



**YORK ARCHAEOLOGICAL TRUST**



**BUILDING RECORDING AT THE LODGE,  
FORMER FIRE STATION SITE,  
PECKITT STREET, YORK**

By Jayne Rimmer

*BUILDING RECORDING REPORT*

Report Number 2016/45 July 2016



# YORK ARCHAEOLOGICAL TRUST



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## NON-TECHNICAL SUMMARY

The Lodge is a late 19<sup>th</sup> century Victorian Gothic building located on Peckitt Street in York. It forms part of the former fire station site at no. 18 Clifford Street and was used as administrative offices up until the closure and relocation of the fire station in 2014. As originally constructed, the Lodge comprised a sizeable dwelling with multiple reception rooms, bedrooms, and additional spaces for services and servants. It is a typical example of a Victorian Gothic style house with decorative external features and a clear spatial hierarchy. Positioned on the river frontage, it is likely to have been home to a wealthy middle class family.

## KEY PROJECT INFORMATION

|                          |   |
|--------------------------|---|
| Project Name             | The Lodge, Former Fire Station Site, Peckitt Street, York |
| YAT Project No.          | 5913  |
| Report status            | Final   |
| Type of Project          | Building Recording  |
| Client                   | dc-architecture   |
| Planning Application No. | 15/02155/FULM   |
| NGR                      | SE603514  |
| OASIS Identifier         | <b>yorkarch1-257391</b>                                   |

## REPORT INFORMATION

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|---------|-------------|----------|-----------|----------|-------------|----------|
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| 1       | JR          | 12/07/16 | DA        | 12/07/16 | DA          | 12/07/16 |

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## 1 INTRODUCTION

The Lodge is a late 19<sup>th</sup> century Victorian Gothic building located on Peckitt Street in York. It forms part of the former fire station site at no. 18 Clifford Street and was used as administrative offices up until the closure and relocation of the fire station in 2014 (Figure 1). The form and character of the Lodge indicates that it was originally constructed as a detached private dwelling. Positioned on the high ground of South Esplanade, it was designed to take advantage of panoramic views over and across the river Ouse. It was built subsequent to the construction of Trinity Chapel in the mid-19<sup>th</sup> century and around the same time as the construction of Clifford Street in 1881. The architecture of the Lodge reflected the new Victorian buildings on Clifford Street, which included the Technical College (1883-85) and the Magistrates Court (c.1890-92).

## 2 METHODOLOGY

A Level 1 Building recording was carried out at the Lodge by York Archaeological Trust on Monday 20<sup>th</sup> June 2016 in accordance with the guidelines set out in Historic England (2016), *Understanding Historic Buildings: A guide to good recording practice*.

Hand-written observations were recorded on room data sheets, and on ground plans and elevation drawings supplied by dc-architecture, Studio 4, Middlethorpe Park, Sim Balk Lane, Bishopthorpe, York YO23 2BD. Digitised plans and elevations can be found in Figures 2-8. The rooms within the building have been numbered 1-16 and the building is described as being on an east-west axis in alignment with the staircase.

The archive includes a total of 150 Digital photographs which were taken using a Canon EOS 50D Digital SLR Camera with a Canon Zoom Lens EF 17-40mm. All photographs have been saved as RAW (CR2) and JPEG files. The photographic sequence runs from 1-204 because a number of poor quality photographs were discarded during the building recording. A photographic register is provided in Appendix 1. Photograph location plans showing the position and direction of photographs can be found in Figures 9-11. A full set of Digital photographs are appended at the back of this report on a Compact Disc. The site archive is held by York Archaeological Trust under the project code 5913.

## 3 LOCATION, GEOLOGY & TOPOGRAPHY

The Lodge is bounded on the south by Peckitt Street, on the west by South Esplanade and the river Ouse, and on the north and east by the former fire station buildings. The site itself is relatively level, though there is a drop down to the river frontage. There are stairs down from Peckitt Street to South Esplanade.

## 4 HISTORICAL BACKGROUND

The former fire station site occupied a plot of land which extended down to the River Ouse. The structures on this site included the main fire station building, the Lodge and additional garaging for fire vehicles. The main fire station building fronts onto Clifford Street. It was established in 1935 utilising the shell of the former Trinity Chapel. Trinity Chapel was

constructed in 1856 by the Methodist New Connexion alongside a large school room, vestry, lecture room, and a caretaker's house. It was designed by York architects J.B. Atkinson. The fire station had originally been housed within the Magistrates Court complex, which was purpose-built as a law courts, police station and fire station in 1890-92. It moved into the adjacent building following the closure of Trinity Chapel. The west façade of the Chapel and the school buildings were retained in the new fire station complex. The Lodge is first shown on the OS map of 1892. Over time, the fire station facilities expanded down towards the river Ouse and the Lodge was subsumed into the complex. The owner, builders and original occupiers of this dwelling are currently unknown.

## 5 BUILDING DESCRIPTION

The Lodge is a three-storey, asymmetrical-shaped building. The second floor extends across the rear half of the building.

### 5.1 Exterior

The principal exterior elevations of the Lodge display a number of features typical of Victorian Gothic domestic architecture including gables, bay windows, arches, towers, varied roof lines, elaborate porches and medieval details such as lancet windows.

The principal elevations face out onto South Esplanade (the river Ouse) and Peckitt Street. The South Esplanade elevation incorporates a front-facing gable and a canted bay window. There is a blind oeil-de-boeuf window in the gable. The Peckitt Street elevation incorporates a front-facing gable and an imposing central entrance tower which extends across three storeys. The asymmetrical footprint of the building means that the tower is visually prominent at the south-west corner. It has a steep, front-facing gable roof and slim, lancet-type windows. The fenestration scheme across the South Esplanade and Peckitt Street elevations includes two-over-two sash windows to the ground and first floor. The windows to the first floor have arched heads. There are a number of blind windows at the south-west corner.



**Plate 1: South Esplanade elevation**

The building is constructed out of red brick laid in Flemish bond with a slate roof. The South Esplanade and Peckitt Street elevations are decorated with moulded brickwork including a prominent cornice at eaves height and a string course which traces around the upper section of the arched windows at first floor level. The top of the entrance tower is also decorated with moulded brickwork. The main entrance on Peckitt Street is flanked by brick columns with sandstone steps and details. An original six panelled door is in situ.



**Plate 2: Peckitt Street elevation**

The rear and side elevations are much plainer in style. The cornice continues around these elevations, though other features are absent. The north elevation is largely obscured by a modern garage structure which butts up to the building. The fenestration scheme to the rear elevation includes two centrally-positioned half-landing windows between ground and first floor, and first and second floor. The windows include six-over-six, and four-over-four sash windows. There is an original, centrally-positioned doorway to the rear elevation. The doorway to the north of this is a later addition created out of a former window opening.

