



# **St Mary's Abbey Precinct York**

## **Conservation Management Plan**

Bertram Hyde Limited

Gifford

Donald Insall Associates

August 2005

St Mary's CMP-Aug05-finaldraft

# ST MARY'S ABBEY PRECINCT YORK

## CONTENTS

Abbreviations

Acknowledgements

## EXECUTIVE SUMMARY

## SECTION 1 : BACKGROUND TO THE PLAN

- 1.1 Introduction
- 1.2 The St Mary's Abbey Precinct Site and Its Setting
- 1.3 Historic Background
- 1.4 St Mary's Precinct Today
- 1.5 Purpose of the Plan
- 1.6 Parties to the Plan
- 1.7 Scope of the Plan
- 1.8 Methodology
- 1.9 Structure of the Plan

## SECTION 2 : UNDERSTANDING THE RESOURCE

- 2.1 Introduction
- 2.2 Site History
- 2.3 Archive Research
- 2.4 Historic Development
- 2.5 Chronology
- 2.6 The Site Today : General Description
- 2.7 The Site Today : Zone Analysis 1
- 2.8 The Site Today : Zone Analysis 1A
- 2.9 The Site Today : Zone Analysis 2
- 2.10 The Site Today : Zone Analysis 3
- 2.11 The Site Today : Zone Analysis 4
- 2.12 The Site Today : Zone Analysis 5
- 2.13 The Site Today : Zone Analysis 6
- 2.14 The Site Today : Zone Analysis 7
- 2.15 The Site Today : Zone Analysis 8

- 2.16 The Site Today : Zone Analysis 9
- 2.17 The Site Today : Zone Analysis 10
- 2.18 The Site Today : Townscape and Urban Space
- 2.19 The Site Today : Access and Circulation

## SECTION 3 : SIGNIFICANCE

- 3.1 Introduction
- 3.2 Key Theme : History
- 3.3 Key Theme : Religion
- 3.4 Key Theme : Government
- 3.5 Key Theme : Community
- 3.6 Key Theme : Archaeology and Artefacts
- 3.7 Key Theme : Education
- 3.8 Key Theme : Architecture, Art and Science
- 3.9 Key Theme : Botany and Garden Design
- 3.10 Key Theme : Townscape and Urban Space
- 3.11 Key Theme : Access and Circulation
- 3.12 Key Theme : Visitor Attraction
- 3.13 Statutory Designations
- 3.14 Significance of Site Fabric
- 3.15 Group Value
- 3.16 Summary of Significance

## SECTION 4 : ISSUES

- 4.1 Introduction
- 4.2 Issues : The Site as an Entity
- 4.3 Issues : The Core Zone as an Entity
- 4.4 Issues : The Gardens
- 4.5 Issues : Archaeology
- 4.6 Issues : Buildings
- 4.7 Summary of Key Issues

## SECTION 5 : POLICIES

- 5.1 Introduction
- 5.2 General Policies : The Site as an Entity
- 5.3 General Policies : The Core Zone
- 5.4 Detailed Guidelines : Gardens
- 5.5 Detailed Guidelines : Archaeological Remains

5.6 Detailed Guidelines : Buildings

SECTION 6 : IMPLEMENTATION AND REVIEW

SECTION 7 : BIBLIOGRAPHY

APPENDICES

- A The Brief
- B List of Consultees
- C Museum Conservation Statement
- D Gazetteer
- E Statutory Descriptions
- F Topographical Survey

PLATES

- Plate 1 The Yorkshire Museum
- Plate 2 Aerial Photograph
- Plate 3 View of Site from River Ouse
- Plate 4 'The Gardens of the Yorkshire Philosophical Society, York' by J Storey c 1860 (York City Art Gallery)
- Plate 5 Abbey Precinct
- Plate 6 The Hospitium
- Plate 7 YPS Lodge
- Plate 8 Physical Barriers to Access
- Plate 9 Over-abundant Trees and Shrubs
- Plate 10 Excavated Remains of the Abbey Church
- Plate 11 Wilson and Burton Photograph of Ruins
- Plate 12 Gatehall
- Plate 13 Esplanade Railings
- Plate 14 Flood Defence Bank
- Plate 15 Architectural Fragments
- Plate 16 Yorkshire Museum and Tempest Anderson Hall
- Plate 17 Museum Gardens Lodge Entrance
- Plate 18 St Mary's Lodge
- Plate 19 The Hospitium
- Plate 20 Public Conveniences
- Plate 21A *Fagus sylvatica* 'Miltonensis' – A magnificent specimen of a very rare tree
- Plate 21B More Recent Planting Masks the Intended Layout

Plate 22A	Mature Specimens now Obstruct Intended Views
Plate 22B	Shrubbery Introduced relatively recently
Plate 23	Limestone Rock Garden
Plate 24	White Rose Walk
Plate 25	'Municipalisation' of the 'Scientific Gardens'
Plate 26	The Gardens are a Public Amenity
Plate 27	Deteriorating Planting Beds
Plate 28	Need for Thinning Out / Re-planting to Maintain Continuity
Plate 29	Boundary Walls
Plate 30	Water Tower
Plate 31	Multangular Tower
Plate 32A	St Leonard's Infirmary
Plate 32B	Vaulted Undercroft
Plate 33	Lendal Tower Complex
Plate 34	York City Centre c 1930
Plate 35	Boundary Treatment Segregates Museum Gardens from River Ouse
Plate 36	View of Yorkshire Museum Obstructed by Planting
Plate 37	Barriers to Access and Understanding

## FIGURES

Figure 1	Site Location
Figure 2	Study Area Boundary
Figure 3	Scheduled Ancient Monument Boundary
Figure 4	Location of Roman Fortress, Annex and Civilian Settlement (after Nuttgens 2001, 7)
Figure 5	Plan of St Mary's Abbey Precinct (after Wilson and Burton 1988)
Figure 6	Reconstruction of St Mary's Abbey in 1539 (after Wilson and Burton 1988, 4)
Figure 7	Location of Liberty of St Mary's (after Wilson and Burton 1988, 2)
Figure 8	Reconstruction of the First Abbey Church, 1270-1294 (after Butler 1982, 2)
Figure 9	Reconstruction of Second Abbey Church, 1270-1294 (after Butler 1982, 10)
Figure 10	John Speeds Map of York, 1610 (after Butler 1982, 2)
Figure 11	Durrants Plan of 1847
Figure 12	Location of Zones 1 - 10
Figure 13	Zone 1
Figure 14	Plan of the First Abbey Church (after RCHME 1975, 11)
Figure 15	Plan of Second Abbey Church (after Wilson and Burton 1988, 25)
Figure 16	Gatehall (after RCHME 1972, 166)
Figure 17	Drawing of Original Yorkshire Museum (after RCHME 1975)
Figure 18	Manor Cottage (after RCHME 1975, 45)
Figure 19	Observatory (after RCHME 1975, 44)
Figure 20	St Mary's Lodge (after RCHME 1972, 168)
Figure 21	St Mary's Lodge by Poole, c 1705 (after Wilson and Burton 1988, 12)
Figure 22	Zone 1A
Figure 23	Postern Gate / Tower (after RCHME 1975, 21)

Figure 24	St Mary's Tower (after RCHME 1975, 19)
Figure 25	Intermediate Tower on Bootham (after RCHME 1975, 20)
Figure 26	Wall Between St Mary's Tower and Gatehouse (after RCHME 1975, 15)
Figure 27	Intermediate Tower Between St Mary's Tower and Gatehouse (after RCHME 1975, 18)
Figure 28	Wall between Gatehouse and Water Tower (after RCHME 1975, 15)
Figure 29	Water Tower (after RCHME 1972, 164)
Figure 30	Zone 2
Figure 31	Multangular Tower (after RCHME 1972, 112)
Figure 32	Zone 3
Figure 33	Zone 4
Figure 34	Zone 5
Figure 35	Zone 6
Figure 36	Zone 7
Figure 37	Zone 8
Figure 38	Site of St Mary's Chapel (after RCHME 1972, 26)
Figure 39	Zone 9
Figure 40	Zone 10

DRAFT

## ABBREVIATIONS

<b>AAI</b>	Area of Archaeological Importance
<b>BAAS</b>	British Association for the Advancement of Science
<b>CMP</b>	Conservation Management Plan
<b>DCM's</b>	Department of Culture, Media and Sport
<b>DDA</b>	Disability Discrimination Act
<b>ha</b>	hectare
<b>HLF</b>	Heritage Lottery Fund
<b>HMSO</b>	Her Majesty's Stationery Office
<b>RCHME</b>	Royal Commission on Historical Monuments in England
<b>SAM</b>	Scheduled Ancient Monument
<b>SPAB</b>	Society for the Protection of Ancient Buildings
<b>YMT</b>	York Museums Trust
<b>YPS</b>	Yorkshire Philosophical Society

DRAFT

## ACKNOWLEDGEMENTS

The Project Team gratefully acknowledges contributions and assistance of all those on the list of consultee's, in particular Keith Emerick and Eric Branse-Instone from English Heritage and John Oxley, City Council Archaeologist.

DRAFT

## EXECUTIVE SUMMARY

### Introduction

This Conservation Management Plan (CMP) has been prepared by consultants with specialist expertise in archaeology, building conservation and the restoration of historic landscapes working in consultation with staff from York Museums Trust (YMT).

The project team has, at intervals throughout the preparation of the CMP, reported to a steering group which has representatives from the Trust, English Heritage, the University of York, York City Council and St Olave's Church, all of whom have a direct interest in the site.

### Purpose of the Plan

The purpose of the plan is to help YMT to identify and understand the various elements of the heritage asset, understand why they are significant and how that significance can be maintained/enhanced as the Trust responds to the often conflicting demands for development, improved access to visitor facilities, finding suitable uses for buildings, displaying collections, protecting and conserving below ground archaeology and above ground remains and restoring / managing the Museum Gardens.

It is intended that the CMP would be accessible on the Trust's website and be available as a published report as well as a working document.

The key steps in the Conservation Management Plan process are:

- **Understanding** the site.
- Determining the **Significance** of the site and its individual components in terms of cultural, historical, ecological or other special interest.

- Identifying **issues and threats** that could impact upon the site's significance.
- Devising **policies to protect** the site and its important aspects and enable it to be better understood and appreciated.

### Historic Development

Events with which the site is associated span a history which embraces pre-Roman, Roman and early and late Medieval phases. Significant aspects of English history from the 15<sup>th</sup> to the 18<sup>th</sup> century are represented and the site exhibits increasing usage as a cultural, educational and leisure resource in the 19<sup>th</sup> and 20<sup>th</sup> centuries.

The Abbey Precinct site has complex inter-relationships between its various historical periods and its current uses and occupancy. Much of the site is a scheduled ancient monument and the Precinct contains several notable listed buildings and structures, which are set in the designed landscape of the Museum Gardens (also listed) purposely constructed to provide a sequence of vistas of the buildings and rich legacy of standing remains.

### The Site Today

Visitors (tourists and locals) to the St Mary's Abbey Precinct site today are given a general impression of the site as an urban park in which there is a museum and various other buildings that are not all open to the public. The site has been altered from its original design layout when the gardens were designed to provide access to, and an appreciation of, the buildings and historic remains that lie across the site. Most significantly there is no presentation of the historic importance of the site so that there is no understanding available to the visitor of the long history of the site, how the entire site formed as an Abbey (which operated like a self sufficient

community), how the site is associated with national events and government and how the remains are of national importance and offer York a unique heritage resource.

## Significance

The St Mary's Abbey Precinct site is of national significance - it is a unique survival of an abbey precinct within an urban setting. The walls that define the site (and indeed the Roman annex and part of *Earlsburh* that preceded it) have protected the site and offer identity to the precinct. All period's of York's history are represented on the site and both the on site structures/features and the collections within the Yorkshire Museum, on the site, are an invaluable heritage resource. The history of the site illustrates a number of themes that indicate continuity in the utilisation of the site – in religion, government, education and community – and the site has a well established position as a visitor attraction dating from the medieval period. The extraordinary quality of the historic resource related to the site is impressive and combines with, and complements, the natural resource to create an exceptional site.

## Key Themes and Issues

The range and quality of the site's heritage is such that no single period of history pre-dominates and it is the development and continued usage of the site through more than 2000 years which is its chief asset.

Key themes explored include religion, government, community, education, archaeology, architecture, art, botany and garden design, townscape and urban space and the site as a visitor attraction.

The often complex inter-relationship between the various historical periods needs to be understood and interpreted if the cultural richness of the site is to be appreciated. To achieve this goal, and to increase enjoyment of, and respect for, the Abbey

Precinct site as a heritage asset, a number of key issues need to be addressed. These include: -

- The fragmentation of the Abbey Precinct site as a whole and the barriers to access resulting from the current occupancies.
- Interpretation to provide an understanding of the whole/original Abbey site and of the place of the Abbey site within York.
- Provision of funding for buildings currently under-utilised.
- Understanding of the implication of development works on the historic fabric and archaeology within the site.
- The focusing of resources on the area defined by the designations of Scheduled Ancient Monument and garden listed in the Register of Historic Gardens in England (the boundaries of which, for the most part, coincide) without neglecting the need to address the site as a whole.
- Understanding the need to recreate the aesthetic qualities of the Museum Gardens as originally designed and to promote a phased restoration of the landscape which balances the potential conflicts between botanical significance, the aesthetics of the designed landscape and the use of the gardens for public amenity.
- Understanding the potential of below ground archaeological remains across the entire Precinct site.

## Policies

Policies, policy objectives and guidelines have been developed from the understanding of the sites significance and its occupancy, land-use and vulnerabilities, particularly with regard to how it is currently used and managed.

The intention is that these policies would provide a practical approach to the implementation of physical works, identifying and providing sufficient resources

to manage and maintain the site working in partnership with key stakeholders, and the day-to-day management and maintenance of the asset within the context of clearly defined policy aims which are summarised as: -

- Ensuring that the remains, buildings and landscape of the Precinct, are more fully understood.
- Enabling future conservation and development work to maintain and enhance the Precinct's significance.
- Improving the landscape structure to enhance the setting of the Precinct's buildings and standing remains.
- Increasing visitor awareness and understanding.
- Increasing visitor numbers but in a controlled manner within the limitations of the capacity of the site to accommodate visitors without detriment to the heritage asset.
- Identify appropriate usage of the buildings within the site.

General policy objectives provide the main framework for both key and supporting policies. For each policy area a short statement of the principal issues provides the context for the more detailed policy objectives.

## Detailed Guidelines

Where appropriate detailed guidelines have been prepared to support the policy objectives which address: -

- The phased restoration of the landscape and its subsequent aftercare and maintenance.
- The repair and restoration of the fabric of the most important buildings on the site to secure their preservation and conservation.

- The archaeological procedures to be followed to avoid disturbance to the standing and below ground remains which would include the preparation of an archaeological research framework prior to any restoration or development works.

## Strategic Vision and Budget Cost Estimates

Having determined the themes, policies and guidelines for the conservation and management of the St Mary's Abbey Precinct site the project team have prepared a strategic vision for the site as a whole which sets down the elements of work regarded as the minimum essential in order to address issues and meet policy objectives.

These elements are: -

### Access and circulation

- To upgrade the existing entrances on the eastern and western boundaries of the Precinct and provide more coherent entrances on the northern and southern boundaries.
- To resurface and restructure the existing footpath network and provide new pedestrian links to facilitate access for all throughout the site.

### Buildings and Structures

- To carry out remedial repairs / restoration works to the external fabric of the Yorkshire Museum and Tempest Anderson Hall, Hospitium, Museum Gardens Lodge and Gates, St Mary's Lodge and Gatehouse remains, the Observatory and Manor Cottage.

## Landscape

- The removal of those elements which 'municipalise' the designed landscape and detract from the quality of the heritage asset.
- To enhance and diversify the botanical collection.
- To initiate a programme of tree and shrub removal and replacement to recreate the distribution of planting in the Museum Gardens, as was originally designed, to enable the intended views and vistas to be recreated.

Budget cost estimates are being prepared for the main elements of work which constitute remedial repairs / restoration works to the principal buildings, improvements to access and circulation and the restructuring of the designed landscape to recreate the originally intended layout, views and vistas.

The strategic vision and budget cost estimates are contained as a separate addendum to the CMP.



*Plate 1 – The Yorkshire Museum*

DRAFT



*Plate 2 – Aerial Photograph*

## SECTION 1: BACKGROUND TO THE PLAN

### 1.1 Introduction

1.1.1 In December 2003 York Museums Trust (YMT) invited written submissions from several consultancy teams for the preparation of a Conservation Management Plan (CMP) for St Mary's Abbey Precinct, York.

1.1.2 The Abbey Precinct site is rich in heritage, embracing 2000 years of the history of York from Roman times to the present day. St Mary's Abbey precinct is wholly in the ownership of the local authority, City of York Council. For the most part it is managed by YMT but other organisations, notably the University of York, occupy or have an interest in parts of the site.

1.1.3 The Brief (reference Appendix A) sets out the requirements for the production of the CMP which is to be used to: -

- Inform the ongoing management and development of the site.
- Support a Stage 1 application for funding to the Heritage Lottery Fund (HLF) for a capital works programme to address the restoration and re-use of buildings, restoration of the designed landscape, access improvements and understanding / interpretation of the sites' rich heritage.

1.1.4 Following a process of interview and competitive tender the project team, consisting of Bertram Hyde Limited (historic landscape assessment, landscape architecture and urban design), Gifford (archaeology and cultural heritage) and Donald Insall Associates (conservation, repair and adaptation of historic buildings), was appointed to work with the Client Steering Group and ABL

Cultural Consulting (appointed by the Trust to carry out an assessment of all its sites and collections) to deliver a Conservation Management Plan and costed 'Vision' for the whole of the site in the context of its current ownership, occupancy and relationship with its city centre surroundings.

