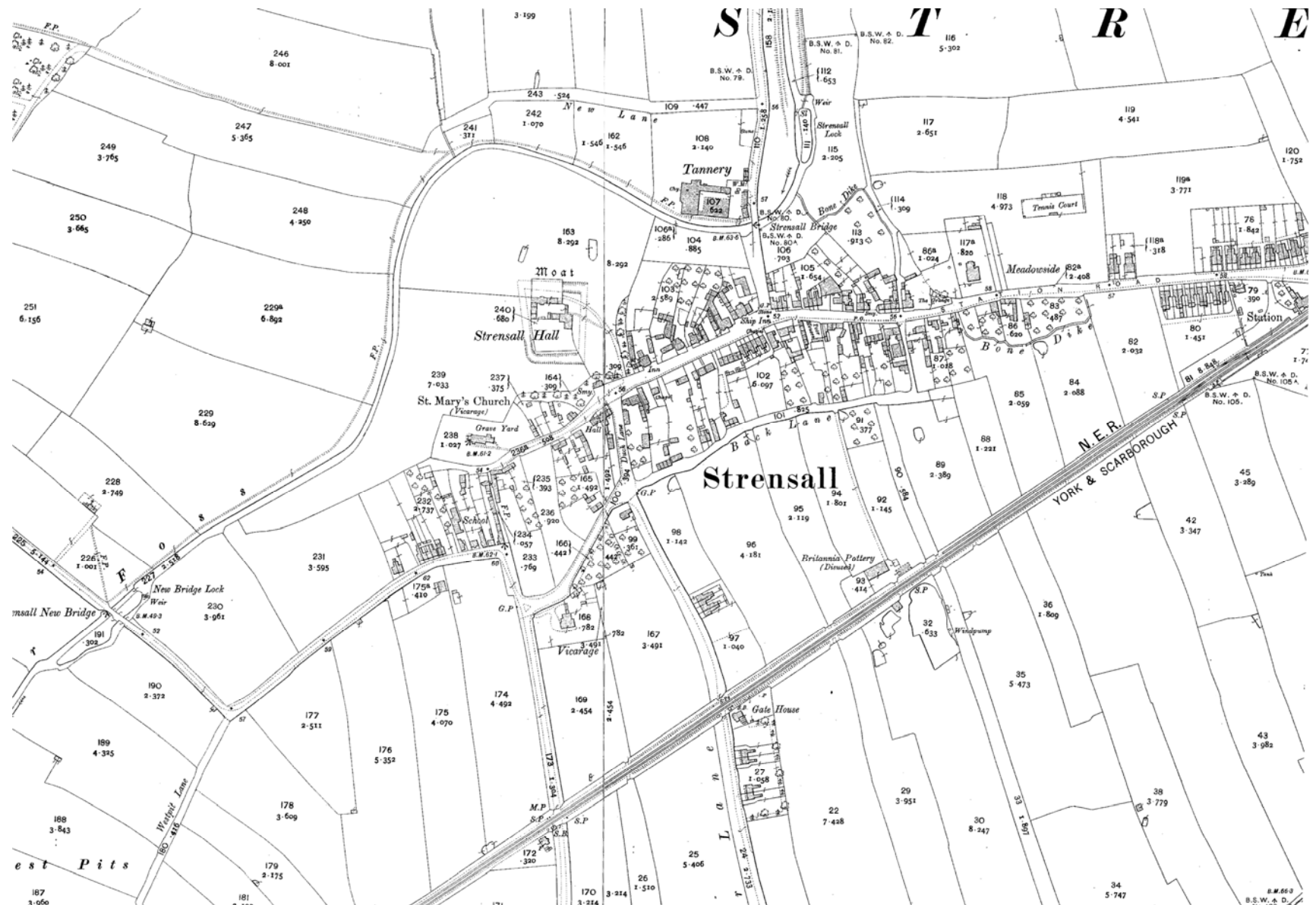


Plate 11 Hawthorn Mews



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1852 Ordnance Survey Map



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1911 Ordnance Survey Map

5 CONSERVATION AREA BOUNDARY

5.01 One of the requirements of an appraisal is a review of the Conservation Area boundaries to establish whether changes would be appropriate if it might be appropriate for there to be any changes. Therefore the extent of the existing designated area has been reviewed and areas around the existing Conservation Area have been studied to ascertain whether any new areas should be included or existing areas excluded.

Existing boundary

5.02 The current boundary of the designated area dates from 1979 and 2001 (see Map 2 in Appendix A). To the north the existing boundary follows the line of the River Foss (see Plate 12) from Strensall New Bridge east to Strensall Bridge and Bone Dike. It then follows the line of Bone Dike, wrapping around the north-east corner of the village, excluding Netherwoods, and running south down the west side of Northfields to connect to The Village.

5.03 The boundary continues south across The Village and includes the Sycamore Farm complex. It then runs west along Bone Dike for a short distance before turning south to include Yew Tree Farm. The boundary cuts through Badger Cottage

and runs west, following the rear (southern) boundaries of the properties that front The Village, before it turns south down the rear (eastern) boundaries of the houses along Princess Road.

5.04 The boundary continues to the terraced houses before returning north up the western side of Princess Road along the back edge of the footpath. The designated area includes The Poplars, on the junction with York Road, and the Old Vicarage, on the south side of York Road opposite its junction with West End.

5.05 The boundary crosses York Road (see Plate 13) and runs north to include the houses on the east and north sides of West End. It then turns north, excluding the Primary School from the designated area, to connect back to Strensall New Bridge.

