

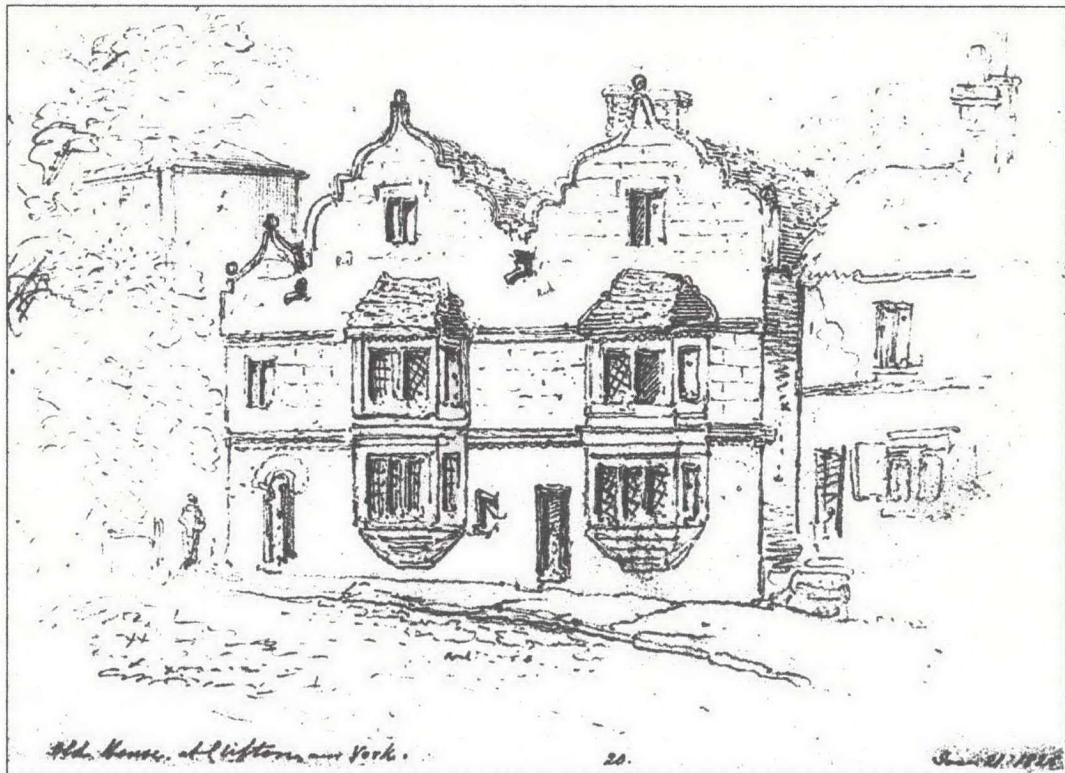
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# Northern Archaeological Associates

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**THE OLD MANOR HOUSE  
CLIFTON, YORK**

## **HISTORIC BUILDINGS ASSESSMENT**



on behalf of

**Mr and Mrs D Kessel**

**NAA 04/32**

**June 2004**

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CLIFTON, YORK**

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***Summary***

*An archaeological building assessment has been made of The Old Manor, Clifton in advance of a planning application to modify elements of the building to make it more conducive to family living. The assessment includes a survey of all documentary sources appertaining to the buildings history and development, and a fabric assessment of the structure undertaken during two site visits in early March 2004. This report describes the varying phases in the development of the building, and discusses the impact of the proposed alterations on the historic fabric.*

*The Grade II\* listed Old Manor at Clifton consists of a two bay, Dutch gabled 17<sup>th</sup> brick structure which incorporates an earlier timber framed building possibly damaged during the 1644 siege of York. The original timber framed structure comprises two tenement buildings possibly associated with a peak in Clifton's fortunes during the 14<sup>th</sup> and 15<sup>th</sup> centuries. During the late 17<sup>th</sup> century the building was re-built in brick with a fine triple gabled façade in the Flemish style popular of the period. The rebuild included the raising of the structure from a two storey to a two and a half storey building and the addition of central brick stack. By the beginning of the nineteenth century the building had lost most of its status and was used to house numerous working class families who divided the rooms of both ranges in various ways. By the beginning of the twentieth century the east range was being used as a tobacconist and barbers shop. The building retains much of its original fabric although it has undergone a number of changes and modifications over the years, the most extensive of which appears to have been undertaken in the 1930s. The majority of these changes have been concentrated on the rear elevation of the building which has undergone at least three phases of extension and moderate re-build.*

*The majority of the proposed alterations involve only minor changes to modern fabric and are unlikely to have any major impact on the ancient structure. Proposed changes to the roof structure would entail the adaptation of three roof trusses which date almost certainly to the 1930s. The impact of these proposals has been suitably mitigated by modifications in design and materials made in consultation with a conservation structural engineer. The eastern range attic space has already been decked and has been used until recently as bedrooms.*

## **1 INTRODUCTION**

### **1.1 Background**

- 1.1.1 Northern Archaeological Associates have been commissioned by Mr and Mrs D Kessel to undertake a historic building assessment of no. 64/66 Clifton, York (Figure 1), known variously as 'The Old Manor House', 'The Ancient House' and 'Nell Gwynne's House' (NGR SE596528).
- 1.1.2 The building has recently been purchased by the Kessels from the York Civic Trust who have owned the property since 1985. This assessment has been carried out in advance of a planning application to modify certain areas of the building to make it more conducive for use as a family home.
- 1.1.3 The Old Manor is a Grade II\* listed building.

### **1.2 Aims and objectives**

- 1.2.1 The principal aims of this report are:
- i) to provide a documentary survey of the building's development, using both primary and secondary material, and to place this within the wider contexts of the development of the township.
  - ii) to identify and assess the survival of original and/or historical elements within the remaining fabric of the building and highlight any features of particular interest.
  - iii) to phase the development of the building in the light of both i) and ii) and attempt to trace any changes in the form and use of the structure throughout its history.
  - iv) to assess the impact of the proposed developments on the historic fabric of the building.

### **1.3 Methodology**

- 1.3.1 This assessment is based on observations made during two site visits on the 20th and 23rd of March 2004. At this time the building was empty. The investigation at this stage was visual although some superficial surface fabric was removed, including modern plaster boarding and wall paper, but no intervention into the fabric was undertaken.
- 1.3.2 The interior of the building has been extensively plastered, painted and wallpapered obscuring much information regarding the relationship of a number of key features. Built in cupboards and boxed in pipe work also restricted a full assessment of the fabric. Any observations regarding the relationship of the internal structure is therefore based only on a visual interpretation of the building as stands.
- 1.3.3 A number of colour photographs were taken during these visits, a selection of which are included within this report. A measured survey was not undertaken, although

architects plans were made available during the inspection and have been annotated accordingly.

1.3.4 The following repositories were consulted during the documentary survey:

- York City Council (Heritage Unit)
- English Heritage
- York City Archives
- Leeds Archive
- The Borthwick Institute
- York Local History Reference Library (York Library)
- York Art Gallery
- Yorkshire Vernacular Architecture Study Group Archive

1.3.4 The following data sources were utilised during the survey:

- City of York (SMR)
- National Monuments Record (NMR)
- cartographic sources (Historic Ordnance Survey maps)
- published and unpublished historical and architectural studies
- photographic archives
- estate papers and maps in the Newby Hall Archive (Leeds NH)
- deeds and records in the Manor of Clifton Archive (York ACC 264)

A full list of the archives consulted are included in the bibliography.

## **2 HISTORICAL SURVEY**

### **2.1 The Development of Clifton**

2.1.1 The township of Clifton is situated approximately 1.6km north-west of York, along the A19 just past Bootham (Figure 1). The origins of the settlement are unclear although the documentary evidence indicates that the township was already well established by the time of the Norman Conquest (Kaner 1988). The settlement owes its name to a steep cliff face above the river Ouse, marking the highest point in the township, this is surrounded by low lying flood meadows (the Clifton 'Ings') which separate the village from York, to the south, and Rawcliffe, to the north.

2.1.2 Clifton runs along the route of a major Roman road running north-west from the north-west city gate (Porta Principalis Dextra) to Catterick (Cataractorium). Along the course of this road a large Roman cemetery has been identified extending north beyond Bootham (NGR SE59545272). In 1999, an excavation conducted by the York Archaeological Trust in the grounds of Wentworth House, to the north-east of the Old Manor, uncovered 20 human skeletons (YAT 1999); various other Roman finds have been identified in the surrounding area.

2.1.3 Topographic and field name evidence suggests that the original post-Roman settlement was situated away from the road on land closer to the river. Throughout

the course of the 13<sup>th</sup> century this gradually moved east as the road began to replace the river as the primary communication route into York (Figure 2). The later settlement, along the line of the old Roman road, is Y-shaped in plan and comprises a number of narrow toft and croft plots orientated south-east to north-west, each with street frontage. The village green, still in use today, marks the north-western end of the medieval village; the south-eastern extent is less well defined sprawling out towards Bootham.

- 2.1.4 Before the Conquest the lands of Clifton were divided between the Canons of York Minister and the Earl of Northumbria, who built St Olave's church in 1055. As a consequence the township was divided between the two ecclesiastical parishes: the parish of St Olave's, in the Liberty of St Mary's, and St Michael le Belfrey, in the Liberty of St Peter's. After the conquest the Earl's lands and church passed to the newly founded monastery of St Mary who retained ownership of the land and parish until the dissolution (Kaner 1988). The division between the two parishes was not regular, with pockets of St Michael le Belfrey interspersed with that of St Olave's. The Old Manor lies within the parish of St Michael le Belfrey, within the wapentake of Bulmer.
- 2.1.5 During the medieval period the proximity of Clifton to the river Ouse made the area an important stop over point in the transport of wool. Jervaulx, Byland and Fountains all held interests in Clifton, taking advantage of the reduced tolls paid on wool traded and loaded outside the city walls (Kaner 1988). A number of abbeys leased lands close to the river bank for loading and weighing wool. Documentary evidence records that one of these abbeys, Byland, built a huge timber-framed hall on the north-western edge of Clifton (in the vicinity of the current York Youth Hostel). The hall was used to hold assize courts during the 13th and 14th centuries and also as additional lodging for the relatives of the king when the court was at York (Kaner 1988). The presence of the court at Clifton would have almost certainly increased the fortunes of the area and generated a number of hostleries and victuallers catering for the court retinue. In addition, the importance of Clifton to the wool trade brought Flemish (and later Italian) merchants into the area bringing with them a variety of cultural influences. Clifton was also popular with local merchants, the Langtons and the Carliols, prominent York merchant families both owned properties there in the 15th century, the exact locations of which are unknown.
- 2.1.6 After the dissolution the importance of the area declines and Clifton returned to being primarily a farming community providing milk and hay for the residents of York; although the local economy also supported a small basketmaking and brickmaking industry. The manor of Clifton was controlled by the Robinson's, a rich York merchant family, who purchased the abbey properties of both Rawcliffe and Clifton from the crown in 1600. During the seventeenth century the Robinson's continued to expand their estate, acquiring new lands and enclosing any remaining open fields. An act of enclosure in 1762 finally secured the remaining open common land and rights of stray.
- 2.1.7 By 1836 the manor had passed through the Robinson's family to Earl de Grey, who offered the manor and greater part of the township for sale by auction (Sale Catalogue YCA Acc No. 245). The population of Clifton had been growing gradually throughout the early 19th century from 383 people in 1801, to 715 in 1831, but the sale was to

mark a major turning point in the development of the area (Hutton 1969). At this point Clifton was still essentially a village with the main turnpike road (still a dirt road) running through it. On both sides of the road ran 'a continuous row of farmhouses, farm-buildings and cottages, most of them only a single storey, others with dormer windows to light a loft' (Hutton 1969:6). The village was a popular spot for walking for city residence and was known for its 'healthful recreation', unspoilt by modern buildings.

2.1.8 The reason for such a large sale of property was unknown although at the time York was expanding rapidly and it seems likely that Earl de Grey wanted to capitalise on the prospect of high land prices for building speculation. As it turned out, the sale was not successful with very few plots being sold or sold for less than expected. As a result large scale housing development in Clifton did not really have a major impact until the late 19th and early 20th centuries when Clifton Terrace, Avenue Terrace, Clifton Dale and Rossllym Street were all built (Hutton 1969). In the intervening period Clifton became one of the more salubrious suburbs of York and included a number of large houses and urban villa residences, populated by the city's gentry. These properties still characterise much of the area today, particularly along the main Clifton/Bootham Road.