The scar of a former single-storey lean-to structure is present at the southern end of the rear elevation.



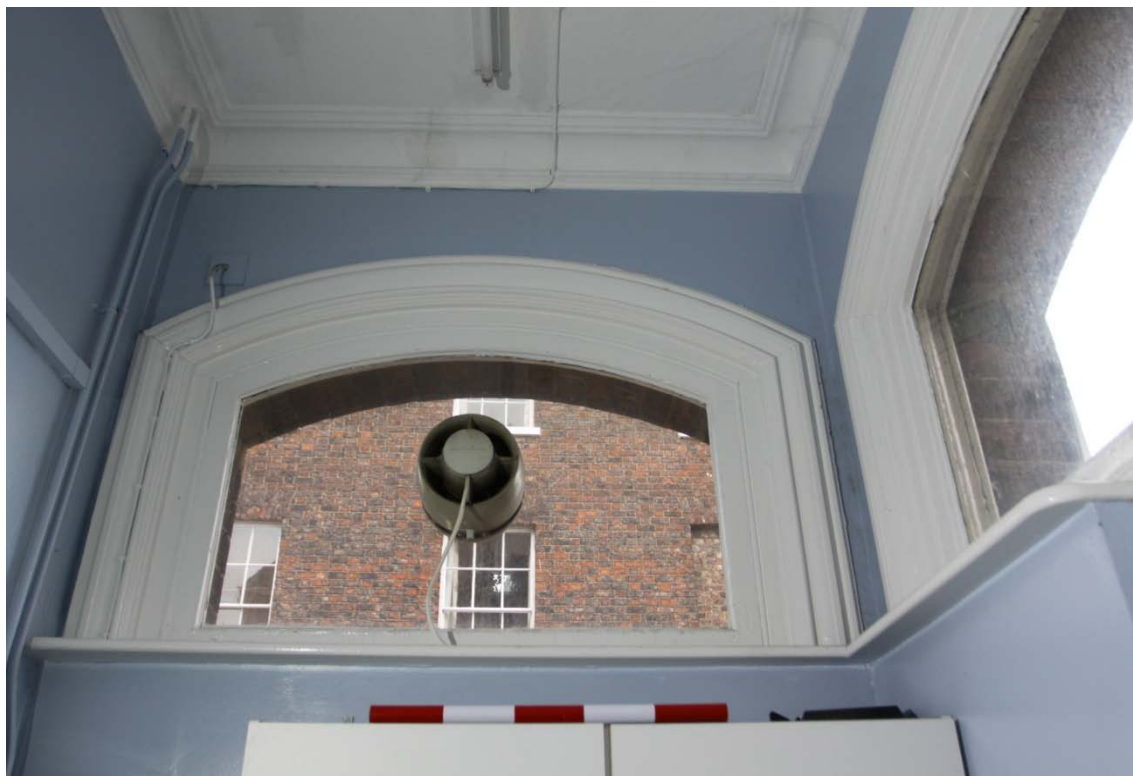
**Plate 3: Rear elevation**

## **5.2 Interior**

On the interior, the original footprint and room layout has survived largely intact. A spatial hierarchy is delineated in the size and orientation of rooms and their respective finishes. The most prominent rooms are located at the west side of the building, taking advantage of the views out across the River Ouse. The staircase, service rooms, and the possible servants' rooms in the attic, are located on the east side of the building.

### *5.2.1 Entrance Hall, Staircase and Landings*

The ground floor area of the entrance tower would have originally functioned as an internal porch (Room 4). There were two doors into the porch, the main door to Peckitt Street and a further door on the west side of the entrance tower. Both doorways have subsequently been blocked up, Room 4 has been repurposed as a kitchen area.



**Plate 4: Room 4, over-door lights above main entrance**

A dog-leg staircase with half landings rises up continuously from the ground floor to the second floor of the building. It is orientated east-west and is positioned at the centre of the rear of the building. It is a display feature, and has an open string, moulded handrail, turned balusters, carved brackets, and a curtail step.



**Plate 5: Room 5, staircase and hallway**

At ground and first floor level, there are wide arches on square-shaped columns positioned mid-way along the hallways. Tall skirting boards, dado rails and cornices are present up to (and including) the second floor half landing. Only the skirting continues up to the second floor landing. There is a pair of tall, four over four sash windows to the first floor half landing and a smaller, six over six sash window at the second floor half landing. All of the rooms are accessed from the entrance hall. The architraves surrounding the doorways are original, though the doors are modern replacements.



**Plate 6: Room 5, archway to ground floor hall**

### 5.2.1 *Ground Floor Rooms*

Room 1 is the largest and grandest of the rooms at ground floor level. The large, canted bay window is a dominant feature that extends across the width of the room. The window is flanked by wide shutter boxes forming square-shaped columns with decorated capitals. The original shutters survive intact. A deep, decorated cornice runs around the perimeter of the room and there is a ceiling rose in the centre. A chimneystack is present on the north wall, though the fireplace has been removed and the opening blocked up. There is a small, shallow recess at window height to the east of the fireplace.



**Plate 7: Room 1 bay window**

Room 3 is a smaller room with a single sash window with shutters. There is cornicing around the perimeter of the room and a chimneystack to the north wall. The fireplace has been removed and the opening blocked up. A plain dado rail is present to the west of the window opening and along the south wall.



**Plate 8: Room 3, window and chimneystack**

Room 6 has undergone a number of alterations. A section of this room (Room 7) has been partitioned off to create a separate toilet accessed from the hallway. Room 6 would originally have had dual aspect windows to the east and south. A chimneystack is located on the west wall, though the fireplace has been removed and the opening blocked up. To the north of the chimneystack are cupboards with original panelled doors. To the south of the chimneystack are built in cupboards with modern doors. There is no architrave, though it is possible that this feature was removed when the room was modified.

Room 2 is accessed from an external doorway. This is a later addition; the original doorway was located to the east of the staircase (see Figure 2). A rectangular-shaped scar and an area of disturbed brickwork and re-plastering on the south wall of Room 2 indicate a former blocked-up opening. To the west wall of Room 2 is a large chimneystack with a wide opening and an original stone surround. On the north side of this room are two smaller walk-in compartments. The eastern compartment is fitted with an original four panelled door. The floor throughout Room 2 is the original brick floor laid in a 90 degree herringbone design.



**Plate 9: Room 2, looking north-west**

### 5.2.2 *First Floor Rooms*

At first floor level the largest and grandest room is Room 8 (directly above Room 1). Room 8 has a pair of sash windows to the west wall with arched tops. There is a blocked-up chimneystack to the north wall. A cornice and picture rail extends around the room.