Possible alterations

5.06 A small section of the Conservation Area has been considered for exclusion within the designated area due to its lack of special architectural interest. This Area is annotated as Area A on Map 2 in Appendix A and includes St Mary's Close off the south side of Church Lane (see



Plate 12 View looking east along the River Foss



Plate 13 View north along York Road



Plate 14 St Mary's Close

Plate 14), Nos. 5-11 Church Lane, West End Close (see Plate 15), Nos. 4- 8 West End (east side) and Nos. 8-16 on the north side of York Road. This is an area of late twentieth century houses and bungalows which includes two small cul-de-sacs. However, the “off set” branch in the road alignment from York Road suggests the site has historic significance worthy of protection. The road from York focuses directly towards the church spire across the site. In addition, the atypical pattern of the development does not disrupt the streetscene as it is internal to the area. The gardens offer mature hedging and 3 no. large trees as amenity to the wider environment including the east boundary of the alley to Church Lane. On balance it has been decided to retain this area within the Conservation Area.

5.07 It is recommended that two areas are included within the Conservation Area. These are annotated as Areas B & C on Map 2. A further extension, Area D, is recommended for inclusion following public consultation.

5.08 Area B is on the north side of Southfields Road, an important historic lane, defining the original rear (southern) boundaries of the properties along the main street. It is therefore considered that, although few of the buildings in this area are of special

interest, the historic significance of the road justifies its inclusion within the designated area (see Plate 16).

5.09 Area C is located at the southern end of the Conservation Area. Princess Road and Moor Lane form part of the historic road pattern of the village and the houses represent the limited expansion of the area following the arrival of the railway. In particular, Nos. 5-11 Moor Lane are very good examples of late nineteenth/ early twentieth century large villa pairs (see Plate 17). It is also understood from historic map records that a station halt and gate house were located at the level crossing, which is almost certainly one of the reasons why impressive properties were developed in this area. This halt was used by troops from the nearby Strensall Army Camp during World War Two.

5.10 Area D would result in the river and the former towpath on the northern bank to be included within the designated area. This section of the towpath allows views across to the church tower and Manor Farm.

Recommendations

5.11 In view of all the above, it is considered that Area A should remain within the designated area and Areas B, C & D be included due to their historical significance within Strensall.



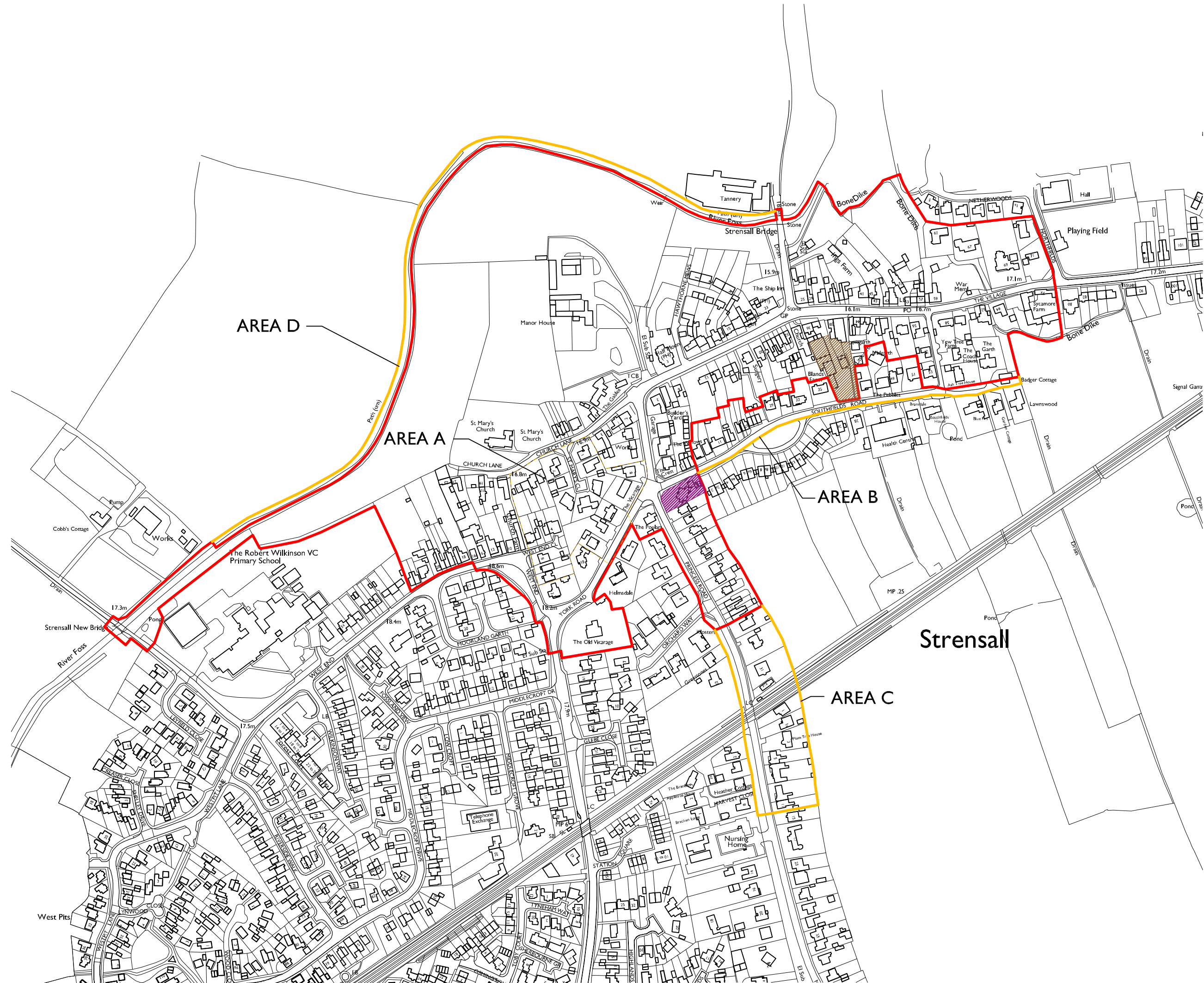
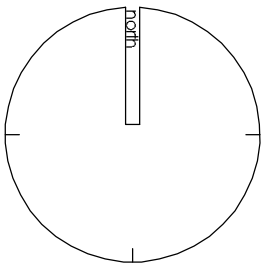
Plate 15 West End Close