### 1.2 The St Mary's Precinct Site and Its Setting

1.2.1 Although St Mary's Abbey lies beyond the south western walls of the City of York, the c 3.75 ha site lies c 300m south-west of York Minster and is regarded as a vital part of the City centre. Indeed the site forms a significant area within the City, sufficient to be included in the Area of Archaeological Importance, as it contains a unique mix of historical structures, archaeological remains, designated museum collections and designed gardens (Figure 1). The site is highly visible from the River Ouse which flows along the southern boundary of the site, but also by virtue of the size of the open/green space it offers it stands out from the surrounding areas to the north, west and east which comprise dense urban commercial and retail spaces. Reference Plate 3.



Plate 3 – View of Site from River Ouse

DRAFT

*Figure 1*  
*Site Location Plan*

1.2.2 The site is centred on National Grid Reference SE 5952 and for the purposes of this conservation plan the study area is defined as shown on Figure 2 - comprising the Museum Gardens Scheduled Ancient Monument (Figure 3) but also the bowling green, garages and World War Two barracks in the north-western sector of the site. Adjoining sites are included in the study as their origin, history and presence impact on the Abbey Precinct site and consideration of the impact of any development/change within the Abbey Precinct site on these adjoining sites is also required. The site therefore has been divided into primary and secondary zones to assist in the presentation of the data (section 2.7).

1.2.3 The Abbey Precinct site lies on glacial moraine (Nuttgens 2001, 1) on ground that slopes south-westwards from the north to the northern bank of the River Ouse. A full topographical survey of the site was undertaken as part of this project (Appendix F) to enable the understanding of the layout of the site and to accurately plot and assess the implications of any change to the site.

### 1.3 Historic Background

1.3.1 The area occupied by the St Mary's Abbey Precinct formed an annex to the Roman fortress of *Eboracum* at York and later formed part of *Earlsburh*, residence of the Earls of Northumbria. From the second/third century AD the site was therefore a part of the political and judicial power of York that established the City as the capital of the north of England in the medieval period.

1.3.2 St Mary's Abbey dates from the 11<sup>th</sup> century, the foundation stone being laid by William the Conqueror in 1088. With royal patronage and the support of the major landowners in Yorkshire the Abbey became one of the ten richest abbeys in England. In York the Abbey further established the ecclesiastical importance of the City and held a significant social function in the employment and

care of people. The Precinct walls, which form the most extensive surviving monument of ecclesiastical defences in England, not only protected and defined the site in the medieval period but have preserved the precinct, with its key buildings, to the present day.

1.3.3 As part of the Dissolution of the Monasteries, St Mary's Abbey, surrendered in 1539. Thereafter the site supported the Council of the North, held at the King's Manor (the former abbot's house) from 1540-1645, by providing royal apartments. Other parts of the Abbey Church and associated buildings were demolished. Whilst the Abbey Precinct suffered some damage as a result of the Civil War, by the 17<sup>th</sup> century much of the fabric of the medieval structures survived and a new use for the site had emerged with the establishment of the Telford Backhouse Nursery. Subsequently, the nursery became a commercial venture, importing and selling plants to the great houses of Yorkshire, and became a visitor attraction to view exotic plants.

1.3.4 In the 18<sup>th</sup> century York had a new role as the social and cultural centre of the North and the Abbey became a 'romantic' ruin, with selective demolition undertaken to enhance the site for visitors. With the establishment of the YPS in 1821 the Abbey Precinct site then became the focus of the creation of a learning/cultural centre. Archaeological excavations took place in advance of the construction of a museum (which incorporated remains of the Abbey Church within the design), botanical gardens and an observatory.

1.3.5 The 19<sup>th</sup> century also witnessed the construction of an Exhibition Hall (now York Art Gallery) fronted by a purpose built public congregation space, Exhibition Square. The Exhibition Hall was extended to the rear by an annex building constructed to accommodate further exhibits.

DRAFT

*Figure 2*  
*Study Area Boundary*

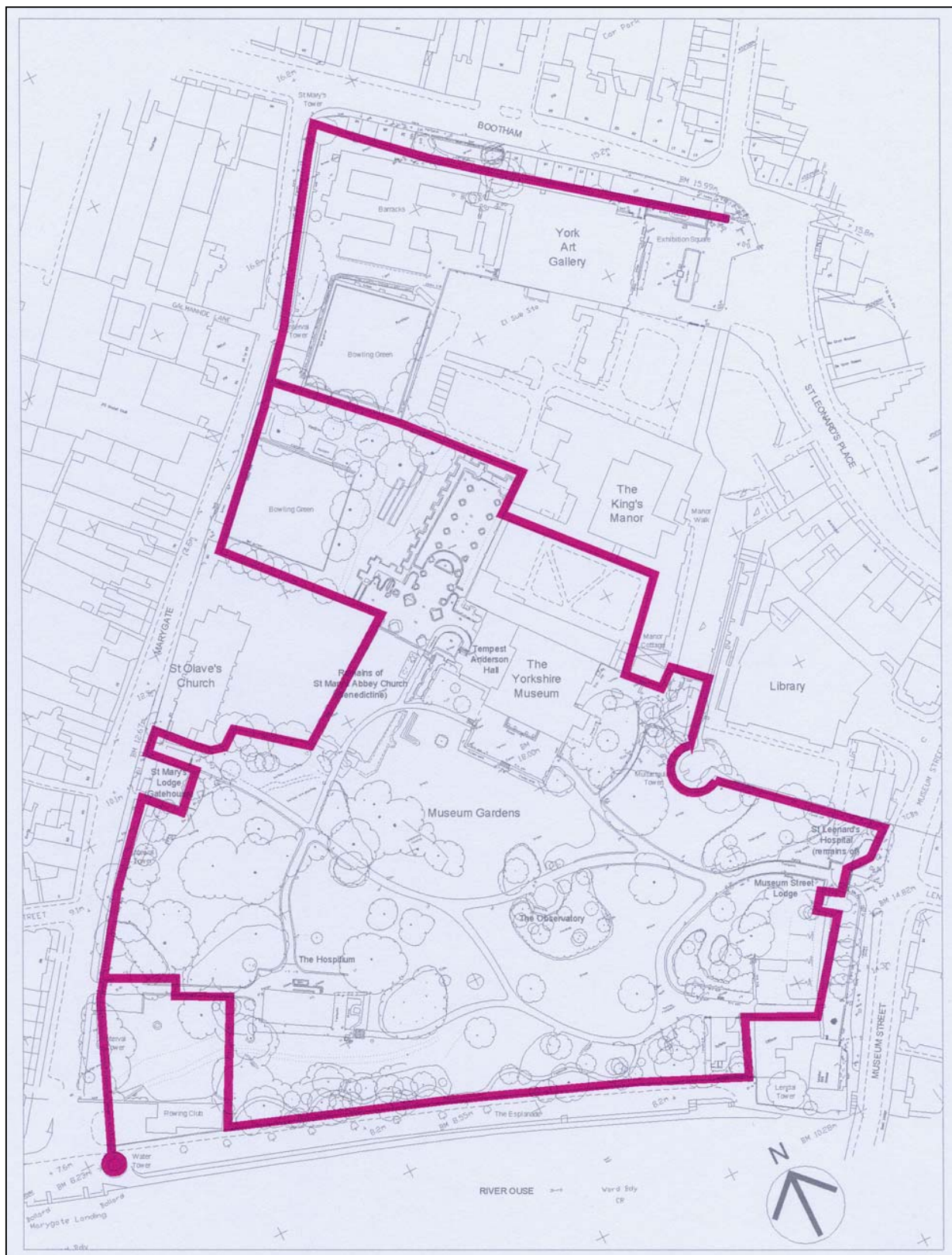


Figure 3  
Scheduled Ancient Monument Boundary

1.3.6 In the 20<sup>th</sup> century, alterations to the paths, the expansion of the Museum, demolition of the Exhibition Hall annex and construction of World War II Barracks (for occupancy by Canadian airforce) were the main structural changes to the site. Occupancy of the King's Manor buildings, by the University of York, the need to service the various buildings within the site and the demands for parking have led to the increasing fragmentation of the Abbey Precinct, accompanied in part by a deterioration in the appearance in quality of its external spaces.

## 1.4 St Mary's Precinct Today

1.4.1 Today the Abbey Precinct comprises the Yorkshire Museum set within managed gardens that provide a setting for a number of historic structures/ruins/artefacts that lie across the site. King's Manor, formerly the abbot's house, is part of the University of York and in other parts of the original Abbey Precinct lie a rowing club, bowling greens, World War II barracks and the York Art Gallery. There are a number of site ownerships, leaseholds and guardianships that relate to the original precinct, and indeed confusing statutory designations.

1.4.2 Since 2002 much of the Precinct site has been under the management of the YMT (as a lease from York City Council). Over the last century there has been considerable and cumulative changes to the layout of the original garden design that has led to the site being used as an urban park and short cut from Marygate car park to the city centre, with little appreciation of the historic importance of the site. Indeed it is recognised by the YMT that, together with a lack of understanding of the heritage resource represented on the site, there is an accompanying under-utilisation of this resource.

## 1.5 Purpose of the Plan

1.5.1 The purpose of the plan is to help YMT to identify and understand the various elements of the heritage asset, understand why they are significant and how that significance can be maintained/enhanced as the Trust responds to the often conflicting demands for development, improved access to visitor facilities, finding suitable uses for buildings, displaying collections, protecting and conserving below ground archaeology and above ground remains, restoring / managing the Museum Gardens and overall interpretation.

1.5.2 A plan-led approach to the conservation, restoration and management of St Mary's Abbey Precinct would enable the Trust to: -

- Have an overview of the heritage merit of the whole of the Abbey Precinct and be able to understand and convey the importance of that heritage.
- Predict the short, medium and long term management / resource requirements to address the needs of the heritage asset.
- Plan for capital and revenue income streams to sustain the fabric of the site and accommodate visitor needs.
- Assess any impact that might arise from development projects and evaluate their acceptability.
- Determine its future aspirations for the site and better inform its decision making process.
- Confer with stakeholders, develop partnerships and promote a wider understanding of the significance and potential of the Abbey Precinct site.

1.5.3 It is intended that the CMP would be accessible on the Trust's website and be available as a published report as well as a working document.

## 1.6 Parties to the Plan

1.6.1 The following organisations have been involved in the preparation of the plan: -

### *Compilers*

Bertram Hyde Ltd.  
Gifford  
Donald Insall Associates

### *Contributions / consultees*

YMT Project Team members  
English Heritage  
City of York Council officers  
University of York  
Steering Group members

### *Reviewers*

Steering Group members  
English Heritage  
Trustees of York Museums Trust

A full list of consultees is given in Appendix B

## 1.7 Scope of the Plan

### **Introduction**

1.7.1 The scope of the plan encompasses the above-ground and below-ground archaeology, the buildings and structures contained within the Abbey Precinct site, its designed landscape, the use and management of the resource and the visitor experience. The scope of work under each of these topics is described briefly below.

### **Archaeology**

1.7.2 The study has presented an understanding of the St Mary's Abbey Precinct site including its history and development to the present day. The presentation of the understanding has enabled an assessment of the significance of the site as a whole and of the individual elements that comprise and/or impact on the site. In turn this assessment of significance has assisted the definition of present and possible future vulnerability of the heritage resource within the site and so suggests policies to address both the threats and opportunities offered by the existing site and potential development of the site. The protection, management and presentation of the heritage resource now, and in the future, underlies much of the policies section of the CMP.

1.7.3 For ease of reference to the many elements involved in the study the site has been divided into zones (section 2.7). Zones 1 and 1a comprise the primary element of the site and the remaining zones (2-10) are of secondary interest – which have been examined in less detail with concentration given to their present and/or future potential relationship to the features within the primary area.

1.7.4 Each zone is, where applicable, addressed in terms of: -

- Understanding the area as it exists today.
- Discussing the significance of particular buildings and related spaces (as opposed to themes related to the Precinct as a whole).
- Examining issues related to buildings and related spaces.
- Defining objectives and policies particular to buildings and related spaces (as opposed to objectives related to the Precinct as a whole).

## Buildings and Structures

1.7.5 The study has examined the standing structures in terms of their physical and intellectual relationship to the Abbey Precinct. That is, their relationship to the historical development of the Precinct and its present 'urban' and 'green' landscape. It has not been within the scope of this study to provide a full and detailed conservation management plan for each individual structure. Where policies and guidelines for individual structures are proposed they are 'limited' responses to key issues which are seen as being of relevance to the York Museums Trust's future development proposals. Buildings and structures, within the most intensively used 'primary area', are examined in greater detail where it is evident that the future may involve considerable pressures for physical change.

1.7.6 A Conservation Statement has been commissioned for the interiors of the Yorkshire Museum including the Tempest Anderson Hall and this is included as Appendix C. A Conservation Management Statement would also be undertaken for York Art Gallery.

1.7.7 Reference to the condition of the fabric of structures and maintenance policies/guidelines are made in response to obvious and urgent threats. Comprehensive repair and maintenance policies and plans would be required but are beyond the scope of this study.

## Landscape and Vegetation

1.7.8 The aim of this aspect of the study has been to examine the landscape resource, understand the changes in use, structure, appearance and amenity of the fabric of the landscape, identify its most important characteristics and promote their retention, enhancement and renewal. Policies for the restoration of the Museum Gardens and Precinct grounds generally promote a phased approach within the context of the continued public usage of the site.

## Use and Management of the Resource

1.7.9 This aspect of the study addresses the current use (including perception) of the site and how it may be opened up to the widest possible audience in both a physical and intellectual sense.

1.7.10 Consequently, the study has also examined the existing management of the resource and explored how the management structure and operations would need amending if the Trust is to achieve its ambition of establishing and sustaining a very high standard of use, care and appearance.

## Visitor Experience

1.7.11 The site, or more specifically the area covered by the Museum Gardens, is valued by locals and appreciated by tourists. The Trust has identified that the gardens and the site as a whole have the potential to be a marvellous resource for learning, community involvement and enjoyment, but recognises that its rich heritage is largely unexplored because of the limited interpretation and opportunities to further understanding and appreciation.

1.7.12 The CMP examines the reasons why the current situation prevails and how the visitor experience may be enhanced in a rich and complex site with existing and potential conflicts between conflicting aims and demands.

## 1.8 Methodology

1.8.1 The Conservation Management Plan has been prepared in accordance with the Brief, prepared by the YMT (Appendix A), the HLF Public Parks Initiative application pack dated January 2003 and the HLF guidelines for the preparation of Conservation Management Plans.

1.8.2 The key steps in the Conservation Management Plan process are:

- **Understanding** the site.
- Determining the **Significance** of the site and its individual components in terms of cultural, historical, ecological or other special interest.
- Identifying **issues and threats** that could impact upon the site's significance.
- Devising **policies to protect** the site and its important aspects and enable it to be better understood and appreciated.

1.8.3 The method of study has involved: -

- archive/desk based research.
- visits to the site with both the Client and other members of the consultancy team to gain an overall appreciation of the site and its main components, its general condition, intensity of use and interaction of the various components of the site.
- workshops, held with the client/project team and steering group members, throughout the preparation of the CMP to share knowledge and discuss findings/development of the Plan.
- consultations with stakeholders
- close liaison with Client and other consultants appointed to assist their vision/development of the site.

## 1.9 Structure of the Plan

1.9.1 The structure of the Conservation Management Plan follows a generally accepted format with the main sections comprising understanding, significance, issues and policies. Each of these sections presents an overview in the introduction before providing detail. The key sections are supplemented by a gazetteer (Appendix D) which provides detailed information on each component of the existing fabric above ground and also on the features that previously existed and of which archaeological evidence may remain.

1.9.2 As requested by the Client this plan goes beyond the stage of defining themes and / or policies to provide an indicative 'Vision' concept plan. This concept plan involves budget cost estimates which give physical expression to identified policies and themes to indicate how they may be applied to address (often conflicting) requirements, and so support the submission of a Stage 1 application to the HLF.

## SECTION 2: UNDERSTANDING THE RESOURCE

### 2.1 Introduction

2.1.1 This section of the conservation plan sets out our understanding of St Mary's Abbey Precinct, its history and development and how it is used and managed today. The principal sources of information and any earlier research or investigation related to the site are identified, as these have provided the basis for the study. An account of the long history of the site is given, together with reference to the key historical events with which the site has been associated.

### 2.2 Site History

2.2.1 The site spans a recorded history which embraces Roman, Anglian/ Anglo Scandinavian, Medieval and post Medieval phases. The Abbey Precinct site contains references to significant aspects of the history of England from the 15<sup>th</sup> to the 18<sup>th</sup> centuries and demonstrates the increasing usage of the site and its buildings as a cultural, education and leisure resource in the 19<sup>th</sup> and 20<sup>th</sup> centuries.

### 2.3 Archive Research

2.3.1 There is a substantial amount of information available on the St Mary's Abbey site, comprising published works, maps, plans, paintings, photographs, unpublished reports, accounts, engineers records and correspondence, some of which involves secondary reference to the site.

2.3.2 There is also a collection of artefactual material from investigative works on the site, including the main archaeological excavations in the early 20<sup>th</sup> century by the YPS. Some of the archaeological information is available on databases

maintained by the York Archaeological Trust (website address <http://www.yorkarchaeology.co.uk> - the York Archive Gazetteer) or ArchSearch, the ADS online catalogue (<http://ads.ahds.ac.uk>).