2.1.9 The Township was incorporated within the boundary of the city of York in 1884.

## **2.2 Documentary Survey**

2.2.1 It has not proved possible to identify The Old Manor in the early documentary sources. There is a comprehensive record of rent and deeds for the Manor of Clifton dating back to the 1600s in the Robinson estate papers (Newby Hall archive, Leeds), but unfortunately none of these surveys include location maps, making it virtually impossible to track a specific building. In addition, these surveys only detail copyhold properties belonging to the manor and any freehold tenancies would not be included.

2.2.2 Clifton does feature prominently in records of the civil war. In 1644, during the siege of York a battery, under the command of the Earl of Manchester was positioned between Bootham and Clifton (around the vicinity of St Peter's School) to bombard St Mary's Tower. The Tower was eventually blown up with such an enormous force that houses near the Bootham end of Clifton were 'blown up and demolished or plundered' (Tithe dispute 1727 referenced in Wenham 1994). This may have included The Old Manor only a few yards away to the north of St Peter's.

2.2.3 A survey of the manor undertaken by the Robinson's in 1743 records 25 properties on the north-eastern side of Clifton Road. The majority of these comprise a house and garth, 3 of which are divided into 3, and 3 of which are divided into 2. Unfortunately the map accompanying this document has been lost. That no specific reference to the property was made, although others like Clifton Grove are mentioned, may indicate that the building was not considered to be particularly outstanding at the time, or that it was held in freehold tenancy (YCA Acc.245 (3)).

2.2.4 The first direct reference to The Old Manor is in the Clifton sale catalogue of 1836 which lists it as the 'Ancient House', Lot number 11 (Figure 3). At this time part of

the property was occupied by William Whincup, a shoemaker. The other half of the building appears to be unoccupied at this time. William Whincup was born in Clifton in 1799 and may be the same William Whincup who appears in the Clifton book of records as being in receipt of Peter Hill's Dole, a local poor fund, from 1813 to 1818, and again in 1821 (Clifton book of Records YCA Acc 33 (9)).

- 2.2.5 Although occupied by Whincup, the property is noted in the sale catalogue as being under the ownership of William Bellerby and William Whare. William Bellerby was a builder and joiner, and a respected member of the local council, appearing regularly in the Clifton record book after 1823. Bellerby lived in a 'brick and tile house' two doors south of 'The Old Manor' (Sale Catalogue 1836, YCA Acc.245 (3)). In between the two properties was a small cottage, adjoined to the south of The Old Manor, occupied in 1836 by Elizabeth Walker (demolished during the construction of St Petersway). The plot also included 'various outbuildings, a yard, garden, orchard and rights of common or average in the Clifton Ings'.
- 2.2.6 Plot 11 was purchased by Seth Agar, the largest purchaser of property at the sale. Seth was a grocer at No. 4 Stonegate, elected City Councillor for the Bootham Ward in 1829 and Sheriff of York in 1836, the year of the sale. In total he bought 8 lots at the sale, all with street frontage, clearly intending to demolish the existing properties and use the land for building speculation. He began by pulling down two farmhouses fronting the Green almost immediately. However investment in the scheme proved slow and in the end only a small percentage of Agar's sale land was developed, so saving the Old Manor from demolition (Hutton 1969).
- 2.2.7 William Whincup was still resident in 1867 (YCA Acc.1 (68)) although from at least 1861 the southern side of the building had been occupied by John Walker, a gardener (1861 Census YCL). In 1872, Thomas Addison, a groom, is recorded as being the sole occupier of the premises (York Directory 1872).
- 2.2.8 In 1881 'The Old Manor House' (nos. 24 and 25 Clifton) was recorded in the census as occupied by George Manton, a shoemaker from Leicester, Mary, his wife and their two children George (4) and Reginald (1). George was born in Leicester while his brother Reginald was born in York, the implication being that the family moved into the property some time after 1878. The Manton's also employed a servant, Ellen Taylor aged 13. John Nelson (profession unknown) lived at no. 25 (Census 1881 YCL).
- 2.2.9 In 1891 no. 24 was occupied by John Cousins, a coal merchant, his wife, Julia and their two young children, Laura Alice (9 months), and Thomas Albert (4 years). At no 25 lived John Haw, a green grocer, his wife Emma, and their three children: Alice (16), Ada (14) and Charles (3), as well as a nephew, John Musgrove Winter, a carpenter and joiner. John Nelson still lived at no. 25, along with John Baker, a commercial traveller (Census 1891 YCL).
- 2.2.10 Cousins remained at No. 24 until 1897 when Mrs Zillah Bell, a pastry cook moved in. At this time No. 25 was occupied by Henry Dunn, a plumber, and his family who remained in residence until 1909 (York Directory).

- 2.2.11 In 1901 the census records that Henry Dunn, his wife Mary and their two children, Henry (17), a plumber's apprentice, and daughter Alice (21), still lived at no.25, while No 24 was occupied by William Goodson a gas fitter and his wife Eliza (1901 Census YCL).
- 2.2.12 Tax assessment records compiled in 1911 record that no 25 Clifton, then rented by Patrick Houghton, was divided into 8 rooms comprising a sitting room, kitchen, scullery, 3 bedrooms and 2 attics (extending across to no. 24). The inclusion of the 2 attics spaces in the taxable value of the property suggests that at this time both areas were habitable and possibly used as living space. The ground floor and part of first floor of number 24 was occupied by the Rev. A Alexander and included on the ground floor a Tobacconist shop at the front and a Barber's Saloon at the back (assumedly the shop premises were sublet) and one bedroom on the 1<sup>st</sup> floor above. R. Surtees Hornby, of 20 Blake Street, owned both numbers 24 and 25 and their total rateable value was calculated as £380, including a rear yard shed and two WCs (1911 Finance Act papers PRO IR 58/94875).
- 2.2.13 Between 1922 and 1938 George Westwood was running the tobacconists shop while Bridget and Paul Burgin let the room above the shop (24a) from 1930 to 1936. Patrick Naughton still lived at No. 25 but it is unclear whether he still leased the property above no. 24 in addition to Burgin.
- 2.2.14 In 1934 the cottage and brick and tile building to south of The Old Manor were demolished and St Peterway constructed. The Old Manor House was now re-numbered nos. 64 and 66 Clifton. In 1939 the house was recorded under the single ownership of Sydney Knight who sold the property in 1957 to Faith and Nora Rowntree who also owned number 68, Clifton Manor (Conveyance 1957). The two sisters divided the property with Faith living in no. 64 and Nora in no. 66. In 1960 Faith sold her share of the property to Nora for a nominal sum (Conveyance 1960), probably in advance of Nora's marriage to Major Alex Ison in 1962. After their marriage the couple move into the property with Nora granting Alex a share of the property by Deed of gift in 1963 (Deed 1963). In 1977 Faith died and in her will granted the Isons a right of way to no. 68 (Deed 1977). In 1983 Major Ison died followed shortly by Nora.
- 2.2.15 In 1985 the Civic Trust became beneficiaries of the property, and for some time Peter Brown, secretary of the Trust rented the property. Later it was leased to St Peter's School who appear to have used the building for accommodation.

### **3. BUILDINGS ASSESSMENT**

#### **3.1 Description**

- 3.1.1 The Old Manor House is a striking double gabled, two and a half storied brick building with M-shaped pantile roof. Predominantly built in the 17<sup>th</sup> century, although incorporating an earlier timber-framed structure, the building comprises two main bays and additional gabled projection for a porch on the north-west side. It is orientated south-east to north-west along Clifton road with a main south-west facing street frontage. The house has passed through a number of changes in the course of

its history including the addition of a series of extensions to the rear, changes in fenestration, the addition of a new stack and at least one roof replacement. The latest major phase of renovation and modernisation took place in the early 1960's (RCHME report no.412).

- 3.1.2 The main structure is built of hand-made bricks; these vary in size but measure approx. 0.22 x 0.05 x 0.10m. They are laid predominately in English garden bond with five courses of stretchers to one header course and set with relatively wide joints to allow for imperfections in the brick.

### **Exterior**

- 3.1.3 The front (SW) elevation (Plate 1) features two brick Dutch gables popular in the mid 17<sup>th</sup> century; a further smaller gable sits above a porch tower on the north-western edge of building. All three gables are surmounted by ball finials although photographic evidence shows that these have taken on various forms during the buildings history. The ground floor up to the first string course is plain, while the upper floors are rusticated rising up to the gables. The gables include two, double light, square headed windows with brick drip mould above. The distinction between gable and first floor is stressed by a second string course. The two main gables are joined across the roof valley by a 3 course brick tie over a rectangular gap. Under the gables, running the height of both floors, are two oriel windows set on stepped brick corbelling. These have been extensively modified, particularly the south-eastern window which has been largely replaced in wood. The entrance features a four-centred arch with ogee curved decoration above, this is centred and flanked by ball finial reliefs (much of which are now missing). Above the entrance, on the first floor is another double light window, slightly narrower than the gable windows, with the central mullion missing. Cement render over moulded brickwork has been used to simulate stone dressing on the string courses, window mullions and doorway detail. The decorative elements on the front façade, including the string courses and rustication, place considerable stress on the horizontal line of the building and act to unify the structure.
- 3.1.4 The south-east elevation was covered with a modern brick skin when the adjoining cottage was demolished during the construction of St Petersway. There are a set of two parallel scars on this wall visible within the modern brickwork (Plates 2 and 3), these relate to former openings on this side of the building blocked sometime after 1937. The first set of parallel scars is located approx. 3.5m from the front elevation and start 2.80m above the current ground surface (Plate 2). Each joint measures 1.06m high and is 1.10m wide, the width of the existing ground floor windows on this side of the building. The second set of scars is located around the western window on the ground floor (Plate 3). The first line extends from the window starting approximately 0.40m from the current ground surface. On the eastern side the joint starts 0.40m from the edge of the existing window and runs from a line with the lintel for 1.60m.
- 3.1.5 The rear (NE) elevation (Plate 4) is 17th century brickwork although large sections, including both gables have been largely re-built probably in the 1930's when the north-western extension was built. There is a concentration of windows on this side of the building in order to compensate for the absence of fenestration on the north-

west and south-eastern sides. There are four, double light, square headed windows on the first floor, two large three light windows on the ground floor (one partially demolished during the construction of the workshop extension) and two gable windows in the attic. All of these windows are replacements, the majority probably in the 1930s although some may be earlier. The door on this side is modern although there would almost certainly have been access to the garden from this side as both properties are recorded as having WC's in the yard in 1911. There may have been a matching door on the south-eastern side but this would have been incorporated into the 1930's extension.

- 3.1.6 The north-western side elevation (Plate 5) has undergone considerable change largely again during the 1930's when the small side wing and first floor extension were added (see section 3.2 for Phasing). The side wall of the 17th century building remains visible from a first floor level above the later extension. This features a single double light mullioned window which provides light to the stair well. Other windows on this side may have been removed during the construction of the small cross wing. At the north-western end of the elevation, the entrance tower is clearly visible although the wall line is now continuous on the ground floor. The gable brick work on the back of the tower has been replaced although there is no indication on the north-western wall of No. 64 that the roof ever continued across the full extent of the building on this side at a first floor level.

### **Interior**

- 3.1.7 The layout of the interior is largely determined and dominated by the timber frame of the earlier building (Figure 4). The building is of box frame construction with massive timber beams measuring up to 30cm in width. The first floor central spanning beam is formed from one single trunk measuring over 6m long and 0.28m wide. The beams are square hewn with no signs of decoration. An attempt has been made to roughly chamfer a couple of the beams but this seems to be a later development and is not comprehensive. The timber framed building was two storeys high and on the same orientation as the current building. None of the original roof structure survives apart from the front tie beams, wall plates and a fragment of the rear tie beam. The frame would have almost certainly been infilled with brick wall tile keyed in against pegs (Gee 1979, 56), the evidence for which can be found on the edge of a number of horizontal beams. Photographs taken during the RCHME survey of the building appear to show this brick infill still in situ in the west wall of the Room 17, but unfortunately the reproduction available is far too unclear to confirm this. All evidence of construction is now hidden behind wallpaper and plaster. Some of the exposed ceiling joists appear to be original although the majority are later replacements of varying dates.
- 3.1.8 The 17th century rebuild (Figure 5) extended the line of the building to both the front and rear, and included a small porch to the south-west. In more recent years the building has been extended to the north-east to include a kitchen and entrance lobby. The ground floor is currently divided into three main living spaces and seven utility and service areas, the majority of which are only a single storey high. There is a large stack running through the centre of the building dating to the 17th rebuild, although augmented by a second stack in the 19th century. Access to the first floor is gained

via two staircases, the first, adjacent to the main stack, provides access from no.66; the second, midway along the SE wall, provides access from no. 64.