Plate 16 View west along Southfields Road



Plate 17 Nos. 9 & 11 Moor Lane



-  Re-developed Site
-  Construction Site
-  Current Conservation Area boundary
-  Proposed Conservation Area boundary
-  Area A assessed but retained within the boundary

Map 2 - Current Conservation Area boundary

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6 GENERAL CHARACTER

- 6.01 This section considers the general character of the whole of the Conservation Area, as distinct from the analysis of the four character areas that have been identified (see 6.09 below).
- 6.02 The key characteristic of the Conservation Area is that of a linear village that, unusually, has no through route at its western end. The later development to the south and west of the historic core results in some loss of the village character but the river and the open ground to the north retain the rural setting on this side of the Conservation Area.
- 6.03 The form of the village is principally established by the long narrow plots on either side of the main west-east roads, with buildings fronting the roads and many outbuildings in the long rear gardens (see Plates 18 and 19). These rear gardens provide relief to the enclosed village streets. However, there are many instances where gardens have been developed for housing, which has to an extent eroded the historic pattern of development in the area.
- 6.04 The roads allow medium distance views within the designated area and there are



Plate 18 View of West End



Plate 19 The Village



Plate 20 Village shops

also limited views into the designated area towards the church tower which is a local landmark. Views from the north across the open fields to the church are of particular importance.

6.05 The village itself is a busy rural settlement with a number of shops and local services. This activity gives the village vitality and enables the designated area to retain its village character (see Plate 20).

6.06 Within the designated area there are no public open spaces. The only open areas are the grounds of St Mary's Church (see Plate 21) and the open ground and wooded areas adjacent to the river.

6.07 The many mature trees within the village, in particular around the church, the northern boundary of the village envelope and along The Village itself (particularly at its east end) soften the visual appearance of the area (see Plate 22).

6.08 The Strensall Conservation Area includes seven buildings or structures that are included on the List of Buildings of Special Architectural or Historic Interest (including the two bridges across the river - see Plates 6 & 23). Listed building

descriptions are located in Appendix A.

6.09 The character of the Conservation Area is fairly consistent and the village is generally perceived as one entity. However, the four areas identified below (and shown on Map 3) do have some different characteristics and are therefore analysed separately in the following sections:

- Church Lane
- Manor Farm
- The Village
- Princess Road/Moor Lane



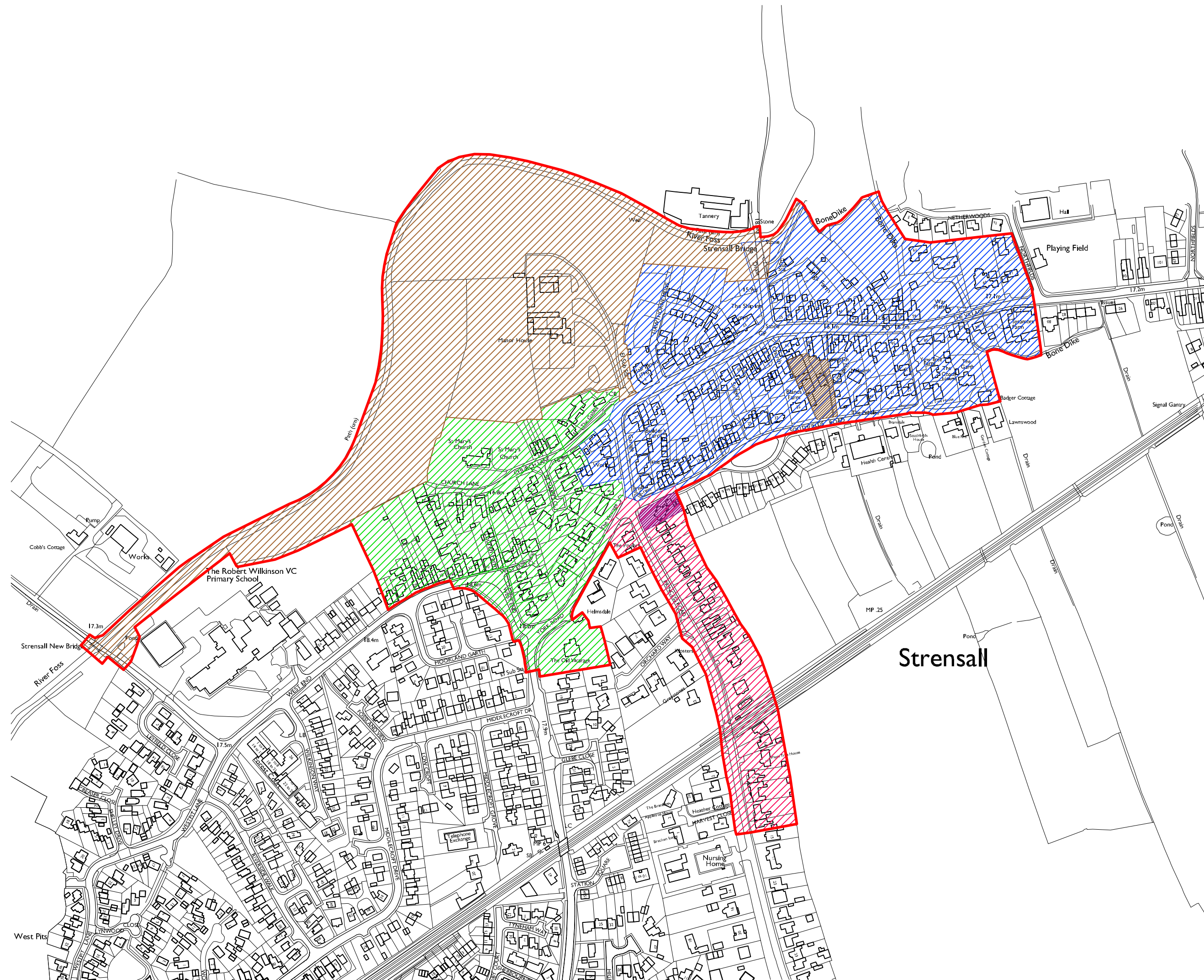
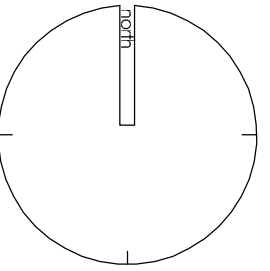
Plate 21 Grounds of the church