2.3.3 The bibliography (Section 7.0) provides a list of all works utilised in the preparation of this study, together with any items identified of some interest to the site that were not accessed as part of the study. The bibliography therefore provides an indication of the archive related to the site and whilst this is not exhaustive it would form a useful starting point for any future research on the site.

### 2.4 Historic Development

#### Pre-Roman (pre AD 43)

2.4.1 Little evidence has been recovered to date for the prehistoric period in York, although in the Vale of York there are indications of human activity for the last 6000 years. Certainly there is evidence of early human settlement around York in the remains of Iron Age farmsteads (York Archaeological Trust 1999, 1) a time when the area of York formed part of the tribal territory of the *Brigantes*. It is therefore suggested that when the Romans arrived at York they would have found a cleared/cultivated landscape (Nuttgens 2001, 1). Given the current lack of evidence for the prehistoric period in York in general it is considered unlikely that any such evidence would be found within the St Mary's Abbey Precinct site.

### Roman (AD 43 – 410)

2.4.2 A Roman fortress was established in York by the 9<sup>th</sup> Legion in c AD 71 at the junction of the Rivers Foss and Ouse. The fortress became known as *Eboracum* and was a significant site, one of only four legionary fortresses in Britain and from the third century one of two provincial capitals (Britannia Inferior, the northern province). In the third century York was also given the title *colonia*, the highest level of self-governing Roman town. Roman emperors visited York – Septimius Severus, Constantius Chlorus (who both died there, in AD 211 and 306 respectively) and Constantine the Great, who was acclaimed emperor there in AD 306. Given that government accompanied the emperor there were times then when York was the centre of the entire Roman Empire.

2.4.3 Figure 4 illustrates the location of the fortress and the civilian settlement (*colonia*) in relation to the St Mary's Abbey Precinct site and shows how the study site lies immediately outside of the western walls of the Roman fortress – indeed the multangular tower (Gazetteer no. 12) forms part of the fortress defences. A walled enclosure or fortified annex to the fortress lay in the area of the St Mary's Abbey Precinct (Nuttgens 2001, 66). Apart from the multangular tower there are few physical remains from the Roman period within the study area. The Anglian Tower (Gazetteer no. 15) is thought to be of late Roman origin, either as an addition to the interval towers along the fortress wall, or as a replacement to one to the south-west (Nuttgens 2001, 34). Given the close proximity of the Abbey Precinct site to the fortress and its occupancy of part of the site of the fortified annex there is a strong likelihood of hitherto undiscovered Roman remains and associated artefacts to be found below ground. There is in fact some speculation that a Roman road (Gazetteer no. 49) traverses the St Mary's site, underlying the Abbey gatehouse (RCHME 1975, 4) from Ouse Bridge to the fortress/*colonia* on an alignment parallel to the river frontage of the fortress (Wilson and Burton 1988, 12) (Figure 5).

2.4.4 Whilst there may be few Roman physical remains on view within the site there is a vast wealth of artefactual/ecofactual material from the Roman period in Yorkshire on display and in storage at the Yorkshire Museum (Gazetteer no.50). This material vividly illustrates the nature of life and death in Roman times, from soldiers in the Roman army to civilians (men, women and children), for those who were wealthy and for those who were not. Indeed there are some rare and unique artefacts and types of material that have not been recovered from any other Roman sites – such as the collection of Roman wallplaster from Catterick in North Yorkshire that cannot be paralleled elsewhere in Britain, together with the jet jewellery and the copper alloy votive objects that form part of large assemblage of material from that Roman garrison town.

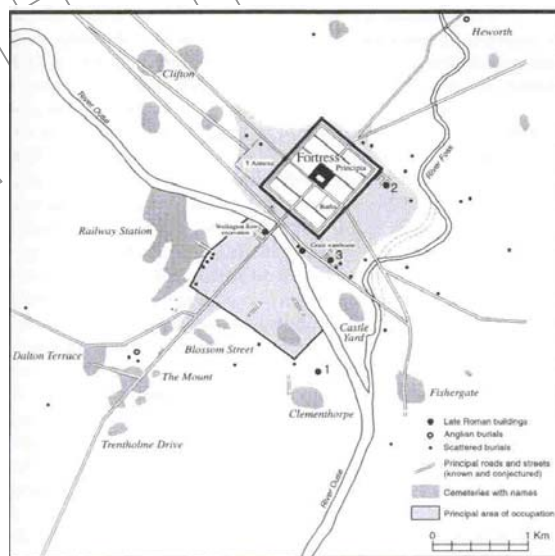


Figure 4  
Location of Roman Fortress, Annex and Civilian Settlement (after Nuttgens 2001, 7)

**Sub-Roman (AD 410-600); Anglian (AD 600-850)  
and Anglo-Scandinavian (AD 850 – 1066)**

2.4.5 Following the Roman military and political withdrawal from Britain York by the mid fifth century was largely depopulated and there has been little evidence of settlement/activity recovered for that time. The fifth/sixth centuries saw successions of invaders from Europe, including the Angles who in c AD 580 occupied York, calling it *Eoforwic*. In AD 627 the Northumbrian King, Edwin, was converted to Christianity and baptised in York. The city subsequently became the ecclesiastical capital of the north and in 735 an archbishopric was granted to

York by the Pope and the monastery of St Peter was founded. It became internationally renowned for its scholarship (York Archaeological Trust 1999, 8). Alcuin, a leading European scholar, was the master of the school which received students from across Europe. Whilst there is some (artefactual) evidence from across York of *Eoforwic*, there are no known remains within the study site. The Yorkshire Museum displays some outstanding Anglian artefacts recovered from the York area including the York Helmet and the Gilling Sword which is of international importance.

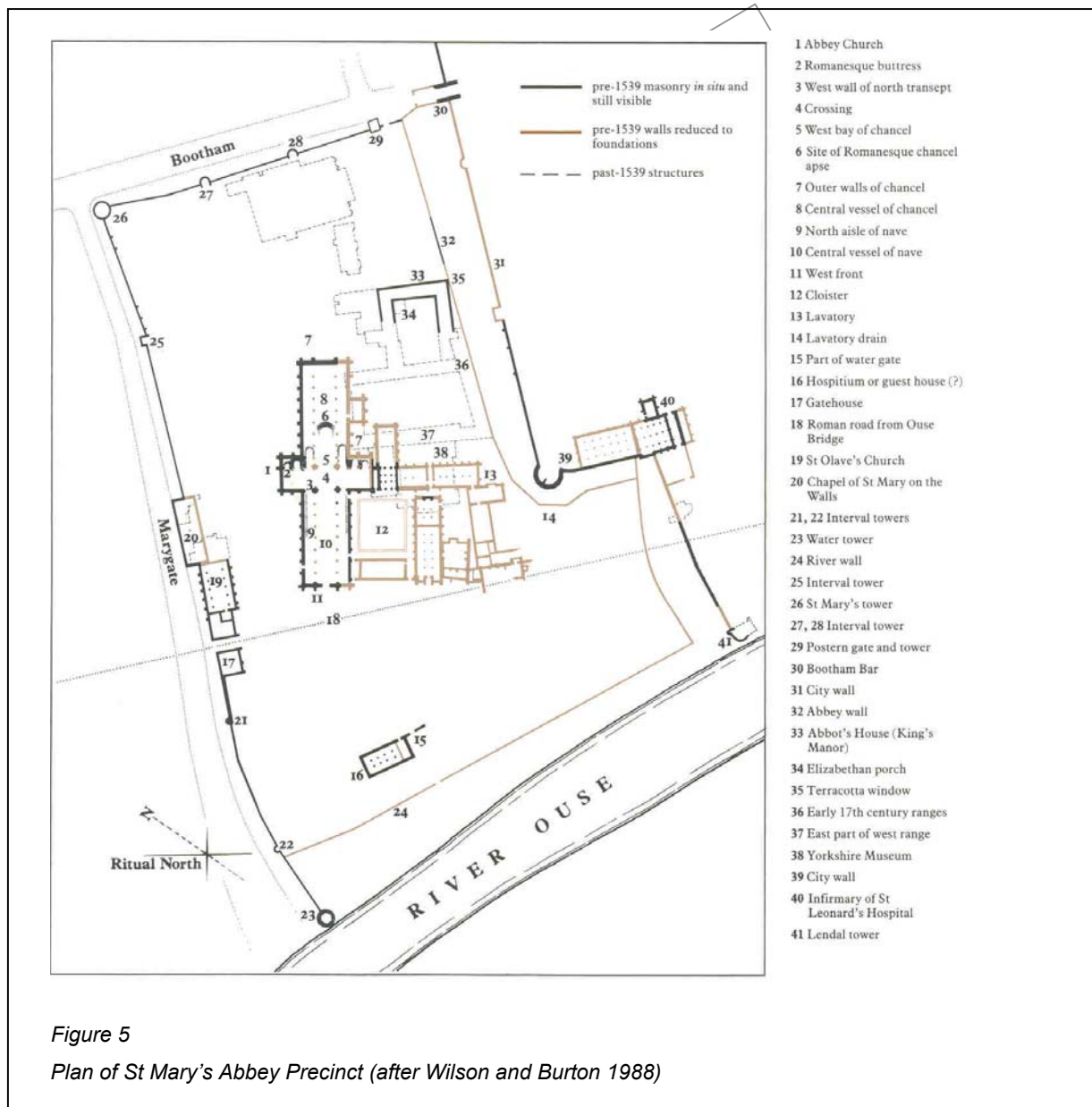


Figure 5  
Plan of St Mary's Abbey Precinct (after Wilson and Burton 1988)

2.4.6 The Vikings captured York in 867 and established their capital of the North of England *Jorvik*, in the City, which became a major river port and part of the extensive Viking trading routes across Europe. In 954 the Viking ruler Eric Bloodaxe was expelled from *Jorvik* and the City was subjected to the rule of the Kings of Wessex – including Athelstan who claimed to be 'the first King of all Britain' and who visited York.

2.4.7 The Marygate area was known as *Earlsburh* – the Earl's residence - which comprised a fortified residential complex for the Earls of Northumbria. This complex was based on the Roman fortress annex and later helped define the St Mary's Abbey precinct (Nuttgens 2001, 66). For *Jorvik* there is structural/ settlement evidence as well as a rich quantity of significant artefactual and ecofactual material that provides an invaluable insight into life in York at this time. Again however there is no known evidence from the study site, although the Yorkshire Museum does display/store some of the recovered Viking period material from elsewhere in York.

#### Medieval (AD 1066 – 1540)

2.4.8 During the Norman Conquest William the Conqueror captured York in 1068 and built a castle at Clifford's Tower. Following an Anglo-Danish uprising William returned to York in 1069 and built a second castle at Baile Hill. In Britain only York and London have two castles built by William (Nuttgens 2001, 69). By 1200 York was a self-governing community with its own mayor, council, seal and taxation powers (Butler 1982, 5) and, over the next 300 years, York became the northern capital of England and the second largest city in the country.

2.4.9 There were strong royal connections with York - Edward I brought the court and parliament to York to manage the Scottish wars (until 1305), Edward II visited York many times, riding through the city on his way to defeat at Bannockburn, Edward III married Queen Philippa of Hainault in York Minster in 1328 and returned government to the city until 1338,

and Henry VII who married Elizabeth of York visited the City in 1486. Associated with the royal interest in York is an indication of the importance of the City as a political and judicial centre.

2.4.10 In the 1070s a Benedictine abbey was founded at St Olave's by Stephen, the first Abbot of York, on land given by the Norman baron, Alan Rufus. In the Domesday Book of 1086 the Abbot of York is named as a landowner. When William visited York in 1088 the St Olave's site was considered too small for a monastery and so adjacent land was given to the monks. William laid the foundation stone of the church and the new abbey, dedicated to St Mary, was thereafter under royal patronage.

#### St Mary's Abbey

2.4.11 As with all monasteries, St Mary's Abbey comprised a church, domestic buildings, burial place and agricultural estate that created a self-sufficient community, which supported the poor and produced scholars. Within the Precinct walls therefore there was a mixture of agricultural and industrial buildings, together with gardens, orchard and meadow (grazing) land. Figure 6 shows a reconstruction of the abbey as it was in 1539.

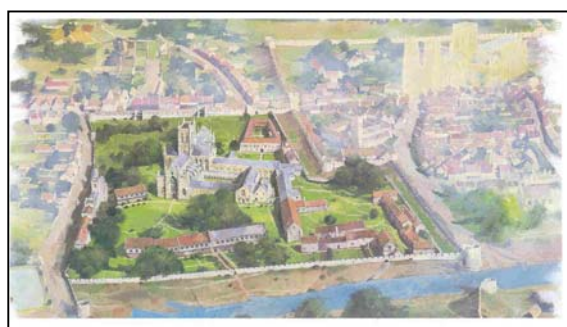


Figure 6

*Reconstruction of St Mary's Abbey in 1539 (after Wilson and Burton 1988,4)*

2.4.12 St Mary's was a very successful abbey - acquiring property, land, fairs, churches and tithes, throughout Yorkshire and beyond and including amongst its benefactors the Kings of England together with all the major landowners in Yorkshire. Sufficient recruits to the abbey meant that dependant cells were created and due to the royal patronage

the abbot and monks were excused tolls and certain duties and had custody of the royal forests in Yorkshire, whilst the abbot had the right to collect fines for various offences, had a court for anyone wanting to bring a case against the abbey, a gallows at Clifton and a seat in Parliament. St Mary's became the richest and most important abbey in the North of England, a major ecclesiastical centre.

2.4.13 The abbey belonged to the Benedictines, the oldest and largest of the monastic orders, and was noted for learning, with vows of obedience, chastity, poverty and manual labour. In 1132 the Prior at St Mary's, Richard, led a call for reform at the abbey, including giving away much of the property and living a more simple life. The result of the ensuing disagreement on how St Mary's was run led Richard and 13 monks to be expelled from the abbey. Their departure led to the foundation of Fountains Abbey, which became a Cistercian house.

2.4.14 The history of St Mary's Abbey is interspersed with disputes between the monks and the citizens of York, particularly over the area of the city known as the 'Liberty of St Mary' (Figure 7).

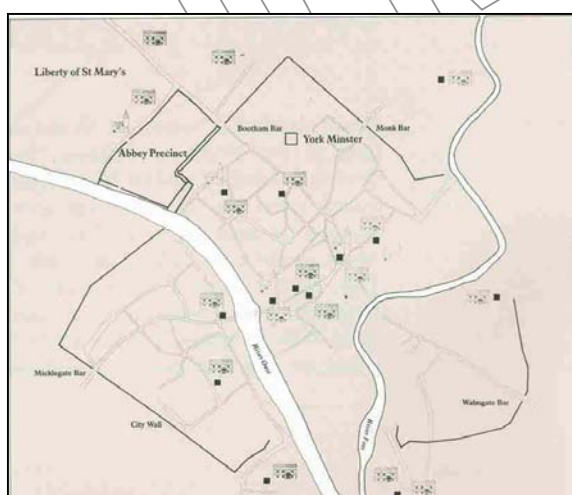


Figure 7  
Location of Liberty of St Mary's (after Wilson and Burton 1988, 2)

abbot's tenants in Bootham), 1315 (when the citizens filled in a ditch dug by the abbey next to St Leonard's Infirmary) 1316 (when the citizens pulled down a new wall built by the abbey) and 1343 and 1350 (when the abbot and some of the monks had to flee as the abbey was besieged). It was the conflict with the civic authorities that led St Mary's to build the precinct walls for protection and clearly the abbey was regarded at times as a threat to the trade/markets of citizens (Nuttgens 201, 91-93). Amidst the sporadic conflict St Mary's however played an important role in medieval York – offering domestic employment in the abbey (in the bakery, laundry, brewery, stables and gardens), together with work for masons, metalworkers and other craftspeople. The abbey was also a significant landlord in York, dispensed charity (feeding the poor and visiting the sick with food and clothes) and maintained 50 scholars at the Minster school.

2.4.16 With regard to the buildings that comprised St Mary's Abbey, the most important was the Church (Gazetteer no. 1). The first church was Romanesque in style (Figure 8) and building started in 1089, although after a fire in 1137 it was replaced by a Gothic style church, built from 1270-1294 (Figure 9). The only change to the Church after completion in 1294 was the reinstatement works following a lightning strike in 1377 on the steeple over the crossing and subsequent fire damage to the roofs of the south transept, nave and cloister. It is the remains of the later church which survive on the site today and it is noted that if the building had survived intact it would be famous as the only major 13<sup>th</sup> century church, besides Salisbury Cathedral, to have been completed in accordance with its original design (Wilson and Burton 1988, 8).