- 3.1.9 The first floor is currently divided into eight living areas including two bathrooms. Many of the internal divisions are provided by modern partition walling, much of which probably dates to the 1962 remodelling of the building. Each room apart from the bathrooms are spanned by exposed ceiling joist, these all show nail marks on the underside for some form of ceiling covering. Access to the attic space/second floor is provided on the SE side of the building by a continuation of the lower staircase; the only access to the attic on the NW side is currently via a loft hatch.
- 3.1.10 The original 17<sup>th</sup> century roof structure was replaced in the 1930s. The present structure is in soft-wood and comprises three sets of king post trusses spaced evenly along the main attic space on both sides of the property (Plate 6). These are in turn spanned by a single large, angled through purlin. The rafters and tie beams are bonded with modern brick into the external walls. Only the attic space in no.64 has been re-boarded for use as a bedroom, the NE side of the property is not currently utilised although fragments of earlier floorboarding remain. The tie beam for each truss sits approximately 0.60m above the floor surface on the SE side, inhibiting free movement through the space. Movement is further impeded by a series of Perspex sliding screens attached to each truss. The present structure is constructed of soft-wood supported on a central steel joist running the depth of the building; the joists for the replacement floor are suspended from the same joist.

## 3.2 Phasing

### Medieval (Figure 4)

- 3.2.1 Given the absence of any documentary evidence it has not been possible to provide even a broad date for the foundation of the timber framed building. Eric Gee in his book on the Architecture of York dates the form of brick infilling used in the building to late 14th century (Gee 1979) but apart from this there is little else stylistically to date the structure. The heavy timber and broad curved bracing suggests the building was built before the 16th century when a change in taste, possibly heralded by a timber shortage, saw thinner, less extensive framing used (RCHME 1981). The prosperity that the monastic wool trade brought to Clifton might suggest a pre-reformation date for the construction of the building but this must remain conjecture. Dendrochronological dating would be the only way to provide an accurate date for this first phase of the building's development.
- 3.2.2 Slightly more can be said about the form of the medieval building. The RCHME survey undertaken during the 1962 renovations suggests that the rear of the building (the north-east elevation) may have been jettied. This argument is based upon the position of a large corner brace on the first floor (Room 14) (Plate 7) in relation to the rear beams on the ground floor. Looking at the relationship of the rear beams on this floor it looks as though they may not be original but date to the 17th century re-build. If this is the case then the argument for a jetty may be unfounded. It would also seem unlikely to have a rear jetty on a building overlooking pasture, and there is no suggestion that the land behind the house was developed until the late 19th century. The presence of the corner brace and the scantling timber on the western wall of

Room 17 (Plate 8), evidence for which continues down the length of the wall as sockets in the wall plate, suggest that this may (at some stage) have been an external wall. A study of the structural timbers on the ground floor, although considerably altered, further indicates that the north-western building may have been built first. The cross beam of no. 64 is clearly mortised into the long NE-SW beam mentioned earlier (section 3.1.7) but there is no indication of a mortise hole on the other side of the beam for no.66, instead the beam is sawn off just beyond the junction. The original rear line would probably have followed the line of the corner brace on the first floor (Figure 4). The two buildings may therefore have shared a uniform street frontage but been quite different from the rear. The construction of close tenements implies that the building was constructed at a time when street frontage in Clifton was at a premium, again suggesting a pre-reformation date.

### **Seventeenth century (Figure 5)**

- 3.2.3 The 17th century rebuilding of the house, probably after it was damaged in the siege of York, has been attributed to the 1670s and the post commonwealth upsurge in house building. It has not proved possible to trace any early references specifically to the building, although it has much in common with a number of ornate merchant houses built throughout York during this period, including 13 -14 Fossgate, 4 Ogleforth and a two storied Dutch gabled building at Walmgate Bar (demolished 1847) (Figure 7).
- 3.2.4 The house essentially follows a central stack plan although set slightly off centre in accordance with the dictates of the surviving timber framing. It should be noted that the stack does not span both buildings indicating that when it was inserted the house was considered to be one dwelling rather than two tenements. The central stack served to divide the north-western side of the building into two rooms with a narrow corridor running between. The front room, closest to the entrance lobby may have served as the main parlour and reception room with access for visitors probably via a door in the NW wall of Room 9 (Figure 5). Evidence for this doorway was identified by the RCHME surveyors during the 1962 modifications (RCHME report No. 416).
- 3.2.5 The kitchen and service areas lay at the rear of the building. The stack in Room 2 opens out to provide a large range for cooking (Plate 9); above this is a re-used timber lintel, possibly from the original framing. The current windows and door in the rear wall are all modern. The two doorways in the SW half of the room are likely to be in the same location as the originals providing access through the building. There would also have been a doorway in the NE wall providing access to the cellar. This is now blocked but steps in the cellar indicate its location (Figure 5).
- 3.2.6 The NE corner of the building has been largely obscured by at least two phases of modern rebuilding in the 1930s and 1960s. What remains of the fabric is fragmentary and largely consists of two small sections of external wall between Room 2 and 3/4, and between rooms 3/4 and 7. The timber lintel above this doorway (Plate 10) appears to have been inserted in the 1960s when the earlier window space was opened out to provide access to the kitchen extension (Figure 11). This timber is not bonded into the earlier brickwork between rooms 3 and 7 and seems to be a section of re-used timber from elsewhere in the house, possibly a fragment of wall plate (angled slots for

rafters are clearly visible). The RSJ below this beam was added to provide additional structural support when the opening was further widened in 1968.

- 3.2.7 Although the north-western half of the building (No. 66) is divided by the stack, The Old Manor is not a double pile building. The south-eastern side of the structure (No. 64) was not divided and provided one long open space heated by a single central fireplace (much of which has been replaced). Access to the room would have been via a doorway in the SW corner of Room 9, allowing visitor in without having to pass through the service areas. A doorway was visible between the two rooms during the 1962 renovations and was recorded by the RCHME surveyors (RCHME report no.416). Access to the kitchen has already been discussed but there may have also been access to the garden area from this room. The oriel windows in room 8 and 9 are clearly 17th century although much of the original fabric has been replaced or altered.
- 3.2.8 The cellar extends under rooms 3 and 7 (Figure 5). The stairs leading down to the cellar from the kitchen are clearly 17th century in date (Plate 11), although the cellar could be earlier. At some stage in the recent past the whole area has been back filled making it impossible to determine whether the cellar is a 17th century addition or part of the earlier medieval building, although this seems unlikely at the rear of the building.
- 3.2.9 The staircase behind the stack in No.66 appears to be in its original position though extended in recent years. The staircase is suitably steep, although balustrade and newel are all much later. There remains no evidence of a staircase dating to this phase in the SE side of the building. It is possible that all access to that side of the building passed through No.66 but it is also true that major refurbishment in the last century has obscured most of the original features associated with No. 64.
- 3.2.10 The first floor follows a similar pattern to the ground floor with two rooms to the NW, divided by the stack, and one large room to the SE. The rooms on the western side of the building are larger and would have been better heated than that on the east, which were heated by a single central fireplace (Plate 12). The fireplace on this floor is original and was uncovered during the 1962 renovations. The oriel windows terminate at this level. In Room 17 the original window fittings have largely been replaced although the moulded brick mullions are still visible. In Room 19 the mullions have been replaced but the hood arrangement over the window is still in situ and clearly shows the mortise joints for carrying the ceiling joists across at this level.
- 3.2.11 The 17th century utilisation and adaptation of the original timber framing is clearly evident at first floor level. The earlier massive timber wall plate and tie beams have been exposed in recent years, although originally concealed behind plaster and ceiling board. Much of this timber is warped and misshapen but the condition of the walls and placement of the 17th century timbers indicate that this distortion occurred before the rebuild. Many of the earlier timbers have later timbers placed over them to transfer the weight of the structure out to the load bearing walls. This served to tie the weight of the structure back to the walls at this level, so relieving the stress on the earlier timber, although these would still provide some structural support. The central wall dividing the two sides of the property, which would have borne considerable weight under the new construction, were strengthened with a solid brick and plaster infill, evidence of which was uncovered (and removed) during the 1962 modifications

(RCHME photographs and report). A fragment of this is still in place in Room 15 where a 17th century cross beam still rests on a thin pedestal of hand made brick. The 17th century beams are much thinner than the earlier timbers and the majority are stop chamfered. Peg holes along the tops of the beams secure the respective ceiling joists in place.

- 3.2.12 Above the first floor, the 17th century building has extended the line of the original timber frame structure to include an additional half storey. Joint and peg holes located on the beam adjacent to the current loft hatch entry may be related to fittings for a stair or ladder providing access to this space from the first floor, however, this would block any access to Room 18 at this point. Room 18 may have been accessed from elsewhere; it may even be possible that the entrance porch was originally a stair turret, although no evidence survives to support this, however, the doorway into the 'porch' extension is original on this level.
- 3.2.13 Despite issues of access, from details surviving in the better preserved NW side of the attic space it seems apparent that this area was originally intended for use as living or storage space. The construction of the half storey itself, rather than a using the space provided by a standard gable, suggests that there was an intention to use this additional space in a practical way. To light this upper storey two gable end windows have been inserted above the roof line. It has been suggested that these may have been included as an outward sign of status but it should be noted that care has been taken to use moulded brick mullions not only on the exterior but on the interior as well (Plate 13). This area has also been extensively plastered, and the plaster re-applied on several occasions. Care has also been taken to box in the top of the oriel rather than leaving it exposed as on the SE side.
- 3.2.14 The use of the roof space would have an implication on the form of the roof construction. As already discussed (section 3.3.11) the horizontal beams exposed towards the ceiling of the first floor serve to tie the building to the outer walls at this level and distribute the weight of the building outwards so negating the need for additional tie beams only a metre or so above. Evidence from the west roof indicates that the weight of the roof structure would have been carried on a series of intermediate trusses spanning the depth of the building. A gable tie for securing at least one set of purlins is still visible just above the window on the SE side of the building although this is set much higher than the present through purlin and at a different angle indicating that the roof structure has almost certainly been replaced or modified sometime in the past.
- 3.2.15 On the west side of the building, where the roof structure is better preserved, the position of a mortice joint (Plate 14) on the rear tie beam strongly suggests that the original roof was not a king post structure. The mortice joint is set too close to the NW side of the building to support a king post (approximately 1.40m to the east) and instead suggests either a queen post roof structure or a simple 'A' frame truss with diagonal side struts supporting the principal rafters. No evidence of a central mortice joint for a king post truss was found on any of the surviving tie beams. The primary advantage of using queen post trusses rather than king posts is that they would have provided for a relatively unimpeded roof space. This, in addition to the evidence mentioned above (sections 3.2.13) would seem to indicate that from a very early

period the attic space was intended to be utilised in some fashion, possibly as living accommodation.

- 3.2.16 The original roof covering would almost certainly have been pantiles, torched with clay which were widely available by the later half of the 17<sup>th</sup> century. These were relatively lightweight requiring far less substantial roof structures than other forms of earlier roof covering (Brunskill 1987,92).