Plate 22 Trees along The Village



Plate 23 Strensall New Bridge

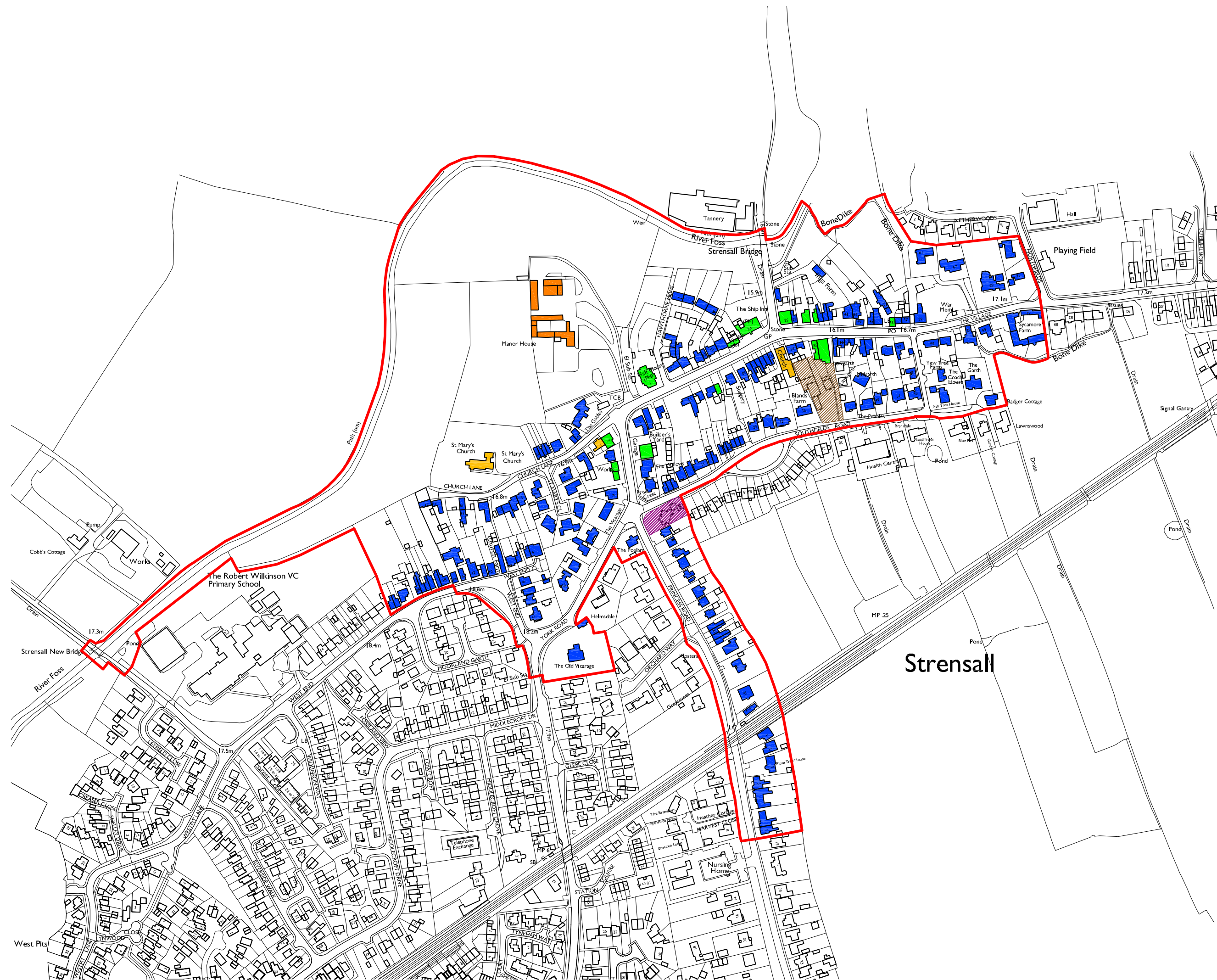











- Current Conservation Area boundary
- Church Lane
- Manor Farm
- The Village
- Princess Road
- Re-developed Site
- Construction Site