2.4.15 There are recorded instances (in the abbey chronicle) for 1262 (when the citizens attacked the

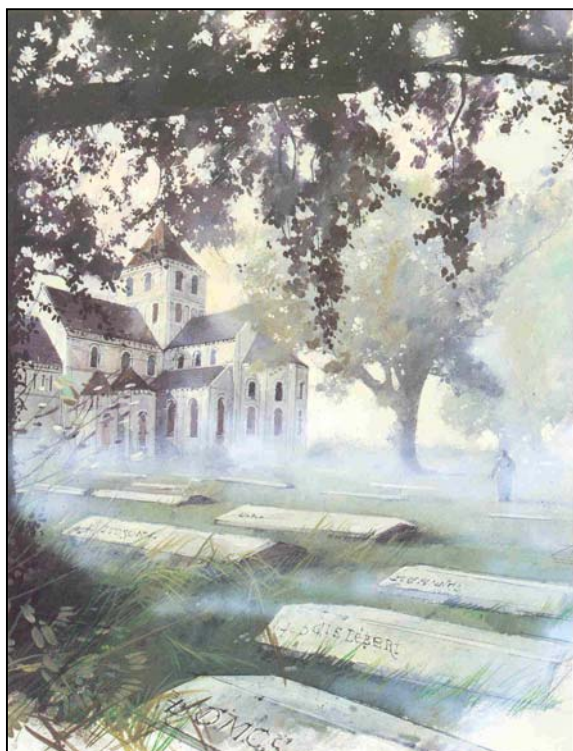
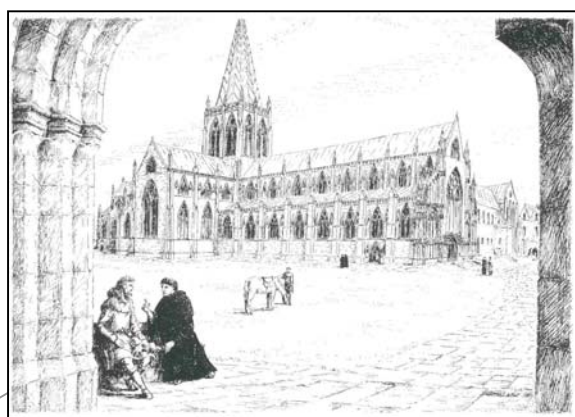


Figure 8  
*Reconstruction of First Abbey Church, 1089 (after Wilson and Burton 1988, 2)*

Figure 9  
*Reconstruction of second Abbey Church, 1270-1294 (after Butler 1982, 10)*



2.4.17 A full description of the church and the other Abbey buildings within the Precinct can be found in the current guide book to the site (C. Wilson and J. Burton, 1988), as well as the RCHME volumes. Figure 5 illustrates a plan of the precinct that shows the pre-1539 visible remains, the pre-1539 remains known below ground and the post-1539 structures visible on the site. Information on each element of St Mary's Abbey Precinct is given in the Gazetteer (Appendix D).

2.4.18 The gatehouse was built 1197-1199 as the main entrance to the abbey with only part of this building, the gatehall, surviving (Gazetteer no. 8). The gatehouse today, St Mary's Lodge, is largely a 15<sup>th</sup> century building (Gazetteer no. 7) that contained suites of rooms for important guests. The gatehouse survived the Dissolution of the Monasteries as it had been used as a courthouse from 1470 (until 1722) followed by a public house and in 1840 a house for the curator of the Yorkshire Museum.

2.4.19 The Hospitium (Gazetteer no. 9) dates to c 1300 and together with the remains of a 15<sup>th</sup> gateway, linked to a Watergate, is all that survives of the buildings that would have been located in this sector of the precinct – buildings such as granaries, barns, stables, brewery, bakery, fish house, and a mill. The Hospitium, was probably a guesthouse for visitors of lower social rank and at one time had a tailor's shop on the ground floor. The upper storey, originating to 1410, is probably the oldest timber-framed structure surviving in York (Wilson and Burton 1988, 11). (However, it has been much altered and elements of the 1930's may well be conjectural). The survival of the Hospitium reflects the former importance of the river to the abbey – certainly the proximity to the river was fundamental in the positioning of the abbey for a water supply, but also for the movement of people and goods to and from the abbey by river links.

2.4.20 Little remains of the Chapel of St Mary on the Walls built 1314-1320 (Gazetteer no. 17) – the western end of the chapel joins onto the eastern wall of St Olave's Church (Gazetteer no. 36).

2.4.21 The abbot's house, later the King's Manor (Gazetteer no. 37) was built c 1483, although the current structure dates to a rebuild of c 1610.

2.4.22 The precinct walls of St Mary's Abbey are 'the finest to have survived from any English medieval monastery' (Wilson and Burton 1988, 13). The City walls from Lendal Hill House to the Museums Gardens Lodge (Gazetteer no. 28) and from St Leonard's Place to the Multangular Tower (Gazetteer no. 13) were built from 1250-1270, whilst the Abbey walls at Bootham and Marygate (Gazetteer nos. 18 and 21) and from Kings Manor to the Postern Tower (Gazetteer no. 16) were begun in 1266. In 1318 the Abbey wall from the gatehouse to the river was built (Gazetteer no. 23) and by 1324 St Mary's Tower was begun (Gazetteer no. 19), together with the wall from St Mary's Tower to Water Tower (Gazetteer nos. 21, 22, 23, and 24).

2.4.23 Whilst nothing survives of the river wall and much of the Marygate wall is a 19<sup>th</sup> century reconstruction, following the removal of cottages which had been built up against the wall, the combination of Abbey and City walls to this day still define the precinct. Indeed, the building of the walls for protection in the medieval period has greatly assisted in the survival of the abbey precinct.

2.4.24 The end of the medieval period is marked with the Dissolution of the Monasteries by Henry VIII. In 1535, a survey of the assets of the religious houses - the *Valor Ecclesiasticus* - was undertaken and from 1536 small religious houses were suppressed - the closure and asset stripping of these led to hostility and the Pilgrimage of Grace, led by Robert Aske, which visited York, where he was executed the following year. The Dissolution was designed to restructure the Church, but more importantly it involved the acquisition of valuable assets/wealth for the King. In 1538 Henry VIII revived the Council of the North with Robert Holgate as its first president in order to enforce government policy in the north of England. In 1539 St Mary's Abbey surrendered.

2.4.25 In the medieval period St Mary's comprised one of the ten richest abbeys in England. As a major monastic/ecclesiastical centre the abbey was also important as a seat of learning and furthermore held a significant social function in the employment and care of the people of York and visitors to the city. The physical remains of the abbey that survive across the site - the walls, buildings and below ground remains, as well as the artefacts/ecofacts within the Yorkshire Museum collections - are of national significance and have further potential to elucidate the history and development of the site. Of particular note are the precinct walls, which form the most extensive surviving monument of ecclesiastical defences in England, and the 13 life-size sculptures of Moses, John the Baptist and the apostles that date from c 1200 and which originally sat in the chapter house (Butler 1982, 10) but now form part of the Yorkshire Museum collections.

2.4.26 Other notable artefacts from the medieval period (recovered from the York area) are displayed in the Yorkshire Museum and include the Middleham Jewel. This diamond-shaped gold pendant with sapphire dates to 1460.

### 16<sup>th</sup> and 17<sup>th</sup> Centuries

2.4.27 The decline of the religious, economic, and administrative importance of York following the Dissolution was largely offset by the establishment of the Council of the North in the City - a legal body to enforce religious observance, justice and to hear cases of debts and civil offences. By 1540 the Council was located in the Kings Manor (Gazetteer no. 37), which was enlarged in c 1610 to deal with the increasing bureaucratic needs. The combination of the Council of the North and the High Commission Court for the north in York meant that by 1561 the city was the administrative and judicial capital of the north until 1642. A royal mint is also understood to have been located at St Leonard's Infirmary. John Speed's map of York dated to 1610 (Figure 10) illustrates the basic layout of the City at that time.

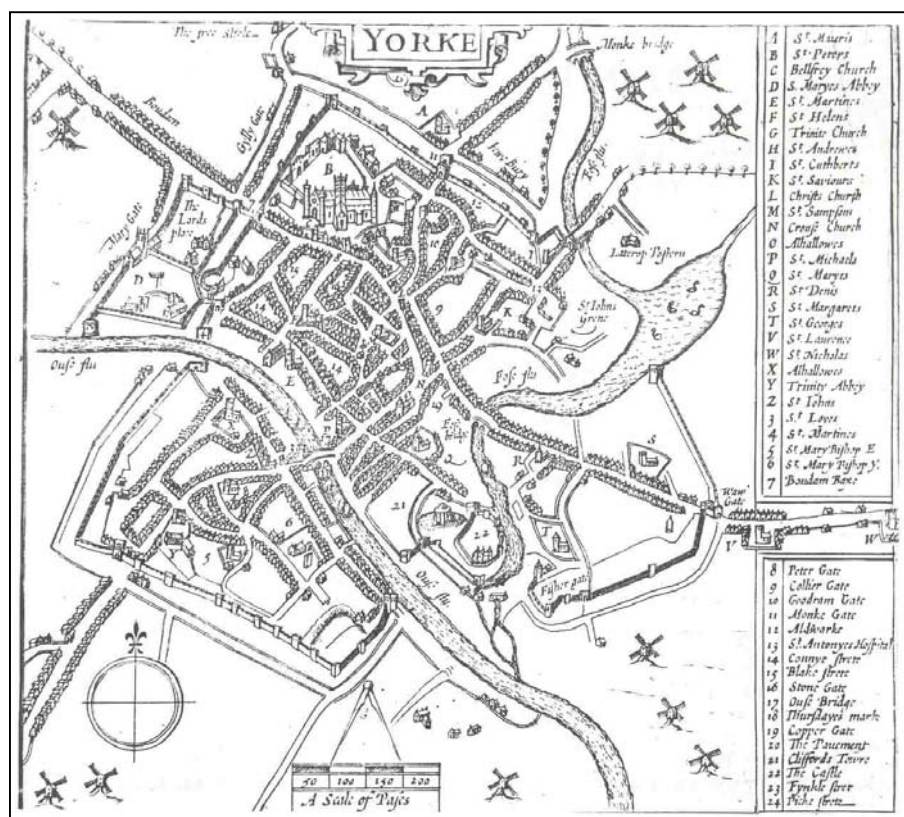


Figure 10  
John Speed Plan of York, 1619 (after Butler 1982, 2)

2.4.28 In 1541, buildings on the east, south and west sides of the St Mary's Abbey cloister became apartments for royal visitors to York. In 1546 a survey of the abbey indicates that it was still intact at that time, although by 1568-1570 the eastern parts of the church were demolished.

2.4.29 The Civil War brought Charles I and court to York in 1642 and for six months York was the capital of England. At St Mary's Abbey there was a skirmish on the site of one of the current bowling greens (Gazetteer no. 46) (Nuttgens 2001, 197) and St Mary's Tower (Gazateer no. 19) was blown up so destroying many of the records of the Abbey stored there. In 1645 York surrendered to the Parliamentarians, the Council of the North was abolished and by 1688 the Royal Garrison had been removed from the City as stability was established. It was this stability that saw York flourish as a market town, coaching centre and a focus for social and professional activities in the region.

2.4.30 At the Abbey Precinct site Telford's plant nursery was established in the 1660's. It appears to have occupied much of the open land within the walled boundary and operated as a commercial nursery, which began to import 'exotic' plants from around the world, stock from which was used in the planting up of the English country house estates in Yorkshire and beyond. Although a commercial nursery it contained medieval garden features such as the 'order beds' which fronted the hospitium and became a tourist attraction in its own right for visitors to see exotic plants.

2.4.31 The 16<sup>th</sup> and 17<sup>th</sup> centuries were a period of great change for both York and the St Mary's Abbey site. As the seat of the Council of the North, York remained a major city after the Dissolution, a judicial and administrative centre. St Mary's Abbey precinct suffered some damage as a result of the Civil War, following earlier demolition of parts of the Church. A new use was found for some of the precinct grounds – as apartments for royal visitors, continuing the

hospitality provided by the site in the medieval period and the Telford nursery expanded as a commercial venture and a 'tourist' attraction. Much of the fabric of the structures within the precinct survived from the medieval period to this time and whilst below ground remains may survive of the Telford nursery, it is considered unlikely, given the later excavations and remodelling works undertaken across the precinct site.

### 18<sup>th</sup> Century

2.4.32 York had declined as a major port and manufacturing centre from the medieval period but by the 18<sup>th</sup> century it had established a new role as the social and cultural centre of the North. Meanwhile demolition within St Mary's Abbey precinct continued – stone was taken from the church and the gatehouse fell into disrepair before the western part was used as a public house in 1722. George I granted stone from St Mary's Abbey for the restoration of Beverley Minster (Pevsner and Neave 1972, 285). In the 18<sup>th</sup> century St Mary's Abbey Precinct also became a visitor attraction as a romantic ruin, a desirable feature in a garden – indeed in the 18<sup>th</sup> century the interpretation of picturesque was a real ruin as opposed to a manufactured one, although there was no objection to selective demolition of a ruin and the addition of any new features thought to enhance the site for walks/visits.

2.4.33 Telford's nursery continued to flourish and in 1737 Drake reported, in his 'History of York' "*The site of this ancient monastery is now a spacious garden; ..... occupied by Mr Telford, a worthy citizen, and whose knowledge on the mystery of gardening renders him of credit to his profession; being one of the first that brought our northern gentry into the method of planting and raising all kinds of trees, for use and ornament*".

### 19<sup>th</sup> and 20<sup>th</sup> Centuries

2.4.34 Against a background of radical change in York with the effects of the Industrial Revolution, and the arrival of the railway in 1839 improving access to and from the City, the Age of Inquiry is reflected in the City with the establishment of the York Literary and Philosophical Society in 1821, replaced in the next year by the Yorkshire Philosophical Society (YPS). The YPS served as a private club for explorers and scientists to share knowledge and learning and indeed the society undertook a number of archaeological excavations across the precinct site (in 1822, 1831, 1900-2, 1912 and 1962) in order to identify the layout of St Mary's Abbey and utilise the remains for interpretation and display.

2.4.35 In 1816 James and Thomas Backhouse purchased the Telford's nursery and the Backhouse nursery continued to supply plants for country house gardens and estates, including Castle Howard. Backhouse plant collectors sent in new species from around the world and the nursery became nationally renowned for its botanical collections.

2.4.36 The Backhouse nurseries expanded to other sites in York and the YPS, who were particularly interested in natural history, began negotiations in 1825 to purchase a plot of 1.2 ha (3 acres) which included the ruins of the nave of St Mary's Abbey Church and what was to become the sites of the Yorkshire Museum and Observatory.

2.4.37 In 1827 the YPS received parts of the Abbey land and laid the foundation stone of the Yorkshire Museum (Gazetteer no. 2), which was opened in 1830 and incorporated parts of the abbey church remains. An observatory was then opened on the site in 1832 (Gazetteer no. 5), which held the largest refracting telescope in the world at that time and the YPS obtained further land on Manor Shore that led to the restoration of the Hospitium (Gazetteer no. 9) in 1838 and 1848. From 1844 - 6 Manor Cottage (Gazetteer no. 4) was built, the Gatehouse (Gazetteer no. 7) became the house of the Yorkshire

Museum curator, whilst the grounds of the Precinct, after a somewhat haphazard process of acquisition and development by the YPS, were laid out to a garden design by Sir John Nasmyth (alternative spellings are Naesmith and Naesmyth) (Gazetteer no. 11). The layout is best appreciated by reference to Durrants Plan of 1847 (Figure 11), Storey's painting of the Museum Gardens Plate 4 (c 1860) and the 1852 edition of the Ordnance Survey.

2.4.38 Nasmyth was a knowledgeable plantsman and although not generally known as a designer was presumably appointed by the YPS because the Society wanted to achieve not only a garden which provided a setting for the historic buildings, abbey remains and artefacts, but a scientific or 'botanic garden'. Gardens of this style were in vogue at this time due to the enthusiasm for newly discovered plants from around the world. Nasmyth designed the gardens in the gardenesque style evolved by John Claudius Loudon, the most prominent gardener of his time, the objective was to arrange plants so that either individually or in groupings, they permitted sufficient space, to best display their natural form and habit. Loudon had prepared the design for a public garden in an unidentified town on a riverside site of about 3 acres.

2.4.39 The principals of that design *"It ought to be laid down as a rule, derived from the principle of unity, that there should be one main walk, by walking along which every material object in the garden could be seen in a general way, that the end of this walk and its commencement should be at one and the same entrance; or that the commencement should be at one main entrance and the exit at another, and that not more than two main entrances should be admitted; and it should show no scene twice. From the main walk there may be small episodal walks, to display the particular scene in detail"* became enshrined in Nasmyth's layout where the planting was arranged to frame views of the various buildings and structures from a circuit of footpaths.

2.4.40 The following extract from 'Museum Gardens York – An Historical Assessment' prepared in 1996 by P Goodchild provides a description of the designed layout which corresponds closely with the layout shown on Durrants Plan:

A contemporary account of Nasmyth's design is provided in a letter from a Mr G Goldie of York to John Philips, the First Keeper of the Museum. It is dated 8 November but the year is uncertain. 1844 has been suggested. Goldie wrote,

*"...the plan will be a general slope (with certain wooded knolls left) from the platform of the Museum to the River; a 'circular' (of course not circular) walk round the entire grounds (passing through the Western doorway of the Abbey, and the water-gate of the Hospitium, and returning by the Great Elms) – and a second, also winding, walk, starting from the former way opposite your house [i.e. St Mary's Lodge], and rejoining the lower walk not far from the elm-trees. Each walk to be 8 or 9 ft. wide, and to be conducted as to obtain the best view, imprimis of the Abbey (the genus loci) and of other good objects: the bad being concealed as much as possible by plantations – the Botanic garden to be, as before intended, confined to the lower portion of the ground; the rest to be lawn, plantation and shrubberies – enlivened as much as may be with Flowering Shrubs etc – (? Which) I understand to be the general plan. The walks have been staked out, and tomorrow he [Nasmyth] will proceed to select the locale of his plantations."*

2.4.41 In 1847 the Hospitium was opened as a Museum of Antiquities (Gazetteer no. 9).

2.4.42 The gardens expanded from 1.2 ha (3 acres) in 1827 to about 4.45 ha (11 acres - their current size) by 1862 and became an increasing attraction to the general public. The YPS desired that the Society's gardens should, on occasion, be open to the wider public. Initially admission was free of charge on selected days, but due to the numbers of people attracted to the gardens, admission charges were introduced. Horticultural exhibitions began in 1838 and were repeated until 1847, by which time support had begun to wane.