### **Nineteenth Century (Figure 6)**

- 3.2.17 There do not seem to have been any lasting changes to the fabric of the building during the 18<sup>th</sup> century although the absence of documentary or stylistic references make this difficult to determine. The house does include an 18<sup>th</sup> century fireplace (often incorrectly attributed to John Carr) in the rear NE ground floor room (Room 2) (Plate 9) and a panelled corner cupboard. These items indicate something of the status of the property during the 18<sup>th</sup> century.
- 3.2.18 From the 1820's pictorial, cartographic and documentary evidence is available to track later changes in the building's form and use. The first drawing of The Old Manor dates to 1825 (Figure 8). At this time the property has clearly been divided into two tenements and a doorway has been added to provide access to number 64 (then no. 24); a small niche of unknown function appears just to the NW of this. All other elements of the building appear the same and the oriel windows can be seen in their original configuration. The two tenements appear to both be functioning as domestic dwellings. The thatched cottage adjoined to the SE of the building is clearly visible.
- 3.2.19 In 1832 the building was drawn (and measured) by the architect John Harper (Figure 9). It more clearly depicts many of the details in the earlier sketch including the rustication and doorway in No. 64, but the small niche to the left of the door has been filled in. The measurements noted on the drawing by the architect seems to indicate that he had been commissioned to undertake some work on the property, possibly connected with the Clifton Sale.
- 3.2.20 The next image of the building (Figure 10), a photograph, dates probably to the mid 1880s when the property was occupied by either George Manton and his family or John Haw the green grocer and his five dependants. The two girls in the photograph may in fact be Ada and Alice two of Haw's children who would have been around six and eight years old at the time. This is the first image of the house after the Clifton sale and a number of features appear to have been altered. Most notably the bottom oriel windows have been replaced and all the upper storey windows appear to be without glass. This may mean that only the ground floor was inhabited at the time but is more likely to indicate that the building was undergoing refurbishment. This may have been undertaken when John Haw first took up residency. Later images do show that changes to all of the windows on this side. A small unidentified structure to the NW of the original doorway appears on the 1851 OS map but disappeared by 1891 and does not occur on the earlier drawings (Figure 11). The roof of the cottage adjoining the SE side of the property has been tiled and there is a wall between no. 25 and Clifton Manor to the NW. The 1851 OS map also shows ancillary buildings to the rear of the house and what looks to be a formal garden layout.

- 3.2.21 In the next two images (Figure 12 and 13), appear to be of a similar date c. 1890. The door to No. 24 has been bricked up and the windows fitted throughout with large, double paned windows with opening side casements. These changes were no doubt all undertaken as part of the phase of refurbishment mentioned above. The absence of the tree in the foreground of the drawing suggests that it is earlier than the photograph which can be dated by the John Cousins coal merchant's sign to the mid 1890s. Despite the removal of the second front entrance it appears from the documentary evidence that the building was divided into two tenements occupied variously by the Coussins, Mantons, Dunns and Goodsons. At this time the division between the properties seems fluid with tenants occupying No.25 and upper rooms in No.24. The large number of tenants occupying the property during this period would have placed considerable constraints on living space and would have almost certainly meant that that attic space was utilised to provide additional accommodation.
- 3.2.22 The second stack (feeding into the existing chimney) was probably also added sometime during this period and the Victorian fireplaces throughout the property were put in to cater for the increasing number of tenants. Figure 11 also shows for the first time the arrangement of buildings on the NW side of the property. The entrance porch is clearly visible with a single storey structure extending beyond covered by a mono pitched roof. The OS map shows little change in the latter half of the 19<sup>th</sup> and early 20<sup>th</sup> centuries except for changes in the layout of the garden.
- 3.2.23 By 1937 the property has undergone considerable change. St Petersway has been constructed, resulting in the demolition of the two properties adjoining the SE side of The Old Manor. At this time the SE external wall of the property was re-skinned. The changes to the rear elevation may also date to this period. A decorative tile window sill (Plate 15) seems to be a distinct feature of this phase of development and these can be found extensively in the windows of the rear elevation, and the NE and SE extensions (these tiles are also re-used in the construction of the garage and modification of the kitchen extension). The 1937 OS map (Figure 9) shows the addition of the SE extension (Rooms 5 and 6) and the NW kitchen extension, including the double storied small side wing (Room 1, 10 and 13).
- 3.2.24 There is considerable evidence to suggest that present roof structure also dates to this period. The steel beam that spans the building at top floor level is of a form and style typical of the period and is so large that a crane would have been required to lower it into position. The roof trusses sit upon the central beam and therefore either post-date the beam or are contemporary with it. The style of the woodwork used on the trusses would suggest they are contemporary; this is further supported by the nature of the raised head brickwork into which the trusses are inserted which is the same of that identified elsewhere with the 1930s modifications. In addition, the lath and mortar work under the tiles of the inner roof slope is too labour intensive and traditional to indicate a post war date as is the finish on the iron straps bonding the sections of roof truss.
- 3.2.25 At this time the ground floor of no.24 is being used as a tobacconist, with a separate room upstairs being let to the Bugins. No. 25 was occupied by Patrick Naughton. Later photographs (Figure 12 and 13) show the front door to no. 24 has been re-inserted and single paned clear glass windows put in the SE oriel for the tobacconists.

- 3.2.26 The 1961 OS map (Figure 11), surveyed just prior to a phase of modifications undertaken by Nora Rowntree and her husband Major Ison, shows that the NW extension has been reduced to its present size in line with the 17th rear wall of the building, and a garage has been added.
- 3.2.27 In 1962 the RCHME survey report on the building refers to 'considerable repair work and *minor* structural alterations' (my italics) to be undertaken by the Isons. The exact nature of such changes is unclear as it has proved impossible to trace any architects plans associated with this phase of works. In the RCHME publication *Outside the city walls East of the Ouse* (RCHME 1976), the house is referred to as 'modernised and partly rebuilt in 1962 suggesting far greater changes took place, however, based on an archaeological analysis of the existing building fabric it seems that these modifications were in no way as extensive as those made to the structure in the 1930s.
- 3.2.28 The 1962 modification did involved knocking through part of the 17th century wall to insert a door out into the garden from the workshop (Room 3). This would have involved widening part of an earlier window, the rubbed brick header of which is still visible above the present doorway. The re-used timber lintel above the door would have been inserted at this time (see section 3.2.6). A number of partition walls were also inserted into the property including those forming Room 9.
- 3.2.29 In 1968 the Isons undertook further extension work at the rear of the property. Plans for this work have been located (YCA No. 13/1/1) and include the construction of Room 4 and the widening of the opening from Room 3 (involving the insertion of a supporting steel joist). There were also plans to replace the rear attic gable windows at this point but these were never carried out. This structure is clearly visible on the 1975 OS and marks the last major change to the building, although alterations to the garage were undertaken by Major Ison in the late 70's.

## 4 PROPOSED WORKS AND THEIR IMPACTS

### 4.1 Attic space

4.1.1 *It is proposed to improve the existing attic floor living space in the east range (No. 64) by the adaptation of the modern trusses to provide a more open roof structure which will provide for easy access throughout the length of the room. It is also the intention as part of the repairs to the roof, to reposition the modern rooflights on the inner roof slope and create an emergency/maintenance link to the west roof void.*

*conjectural*

4.1.2 The adaptation of the modern restrictive roof trusses will bring to this area the free flow of space that would have been a feature of the original building, and restore the building back to a true two and a half storey building rather than a two storey building with obstructed attic space. There is overwhelming evidence in the less disturbed west range that this space has been used as a living area until relatively recently. The ceiling joists have been pegged securely into the beams below to provide for a load bearing floor, the room has been plastered and re-plastered on a number of occasions, floor boards secured with squared headed nails still exist in some parts of the room and the existing window fitting are casement to allow them to be opened for ventilation. There is also considerable evidence from this side of the building that

*of  
storey*

originally the roof had been supported on a series of queen post or simple 'A' frame roof trusses running the depth of the building, providing for a useable and relatively unimpeded attic space.

- 4.1.3 The adaptation of the existing trusses will take place without the removal of the surrounding roof structure, the aim being to install new structural members and then remove surplus members without any disturbance. The main material used will be timber rather than steel in order to be in keeping with the building, and restore something of the original character of the room including displaying the fine moulded brick gable window. The removal of the plaster board blocking the north gable end may uncover more information about the nature of the original roofing and all work would be monitored and recorded by a buildings archaeologist or architectural historian.
- 4.1.4 A considerable amount of information regarding the form and development of the roof space is preserved in the western range but at the moment much of this material is obscured by general debris including storage boxes and *ad hoc* patches of poorly fitted insulation material. Access to this area has also been impeded by the removal of the original floor boards (fragments of which are still in place) which make it extremely precipitous to walk around in the attic except on the exposed ceiling joists. Further evidence as to the structure of the attic may be revealed if access to this area were, even temporarily, secured and the area cleared of extraneous material (under suitable supervision). The uncovered historic fabric could then be appropriately recorded and the existing exposed plaster stabilised. Such an investigation may also reveal more about the historic point of access into the roof space.
- 4.1.5 The first floor ceiling comprises new plasterboard fitted to battens and fixed to the older floor joists. The underlying rooms of the first floor can be clearly seen through quite sizeable gaps in the plaster boarding on the west side (No 66(25)). Nothing remains visible of any earlier plaster ceilings although traces of these may be revealed and recorded during any restoration work. The ceilings on the ground floor also appear to have been newly plaster boarded. Nail holes for earlier ceiling fittings can be seen on the soffit of the exposed joists throughout the building indicating that most of the historic ceilings have already been removed and therefore the proposed work should not have any detrimental affect on any historic fabric.
- 4.1.6 The renovation and repairs to the roof will prove beneficial to the overall preservation of the building preventing the roof timbers incurring further damage through damp and leakage. Sections of the roof have almost certainly required stripping and replacing throughout the history of the building and this form of preventative maintenance will help preserve the integrity of the roof structure. The creation of a crawl-through link between the roofs will not significantly alter the form of the roof but will provide essential access for maintenance and emergency. All pantiles will be replaced in the same pattern as the existing roof and the original tiles will be retained and re-used where possible.

## 4.2 First Floor

- 4.2.1 *It is proposed to re-order the space on the first floor by the removal of the modern 1960s lightweight partitions and built in wardrobes and the insertion of a shower*

room.

- 4.2.2 The removal of the modern partitions and wardrobes would not be of any significance and would restore to the room some of its original layout and space and expose part of the medieval wall plate currently obscured. The 17th century fireplace would also be placed in a more sympathetic setting by the new proposals. The insertion of an appropriately ventilated small en-suite bathroom in Room 15 will not affect the historic fabric, and routes for the soil stack and mechanical extract have been discretely located to avoid damage to the historic fabric or archaeological deposits. All ground intervention work would be suitably monitored by a qualified archaeologist.

### 4.3 Ground Floor Level

- 4.3.1 *It is proposed to use the existing kitchen as a laundry/utility room and convert the small lean-to outbuilding for use as a ground floor toilet with a covered back door providing direct access from the garden.*
- 4.3.2 The proposed changes to the kitchen will only involve the re-hanging of the existing doorway to open into the room rather than out, this should not be of any significance. The lean-to outbuilding does not appear on any of the earlier OS maps and probably post dates 1975 therefore any changes to the building should not cause any undue impact.
- 4.3.3 *It is proposed to move the kitchen area to what is now the workshop extension at the rear of No.64. These plans include the raising of the current roof height in the extension to allow more light into the room. Earlier plans to remove the brick pier and remains of the window lintel between Rooms 3 and 4 have been modified to retain these historic features.*
- 4.3.4 Most of the areas affected by this proposal are relatively modern, Rooms 5 and 6 dating to the 1920s or 30s and Room 4 dating to 1968. The removal of the eastern wall of the 1930s extension is considered not to be of great significance since the structure is not of any specific merit and its removal will open up the back room and allow for a better appreciation of the original line of the building. Modifications to the original plans now retain the remaining fragments of the 17th wall (largely destroyed during the earlier phases of extension building) and the brick window lintel above the present doorway. No major changes will be made to Rooms 3 and 7 beyond the removal of the 1930s partition wall.
- 4.3.5 *It is proposed to carefully excavate the blocked cellar, under archaeological supervision, to re-establish its original depth, in order to bring the space back into use as a cellar, or at the very least to make suitable provisions to prevent problems with damp. All archaeological work would be undertaken in accordance with a written scheme of investigation approved in advance with the city archaeologist.*
- 4.3.6 The cellar has been partially filled recently leaving little more than a shallow void underneath rooms 3 and 7 although the remains of the 17th century steps suggest that it is much deeper. The controlled removal of the concrete floor and excavation of the underlying backfill will both restore the space to its original form and function and

could also provide some useful dating information as to when this feature fell out of use. Although the building is located within the bounds of a known important Roman cemetery it should be stressed that no new ground will be broken. A trial pit will first be dug to determine the depth of the cellar then the whole area opened out. The concrete will be removed under archaeological supervision and then the area hand dug in accordance with an approved method statement.

#### **4.4 Outside the building**

4.4.1 *Currently along half the southeast elevation the ground level is significantly higher than the floor level in the house. It is proposed, subject to investigation proving there to be adequate footings, to excavate down to at least floor level to reduce the risk of dampness in the wall.*

4.4.2 This proposal should have no adverse impact on the building although all works should be carried out under archaeological supervision. The reason for the raised ground is unclear, as the area will have already been excavated in the 1930's to allow the construction of the new brick skin against the south-east wall of the house and trenching for drainage and services from the main road.