Strensall

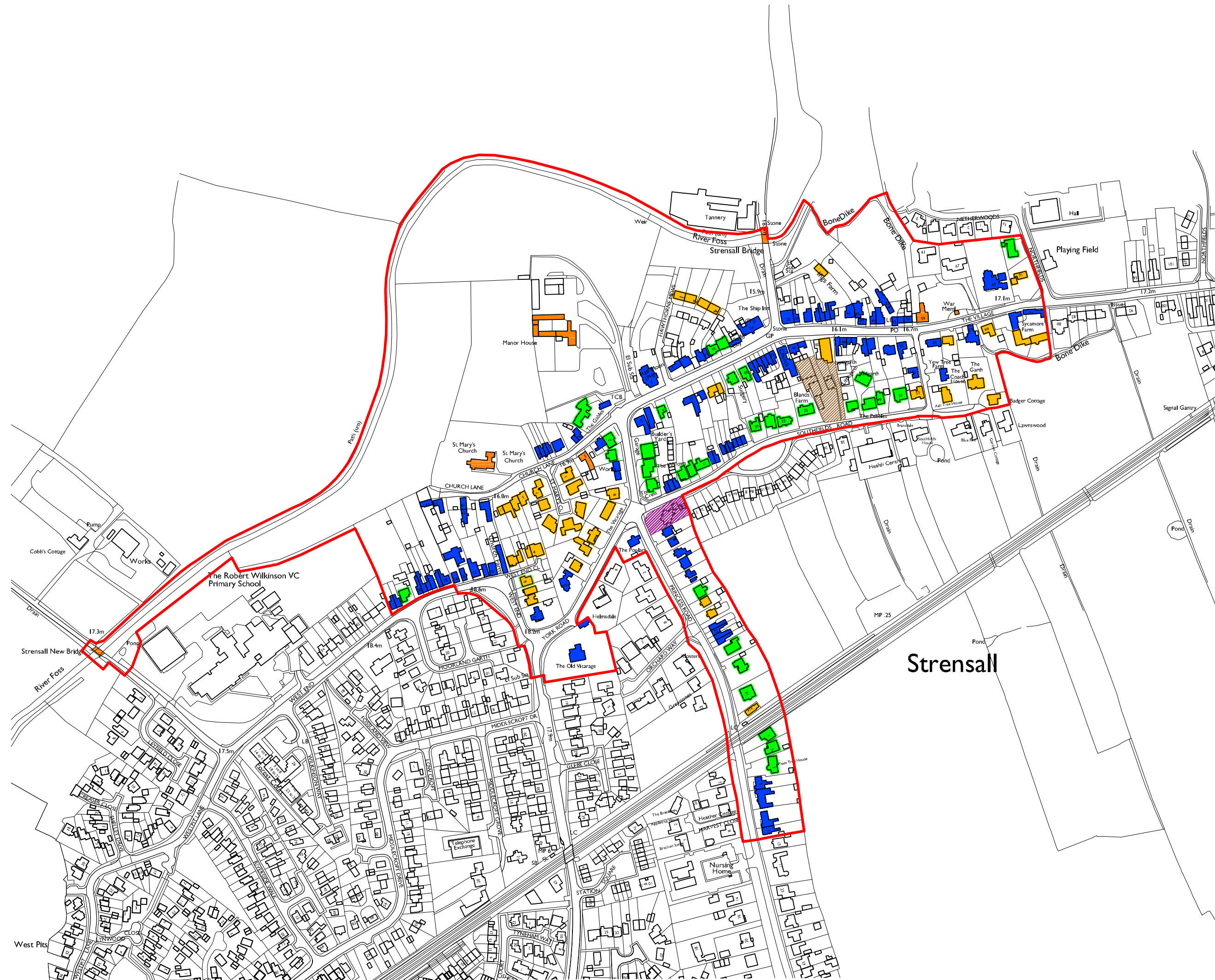
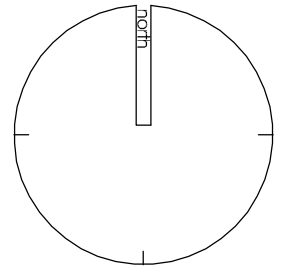
Map 3 - Character Areas

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- | | |
|---|------------------------------------|
|  | Current Conservation Area boundary |
|  | Residential |
|  | Commercial |
|  | Community |
|  | Religious |
|  | Education (all levels) |
|  | Agricultural and Horticultural |
|  | Re-developed Site |
|  | Construction Site |

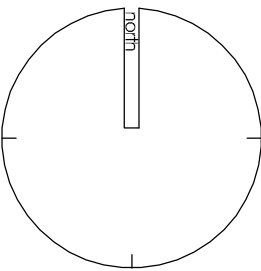
Map 4 - Existing uses



- Current Conservation Area boundary
- Listed buildings
- Buildings which make a positive contribution
- Buildings which make a negative contribution
- Buildings which make a neutral contribution
- Re-developed Site
- Construction Site

Map 5 - Building Assessment

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Map 6 - Spatial analysis

7 CHURCH LANE

7.01 This character area consists of Church Lane and parts of West End and York Road (see Map 3).

7.02 The special interest of this character area is the result of a number of different factors: the tight enclosure of Church Lane and the visual dominance of the church; the varied relationship of buildings to York Road; and the architectural quality of the buildings.

Uses

7.03 The buildings in this character area are all residential with the exception of St Mary's Church (see Map 4).

Qualities of buildings

7.04 Within this character area there are two listed buildings (see Appendix A): St Mary's Church (see Plate 24); and No. 3 Church Lane - Berwin House, which is a mid-eighteenth century house (see Plate 25). Most of the buildings are of a modest two storey height. They are generally of simple form, with vertical window openings, constructed in clamp-fired, red brick, with tiled or slated pitched roofs. The church is very different, having a complex form with a prominent tower and spire.

7.05 Local detailing includes brick cambered or flat arch lintels, and decorative banding at eaves level. Some of the earliest buildings also have triangular brick panels - known as brick tumbling on their gables. Most retain their original features, such as sash windows and cast iron downpipes. Also, within this character area are a number of larger or more prominent detached properties which reflect the expansion of the village during the late nineteenth and early twentieth centuries. Examples include the Vicarage and No. 2 West End (see Plate 26). All the historic buildings, listed or not, contribute to the character and the appearance of the area (see Map 5).

Spaces and views

7.06 The open space within this character area is limited to the churchyard which is set behind a tree filter along its boundary with Church Lane. This churchyard consists of maintained grass and memorial stones.

7.07 There is a significant view north along West End towards the church tower (see Plate 27). No. 2 West End as a minor landmark building on York Road, particularly in views looking north. Some



Plate 24 St Mary's Church



Plate 25 No. 3 Church Lane (Berwin House)



Plate 26 No. 2 West End

limited views also occur along Church Lane and West End in both directions.

- 7.08 There is an important pedestrian route within this character area. This is the narrow pathway, enclosed by high walls that connects Church Lane with West End. It is an important historic route within the village and due to the enclosure provided by the garden walls and high beech hedging of the adjacent properties the footpath retains its historic interest and significance despite being finished with tarmac (see Plate 28).