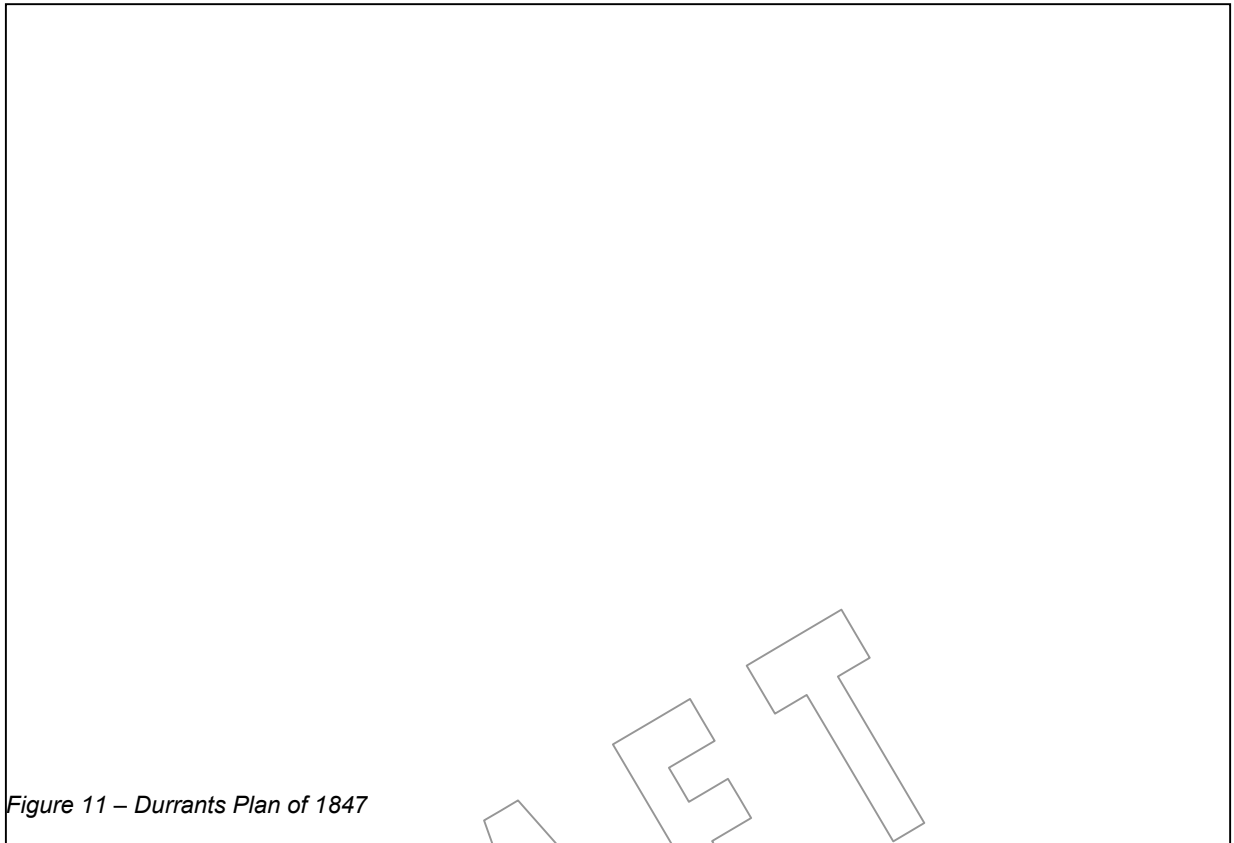


Figure 11 – Durrants Plan of 1847



Plate 4 – 'The Gardens of the Yorkshire Philosophical Society, York' by J Storey c 1860, (York City Art Gallery)

2.4.43 Following the completion of the Nasmyth scheme the YPS acquired additional land on the Museum Street frontage which enabled the creation of an entrance directly from Museum Street. This led to the building of the Museum Gardens Lodge and gates (Gazetteer no. 6) to control what had become the main entrance to the site. This entrance provided an imposing approach to the Yorkshire Museum and following construction of the Lendal Bridge became the natural entrance for residents of York from both banks of the Rive Ouse. Railings were added along the esplanade (Gazetteer no. 27) to enclose the Museum and gardens site along the river boundary, the Precinct and City walls surviving around the remainder of the site.

2.4.44 The latter half of the 19<sup>th</sup> century saw the heyday of the gardens, under the stewardship of Henry Baines, sub-curator from 1829-1870, with donations of plants from nationally renowned collections, including Kew, Regents Park and Chatsworth. Greenhouses were constructed to display tender exotic plants as well as examples of commercially important crop plants such as sugar cane, coffee, tea, ginger and cotton.

2.4.45 In 1879 the Exhibition Building was opened to house a mini Great Exhibition on fine art and industrial achievements, which from 1892 became the York Art Gallery (Gazetteer no. 42). In 1912 the Tempest Anderson Hall was opened as an extension and lecture hall to the museum (Gazetteer no. 3) which incorporated further abbey remains within the basement and demonstrates an early use of reinforced concrete in its construction.

2.4.46 During the Second World War the basement of the Yorkshire Museum (Gazetteer no. 2) was commandeered by the Post Office and the buildings behind the York Art Gallery were demolished to allow construction of barracks (Gazetteer no. 43).

2.4.47 After the war the precinct walls were subject to a programme of restoration (1950 – 1957), whilst the York Art Gallery was extended and restored in 1952. In 1961 the YPS placed the Yorkshire Museum and Gardens in trust to the City of York Council, whereupon the site became fully open to the public.

2.4.48 From 1963 King's Manor has been part of the University of York when a new wing was constructed to the rear of the complex adjacent to the Museum. By 1974 the North Yorkshire County Council (Askham Bryan College of Agriculture) operated the site, overseeing museum renovations in the 1970s and 1980s, the restoration of the observatory in 1981, and the construction of a flood defence bank in 1985 (Gazetteer no. 34). In 1996 the management of the Yorkshire Museum and Gardens was returned to the City of York Council, which in 2002 leased the site to the YMT.

2.4.49 In general the 19<sup>th</sup> and 20<sup>th</sup> centuries saw industry decline in York with tourism becoming the replacement economic strength. The St Mary's Abbey Precinct site became increasingly fragmented as it was subdivided into occupancy by the York Art Gallery, the University of York (opened in 1963 with departments utilising King's Manor) and the Museum Gardens and Yorkshire Museum. Although the Museum Gardens evolved from a ruin to the private pleasure grounds of the YPS, to a public/tourist amenity/attraction providing a setting for various structures and ruins that lie across the site, the remainder of the open spaces within the Abbey Precinct have declined and become degraded to the point where they have, with the exception of two bowling greens (Gazetteer nos. 45 and 46), largely become service / parking / storage areas (Gazetteer no. 48), which lack cohesiveness and prevent public access and circulation between the constituent parts of the Abbey Precinct site.

## 2.5 Chronology - table

2.5.1 The following table presents a chronology of the events related to the St Mary's Abbey Precinct site. The table includes notable events in the history of the City of York in order to provide a reference to the developments within the study site.

DRAFT

## CHRONOLOGY

DATE	SITE	YORK
AD 71		Roman camp (9 <sup>th</sup> Legion) <i>Eboracum</i> .
120		6 <sup>th</sup> Legion in York
209-211	Road across site	Emperor Septimius Severus in York – colonia/provincial capital
300	Multangular tower/walls (western corner of fortress)	
306	Fortified annex to fortress	Emperor Constantius Chlorus died in York, succeeded by Constantine the Great
c400	Anglian Tower (Roman)	
5-6 <sup>th</sup> century		Anglian occupation. Alcuin of York
627		Northumbrian King Edwin converted to Christianity and baptised in city – first cathedral of St Peter in York. York ecclesiastical capital of the North
735		Archbishopric and monastery founded
866		Vikings capture city – <i>Jorvik</i> established
954		Eric Bloodaxe expelled. Anglian settlement <i>Eoforwic</i>
1050	St Mary's Abbey Precinct on site of residence of Earls of Northumbria	St Olave's Church – successor to one in which Earl Siward buried, within <i>Earlsburh</i> (Earl's residence)
1068 - 9		William Conqueror destroys York and builds castle
1069		Anglo-Danish uprising – William returns and rebuilds two castles
1070s	Benedictine abbey founded at St Olave's by Stephen, Abbot of York	
1088	William visits York and gives land next to St Olave's to abbey	
1089	St Mary's Abbey Church – Romanesque style	St Leonard's established in late 11 <sup>th</sup> century by William II (originally St Peters)
1132	Prior Richard and 13 monks leave St Mary's to found Fountains Abbey	

DATE	SITE	YORK
C12th	Gatehouse – main entrance to Abbey grounds	
1137		Fire
1190		Castle sacked in anti-Jewish riot
1240	St Leonard's Infirmary– vaulted tunnel entrance	
1250-70	Walls from Lendal Hill House to Museum Gardens Lodge and from St Leonard's Infirmary to Multangular Tower built	
1262		Citizens attack abbot's Bootham tenants
1266	Walls – Marygate and Bootham begun; wall from Kings Manor to Postern Tower	
1270-94	St Mary's church rebuilt after fire (architect Simon of Pabenham)	
1297	Southern range of cloister begun	Court in York.
1298	Eastern range of cloister begun	
C14th	St Mary's Lodge.	
c1310	Hospitium – ground floor – a tailor's shop	Lendal Tower
1314 - 1320	Chapel of St Mary on the Walls	
1315		St Leonard's hospital dispute – ditch infilled. Lendal Tower first mentioned.
1316		City wall rampart
1318	Walls from gatehouse to river built. Water Tower	
1319		Scottish raid, York forces defeated at Myton-on-Swale
1324	St Mary's Tower; wall from St Mary's Tower to Water Tower	
1328		Edward III marries Philippa of Hanault in York Minster
1343-50	Abbey besieged	1349 - Black Death
1354	River wall begun. Agreement between Abbey and City over Bootham	

DATE	SITE	YORK
1377	Lightning strike to Abbey Church. Miracle of girl recovered from river in Chapel of St Mary on the Walls	
1410	Hospitium – upper storey	
1453 - 1457		Wars of the Roses between houses of York and Lancaster
1470	St Mary's Lodge. Court room for Liberty of St Mary on upper floor	
1483		Abbot's house – King's Manor rebuilt
1486		Henry VII marries Elizabeth of York
1497	Queen Margaret's Arch and Postern Tower to St Mary's Tower and two intermediate towers	
1500	Walling and gateway adjacent to Hospitium	
1503		Margaret Tudor, daughter of Henry VII, visits York on way to marry James IV of Scotland
1535	Survey of assets of abbey	
1536		Dissolution of the Monasteries. Abbot Robert Aske executed in York.
1537		Pilgrimage of Grace
1538		Council of North revived
1539	Abbey surrendered	
1540		Kings Manor (formerly Abbots lodging) a royal palace and seat of the Council of the North (until 1645)
1541	Buildings on east, south and western sides of cloister become palace	
1546	Church intact (survey)	
1547		Death Henry VIII
1568-70	Demolition of eastern parts of church	Bulwarks added to Lendal Tower to protect against attack
1584 -5		Lendal Tower and adjoining walls repaired
1610/1628		King's Manor rebuilt/extended

DATE	SITE	YORK
1616		Lendal Tower heightened - pumping water to supply City – called 'waterhouse' by 1631
1642		Charles 1 – court in Kings Manor. Royal Mint in St Leonard's Infirmary
1644	St Mary's Tower blown up/repaired. Skirmish on bowling green site	York besieged in Civil War
1645		York surrenders to parliamentarians. Lendal Tower ruinous
1654		Wall built beside Lendal Tower to block passage along riverbank
1660s	Telford nursery - stock for great houses and tourist attraction for exotics	
1677		Whistler granted 500 year lease for use of Lendal Tower as waterworks. Tower enlarged
1684		Waterwheel replaced by horse power in Lendal Tower
1688		Removal of Royal Garrison
Early 18 <sup>th</sup> century	Demolition of nave for stone	
1722	Gatehouse falls into disrepair – pub in western part	Death of last steward of court
1725		York social capital of northern England
1813-1922		Kings Manor the Manor National School
1821	York Literary and Philosophical Society founded – (did not continue) following stimulus of find of Pleistocene bone deposits at Kirkdale Cave	
1822	Yorkshire Philosophical Society formed with main aim of philosophical study. First recorded meeting on 7 <sup>th</sup> December. First excavations on site	
1823		YPS first museum opened in rented rooms in Low Ousegate

DATE	SITE	YORK
1824	Building fund established for Yorkshire Museum	
1827	YPS receive parts of Abbey land and foundation stone of Yorkshire Museum laid	
1830	Yorkshire Museum opened (designer Sir William Wilkins – National Gallery London; York architect – R H Sharp) Comprised central lecture hall with galleries to the sides and rear and a library and council room either side of entrance hall.	
1831	Excavation of Multangular tower by YPS. First meeting of the British Associate for the Advancement of Science (BAAS) held at Museum.	Garden of antiquities at St Leonard's Hospital
1832	Observatory (John Smeaton) under construction.	
1833		Kings Manor - School for Blind (until 1958)
1834	Donation to provide display cases for zoological specimens.	
1836	YPS acquire 5 acres of Manor Shore, including Hospitium. Pedestrian arch inserted at Water Tower	Pump Engine House
1838 and 1848	Hospitium restored by York architect J Harper	
1839		Railway arrives in York
1843	BAAS return visit.	
1844 - 6	Manor Cottage (Keepers House) Gatehouse – house for Yorkshire Museum curator Designed by JB and W Atkinson. Stone from Abbey used. Gardens laid out to design of Sir John Nasmyth. Railings along esplanade.	St Leonard's Hospital in care of YPS.  YPS purchase Swimming Bath.  Lendal Tower altered for offices.

DATE	SITE	YORK
1847	Durrant's plan – showing order beds south of Hospitium, glasshouse 100m southeast of museum and maintenance yard. Hospitium opened as a Museum of Antiquities	
1848	Land along Museum Street in care of YPS – main entrance created with gates and railings. Old Porters Lodge and gateway removed	
1849		Lendal Tower used as water tower for pumping water into city. Etty tomb.
1850	Marygate entrance incorporated into medieval gateway	
1850	Publication of J Storey's birds-eye view of Museum Gardens.	
1852	Publication of five feet to one mile scale Ordnance Survey showing Museum Gardens. It was surveyed in 1851. It shows the new arrangements at the Museum Street and Marygate entrances and indicates that the drive from Museum Street entrance to the Museum, the branch path to Manor Cottage and part of the circuit walk by Greenhouse Lawn had all been re-aligned since 1847.	
1854		Pump Engine House converted to offices
1857	Museum acquires large Ichthyosaur specimen – additional space needed.	
1859	Museum gallery extension opened – architect J P Pritchett	

DATE	SITE	YORK
1860	Museum/gardens/swimming pool open to public with entrance fee. YPS broaden scope of lecture series to include travelogues, literary lectures and musical evenings.	
1863	Agreement reached with Blind School for YPS to acquire land of Abbey Church choir	
1864	The need for the thinning of tree and shrubs in most parts of the Gardens was noted.	
1866	Land formerly belonging to the Blind School, was added to the Gardens.	Fine Art Exhibition in Bootham Park
1874	Museum Gardens Lodge (G F Jones) and gates. Wall from Lendal Hill House to Museum Gardens Lodge partly rebuilt	
1879	Exhibition Building opened – E Taylor and W Atkinson (from 1892 the City Art Gallery)	
1880	It was decided to include the garden attached to St Mary's Lodge in the main gardens.	Drinking Fountain, Museum Street
1892	OS plan – showing second glasshouse (demolished 1960s).	York Swimming Bath Co. between Water Tower and Hospitium
1899		Headmaster's House
1900-2; 1912; and 1952	Excavations of abbey	
1911	Early 20 <sup>th</sup> century – upper gallery inserted around central Lecture Hall in Museum.	Statue of William Etty, (Exhibition Square) erected
1912-13	Excavations of chancel	
1912	Tempest Anderson Hall opened – designed by E Ridsdale Tate	
1927		Central Library
1930s	Hospitium new roof	
1932		Lendal Tower refitted

DATE	SITE	YORK
1935		Telephone Kiosk at St Mary's Tower
1937 - 40		7-23 Marygate terraced houses demolished
1938		Extension to Central Library
1939 -45	Basement of museum commandeered by Post Office. Valuable specimens/artefacts removed to a variety of locations in the Lake District for safety.	St Leonard's - air raid shelter
1942	Exhibition buildings behind Art Gallery demolished – barracks erected	
1950 -7	Precinct walls restored	
1952	Art Gallery extended and restored	
1961	YPS hand over museum and gardens in trust to City of York Council	
1963		University of York opened. King's Manor part of University of York
1968	Site a Conservation Area	Historic core of York designated a conservation area
1971	Site of eastern part of Abbey Church levelled, remainder consolidated and plan marked out on ground with new stonework	
1974	Responsibility for horticultural management of the Museum Gardens was passed onto North Yorkshire County Council. Askham Bryan College of Agriculture	
Late 1970s	Museum - balustrading of gallery around central hall and access staircase removed. Replaced with Perspex/Formica display cases.	
1980s	Museum - upper galleries in Rooms G02, G03 and G10 removed. Side extension constructed to house vertical circulation.	