**Plate 10: Room 8, chimneystack, cornice and picture rail to north wall**

Room 10 has undergone a number of alterations. The lower section of a former chimneystack to the north wall has been removed. The upper courses are retained by what appears to be a boxed-in joist. A door has been inserted in the north wall to enable the room to communicate directly with Room 8. A single arched topped window is positioned on the west wall. Cornicing runs around the perimeter of the room.



**Plate 11: Room 10 former chimneystack north wall**

Rooms 9 and 13 are plainer in style and do not have corncing. Room 9 has windows to the east wall and a blocked-up chimneystack to the west wall. There are built-in cupboards to the north of the chimneystack. Room 13 has a window to the south wall. There is a blocked up chimneystack to the west wall and built in cupboards to south. The recess to the north of the fireplace is boarded in, suggesting that Room 13 once communicated with Room 12.

Room 12 sits within the entrance tower. It is divided into two separate compartments. The area directly above Room 4 has been converted into a toilet.

### 5.2.3 *Second Floor Rooms*

There are two attic rooms at second floor level. Room 14 has a dormer window and Room 16 has a sash window. Both rooms have chimneystacks on the west wall with stone fireplaces in situ. There is a built-in cupboard to the north of the chimneystack in Room 14. A low-level doorway to the south of the chimneystack in Room 16 leads into the upper portion of the entrance tower. This has a thin lancet window and would have been used as a storage area.



Plate 12: Room 16, south wall

### 5.3 Later alterations

The alterations described in section 5.2 undoubtedly relate to the period when the Lodge was transformed from a domestic building to offices. The doors were replaced with modern fire doors and the fireplaces were blocked up and replaced with a central heating system.

On the east wall of Room 8 there is a large painting of a fire fighter emerging from a fire.



Plate 13: Room 8, fire fighter painting

## 6 CONCLUSION

As originally constructed, the Lodge would have been a comfortable, sizeable dwelling with multiple reception rooms, bedrooms, and additional spaces for services and servants. It is a typical example of a Victorian Gothic style house with decorative external features and a clear spatial hierarchy. Positioned on the river frontage, it is likely to have been home to a wealthy middle class family. In later years it was adapted for use as private office space with little alteration to its original layout or footprint, although a number of original features, particularly the fireplace surrounds, were removed.

## REFERENCES

An archaeological evaluation and a heritage statement at the former Fire Station site were carried out by York Archaeological Trust prior to this building recording (project codes 5849 and 5875)

## ACKNOWLEDGEMENTS

York Archaeological Trust would like to thank Lee Vincent of dc-architecture and Max Reeves of the Helmsley Group for providing access to the Lodge. The Illustrations for this report were produced by Ben Savine.

**APPENDIX 1 – INDEX TO ARCHIVE**

| Item                  | Number of items |
|-----------------------|-----------------|
| Photographic register | 1               |
| Room Data Sheets      | 17              |
| Digital photographs   | 150             |
| Report                | 1               |

**Table 1 Index to archive**

**APPENDIX 2 – PHOTOGRAPHIC REGISTER**

| Room/Area | Photograph Number | Direction Facing | Description                  |
|-----------|-------------------|------------------|------------------------------|
| 2         | 0005              | West             | Chimneystack                 |
| 2         | 0006              | West             | Ditto                        |
| 2         | 0007              | North-West       | Compartments to North        |
| 2         | 0008              | East             | Window                       |
| 2         | 0009              | Ditto            | Ditto                        |
| 2         | 0010              | South            | Blocked Doorway              |
| 2         | 0011              | West             | General                      |
| 1         | 0012              | West             | Bay Window                   |
| 1         | 0013              | Ditto            | Ditto                        |
| 1         | 0014              | Ditto            | Ditto                        |
| 1         | 0016              | North-west       | Chimneystack                 |
| 1         | 0017              | North            | Chimneystack                 |
| 1         | 0019              | South            | Doorway                      |
| 1         | 0021              | West             | Window Detail                |
| 1         | 0022              | Up               | Ceiling Rose                 |
| 1         | 0024              | Up               | Cornicing                    |
| 3         | 0027              | West             | Window                       |
| 3         | 0029              | Ditto            | Ditto                        |
| 3         | 0032              | North            | Chimneystack                 |
| 3         | 0033              | Ditto            | Ditto                        |
| 3         | 0035              | East             | Doorway                      |
| 3         | 0037              | Up               | Cornicing                    |
| 3         | 0039              | South-West       | Skirting Detail              |
| 4         | 0041              | South            | Window above door            |
| 4         | 0042              | Ditto            | Ditto                        |
| 4         | 0043              | Ditto            | Ditto                        |
| 4         | 0044              | Ditto            | Ditto                        |
| 4         | 0046              | West             | Former doorway               |
| 4         | 0048              | Ditto            | Ditto                        |
| 4         | 0049              | North            | Modified entrance to hallway |
| 5         | 0050              | South            | Doorway to Room 4            |

|   |      |            |                               |
|---|------|------------|-------------------------------|
| 5 | 0051 | North      | Doorway to Room 1             |
| 5 | 0054 | South-West | Corridor                      |
| 5 | 0055 | Up         | Cornicing                     |
| 5 | 0056 | East       | Towards Rear Door             |
| 5 | 0057 | South-East | Doors to Rooms 5/7            |
| 5 | 0058 | Ditto      | Ditto                         |
| 5 | 0059 | North      | Blocked Former Doorway Room 2 |
| 5 | 0060 | East       | Rear Door                     |
| 5 | 0061 | West       | Entrance hall and staircase   |
| 5 | 0063 | North      | Staircase                     |
| 5 | 0064 | Ditto      | Ditto                         |
| 5 | 0066 | East       | Staircase detail              |
| 5 | 0068 | West       | Arch                          |
| 5 | 0070 | East       | Staircase                     |
| 7 | 0071 | East       | Blocked window                |
| 7 | 0073 | East       | Below window                  |
| 7 | 0074 | Ditto      | Ditto                         |
| 6 | 0075 | West       | Chimneystack                  |
| 6 | 0077 | Ditto      | Cupboards                     |
| 6 | 0078 | South      | Window                        |
| 6 | 0079 | South-East | Skirting and Dado Rail        |
| 6 | 0081 | North      | Doorway                       |
| 8 | 0082 | West       | Windows                       |
| 8 | 0085 | Ditto      | Ditto                         |
| 8 | 0086 | Ditto      | Ditto                         |
| 8 | 0088 | North      | Chimneystack                  |
| 8 | 0089 | South      | Doorways                      |
| 8 | 0090 | Ditto      | Ditto                         |
| 8 | 0091 | East       | Painting                      |
| 8 | 0093 | West       | Cornicing                     |
| 8 | 0095 | East       | Skirting                      |
| 8 | 0096 | South      | Skirting and Architrave       |
| 9 | 0097 | East       | Window                        |