Soft landscaping

- 7.09 There are a large number of mature trees within this section of the Conservation Area (see Map 6). Many are located in the grounds of the church. Other trees are located in the gardens of the various houses. The Vicarage on York Road, which has very significant trees along its boundary that prevent public views towards the building. The numerous trees and hedges make a vital and varied contribution to the character of this area.

Neutral and negative factors

- 7.10 Where recent developments have a modest form and make use of appropriate building materials and detailing, they can be considered as neutral factors within the area (Map 5).

- 7.11 Within the character area are a number of modern detached modern houses that do not have architectural interest or historic characteristics that contribute to the character of the area (see Plate 29 and Map 5).



Plate 27 View towards Church Tower



Plate 28 View of alley



Plate 29 Large modern house on Church Lane

8 MANOR FARM

8.01 This character area is focused around Manor Farm (previously named Strensall Hall) which was the administrative centre of the medieval village, together with the open areas that extend north to the River Foss. It extends from Strensall New Bridge in the west to Strensall Bridge to the east (see Map 3).

8.02 The special interest of this area is centred on the historic complex of buildings and land at Manor Farm, the medieval moated site and its open setting.

Uses

8.03 Within the area there is only one property, Manor House and its associated agricultural buildings (see Map 4). The remainder of the character area is made up of open farmland and wooded areas adjacent to the river.

Qualities of buildings

8.04 Manor House is a Grade II listed building (see Appendix A). It dates from the late seventeenth century but was substantially altered in the eighteenth and twentieth centuries (see Plate 30 and Map 5).



Plate 30 View towards Manor Farm



Plate 31 Strensall New Bridge



Plate 32 Remnants of lock entrance

Other Structures

- 8.05 Within the character area there are two listed bridges (see Appendix A). Strensall New Bridge is located at the western end of the designated area and is the only remaining bridge built by the Foss Navigation Company in the late eighteenth century (see Plate 31). The former lock walls remain to the east of the bridge, though they have been damaged by self-seeded tree (see Plate 32). These remnants, and the series partially buried series of river locks to the north-east of Strensall, add to the interest of this particular part of the character area. Strensall Bridge, which dates from 1798, carries the main road north from the village (see Plate 33).

Spaces and views

- 8.06 The open spaces around Manor Farm define this particular character area. The trees at the western end of the area and along the rear boundaries of the village envelope create a distinctive rural setting (see Plate 34). Views into the designated area, and to the church tower, from across the River Foss are important, particularly those that are possible along the former towpath that follows the northern bank of the river (see Map 6).
- 8.07 A panoramic view looking north out across open fields is possible from Strensall Bridge and serves as a reminder

of the agricultural history of the village.

- 8.08 The wooded area on the south side of the river close to Strensall New Bridge contains an informal footpath used for recreational purposes (see Plate 35).

Soft landscaping

- 8.09 The majority of this character area consists of grassland used for agricultural purposes and the wooded area on the south side of the river adjacent to Strensall New Bridge (see Plate 35 and Map 6). The boundary of the village envelope also contains significant trees.

Neutral and negative factors

- 8.10 There are no neutral or negative factors within this character area.



Plate 33 Strensall Bridge



Plate 34 View into the area across the River Foss



Plate 35 Wooded area and informal footpath to the south of Strensall New Bridge

9 THE VILLAGE

9.01 This character area (see Map 3) consists of the main road through the village which runs in a east/west direction and contains properties on both sides of the road. It also includes the houses on the north side of Southfields Road, which it is proposed should be included within the Conservation Area (see Chapter 5.00).

9.02 The special interest of this character area is the result of a number of different factors: the architectural quality of the buildings; the historic plot layouts; the relative variety of the buildings in terms of style, size; and their relationship to the road.

Uses

9.03 The buildings accommodate a mixture of residential and commercial uses typically found in a village. Facilities include two public houses, a garage, the local library, a post office, a convenience store, the Methodist Church and the fish & chip shop (see Map 4).

Qualities of buildings

9.04 This character area includes two listed buildings (see Map 5 and Appendix A): No. 59 The Village a late eighteenth century house, remodeled in the early nineteenth century (see Plate 36) and the war memorial (see 9.07 below). Most buildings are of a modest two storey height and form part of small collections of buildings or terraces. They are



Plate 36 No. 59 The Village



Plate 37 Gable detailing



Plate 38 The Ship Public House

of simple form, with vertical window openings, constructed in clamp-fired, red brick, with tiled or slated clear roof slopes interrupted only by the numerous chimneys. The more formal buildings in the area are set behind plinth walls and railings.

9.05 Local detailing includes brick cambered or flat arch lintels, and decorative banding at eaves level. Some of the earliest buildings also have triangular brick panels - known as brick tumbling on their gables (see Plate 37). Many of the eighteenth and nineteenth century buildings retain original features, such as sash windows and cast iron downpipes. Some of the buildings within the area show evidence of adaptation of the fabric, such as the former Butchers which has been increased in height. Most of the historic buildings, whether listed or not, contribute to the character and the appearance of the area (see Map 5). Some of the buildings within this character area have rendered or painted facades, for example The Ship Public House (see Plate 38). Although the use of render and painted brickwork (see Plate 39) is not the predominant material for external walls within the area, these buildings also contribute to the character and appearance of the area.

9.06 Most of the more modern buildings in this character area are constructed in a sympathetic brick and are of a simple form.

However, there are several examples of houses that do not conform to the local vernacular and many of these do not follow the fine urban grain of the designated area.

Other structures

9.07 The very fine war memorial is a Grade II listed structure (see Appendix A) that is located on the north side of The Village. It consists of small hard landscaped area with the memorial raised on a series of steps. The tall back-cloth of hedging and shrubs provides a suitable back-drop to the Portland stone (see Plate 40).

Spaces and views

9.08 The spaces in this character area are predominantly limited to the streetscene as most of the open areas are the rear gardens of the various houses, which cannot generally be seen from the public domain. However, there are number of examples of building enclaves set around a shared yard area. The only public space is the small landscaped area of the war memorial (see Plate 40).