#### **4.5 General repairs**

4.5.1 It is proposed to undertake a program of general repair throughout the building including upgrading the existing wiring, heating, plumbing and ventilation.

4.5.2 A carefully considered repair program, carried out according to an approved methodology by suitable qualified professionals, will be of general benefit to the structure and address issues of vulnerability caused by damp and poor wiring. This affects of this work can be appropriately mitigated by limiting it to areas which have already undergone extensive change in recent years. The photographs taken by the RCHME during the 1962 modifications show that at this time large amounts of material was stripped out, including substantial amounts of the lime plaster from the dividing walls, leaving little original material *in situ*. There is still some evidence of lime plaster in the western range of the attic but much of the historic plasterwork elsewhere has been stripped and replaced (the ground floor was re-plastered quite recently after damp proofing repairs) although some areas may still survive under the present skim.

### **5. Conclusions**

5.1 The Old Manor house, Clifton is an important example of the development of 17<sup>th</sup> century vernacular architecture in the immediate post-restoration period. It is also important in retaining the shell of an earlier timber framed building, probably damaged during the 1644 siege of York

5.2 The building retains much of its original fabric although it has undergone a number of changes and modifications over the years. The majority of these changes have been concentrated on the rear elevation of the building which has undergone at least three phases of extension and moderate re-build. Internally the space on the ground and first floor retains its original character, largely dictated by the location of the stack.

Evidence in the west range indicates that the attic spaces have been utilised throughout most of the life of the building as living space. This may have been to provide servant accommodation but it should be noted that some care has been taken to plaster the walls and box the void over the oriel. The character of the attic space in the eastern range has been largely obscured by the insertion of the bulky modern trusses which have removed much of the earlier evidence.

- 5.3 The current proposals are modifications of earlier plans based on recommendation made by after a preliminary review by the City Council Conservation Officer. The majority of these proposals involve only minor changes to the modern features which are unlikely to have any impact on the ancient structure, although it is recommended that a buildings archaeologist should be available to monitor and record this work in case earlier fabric is exposed. The proposals for the replacement of the roof trusses have been suitably mitigated by modifications (in consultation with a conservation structural engineer) in design and materials that would allow the existing trusses to be adapted while still retaining the character of the attic space and the building as a whole, and this adaptation work is now confined to the east half, with no link between the two roof spaces other than a maintenance crawl-space.
- 5.4 The proposed excavation of the cellar has the potential to restore this space back to the building which would benefit both the unity and our understanding of how the 17<sup>th</sup> century structure functioned. This work could be appropriately mitigated if carried out under strict archaeological control, and on the condition that only back filled material should be removed and no new ground broken.
- 5.5 Where appropriate the proposed changes to the fabric of the building can be investigated and recorded while work is being carried out. This record will further mitigate the impact of the changes and remediate any accident damage or loss of the historic fabric.

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Project No: 618  
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Edited: Richard Fraser  
Illustrations: Penny Middleton

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- Sale Plan of Clifton Estate 1836 Acc. 245 (Box 3)
- Rate assessment book for Clifton Manor 1867 Acc.1 (Box 68)
- Plans for 1968 extension drawn by P.H in Brierley, Leckenby, Keighley No. 13/1/1

### Leeds Archive (LA)

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- Triple list of houses and front steps in Clifton 1665 – 1763 NH 2133
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- Clifton rentals 1737 -1745 NH 2160
- Map showing tenancies of closes in parts of Clifton 1770 NH 2407
- Clifton rentals 1705-07 and 1760 NH Addendum 121

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**National Monuments Record (NMR)**

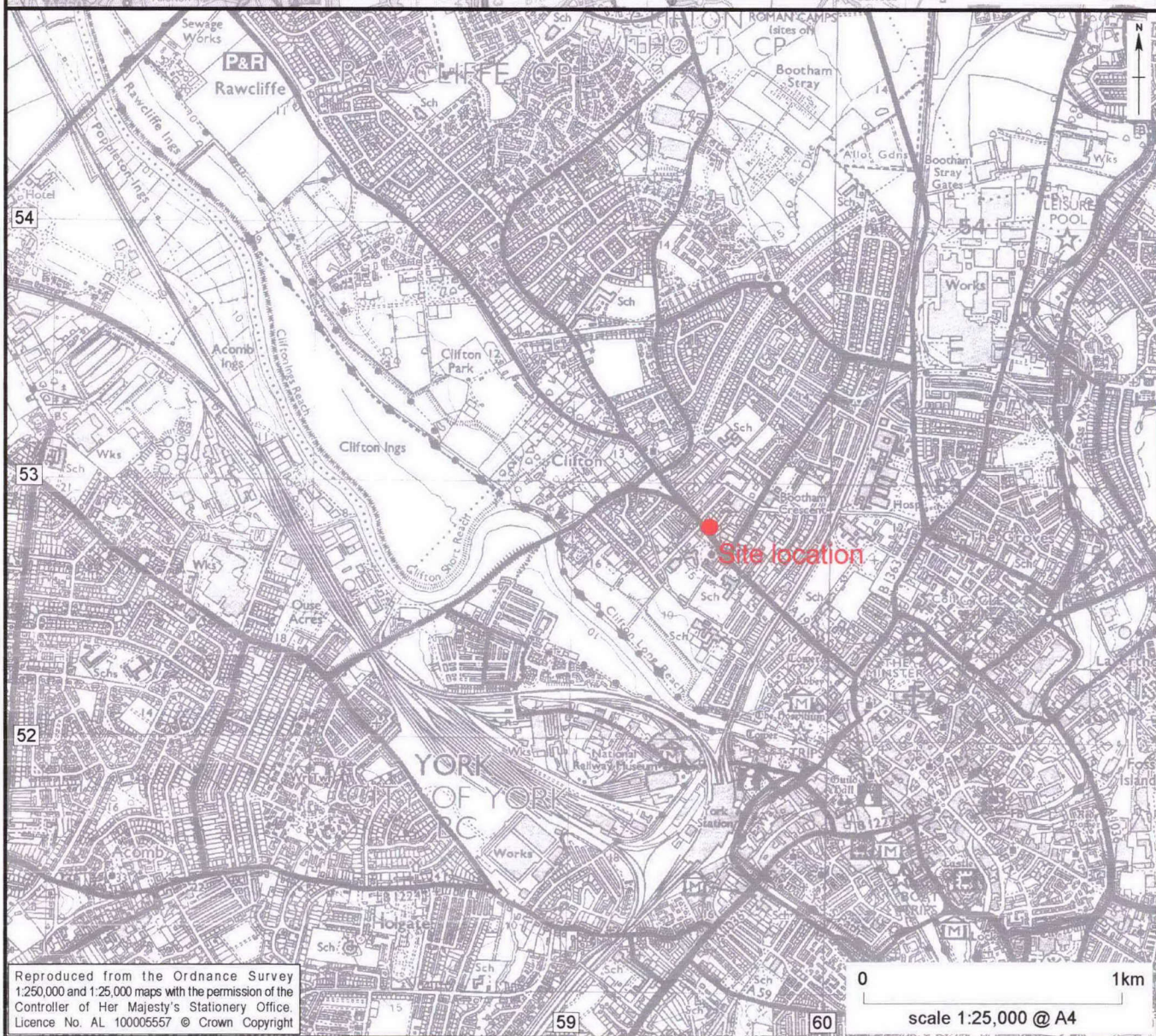
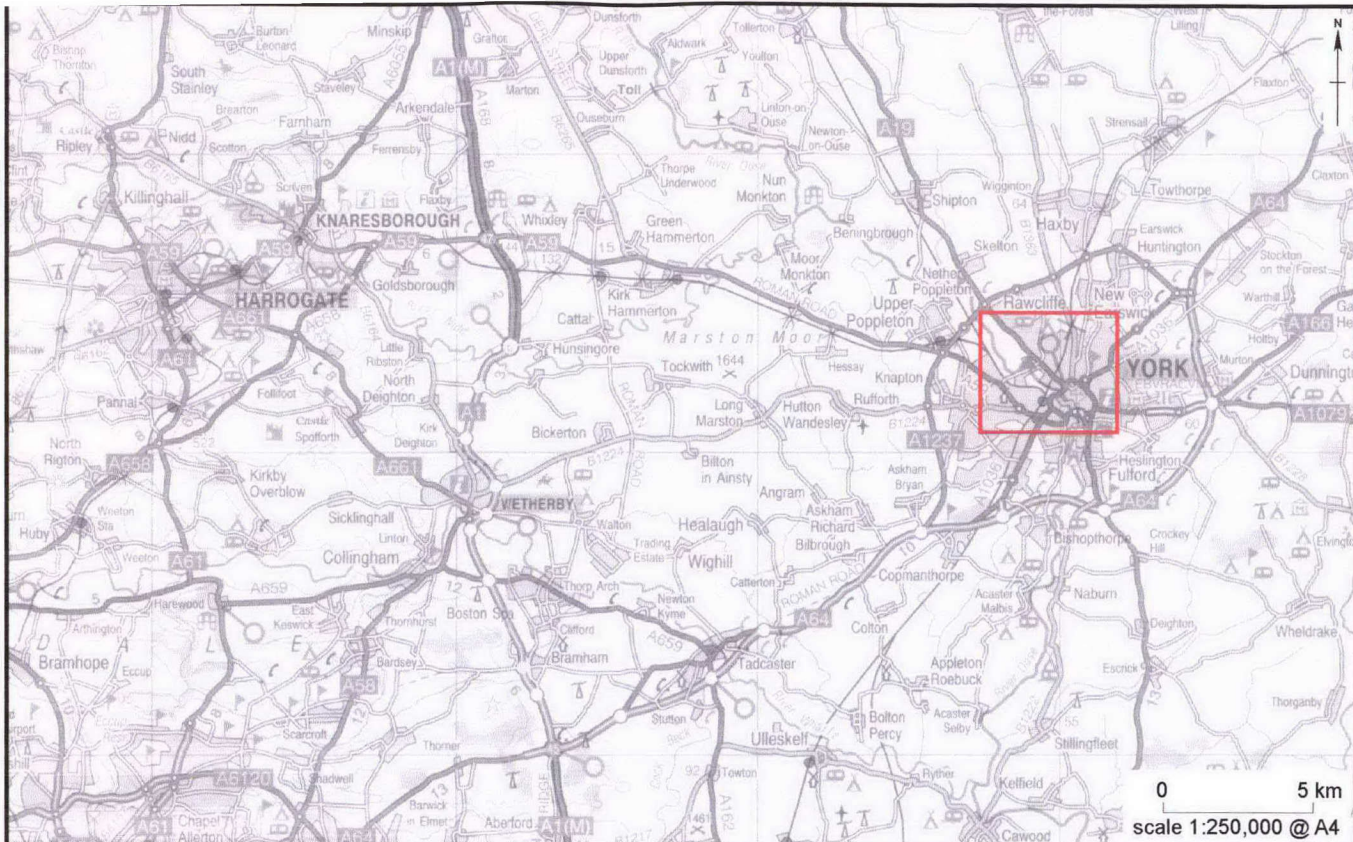
RCHME Report                  Surveyors report no. 416

**Ordnance Survey Maps (OS)**

- 1853 1<sup>st</sup> Edition 9" to the Mile. Sheet 174. Surveyed 1846-51
- 1891 25" to the Mile. Sheet CLXXIV.6.8. Surveyed 1889
- 1909 25" to the Mile. Sheet CLXXIV.6. Re-surveyed 1889-90
- 1937 25" to the Mile. Sheet CLXXIV.2.6., Revised 1937
- 1961 25" to the Mile. Sheet SE5952. Surveyed 1960
- 1975 1:25000 Sheet SE 5952 NE
- 2003 1:1250 OS Superplan map. SE5952NE

**Deeds in the owners possession**

- 1957 Conveyance S.K.Morey to Faith and Nora Rowntree
- 1960 Conveyance Faith Rowntree to Nora Rowntree for No. 64
- 1963 Deed of gift Faith and Nora Rowntree to Major Ison.
- 1977 Deed transfer, probate of the will of faith Rowntree



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Figure 1 The Old Manor, Clifton: site location