|    |      |            |                                 |
|----|------|------------|---------------------------------|
| 9  | 0099 | West       | Chimneystack                    |
| 9  | 0100 | West       | Cupboard                        |
| 9  | 0102 | Ditto      | Ditto                           |
| 9  | 0104 | South      | Doorway                         |
| 9  | 0106 | Ditto      | Skirting Detail                 |
| 10 | 0107 | West       | Window                          |
| 10 | 0109 | Ditto      | Ditto                           |
| 10 | 0110 | Ditto      | Ditto                           |
| 10 | 0111 | North      | Former Chimneystack             |
| 10 | 0114 | Ditto      | Ditto                           |
| 10 | 0115 | South      | Skirting                        |
| 10 | 0116 | South      | Skirting                        |
| 10 | 0117 | North      | Cornicing                       |
| 10 | 0118 | Ditto      | Ditto                           |
| 11 | 0119 | East       | Entrance hall                   |
| 11 | 0120 | North-East | Entrance hall                   |
| 11 | 0121 | South-East | Entrance hall                   |
| 11 | 0123 | West       | Entrance hall                   |
| 11 | 0125 | Ditto      | Ditto                           |
| 11 | 0126 | North      | Doorway into Room 9             |
| 11 | 0128 | North      | Cornice                         |
| 12 | 0129 | South      | Window                          |
| 12 | 0130 | Ditto      | Ditto                           |
| 12 | 0131 | Ditto      | Ditto                           |
| 12 | 0132 | West       | Skirting                        |
| 12 | 0133 | North-east | Blocked up doorway into Room 13 |
| 12 | 0134 | North      | General                         |
| 12 | 0135 | South      | General                         |
| 12 | 0136 | Ditto      | Ditto                           |
| 13 | 0137 | South      | Window                          |
| 13 | 0138 | Ditto      | Ditto                           |
| 13 | 0139 | Ditto      | Ditto                           |
| 13 | 0140 | South-West | General                         |

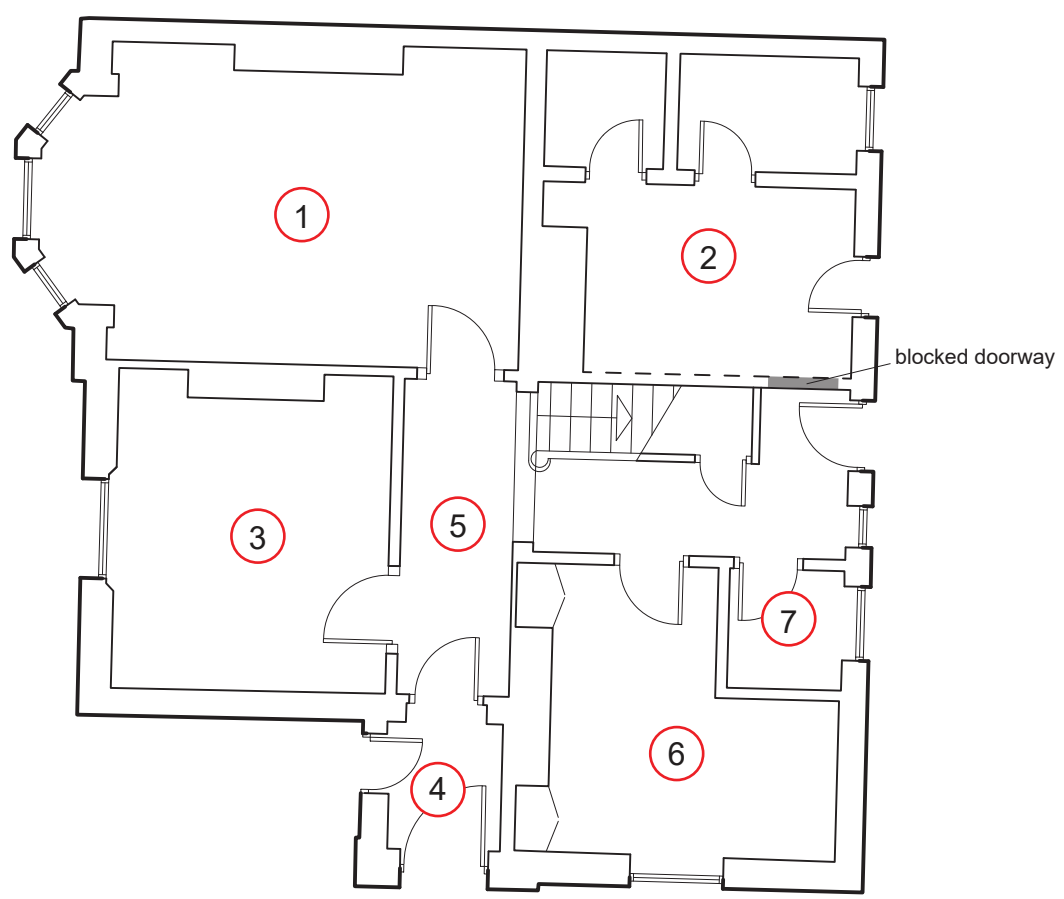
|          |      |            |                 |
|----------|------|------------|-----------------|
| 13       | 0141 | West       | Chimneystack    |
| 13       | 0143 | West       | Cupboard        |
| 13       | 0144 | North      | Skirting        |
| 13       | 0145 | North      | Doorway         |
| 14       | 0147 | East       | Window          |
| 14       | 0148 | West       | Chimneystack    |
| 14       | 0149 | South-West | General         |
| 14       | 0150 | North      | Skirting        |
| 14       | 0151 | South-East | General         |
| 14       | 0153 | North-East | General         |
| 14       | 0154 | South      | Doorway         |
| 15       | 0156 | East       | Window          |
| 15       | 0158 | West       | Staircase       |
| 15       | 0160 | North      | Detail          |
| 15       | 0161 | Ditto      | Ditto           |
| 15       | 0162 | East       | Balusters       |
| 15       | 0163 | Ditto      | Ditto           |
| 15       | 0164 | South      | Door to Room 16 |
| 16       | 0165 | South      | Window          |
| 16       | 0166 | South-West | General         |
| 16       | 0167 | West       | Chimneystack    |
| 16       | 0169 | North      | General         |
| 16       | 0170 | Ditto      | Ditto           |
| 16       | 0171 | East       | General         |
| 16       | 0172 | West       | Fireplace       |
| 16       | 0173 | West       | Detail          |
| 16       | 0174 | West       | Door to Room 17 |
| 17       | 0176 | South      | Window          |
| 17       | 0177 | East       | Doorway         |
| 17       | 0179 | North      | Pipe            |
| Exterior | 0182 |            | Rear Elevation  |
| Exterior | 0183 |            | Rear Elevation  |
| Exterior | 0184 |            | Rear Elevation  |