9.09 There is a designated public footpath that runs from The Village, adjacent to No. 18, through to Southfields next to No. 29. This is a tarmac footpath and has no historic features. A second, un-designated, pedestrian route runs adjacent to the convenience store on The Village



Plate 39 No. 69 The Village



Plate 40 The War Memorial



Plate 41 View south along unmade route

through to Southfields. This is a wide route and has an unmade surface but appears to be of historic significance (see Plate 41). Other secondary tracks have been tarmaced which erodes part of the character of the area.

- 9.10 Medium distance views exist along The Village in both directions but are limited by the curvature and undulations of the road but enables unfolding views along the main road (see Map 6).
- 9.11 A long distance view out of the designated area is possible from the eastern end of The Village. Similarly, views into the Conservation Area are also possible, looking west along the section of The Village that is outside the designated area.
- 9.12 There is a short distance view over the hump of Strensall Bridge looking south towards the Methodist Chapel on the south side of the Village. This building closes the vista and acts as a local landmark (see Plate 42).

Soft landscaping

- 9.13 There are a large number of mature trees and hedges within this character area. Most of the trees and hedges are located within the curtilage of the various buildings but they make a very important contribution to the streetscene (see Plate 43 and Map 6).
- 9.14 Many of the houses on the north side of The

Village have long rear gardens, some of which have been infilled with new housing. However, to the east of Strensall Bridge a number of the houses retain their long rear gardens, which adds to sense of immediacy to the surrounding countryside in this part of the area.

Neutral and negative factors

- 9.15 Where recent developments within this character area have a modest form and massing that responds to historical precedents within the village, and make use of appropriate building materials and detailing, they can be considered as neutral factors within the area (see Map 5).
- 9.16 However, there are a number of examples of buildings that do not have architectural interest or historic characteristics that contribute to the character of the area, such as the typical late twentieth century bungalows on The Village (see Map 5 and Plate 44).
- 9.17 As a result of the commercial uses within the area a number of the retail units have inappropriate shopfronts. The introduction of large plastic fascias is considered to be a negative factor (see Plate 20). The extent of illuminated signage also creates a harsh effect on the village ambience at night.



Plate 42 View looking south from Strensall Bridge



Plate 43 Trees in the streetscene



Plate 44 View of bungalows The Village

10 PRINCESS ROAD/MOOR LANE

10.01 This character area is focused around the historic route of Princess Lane and Moor Lane (which was formerly all known as Moor Lane) at the southern end of the designated area. It includes housing on the east side of the highway only (see Map 3).

10.02 The special interest of this character area is the result of its development during the late nineteenth and early twentieth century. As a result, this area has a distinct suburban character, very different from the traditional village qualities of the rest of the Conservation Area.

Uses

10.03 The buildings in this character area are all in residential use (see Map 4).

Qualities of buildings

10.04 There are no listed buildings within this character area but there are several buildings of note (see Map 5).

10.05 Nos. 19-25 Princess Road form a short terraced block, two and a half storey in height, built in the late nineteenth century (see Plate 45). As result the buildings are more elaborate in appearance than those elsewhere in the

Conservation Area. They make use of contrasting brickwork and decorative timber eaves. The form of the buildings is also different, with gables in the roof, canted bay windows on the ground floor and bracketed porches over the front entrance door.

10.06 Nos. 5-11 Moor Lane are excellent examples of large, early twentieth century, semi-detached suburban houses (see Plate 46). These two pairs represent housing built as a result of the railway and are important both historically and architecturally to the village. The massing of these buildings is very bold, with each house having a prominent gable that are is paired with its neighbour. This form coupled with the use of render and Venetian-style windows at second floor level provide a very individual appearance. Other details are more restrained but at ground floor level there are canted bay windows linked by a canopy that also extends over the entrance doors.

10.07 Other buildings of interest include the inter-war housing at the northern end of Princess Road. These buildings appear to have been built in close succession and follow a similar building form. They



Plate 45 Nos. 19-25 Princess Road



Plate 46 View of 9 & 11 Moor Lane



Plate 47 View of inter-war housing

are small detached houses, two storeys in height but with the first floor partially contained in the roof and with only one central small window at first floor level facing the street. The use of a central roof gable and gable roof porch adds interest to these buildings (see Plate 47).

Spaces and views

10.06 The public space within this character area is limited to the streetscape. However, the rear gardens to the various properties are also of importance, although they cannot generally be seen from the public domain.

10.07 Views within the character area limited to those north and south along the highways (see Plate 48). Views into the Conservation Area are possible from Moor Lane looking north and the trees (outside the designated area) that are seen in the equivalent view south are of significance. Views out of the character area are also possible from the level crossing along the railway tracks in both directions (see Plate 49).

Soft landscaping

10.08 The grass verge down the west side of Princess Road and Moor Lane is important to the streetscene as it softens the hard landscape and includes several mature trees, which contribute to the

leafy appearance of this character area (see Map 6). In addition, many of the front gardens of the housing on the east side of the highway have mature trees which also contribute to the character of this area.

Neutral and negative factors

10.09 There are a number of examples of buildings that do not have architectural interest or historic characteristics that contribute to the character of the area (see Plate 50 and Map 5).