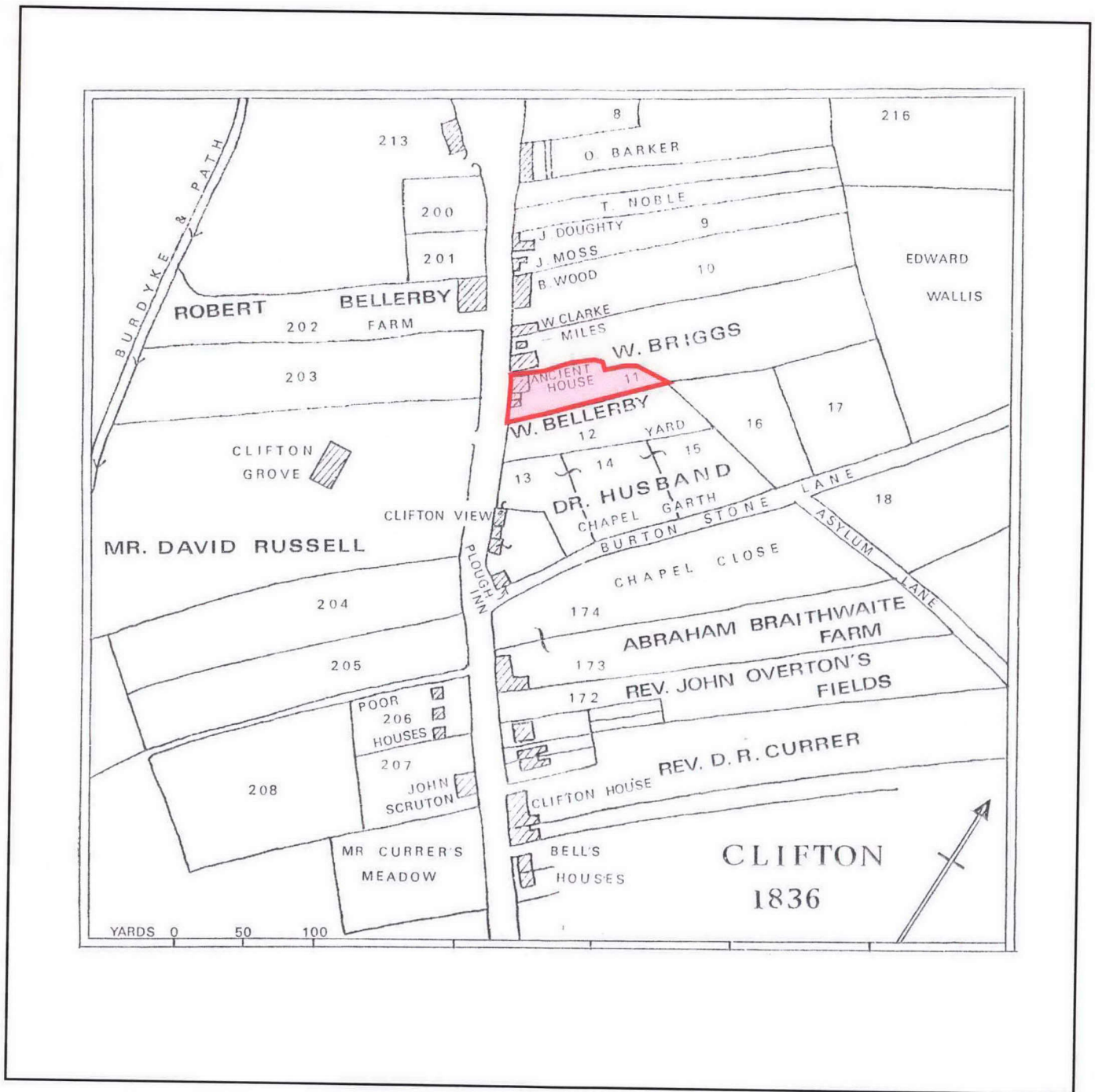


Figure 3 The Old Manor, Clifton: Clifton sale plan (1836) copied from original by B. Hutton (Hutton 1969)



Figure 4 The Old Manor, Clifton: Schematic phase plan showing surviving medieval elements



No 64 (24)

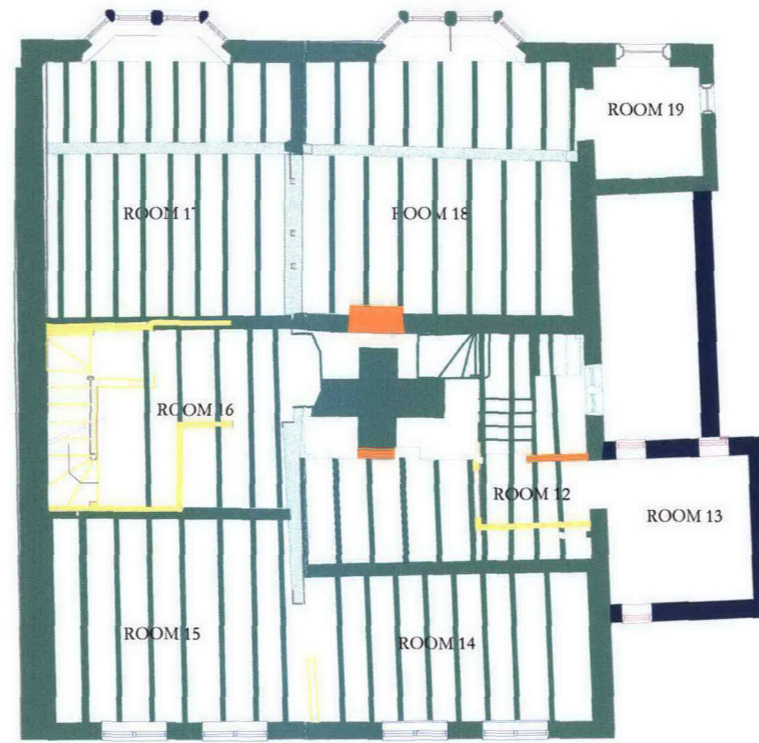
No 66 (25)



GROUND FLOOR PLAN

No 64 (24)

No 66 (25)











FIRST FLOOR PLAN

No 64 (24)

No 66 (25)



NW-SE SECTION THROUGH SHORT AXIS

- KEY
- |   |                                   |   |                |
|---|-----------------------------------|---|----------------|
|  | Medieval (timber framing)         |  | 18th century?  |
|  | 17th century                      |  | 19th century   |
|  | 17th century over medieval timber |  | 1909 - 1937    |
|  | 17th century or earlier?          |  | modern (1960s) |



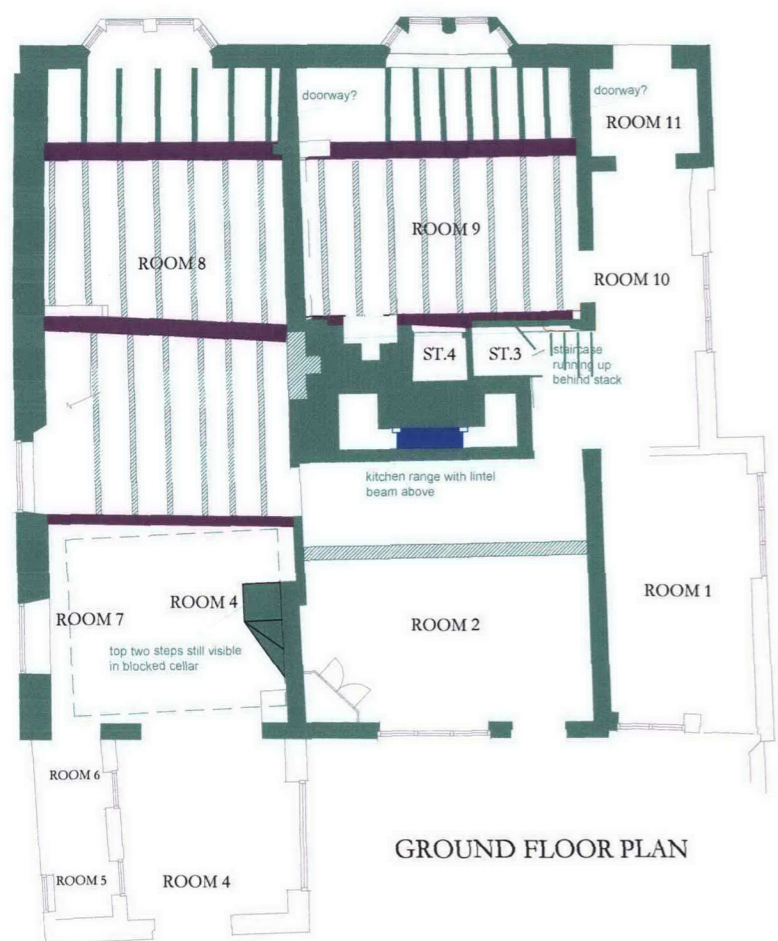
scale 1:1250@ A3

Figure 6 The Old Manor, Clifton: schematic phase plan showing later phases of development



No 64 (24)

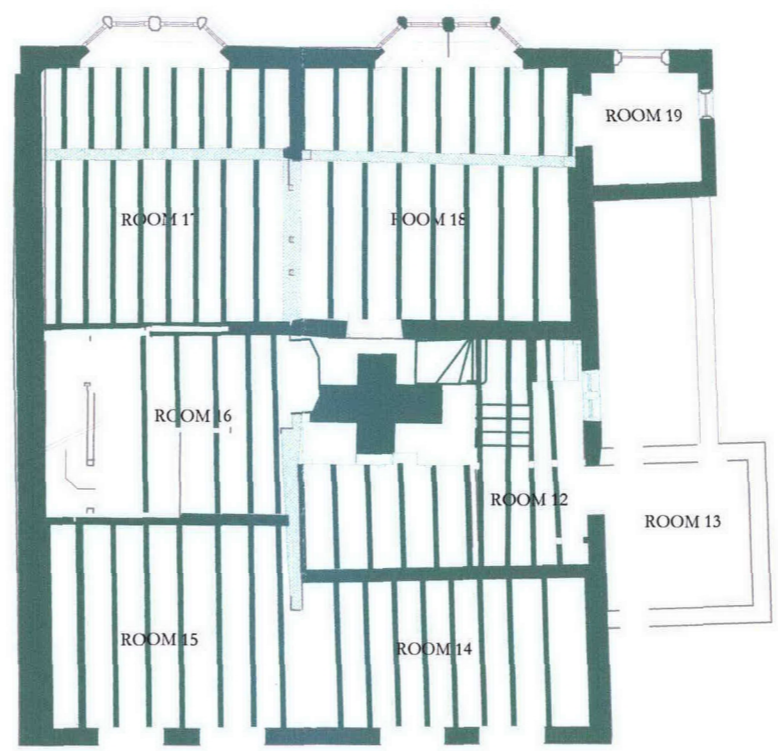
No 66 (25)



GROUND FLOOR PLAN

No 64 (24)

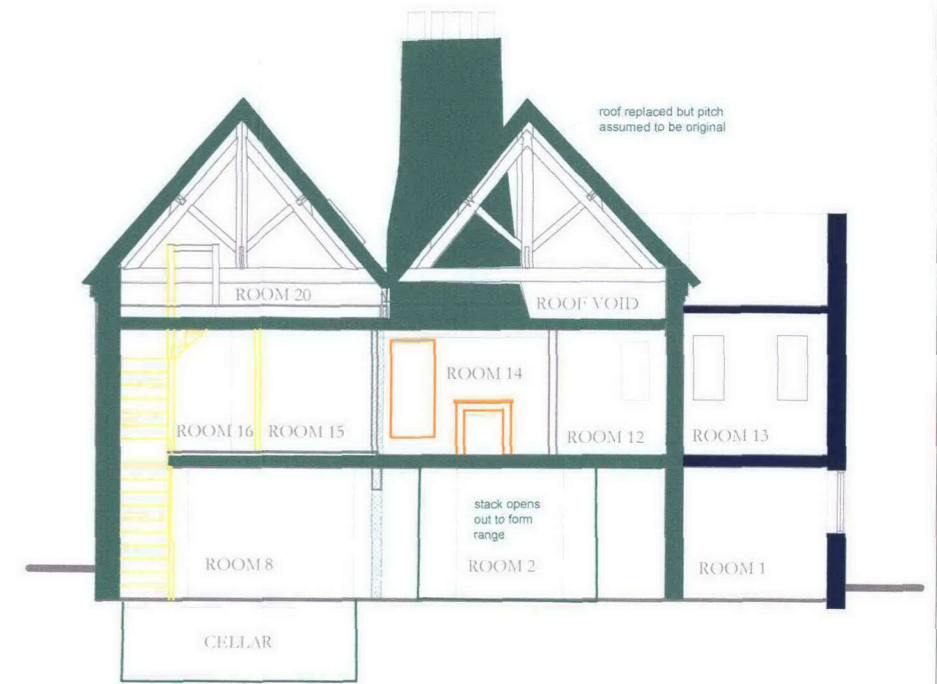
No 66 (25)



FIRST FLOOR PLAN

No 64 (24)

No 66 (25)



NW-SE SECTION THROUGH SHORT AXIS

- KEY
- Medieval (timber framing)
  - 17th century
  - 17th century over medieval timber
  - 17th century or earlier?