|          |      |  |   |
|----------|------|--|---|
| Exterior | 0185 |  | Rear Elevation                                  |
| Exterior | 0186 |  | Side Elevation                                  |
| Exterior | 0187 |  | Rear elevation. Doorway, former window opening  |
| Exterior | 0188 |  | Ditto   |
| Exterior | 0189 |  | Rear elevation scar of former lean-to structure |
| Exterior | 0190 |  | Ditto   |
| Exterior | 0192 |  | Ditto   |
| Exterior | 0193 |  | Peckitt Street elevation                        |
| Exterior | 0194 |  | Ditto   |
| Exterior | 0195 |  | Ditto   |
| Exterior | 0196 |  | Ditto   |
| Exterior | 0197 |  | Ditto   |
| Exterior | 0198 |  | Ditto   |
| Exterior | 0199 |  | Ditto   |
| Exterior | 0200 |  | Ditto   |
| Exterior | 0201 |  | South Esplanade                                 |
| Exterior | 0202 |  | South Esplanade                                 |
| Exterior | 0203 |  | South Esplanade                                 |
| Exterior | 0204 |  | South Esplanade                                 |



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Fig. 1 Site location



KEY

① Room number

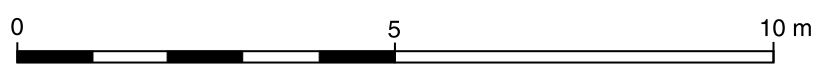
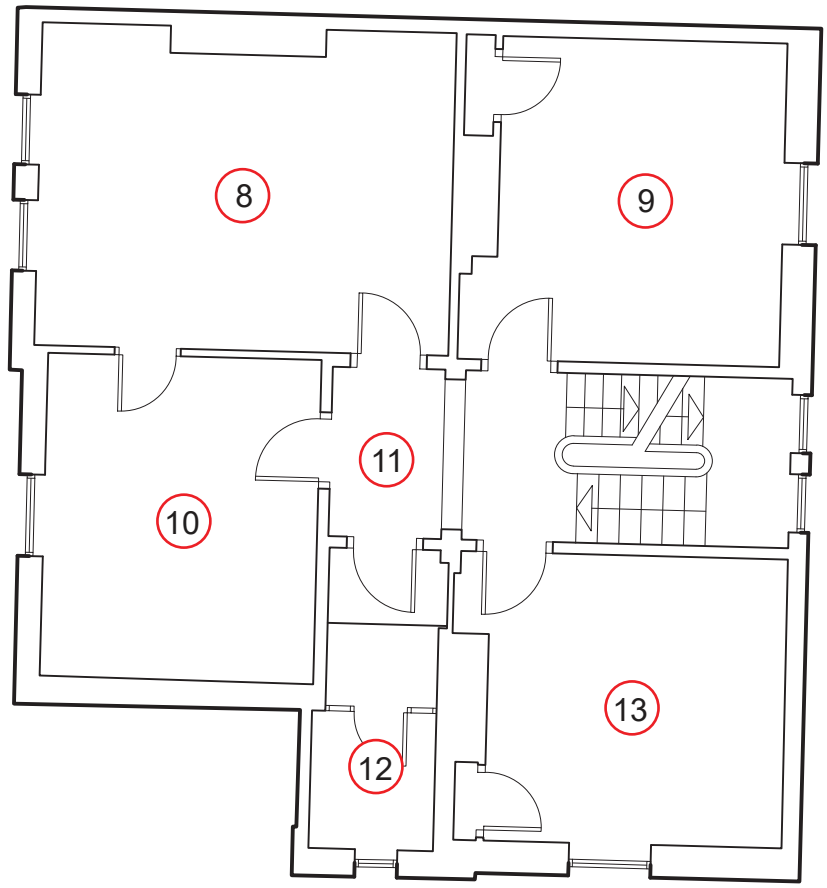