DATE	SITE	YORK
1981	Construction of the Rock Garden in St Olave's Border. Completion of the restoration of the Observatory	
1982	Construction of Observatory path.	
1985	Construction of Flood Bank across Swimming Bath Lawn, Order Beds and part of Esplanade Lawn.	
1989	<p>Railings erected from Museum Street to Museum</p> <p>First phase of construction of the White Rose Walk, through the plantations on the south side of the Esplanade Lawn. Railings erected along the eastern stretch of the drive from the entrance on Museum Street to the Museum.</p>	
1991	Completion and opening of White Rose Walk	
1993	Competitive tendering introduced for the maintenance of Museum Gardens.	
1996	Management of Museum and Gardens taken over by City of York Council	
2002	Management of Museum and Gardens taken over by York Museums Trust	

## 2.6 The Site Today : General Description

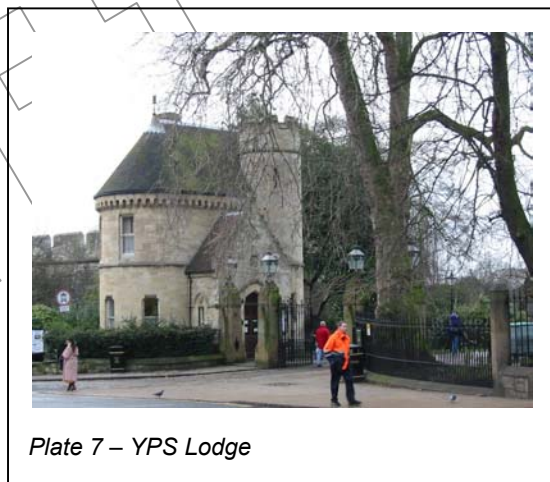
2.6.1 Visitors (tourists and locals) to the St Mary's Abbey Precinct site today are given a general impression of the site as an urban garden in which there is a museum and various other buildings that are not all open to the public. The site has been altered from its original design layout when the gardens were designed to provide access to, and an appreciation of, the buildings and historic remains that lie across the site. Most significantly there is no presentation of the historic importance of the site so that there is no understanding available to the visitor of the long history of the site, how the entire site formed an abbey which operated like a self sufficient community, how the site is associated with national events and government and how the remains are of national importance and offer York a unique heritage resource.



2.6.2 Particular aspects of the site clearly need addressing to utilise and fulfil the potential of the site:

- the dated museum displays and lack of display and storage space.
- the under-utilisation of a number of buildings – the Hospitium, YPS Lodge, Observatory, and the Tempest Anderson Hall

- the lack of on site interpretation and presentation of the history of the site and the associated lack of site identity/entrances



- the poor presentation of some of the features on the site – such as the gardens and the Abbey Church ruins (mortar replacement required and sympathetic softening of the grass edges), the multangular tower (with medieval coffins placed in its interior and confusing any understanding of the function of that structure) the Hospitium (previous restoration works) and the architectural fragments that lie across the site (not all of which originally belonged to the Abbey buildings)

- the physical barriers across the site to the north of the remains of the abbey church prevent an understanding of the size of the original Abbey Precinct
- the overabundance of trees and shrubs which mask Nasmyth's layout and obstruct intended views which give meaning to the site.
- the presence of the maintenance yard and public conveniences that create a poor entrance to the site from the river.
- the rear of York Art Gallery is unsightly and the building is inaccessible to visitors from the gardens.



*Plate 8 – Physical Barriers to Access*



*Plate 9 – Over-abundant Trees and Shrubs*

DRAFT

## 2.7 The Zones of the Abbey Precinct Site

2.7.1 The Abbey Precinct site has complex interrelationships between the various historic periods and features that comprise the heritage resource, together with the current uses and occupancy of the components of the site.

2.7.2 To more readily appreciate the history, development and use of the precinct, the CMP divides the site into a sequence of zones which can then be examined both individually and as components of the whole.

### Overview of the Zones

2.7.3 For ease of reference to the many elements involved in the study the site has been divided into zones, with Zones 1 and 1A the primary element of the site and the remaining zones of secondary interest.

2.7.4 There are ten zones in total. Zone 1 is the **primary zone** which is the area of the Scheduled Ancient Monument and for which there is a detailed examination of understanding, significance, issues and policies. Zone 1A forms part of Zone 1 but separately identifies the Abbey Precinct boundaries. The remaining zones are **secondary** and in terms of issues and policies are only examined in terms of their present or potential future relationship to the primary area. Reference Figure 12.

### ZONE 1 - Yorkshire Museum and Museum Gardens

2.7.5 This comprises the ornamental gardens laid out in the 1840's, together with the buildings, which sit within the landscape, and the principal upstanding Abbey Church remains. Included are the main buildings within the Museum Gardens.

- Yorkshire Museum
- Tempest Anderson Hall

- Manor Cottage
- Hospitium and Gateway
- St Mary's Lodge
- Museum Gardens Lodge
- Public toilets and maintenance yard

### ZONE 1A – Abbey Precinct Boundary Walls, Towers and Railings

2.7.6 Zone 1A includes the walls, towers and railings which form part of the Scheduled Ancient Monument designation for the Abbey Precinct site.

### ZONE 2 – City Walls and Towers from Museum Street, including St Leonard's Infirmary, to York Central Library

2.7.7 This zone includes the Roman and later walls which form part of the City Wall together with the remains of St Leonard's Infirmary and the open areas to the northwest and southwest of the Library.

### ZONE 3 - Kings Manor

2.7.8 This comprises the main historic building group together with rear service area laid out for car parking/garages/storage sheds.

### ZONE 4 - Manor Walk

2.7.9 Walkway/parking area lying to the eastern side of Manor Cottage and running alongside King's Manor to Exhibition Square.

### ZONE 5 - York Art Gallery

2.7.10 The York Art Gallery and Exhibition Square.

DRAFT

*Figure 12*  
*Location of Zones 1 - 10*

## **ZONE 6 - WWII Hutments (The Barracks) and Northern Bowling Green**

This zone includes the former barracks (now used for museum storage) together with the northern bowling green. The area is not open to the public but is utilised for staff parking.

## **ZONE 7 - Southern Bowling Green:**

2.7.11 Although part of the Museum Gardens SAM the southern bowling green and associated pavilion are not part of the designed ornamental gardens or Abbey Church ruin spaces.

## **ZONE 8 - St Olave's Church**

2.7.12 Although not part of the Abbey Precinct site as it exists today, the Church and its graveyard are an integral part of the Precinct in terms of their physical / visual relationships and historical context.

## **ZONE 9 - Rowing Club Boat House**

2.7.13 The rowing club lies partly within the Scheduled Ancient Monument but is physically separated from the Museum Gardens by the clubhouse and associated boundary walls, both of which are of recent origin.

## **ZONE 10 - Lendal Tower Complex**

2.7.14 Abutting the south-eastern corner of Museum Gardens, the Lendal Tower complex is in private ownership and comprises Lendal Tower, Lendal Hill House and the Pump Engine House. Development options for the re-use of this group of buildings are currently being considered. Planning agreement has been obtained to develop part of the area for residential use. A separate application would be required for business use.

## 2.8 ZONE 1 - Yorkshire Museum And Museum Gardens

Figure 13 - Zone 1

### Archaeology

2.8.1 Zone 1/1A comprises a SAM (GD1012) that encompasses the upstanding and below ground remains related to the St Mary's Abbey Precinct. As a SAM the site is of national importance (as defined by the Ancient Monuments and Archaeological Areas Act of 1979) and has legal protection from any disturbance without prior consent from the Department of Culture Media and Sport (on advice from English Heritage). All elements of the site within the scheduled area (Figure 3) are subject to the legal requirements of the designation.



Plate 10 – Excavated Remains of the Abbey Church

2.8.2 The archaeology within the SAM comprises the abbey church standing remains, including those on display within the basements of the Yorkshire Museum and the Tempest Anderson Hall, as well as all below ground remains. Given the nature of the site (as an abbey precinct) archaeological remains could exist below ground anywhere on the site – the remains involving structural remains, artefacts and ecofacts. It should also be noted that scheduling includes the setting of scheduled ancient monuments so that consideration needs to be given to a buffer zone around each monument in which any works could potentially affect the fabric and/or appreciation of the scheduled site.

2.8.3 Zone 1/1A also includes listed buildings, some grade I, others Grade II. The remaining zones (2-10) comprise listed buildings of grade I and II. All buildings/structures that are listed have been designated as of special architectural and/or historical interest and are legally protected so that any changes must obtain prior listed building consent from the local planning authority. Again English Heritage provide an advisory service for planning authorities, particularly in relation to Grade I and Grade II\* buildings.

#### Roman Remains

2.8.4 Description: There are potential below ground remains related to Roman activity within Zone 1 – in particular a Roman road that could traverse the site on an east-west alignment (Gazetteer no. 49). This road is thought to lie under the Gatehouse (Gazetteer no. 8) at Marygate and extend between the Roman fortress to the east of the St Mary's abbey site and Ouse Bridge (Figure 5), lying parallel to the 4<sup>th</sup> century river front of the fortress. Given that the site lay within the annex to the Roman fortress it would not be surprising to uncover features/artefacts related to settlement and associated activity within the site – therefore both structural remains and artefacts/ecofacts could survive.

2.8.5 Condition: Given the later activity on the site any Roman remains are likely to have been disturbed/removed. Only through archaeological investigation would it be possible to detect if any remains survive.

2.8.6 Use: Any ground disturbance within Zone 1 would require scheduled ancient monument consent and prior archaeological investigation.

#### Sub Roman, Anglian and Anglo-Scandinavian Remains

2.8.7 Description: Given the presence of the Roman annex within the site, the fortress in the vicinity and then the establishment of *Earlsburh* within the site, it would not be unexpected for post Roman remains and artefacts to be uncovered below ground.

2.8.8 Condition: As with the potential Roman remains any surviving features/artefacts from this period are likely to have been disturbed/removed by later activity and only archaeological investigation would determine any survival.

2.8.9 Use: Any ground disturbance within zone 1 would require scheduled ancient monument consent and prior archaeological investigation.

#### St Mary's Abbey Church ruins (Gazetteer no. 1)

Listed – Grade I (no. 1112-1/12/778).

2.8.10 Description of the first Abbey (Norman) Church: Begun in 1089 and known from excavation to be a cruciform 'Romanesque' building (Figures 8 and 14). Fragments of this early church (largely identifiable as brown gritstone) are visible today, including a moulded cornice reused in the base of the west wall of the present nave and in the vestibule of the present Chapter House. The gritstone used at the abbey was of Roman origin. The most important remains are the series of 13 life-size sculptures, dated to c 1200, currently housed in the Yorkshire Museum, but originally from the Chapter House,

together with the fragment of the Virgin and Child statue dating to c 1160 that is regarded as possibly the finest piece of figure sculpture of its date in England (Wilson and Burton 1988, 15).

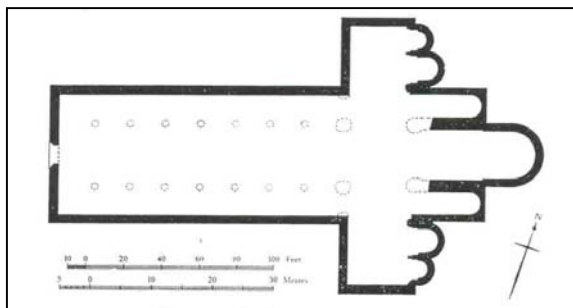


Figure 14  
Plan of First Abbey Church (after RCHME 1975, 11)

2.8.11 Condition: Fragments of the Church survive, some reused in the later Gothic church. Not identified within the current ruins, although modern stonework marks out the plan of the eastern parts of the Romanesque Church.

2.8.12 Use: Any ground disturbance within the footprint of the original church would require scheduled ancient monument consent and prior archaeological investigation.

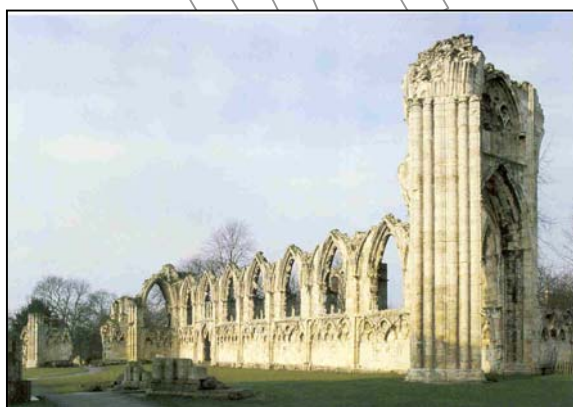


Plate 11 – Wilson and Burton Photograph of Ruins

2.8.13 Description of the second Abbey Church: Built 1270-1294 using white magnesian limestone, and stylistically a link between the 'Early English' of the 13<sup>th</sup> century and the 'Decorated' of the 14<sup>th</sup> century. The complete plan of the Abbey (1539) and its reconstruction are illustrated in Figures 15 and 6.

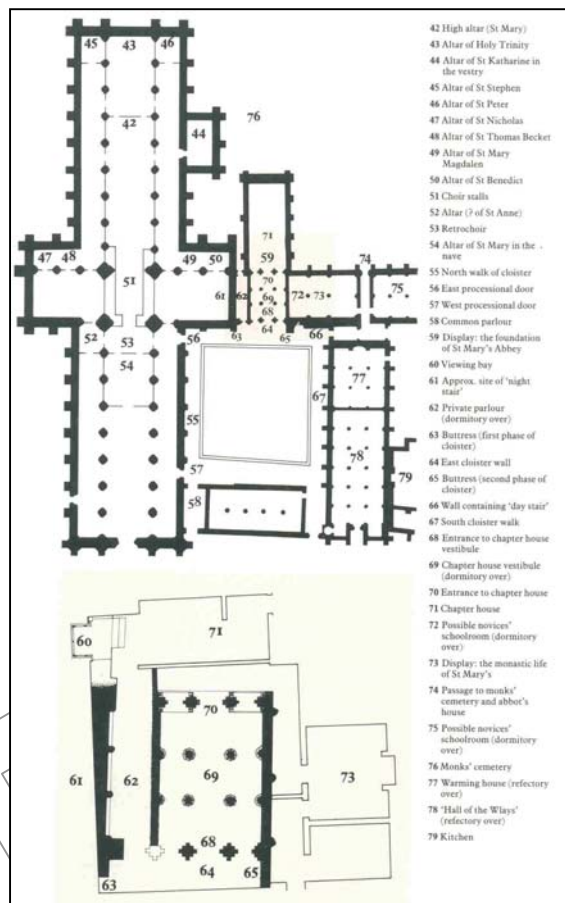


Figure 15  
Second Abbey Church (after Wilson and Burton 1988, 25)

2.8.14 Despite intentions to retain parts of the earlier church the demolition of some parts led to instability that resulted in full removal.

2.8.15 After completion in 1294 the only alteration followed the lightning strike on the steeple in 1377 when the timber spire fell and set fire to the roofs of the south transept, nave and cloister. The original architect was Simon of Pabenhams who died in 1279/80 and who was probably related to Simon of Pabenhams the assistant architect (1262-1273) of the Angel Choir at Lincoln Cathedral, given the close resemblance between St Mary's and the Angel Choir. From the *in situ* remains, the architectural fragments to be found across the site (Gazetteer no. 47), the original/medieval manuscripts compiled by the St Mary's Abbey monks and surviving drawings of the site before the large-scale demolition of the 18<sup>th</sup> century it is possible to reconstruct the original

layout and appearance of the three storey church (Figures 9).

2.8.16 After the Dissolution the buildings on the east, south and west sides of the cloister became royal apartments in 1541. There was some piecemeal demolition in 1547 but it was 1568-70 before the choir and transepts were razed. At this time the nave was turned into an annex to the converted buildings (royal apartments) on the other three sides of the cloister.

2.8.17 There was some damage to the St Mary's site during the Civil War and by the 1660s there was a commercial plant nursery on the site. In the 18<sup>th</sup> century stone was removed from the Abbey Church for other sites and the Church ruins were subject to selective demolition to encourage their use as a romantic ruin for visitors to explore.

2.8.18 The major demolition and remodelling of the site, particularly the Church, took place in the 19<sup>th</sup> and 20<sup>th</sup> centuries under the auspices of the YPS. At this time, with the construction of the Yorkshire Museum and later the Tempest Anderson Hall, the opportunity was taken to incorporate parts of the excavated remains of the church (parts of the private parlour, the east walk of the cloister, the warming house fireplace, and the vestibule and chapter house) into the new buildings. The setting of the remaining church ruins was also addressed with the design of the Museum Gardens.

2.8.19 Condition: The Church remains within the Museum Gardens are subject to erosion from weathering and pollution, although currently they are in good condition. Much of the mortar could be replaced with a more sympathetic application and the mowing edges around the remains could be softened to assist the setting of the remains. The remains within the Yorkshire Museum and Tempest Anderson Hall are in good condition and stable as they are subject to temperature and humidity controls.

2.8.20 Use: The remains are fragmentary but the upstanding church remains in the Museum Gardens are impressive as a ruin and provide a focal point for the identification of the site with a medieval historic site. The remains incorporated within the Museum and Tempest Anderson Hall are an early example of the display of remains within purpose built structures. All of the remains would benefit from improved interpretation, particularly as visitors are not given an impression of the entire church (above ground and below ground remains) and its relationship with the remainder of the abbey. Any ground disturbance within the footprint of the Gothic church would require SAM consent and prior archaeological investigation. Furthermore, any changes that affect the setting of the Abbey Church ruins need to be considered in any development proposals.