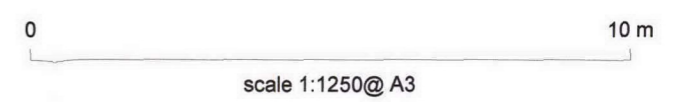


Figure 5 The Old Manor, Clifton: schematic phase plan showing surviving 17th century elements



Figure 7 The Old Manor, Clifton: Dutch gabled building at Walmgate (demolished 1853). Very similar in style to The Old Manor but a two storey rather than two and a half storey building. Drawing by George Nicholson 1827 (York Art Gallery)

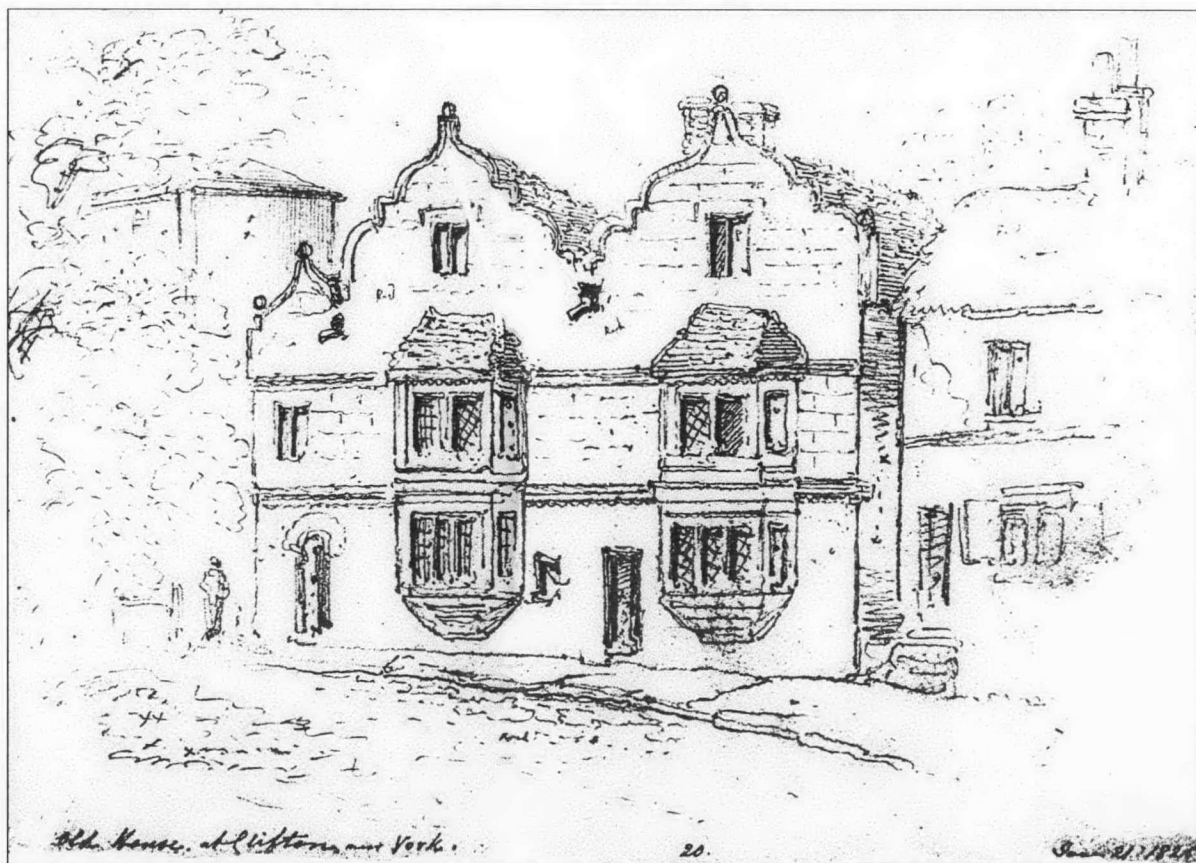


Figure 8 The Old Manor, Clifton: drawing of The Old Manor from 1825 (artist unclear) (York City Library).

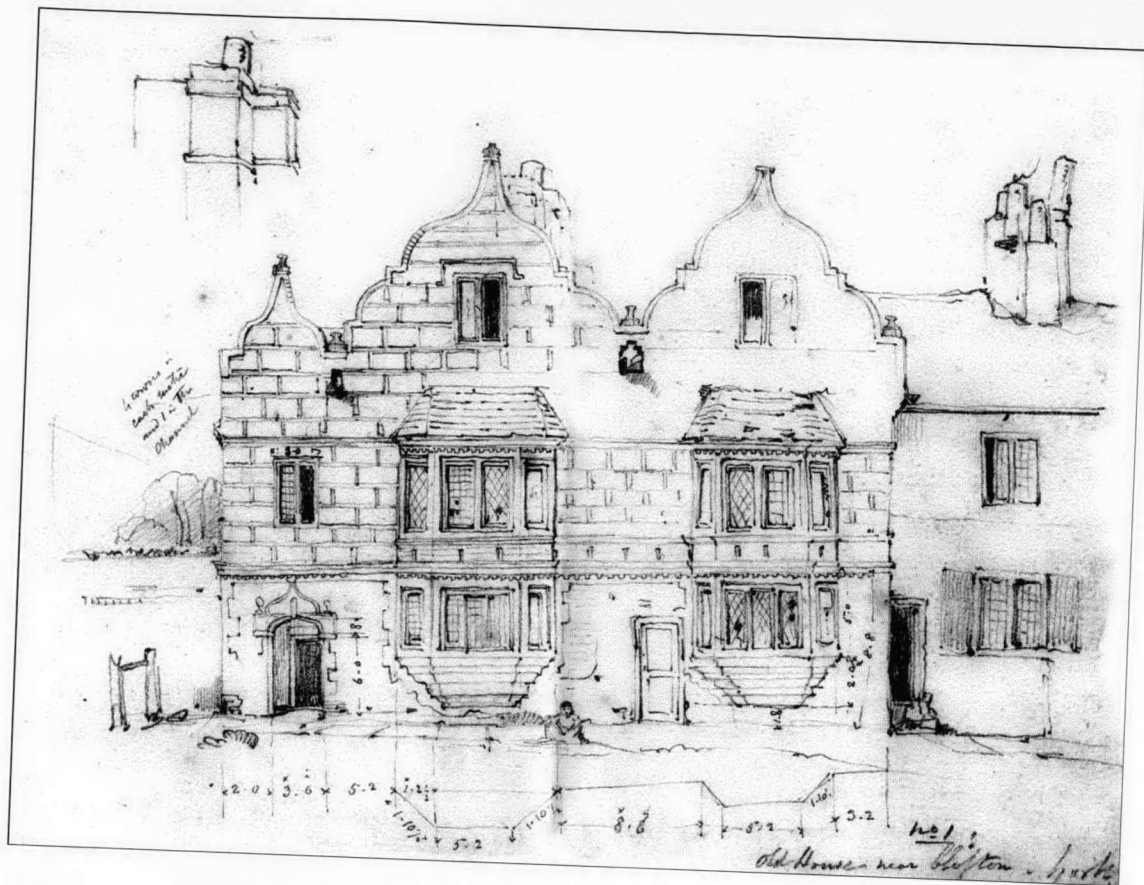


Figure 9 The Old Manor, Clifton: John Harper's drawing of the Old Manor, September 1832 (York Civic Trust)



Figure 10 The Old Manor, Clifton: photograph c.1885 (York City Library)