Fig. 2 Ground floor plan

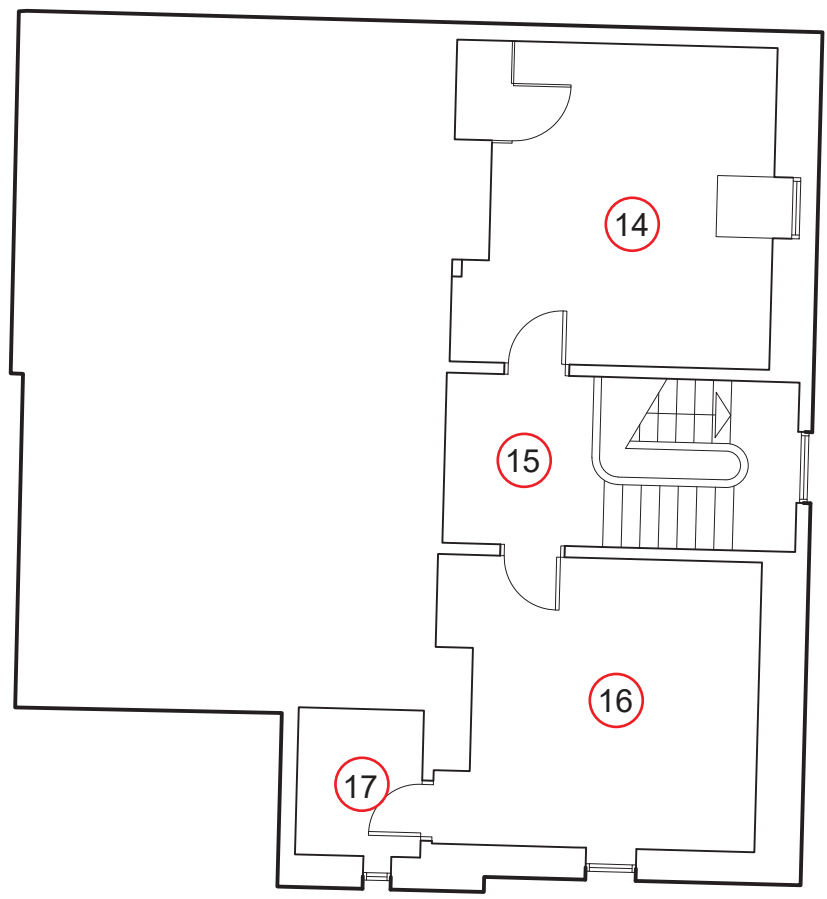


KEY

① Room number



Fig. 3 First floor plan



KEY

① Room number

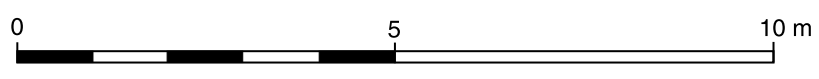


Fig. 4 Second floor plan



Fig. 5 Peckitt Street elevation