#### Gatehall (Gazetteer no. 8)

2.8.21 Description: Listed – Grade I (no. 1112-1/12/780). The only remains of the original main entrance to the abbey (Gatehouse) built 1197-1199 (Figure 16). Surviving is a round-headed archway adjoining St Mary's Lodge (Gazetteer no. 7) to the west and St Olave's (Gazetteer no. 36) to the east. Originally there would have been a round arch at both ends and a pointed arched gateway in between, which would have had doors for closing at night. The outline of a vaulted ceiling can be identified on part of the wall above the round arches of the blind arcading.



Plate 12 – Gatehall

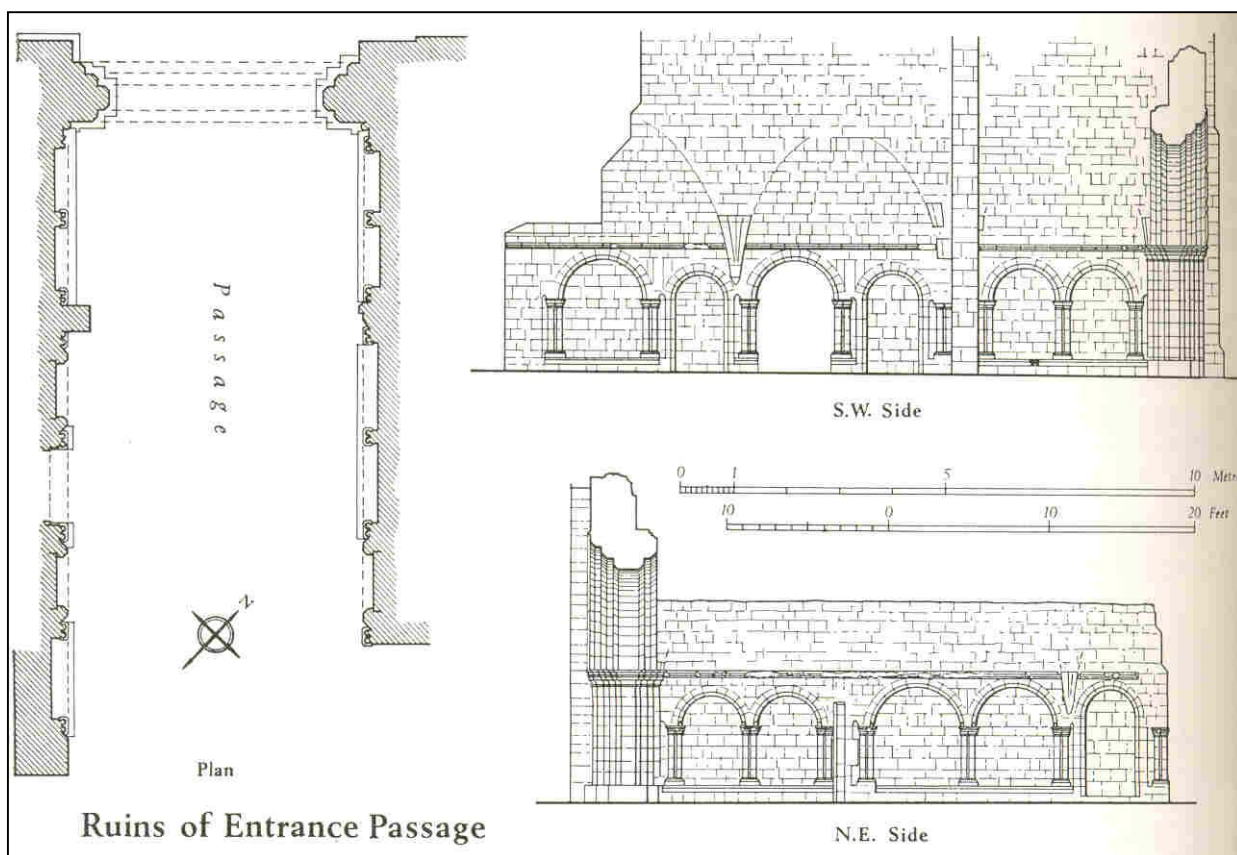


Figure 16  
Gatehall (after RCHME 1972, 166)

2.8.22 Condition: Fragmentary remains, but generally in good condition. Subject to erosion from weathering and pollution.

2.8.23 Use: Remains of the arch still form an entrance to the Abbey Precinct site and have a visual value. Currently no interpretation and uninviting to visitors. Any change would require scheduled ancient monument consent. Furthermore, any changes that affect the setting of the gatehall need to be considered in any development proposals.

Gateway (Gazetteer no. 10)

2.8.24 Description: Listed – Grade II\* (no. 1112-1/12/779). Fragmentary remains related to the 15<sup>th</sup> century Water Gate adjoining the Hospitium. Probably part of a passage that led to the river. No other evidence of the Water Gate and the close relationship the abbey had to the river. The gate and adjoining doorway have Tudor arches, with a

perpendicular style window above. Architectural fragments from the abbey and other medieval sites in York have been used as decoration around this area and there are also a number of medieval coffins of unknown origin, although probably related to the abbey, and certainly not *in situ*.

2.8.25 Condition: Fragmentary remains showing signs of erosion from weathering and pollution and requiring immediate stabilisation to ensure visitor safety.

2.8.26 Use: Currently part of the architectural upstanding remains of the Abbey set within the Museum Gardens and regarded as of visual value. There is no interpretation and understanding of what the remains represent. Any ground disturbance in this area could uncover remains associated with this feature/the Water Gate and so assist in the understanding of the original structure. Therefore any change/ground disturbance within this area

would require SAM consent and prior archaeological investigation. Furthermore, any changes that affect the setting of the gateway need to be considered in any development proposals.

Esplanade Railings (Gazetteer no. 27)

2.8.27 Description: Listed – Grade II (no. 1112-1/12/777). Cast iron gates and railings (with stone piers and low stone wall with flat coping respectively) erected in 1844 to divide the south-western boundary of the Museum Gardens from the walkway called the Esplanade along the River Ouse. The railings defined the area of the Museum Gardens which was under the control of the Yorkshire Philosophical Society (YPS). The original southern boundary of the Abbey Precinct (the river wall) was located to the north of the current railings, as shown on Figure 5.

2.8.28 Condition: Good.

2.8.29 Use: The railings provide a secure southern boundary to the site and allow views into the Museum Gardens/abbey precinct. However the railings restrict access to the riverside at the site of the Hospitium which would have been vital to the medieval abbey. Any change to the railings would require Scheduled Monument Consent.

Flood Defence Bank (Gazetteer no. 34)

2.8.30 Description: Earth bank erected in 1985 as a flood defence measure to protect the Abbey Precinct, particularly the Hospitium. Lies along the southern boundary of the site between the Esplanade railings and the Hospitium.

2.8.31 Condition: Good. Grassed with planting to incorporate the feature into the Museum Gardens.

2.8.32 Use: Serves as an effective flood defence feature but blocks views to and from the Abbey Precinct. As well as acting as a visual barrier the bank also physically separates the abbey from the river, which were closely linked in medieval times.

Any ground disturbance within this area would require SAM consent.



*Plate 13 – Esplanade Railings*



*Plate 14 – Flood Defence Bank*

Architectural Fragments (Gazetteer no. 47)

2.8.33 Description: Across the abbey precinct site there are numerous architectural fragments incorporated into the Museum Gardens as rockery features, or borders to paths and planted areas. The stone fragments are thought to derive from St Mary's Abbey as well as some other medieval sites in York, such as St Leonard's Infirmary. It is understood that an inventory/study of the fragments is being undertaken on behalf of the YMT to determine their origin.

2.8.34 Condition: Good, but subject to weathering, particularly damp from being set into the ground and also able to be climbed/sat upon.

2.8.35 Use: Currently utilised as garden features with no presentation of their historic origin/value. Part of the scheduled ancient monument.



#### Collections (Gazetteer no. 50)

2.8.36 Description: There are rich and varied collections of material on display within the Yorkshire Museum and in storage. It is understood that a full inventory of the material is being undertaken by YMT but the subject material includes archaeology (all periods), palaeontology, numismatics, geology, botany and decorative art.

2.8.37 There are items of national importance given their rarity and uniqueness, such as the Middleham Jewel, as well as collections that range from local to national interest as groups of material. They are all designated as outstanding material of national significance.

2.8.38 Condition: Good, given temperature and humidity controls.

2.8.39 Use: Some of the material is on display and there is a large quantity of material in storage. Whilst it is never envisaged that all material should be on display at any one time the collections do have the potential to enable regular refreshing of displays. They are also an immensely rich source for research and learning.

#### **Buildings and Structures**

The Yorkshire Museum (Gazetteer no. 2) and The Tempest Anderson Hall (Gazetteer no. 3) Listed Grade 1 (1112-1/12/783).

2.8.40 These two structures, which superficially appear as one, are the principal buildings housing the Yorkshire Museum and its collections which are on public display. A Conservation Statement included at Appendix C provides an outline of the building's history and significance, discusses current issues and recommends policy guidelines in relation to the interiors.



#### *Historic Development*

2.8.41 The Yorkshire Museum was constructed by the Yorkshire Philosophical Society in three main phases. The first phase was commenced in 1827 with its front facade designed in Greek revival style by William Wilkins who was later to be engaged to work upon the National Gallery in London.

2.8.42 To the rear of the front facade was a simple interior layout comprising a central lecture hall with a rear gallery and two side galleries for displays and study. The planning of the interior was undertaken by R H Sharp who later designed the Rotunda Museum, Scarborough. A second phase was added to the rear of the first building in 1857 to provide further gallery and exhibition space. Then in 1912 the Tempest Anderson Hall was constructed adjoining

the north-west elevation of the earlier phases but set back from the main frontage. It was designed to complement the main Museum established some eighty years earlier but was constructed in exposed reinforced concrete. Since the early 20<sup>th</sup> century the only external change of note has been the 1980s addition of a lift shaft adjoining the south-eastern elevation. A notable feature of the 1829 and 1912 structures was that they deliberately incorporated remains of the early Abbey within their basement areas and these now form part of the visitor displays.

*External Architecture:*

2.8.43 The original 1820s Museum building was constructed with an imposing front facade of single storey ashlar stone with nine bays and a pedimented portico supported by fluted Doric columns on a stepped podium which still forms the principal entrance (Figure 17).

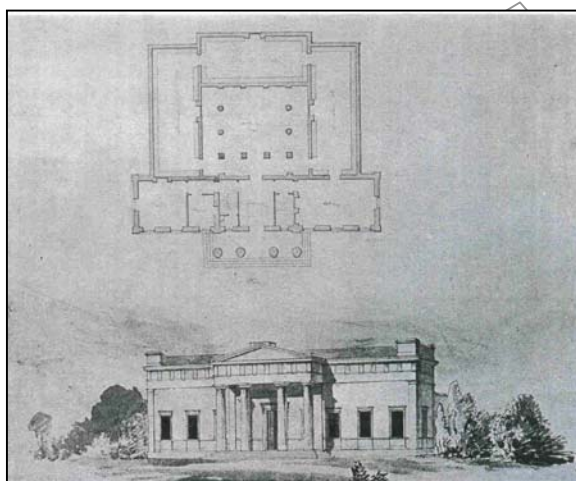


Figure 17

*Drawing of original Yorkshire Museum (after RCHME 1975)*

2.8.44 The south-eastern elevation, which is of stone to the forward portion and brick to the rear and 'utilitarian' in character, is largely concealed behind a group of yew and holly trees. A projecting lift tower, in stone to match the front façade, has been added to the earlier in the late 20th century. The north-western elevations are dominated by the Tempest Anderson Hall which has seven bays divided by Doric pilasters supporting a bold cornice. The reinforced concrete exterior is well detailed. Both the Museum and the Tempest Anderson Hall back onto

the new university buildings in the King's Manor Complex and so have no 'rear elevations'.

*Setting:*

2.8.45 The Museum overlooks the Museum Gardens with landscaped lawns and tree groups which slope down towards the river. The buildings form a focal point within the landscape when viewed from the south west, but when approached along the main spine footpath crossing the site from the town centre, the buildings are less prominent and the entrance portico is only revealed as it is approached at close quarters. In front of the main porticoed entrance is an extensive hard surfaced terrace, raised above the sloping lawns. This does not appear to have formed part of the original 1827 concept but is apparent in the 1847 plan (Figure 11). It now has a row of benches overlooking the gardens and is poorly surfaced.

*Use:*

2.8.46 The museum was originally for the private use of the YPS for members to store collections, undertake research and attend lectures and other functions. The Museum and its buildings are leased by the YMT from the City Council. The collections are open to the public and are an important visitor attraction for the City. (A detailed understanding of the Museum and its history is provided in Appendix C).

*Condition:*

2.8.47 Substantial repairs are now required at roof level to roof coverings, raised lanterns, flashings and roof lights. Water ingress is likely to have caused timber decay in some areas. Substantial stone work repairs are also required. (Refer also to recent Condition Survey by Building Design Partnership, BDP, for this and other buildings in Zone 1.)

The Manor Cottage (Gazetteer no. 4) Listed Grade II (1112-1/27/784)

*Historical Development:*

2.8.48 Manor Cottage was built by the YPS in 1844 for the Curator of the Museum (Figure 18). Thought to have been the work of J B and W Atkinson it is designed in a vernacular Jacobean style. In external appearance it has undergone very little change since its original construction. Although its interior has been compromised by later alterations.



Figure 18  
Manor Cottage (after RCHME 1975, 45)

*External Architecture:*

2.8.49 The front elevation has a two storey gable and a lower single storey element which returns to form a side elevation. The other sides adjoin King's Manor buildings. The Manor Cottage elevations are constructed of ashlar stone similar to the Museum, beneath pitched roofs with stone mullioned windows.

*Setting:*

2.8.50 The Cottage is set back to the south-east of the Museum and is obscured from distant views by the nearby yew and holly trees. A footpath leading from Museum gardens to the King's Manor runs to the south-east.

*Use:*

2.8.51 The Cottage is in use as office accommodation for the YMT.

*Condition:*

2.8.52 There is evidence of damp externally and internal fungal growth, also rising damp and water ingress. Overall condition is poor.

Observatory (Gazetteer no. 5) Listed Grade II (1112-1/12/776)

*Historical Development:*

2.8.53 The inaugural meeting of the British Association for the Advancement of Science was held at the Yorkshire Museum in 1831. The decision to construct an Observatory followed on from this, as a Dr Pearson had offered astronomical instruments.

2.8.54 It is believed that the design for the Observatory was by William Wilkins, but that the rotating conical roof was by John Smeaton (designer of the Eddystone Lighthouse). It has been suggested that, for many years, it housed the largest refracting telescope in the world. This is the earliest form of telescope where the image is viewed directly through an object lens bringing light rays to a focus. The telescope now in the Observatory, although built in 1850 by Thomas Cooke of York, is not original to the building.

*External Architecture:*

2.8.55 Octagonal in plan form it has basement and two storeys, the upper storey set back. (Figure 19).

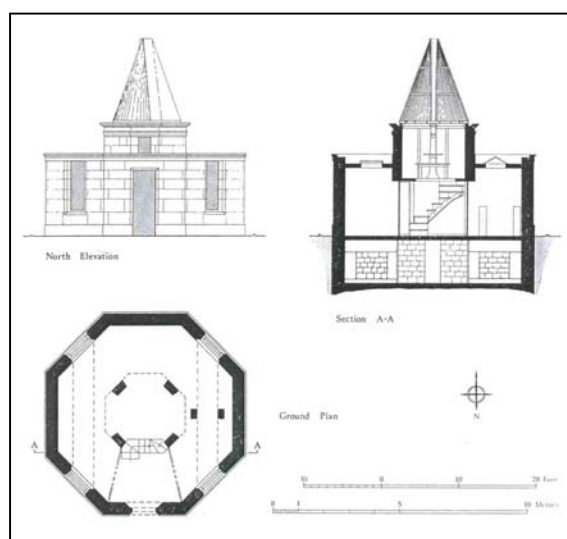


Figure 19 – Observatory (after RCHME 1975, 44)

*Setting:*

2.8.56 The building is obscured by the surrounding tree and shrub thickets and lacks any prominence in relation to the wider site.

*Use:*

2.8.57 It is leased by the Museum. The Museum has an Assistant Curator of Astronomy and the Observatory is included within an interpretive programme.

*Condition:*

2.8.58 There is evidence of decaying stonework, damp and general lack of maintenance. 20<sup>th</sup> century repairs have been to a poor standard for example. fibreglass observation roof and the cement based stone repairs.

Museum Gardens Lodge and Gates (Gazetteer No. 6) (Listed Grade II (1112-1/27/782))

*Historical Development:*

2.8.59 It is believed that this 1874-5 Lodge replaced an earlier, Greek Revival-style lodge which was situated to the north-west of the present building and which was demolished in 1849.

2.8.60 Designed by local architect, George Fowler Jones for the YPS, the built scheme was selected from at least two options.



Plate 17 – Museum Gardens Lodge Entrance

2.8.61 Jones was a popular architect at that time and was responsible for re-ordering of the chancel at St Olave's church. The Lodge is in the Victorian Gothic Revival style. Externally the structure including entrance gates appears to remain as originally constructed. (Early design drawings for the Lodge, which survive in the Museum's archive show different form to the building as realised, but are in a similar Gothic style).

*External Architecture:*

2.8.62 This is a small but involved building constructed in ashlar stone and designed as a Gothic revival assemblage with gables, turret and gate piers to be viewed from various angles and approaches.