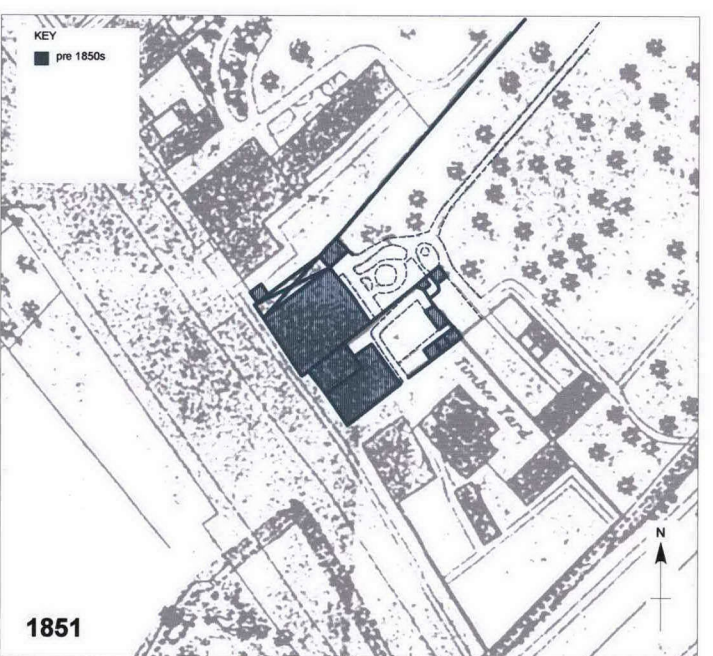
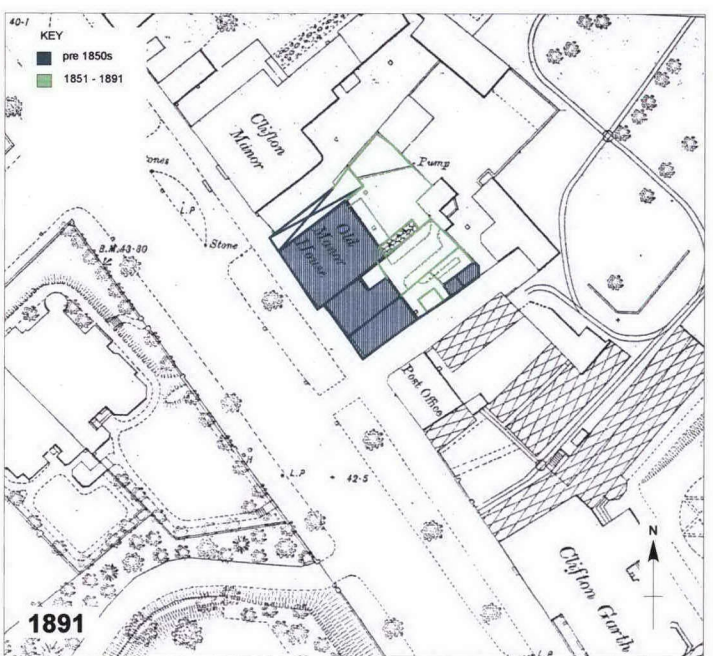
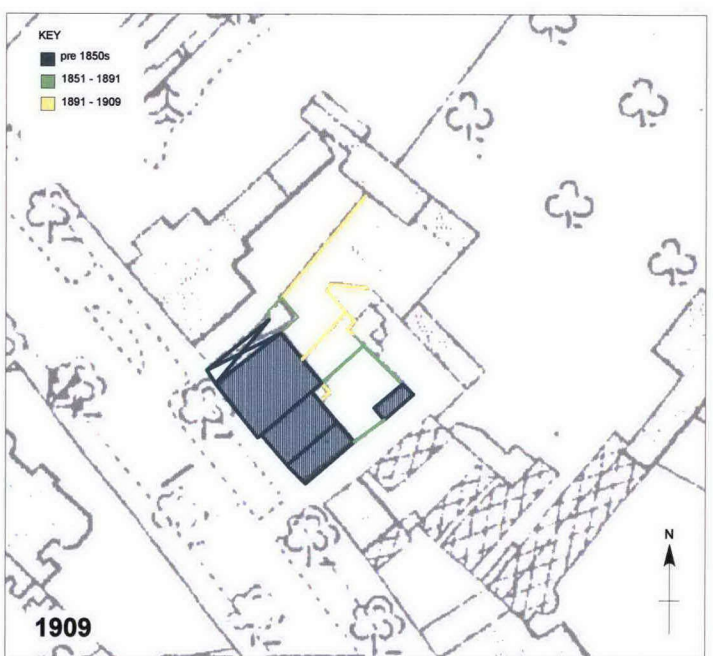
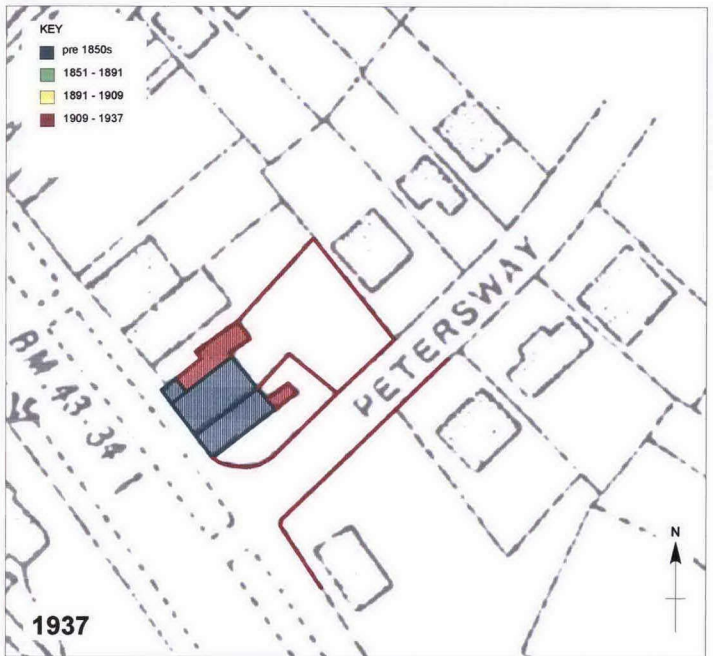
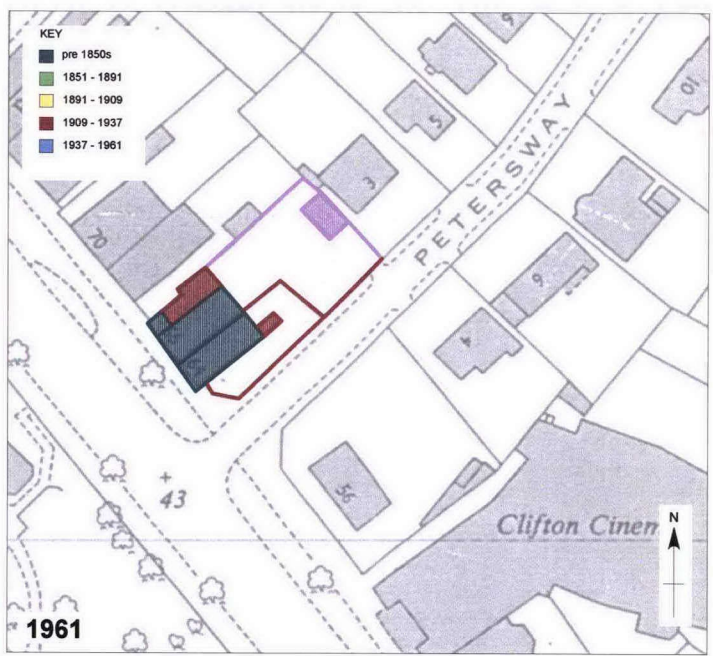
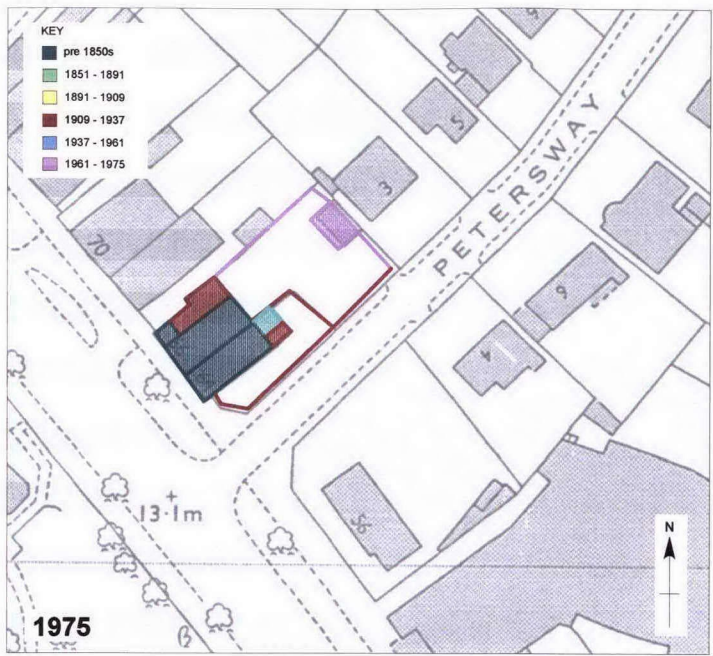


Figure 11 The Old Manor House, Clifton: development of property based on regression of OS maps



*Figure 12 The Old Manor, Clifton: drawing from c. 1890 (artist unknown)(York City Library)*



*Figure 13 The Old Manor, Clifton: photograph taken c.1895 when John Coussins, coal merchant occupied no. 66*



*Figure 14 The Old Manor, Clifton: photograph of The Old Manor late 1950's early 1960's when tobacconist shop still open at No. 64 (RCHME 1976)*



*Figure 15 The Old Manor, Clifton: photograph c. mid 1960s after renovations work showing changes to south-east oriel. Clifton Manor in foreground (York City Library)*



*Plate 1 The Old Manor, Clifton: Front (south-west) elevation*



*Plate 2 The Old Manor, Clifton: joint scars on north-east elevation*



*Plate 3 The Old Manor, Clifton: joint scars on south-east elevation*



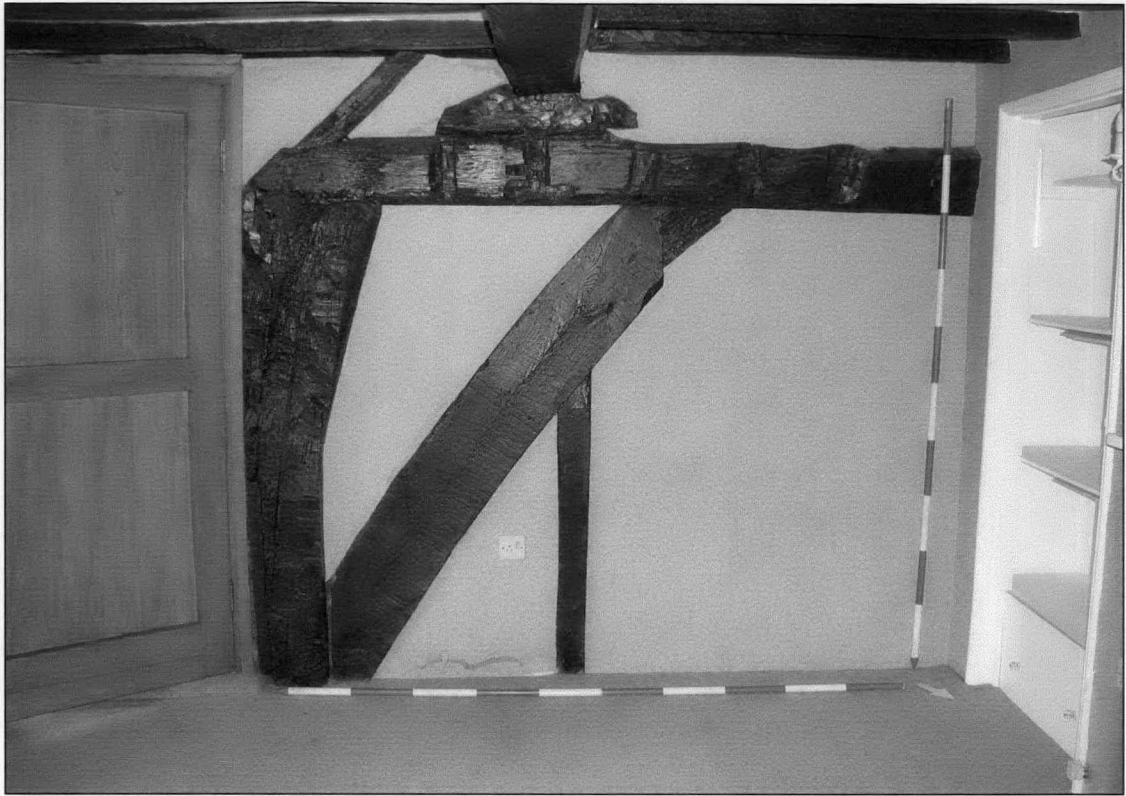
*Plate 4 The Old Manor, Clifton: rear (north-east) elevation*



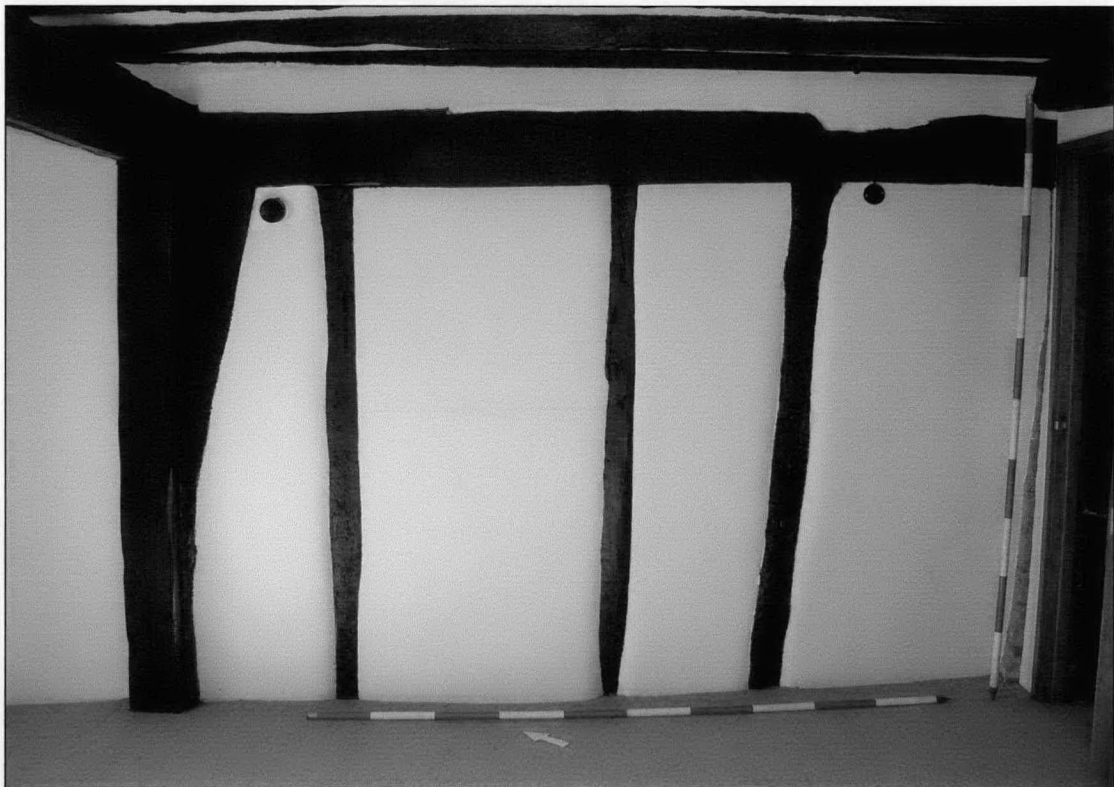
*Plate 5 The Old Manor, Clifton: north-west side elevation*



*Plate 6 The Old Manor, Clifton: modern roof trusses in no. 64*



*Plate 7 The Old Manor, Clifton: wall brace, Room 14*



*Plate 8 The Old Manor, Clifton: timber studding , west wall of Room 17*



*Plate 9 The Old Manor, Clifton: kitchen range in Room 2, 18th century fireplace .*



*Plate 10 The Old Manor, Clifton: timber lintel inserted over doorway during construction of workshop extension, note floor joist sit above timber.*



*Plate 11 The Old Manor, Clifton: 17th century cellar steps*



*Plate 12 The Old Manor, Clifton: 17th century fireplace on first floor (Room 16)*



*Plate 13 The Old Manor, Clifton: gable window (NW side) showing moulded brick mullions and plaster work concealing void over oriel. Brick pier on left hand side of frame carries modern roof purlin*



*Plate 14 The Old Manor, Clifton: mortise for queen post or 'A' frame strut on rear tie beam, west attic space.*