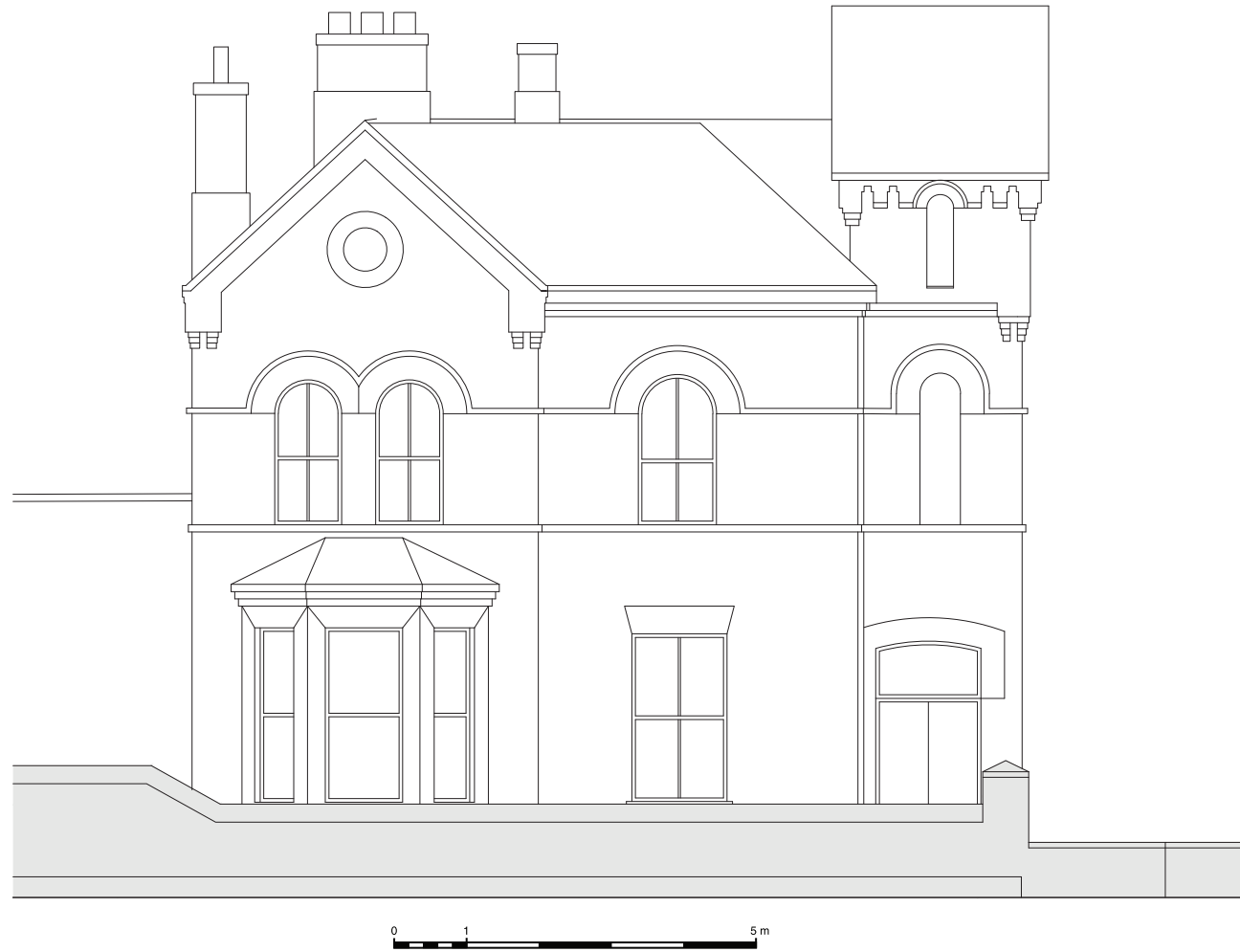


Fig. 6 South Esplanade elevation



Fig. 7 Rear elevation

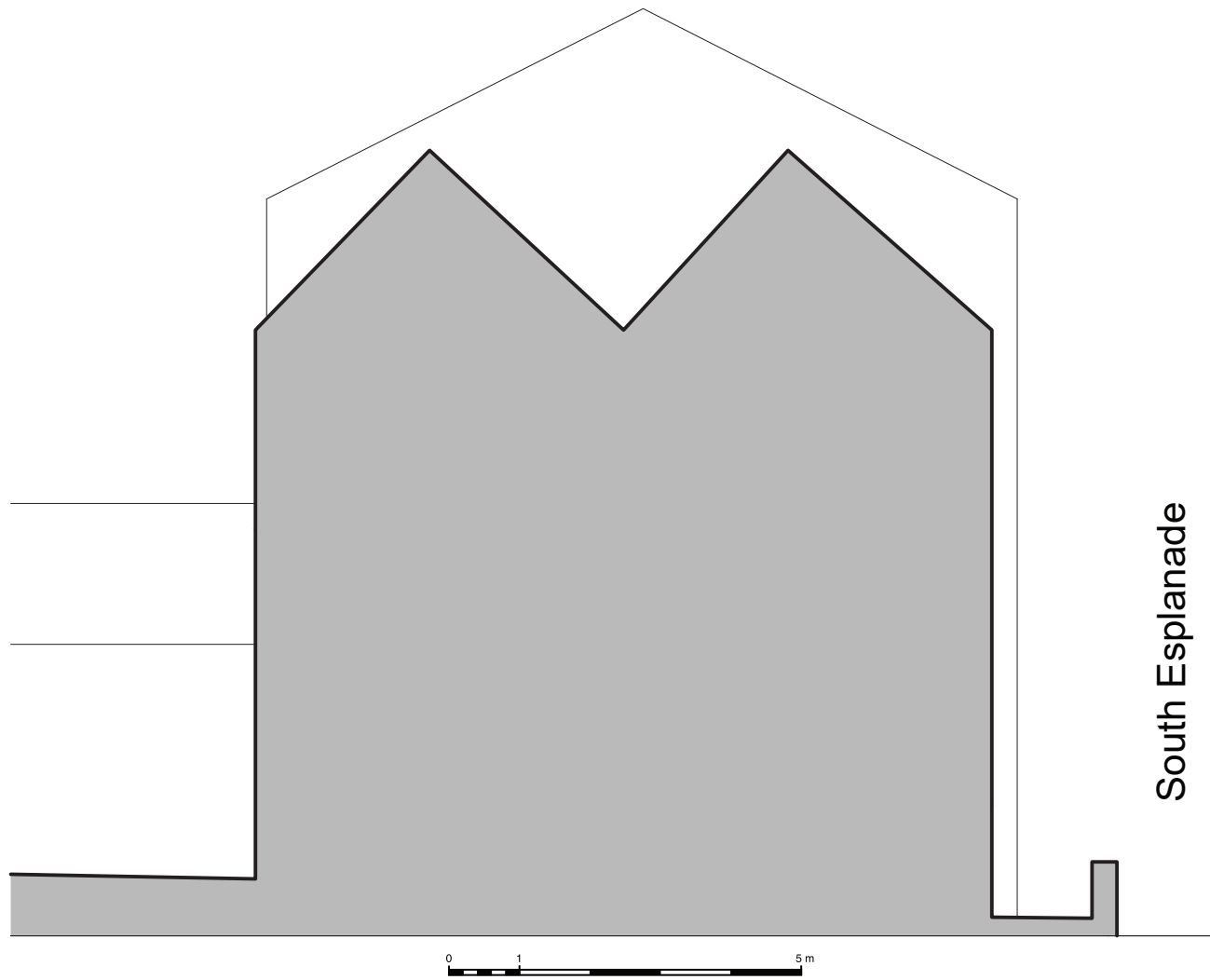


Fig. 8 Side elevation/section

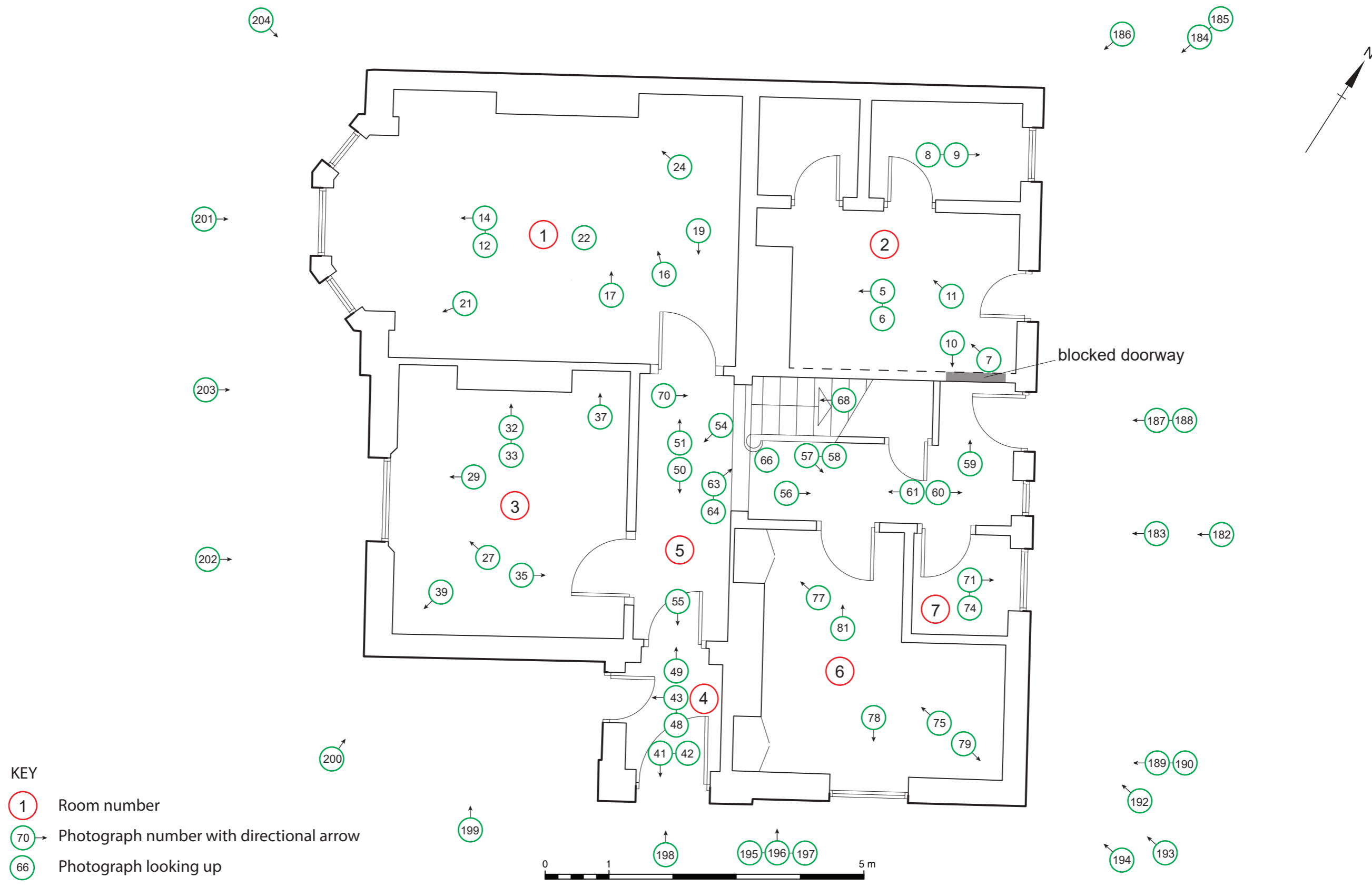
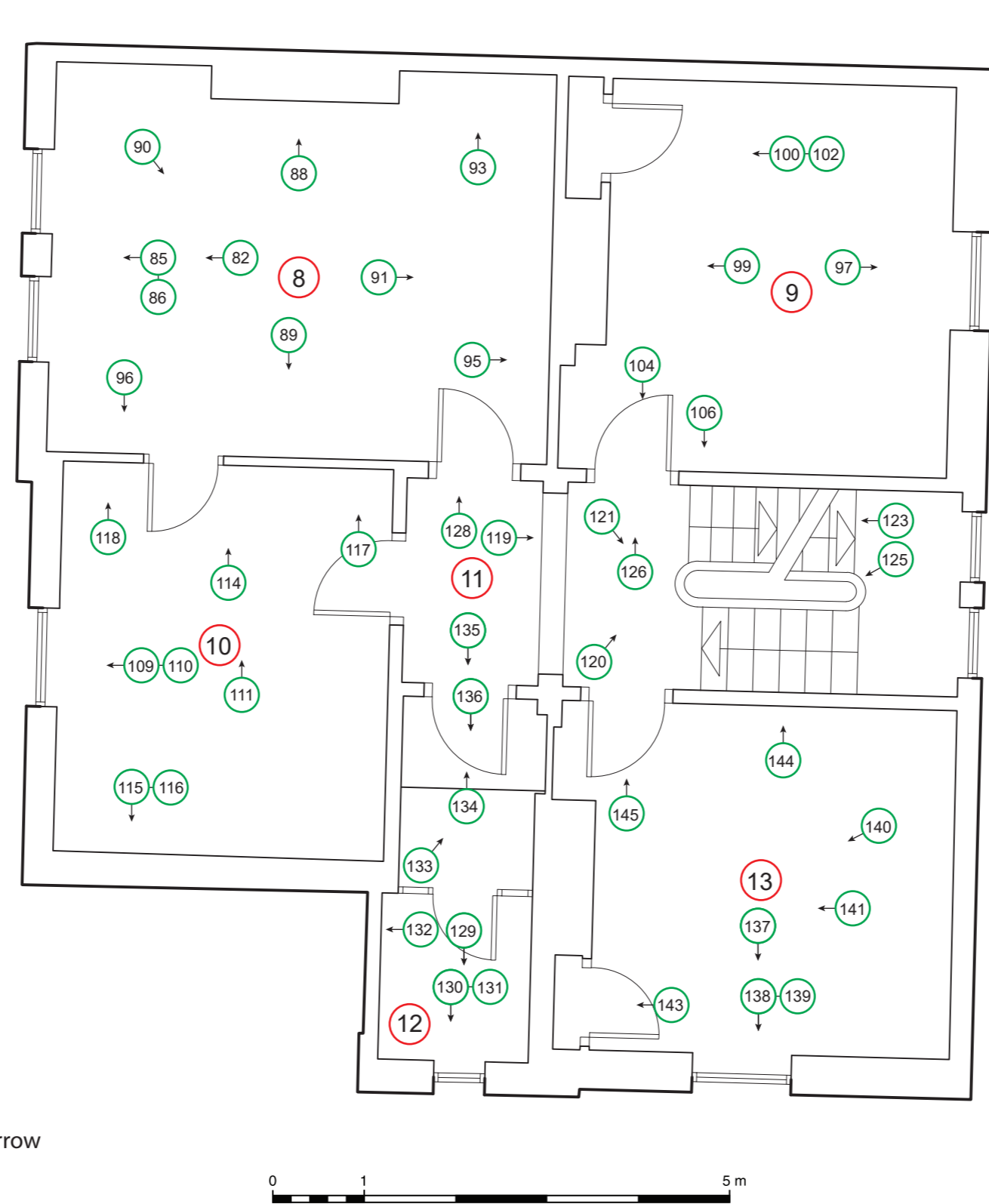