Plate 48 View south along Princess Road



Plate 49 View out of the area along railway tracks



Plate 50 No. 13 Princess Road

II FUTURE MANAGEMENT SUGGESTIONS

- II.01 The following issues should form the basis for a management plan for the Strensall Conservation Area. However, all aspects of the designated area identified in the appraisal should be subject to measures for preservation or enhancement, particularly when considering applications for planning permissions within or adjacent to the Conservation Area.
- II.02 Consideration should be given to introducing Article 4 (2) directions to the Conservation Area. This would provide additional protection to unlisted buildings within the area and could be used, for example, to resist the replacement of timber doors and windows in unsuitable materials/styles, or the loss of typical features such as gates, fences, walls or other means of enclosure.
- II.03 Along The Village there are a number of commercial uses which generate signage and the need for shop frontages. Some of the existing signage and shop fronts are considered inappropriate in the village context. An improvement in the overall design approach, that responds to the village context through the use of sympathetic natural materials, would be beneficial to the appearance of the designated area.
- II.04 A consistent approach to hard surfaces would bring about a significant improvement in the visual appearance of the area. The footpaths and highways require an appropriate choice of materials dependent on their location and functional requirements.
- II.05 Within the area there are a variety of lighting column designs. It would be beneficial if the columns were of a consistent design approach and of a human scale. Also, the light emissions should be sympathetic to their rural location.
- II.06 Regular tree maintenance is important and there should be encouragement for reinforcing hedges and other mature planting. In addition, it is recommend the Council re-survey the designated area and its immediate setting to establish if any further Tree Preservation Orders would be appropriate. Trees should be carefully removed from the lock walls adjacent to the Strensall New Bridge to assist with their preservation. Replacement trees should be planted close to the area in accordance with the City of York Council Arboriculturalist recommendations.
- II.07 It is recommended that the Council suggest to English Heritage that the listing of the New Strensall Bridge be amended to include the associated walls along the river.
- II.08 It is recommended that a community archaeology project be prepared, in association with River Foss Society, to assist in the further revealing the high significance of the navigation system to the wider public.
- II.09 It is recommended that a Section 215 Notice is pursued in connection with no. 5 Princess Road and other similar identified properties in the designated area.

APPENDIX A

LISTED BUILDING DESCRIPTIONS

CHURCH LANE (north side)

Church of St. Mary

Grade II

Church. 1865-6 and late C20 addition. J B and W Atkinson. Sandstone and Westmorland slate. West tower, 4-bay nave with south porch, 2-bay chancel with north vestry and C20 parish room. In Geometric style. 3-stage tower with angle buttresses. West front: 2-light window with trefoil window and relieving arch above. Twin belfry windows to each face. Spire. South porch: pointed doorway of single order on shafted responds. 2-light windows to nave, single-light windows to chancel. 3-light window to east end. No internal features of merit. C20 extension not of special interest.

Pevsner N, Yorkshire: The North Riding, 1966

CHURCH LANE (south side)

No. 3

Grade II

House. Mid C18. Brick with pantile roof. 2-cell end-lobby-entry plan. 2 storeys, 2 bays. 4-panel door to right with 4-pane sashes beneath cambered brick arches to left. First floor: 4-pane sashes with timber lintels. Dentilled eaves course. Raised gable ends. End stacks. Tumbling-in to gable ends. Interior: original brick-built inglenook fireplace.

HAXBY MOOR ROAD

Strensall New Bridge (formally listed as Strensall Low Bridge)

Grade II

Bridge. Late C18. Brick with ashlar dressings. Single round-arched humpback bridge. Splayed approaches with piers and stepped stone coping. The only surviving bridge built by the Foss Navigation Company.

SHERRIFF HUTTON

Strensall Bridge

Grade II

Bridge. 1798. Built to designs by John Carr of York. Ashlar. Single segmental arch flanked by buttresses. Solid cambered coped parapet. Ramped approaches with containing walls in matching style. The bridge cost £1,363 3s 2d to build.

THE VILLAGE

War Memorial

Grade II

War memorial, 1922 with later addition. A stone Celtic cross on a rectangular shaft mounted on a tall plinth resting on a 4 step base.

The inscription on the front of the plinth reads: TO PERPETUATE THE MEMORY/OF THE MEN OF THIS PARISH WHO/WERE KILLED, DIED FROM/ WOUNDS OR SICKNESS CONTRACTED/IN THE GREAT WAR/1914-1919, followed by 17 names with regiments, and below: ERECTED BY PUBLIC SUBSCRIPTION/ORGANISED BY THE STRENSALL BRANCH/OF THE BRITISH LEGION.

On the left return on the plinth is inscribed WORLD WAR/1939-1945/REMEMBER, followed by 6 names.

The cross bears a further inscription half way up the shaft reading THEY GAVE/THEIR LIVES/THAT WE/MIGHT LIVE. Above this is deeply incised floral decoration covering the shaft and the head of the cross, with a central rose. Below the inscription is a relief carving of a soldier facing left and looking downwards, with his hands resting on his gun before him. Near his feet are representatives of a field gun and part of a tank. A laurel wreath surrounds his head.

Summary of Importance

War memorials have a very strong historical and cultural significance on both a local and national scale. The memorial cross at Strensall is a fine example with a high standard of craftsmanship in the carving of its decoration and relief figure of a First World War soldier. As a record of the fallen of both World Wars it is clearly of national significance.

THE VILLAGE

(north side, off)

**Manor House Farmhouse formally listed as
Strensall Hall**

Grade II

House. Late C17 in origin, substantially altered C18 and C20. Whitewashed brick, C20 plain tile roof. L-shaped on plan with central-hallway entry. 2 storeys, 5 bays. Early C19 half-glazed door beneath Gothick-traceried fanlight in pedimented doorcase supported on slender columns. Substantial first-floor string course. PVC windows in original openings, beneath elliptical relieving arches throughout. Steeply-pitched hipped roof. Stacks removed at 1984 re-roofing. Interior: late C17 closed string staircase with plain squat balusters. Landing balustrade is a C20 copy.

THE VILLAGE
(north side)

No. 59
(formally listed as The Grange)

Grade II

House. Late C18 remodelled early C19. Brick in Flemish bond, pantile roof. Central-hallway entry, 2 rooms in depth. 2 storeys, 3 bays. 6-panel doorway beneath divided overhead in Doric doorcase with engaged columns. Replacement 16-pane sashes beneath cambered brick arches. Heavy timber cornice with paired dentils. Gable coping and end stacks.