Fig. 9 Ground floor photograph location plan



KEY

- 1 Room number
- 70 → Photograph number with directional arrow
- 66 Photograph looking up

Fig. 10 First floor photograph location plan

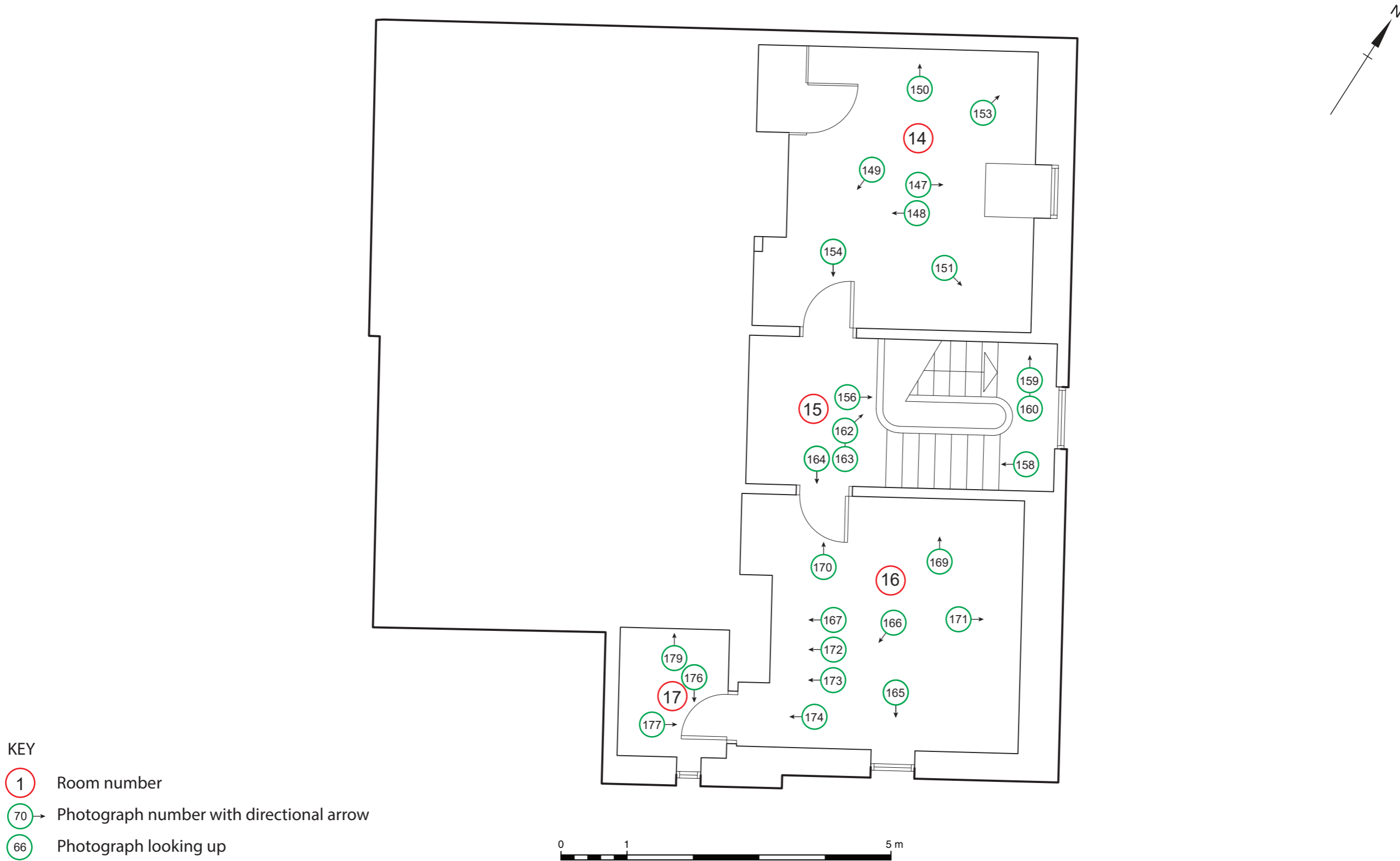


Fig. 11 Second floor photograph location plan