*Setting:*

2.8.63 The lodge and gates are a prominent feature at the City side entrance to the Museum Gardens.

*Use:*

2.8.64 The lodge is leased by the YMT to the YPS for which it provides office space and small meeting rooms.

*Condition:*

2.8.65 The building now requires a major 'overhaul' of the roof and stonework and examination for water penetration and timber decay. The gate piers and gates will also require attention.

St Mary's Lodge and Gatehouse Remains (Gazetteer nos. 7 and 8), Listed Grade 1 (1112-1/12/780)

*Historical Development:*

2.8.66 St Mary's Gatehouse was the former guesthouse for important visitors to the St Mary's Abbey. It is believed to be constructed on the line of a Roman road and on the site of the entrance to the pre-Conquest residence of the Earls of Northumbria.



Plate 18 – St Mary's Lodge

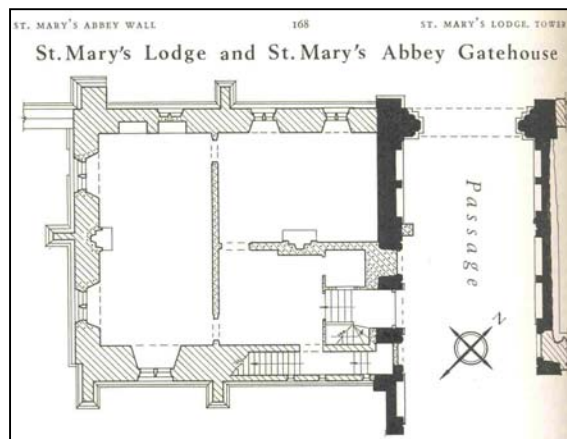


Figure 20  
St Mary's Lodge (after RCHME 1972, 168)

2.8.67 The gatehouse remains are believed to date from the late 12<sup>th</sup> century, whilst the adjacent lodge was added c.1470 (Figure 20). The Gatehouse remained largely intact until the 18<sup>th</sup> century and appears to have survived the Dissolution because it was used as a courthouse. However, when the first court steward died (in 1722) the gatehouse and lodge became derelict. Now only the arched entrance and the arcaded side walls of the gatehouse remain. For a time the lodge was used as a public house.



Figure 21  
St Mary's Lodge by Poole, c 1705 (after Wilson and Burton 1988, 12)

2.8.68 The YPS acquired St Mary's Lodge as part of the land package purchased for the Yorkshire Museum. However, the Lodge remained unused until c1839, when John Phillips, the first Keeper of the Yorkshire Museum, leased it from the YPS. The building was restored at this time. The parapet was added during restoration but, as comparison with an 18<sup>th</sup> century engraving shows (Figure 21), little else was altered externally.

2.8.70 Adjoining the north-eastern elevation of the lodge are the remains of the arched entrance to the Abbey Precinct within which are now located entrance gates to the Museum Gardens.

*External Architecture:*

2.8.69 The Lodge has two storeys over a basement. The rectangular structure is constructed of ashlar stone with buttresses and windows which are mullioned with paired cinquefoiled lights. Its roof is concealed to the rear of a solid stone parapet (a 19<sup>th</sup> century addition).

2.8.71 The interior of the lodge has been much altered from the 14<sup>th</sup> century original. The most important early survival is the tunnel vaulted staircase which rises to the first floor within the external wall thickness. Features from the 1840s restoration include several fireplaces but much has been lost during 20<sup>th</sup> century alterations and office updating.

*Setting:*

2.8.72 The Lodge links with the Abbey wall, Gatehouse remains and St Olave's Church to form a prominent group defining the east side of Marygate. They also create an enclosure for the Museum Gardens and lawns. The narrow gated garden entrance opens out to the wide lawns beyond.

*Use:*

2.8.73 The Lodge is currently used for offices by YMT and for collection storage. The accommodation consists of a basement, ground and first floors. The ground floor is raised above the external entrance level and access to the upper floor is via a narrow stone stairway.

*Condition:*

2.8.74 Generally the building and ruins of the Lodge are in good condition but the roof requires detailed inspection and overhauling as there is evidence of vegetation growth at parapet level, some damp internally and external cracks in stonework. There is also some evidence of stone decay.

The Hospitium (Gazetteer no. 9) (Listed Grade II (1112-1/12/779))

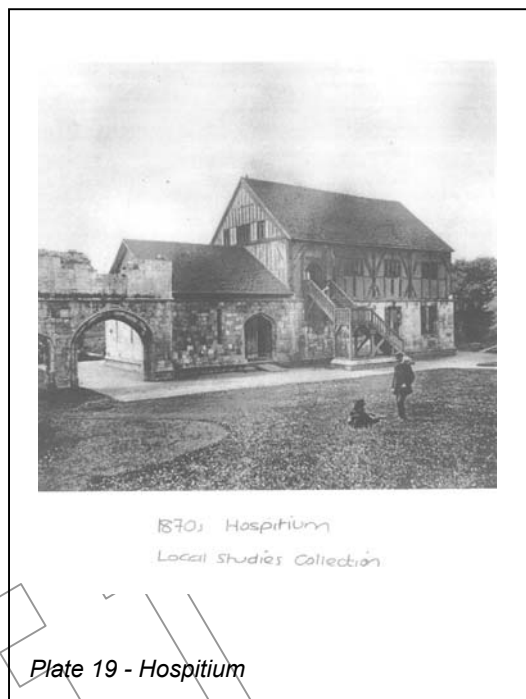
*Introduction:*

2.8.75 This building is examined in some detail as there are major issues related to its future use and adaptation which require an understanding of its interior. The Listing description identifies the building as possibly the Abbey's Guest House comprising a 14<sup>th</sup> century stone lower storey with a restored timber framed upper storey. Immediately to the east is the ruin of a stone arch (Water Gate, Gazetteer no. 10) with a brick upper story attributed as c1500.

*Historical Development:*

2.8.76 The YPS included the building in their early development of the Museum Gardens. In the 1830s the building, as it then existed, was modified and 'restored' as a museum to house 'antiquities'. 19<sup>th</sup> century photographs show a main two-storey element entered by a staircase to an upper floor

doorway and a single storey element to the east entered through an arched doorway.



2.8.77 The upper storey was timber framed with the lower storey of both elements in stone. Illustrations and plans prior to the 1830s show various 'outrigger' structures to the west and north of the main two storey element, but do not appear to indicate the existence of the single storey element that followed the 1830s restoration. In the 1930s a further two bays were added to the east end of the upper floor and in the 1980s interior stairs were added.

2.8.78 The changes that appear to have taken place over the last 200 years can be summarised as follows:

*Later 20<sup>th</sup> century*

- Interior stair added.

#### 1930s

- Major repairs – New upper storey added by extending the east gable above a previously existing single storey element.
- Roof pitch made steeper. The Crown post roof trusses possibly were introduced at this time.

#### 1830s

- Conversion from farm buildings to Museum.
- Major restoration/reconstruction by YPS including the addition (or roofing) of a single storey element to the east of an existing two storey building.

#### Pre 1830s

- Illustrations show a pitched roof building detached from the Gateway to the Water Gate remains by a distance approximately equivalent to the 1830s single storey extension.
- 1822 Town plan shows extensions to the south and west of the main structure with walls to the east possibly indicating walls of the gateway and other medieval ruins.

#### Architectural Construction (As existing)

2.8.79 *Tiled pitched roof and Crown post roof structure:* All of the Crown post timbers and the majority of the principal tie beams and rafters are relatively recent. A small number of structural members appear of some antiquity. The Crown post form is common in the south of England but rare in the north. Documentary evidence suggests that the roof was made steeper during the 1930s and the trusses are likely to date from this period.

#### Upper storey walls:

2.8.80 Timber post and rail with rendered infill panels and bracing with an upper doorway within the north elevation accessed by an external timber stair. The entire upper storey to the west of the doorway (comprising over a third of the elevations length) is of 1930s construction. Some of the principal timber framing to the east of the doorway is clearly of some antiquity and has evidence of old joints (mortises and

other cut outs) which suggest later adaptation and/or reuse. The east gable framing is recent while that to the west gable is older. The north-western external corner post has mortises which indicate that either the timber is reused from elsewhere or that the elevation was more extensive at an earlier stage. The regularity of the framing design and the almost complete absence of any structural deflection (almost inevitable in a 400-500 year old building) suggest that, while some of the timbers may well date from the 15<sup>th</sup> or 16<sup>th</sup> centuries, the 'restoration' of the 1830s is likely to have involved complete reconstruction. On the north elevation the two principal posts and the upper bracing to the west of the doorway have the greatest appearance (because of irregularities surface distress of the timber) of antiquity and are, in all probability, the surviving remnant that has provided the basis for the reconstruction. The rear elevation has no bracing below the mid rail. Wilson and Burton (1988) suggest that this is 'probably the oldest timber-framed structure surviving in York'. It would be helpful if this important claim could be verified by dendrochronological dating.

#### Lower Storey Walls:

2.8.81 The ground storey walls are all in stone (random widths laid to courses). To the west of the arched doorway are slit windows while the windows to the east are square headed with a central mullion. Although the stonework may well be 14<sup>th</sup> century, the size and square style of the window openings suggest that these may have been formed at a later date. The masonry of the two long elevations are capped by a sloping string course above which sits the timber sole plate of the upper storey. This is not returned at the west elevation. At the lower level of the wall is a projecting plinth which is constant around all elevations.

#### Interior:

2.8.82 Both upper and lower floors form single spaces interrupted only by a central staircase that has recently been constructed. There are no ancillary rooms. The upper timber floor is supported

on beams spanning between two rows of stone columns. At the west end two architectural artefacts presumably from the abbey remains are built into the west and south walls.

*Condition:*

2.8.83 The building has been maintained in generally good condition. Some repairs are required to render and stonework and major internal works are required to provide for disabled access, toilets and kitchen facilities if the building is to be brought into more intensive and productive use.

*Use:*

2.8.84 The building is leased by the YMT. It is used for hosting conferences, events, craft fairs and occasionally for hire for weddings. However, with no on site services, such as toilets or a water supply, and the practicalities of arranging these uses, is problematic.

Public Conveniences (Gazetteer no. 32)

*Historical Development:*

2.8.85 This toilet block was constructed late in the 20<sup>th</sup> century.



Plate 20 – Public Conveniences

*External Architecture:*

2.8.86 The utilitarian brick facades support a pitched tiled roof.

*Setting:*

2.8.87 The block is located in the south-eastern corner of the gardens and has little visual impact of the garden landscape being generally well hidden, although it can be seen from the bridge over the river. It has no architectural value but is not unpleasant.

*Use:*

2.8.88 The block is leased by the YMT but managed by York City Council. It is closed during the winter months.

*Condition:*

2.8.89 It appears to be superficially in fair condition. (N.B. no condition survey has been undertaken or referred to for this report)

Maintenance Yard (Gazetteer no. 33)

*Historical Development:*

2.8.90 The large 'lean to' shed runs alongside an access way leading through the City Walls. On the 1852 plan this appears to have been the service route from Museum Road to the glasshouses in the south-eastern corner of the Gardens. This area may well have been used as a maintenance yard since the early establishment of the YPS site in the first half of the 19<sup>th</sup> century. The buildings are unlikely to date from that early period but the brickwork of the 'lean to' building could well be later 19<sup>th</sup> century in parts. The shorter pitched roof shed to the north appears 20<sup>th</sup> century.

*External Architecture:*

2.8.91 These are simple brick utilitarian structures with tiled roof of recent date.

*Setting:*

2.8.92 The maintenance yard is largely concealed behind the City Wall embankment and the north facing wall of the Pump Engine House to the rear of Lendal Tower.

*Use:*

2.8.93 The yard is leased and managed by the YMT.

*Condition:*

2.8.94 The area and buildings have an air of neglect with boarded windows and are poorly maintained.

## Landscape and Vegetation

### Museum Gardens (Gazetteer No. 11)

#### *Historical Development*

2.8.95 The 3 acres of land originally acquired by the YPS to establish a 'scientific garden' was in the upper part of the Zone 1, where the Yorkshire Museum and Observatory now stand and included the ruins of St Mary's Abbey Church. The Society adopted a policy of expanding the gardens by acquiring further plots of land, the most substantial of which, acquired in 1836, was a further 5 acres which linked the upper parts of the gardens to the riverside. Much of the land acquired was in a degraded state following the departure of the Backhouse nurseries.

2.8.96 It was from this "*widely extended heap of rubbish and stone*" that the gardens constructed to Nasmyth's design, which are now the subject of the English Heritage listing, were created.

2.8.97 The topographical survey, undertaken in 2004, identifies a total of 219 specimen trees within the boundary of the gardens. Of these approximately 30% pre-date WWII and a handful of specimens, some of which could possibly have been part of the original garden, are estimated to be more than 150 years old. There are many fine individual specimen trees, some of which are rare examples (Plate 21A). Approximately 60% of the trees now found in the gardens date from the 1960's onwards (many planted during the stewardship of Askham Bryam college). Many of the younger trees planted in this period now mask the originally intended layout. The plant inventory for the Museum Gardens (prepared in 2002 with subsequent updates) indicates 137 different tree specimens and the total of 219 trees includes examples of younger trees propagated from older trees within the gardens to ensure continuity.

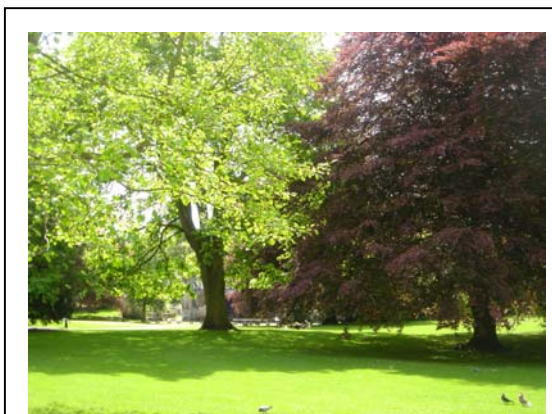
2.8.98 The distribution of trees within the gardens is now, in some areas, markedly different from the distribution of trees in the original garden layout, (Appendix G). This, together with the increasing size and maturity of the individual specimens, has led to the obstruction and loss of originally intended views, a greater sense of enclosure and an over-stocking with trees, some of which are of relatively little botanical interest (see Plate 22A).



Plate 21A – *Fagus sylvatica* 'Miltonensis' – A magnificent specimen of a very rare tree



Plate 21B – More recent planting masks the intended layout



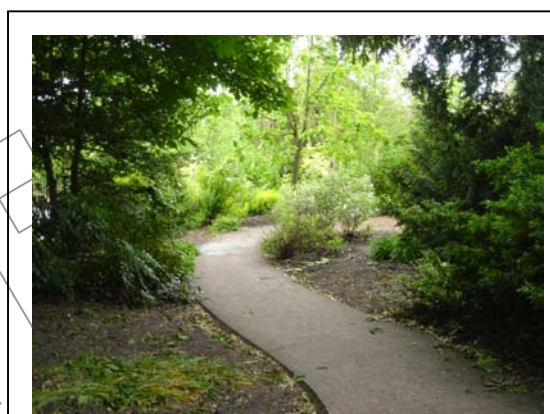
*Plate 22A – Mature Specimens now obstruct intended views*



*Plate 22B – Shrubbery introduced relatively recently*



*Plate 23 – Limestone Rock Garden*



*Plate 24 – White Rose Walk*

2.8.99 The areas of shrubbery, none of which are considered to date from earlier than the 1960's, have similarly departed from the original distribution. Many of the shrubberies are now overgrown and contain species which, since the time of their planting, have become relatively commonplace. Reference Plate 22B.

2.8.100 The botanical interest of the shrub specimens, of which there are over 400, is not as significant as that of the trees.

2.8.101 The areas of herbaceous, perennial and bulb planting, although not necessarily corresponding to the original design, layout and features, have retained much of their botanical interest with over 300 different specimens to be found.

2.8.102 Amendments to the landscape of the gardens, most of which have occurred during the latter half of the 20<sup>th</sup> century, include the creation of features of botanical and horticultural interest developed by Askham Bryam college, most notable of which are:

- A limestone rock garden constructed in the early 1980's, to display a collection of alpine plants and spring bulbs, including wildflowers of Yorkshire. Although not a feature of Naysmith's design, it does have a connection with the pre-Naysmith landscape in that the Backhouse Nursery was framed for its expertise in constructing rockeries. See Plate 23.
- A serpentine walk along the southern boundary – the White Rose Walk - created

following the construction of a flood embankment on the south side of the Hospitium. The path winds its way through groves of shade trees and displays of shade tolerant plants which have been selected for year round interest. See Plate 24.

- Wildflower grasslands formed on the embankment slopes to the rear of the Lodge.
- A small area to the east of the Museum has been planted with species that existed in earlier geological periods.

2.8.103 The footways which formed part of Nasmyth's design have, apart from early alterations to the entrances and subsequent minor variations, remained virtually unchanged with the exception of the introduction in the 1980's of a new footpath link (adjacent to the Observatory). This was constructed to accommodate a desire line created by the pedestrians passing through the gardens on the most direct route between the Marygate car park and the City Centre.

2.8.104 Other design changes during the lifetime of the gardens include: -

- Greenhouses in the south eastern corner of the garden introduced in the 1830's and demolished in the 1870's.
- A bowling green constructed to the north of St Olave's Church and to the west of the remains of St Mary's Abbey Church

believed to have been constructed in the late 19<sup>th</sup> / early 20<sup>th</sup> century - described in Zone 7.

- In the extreme south western corner of the site the buildings now occupied by the rowing club stand on the site of an earlier swimming pool, constructed in the latter half of the 20<sup>th</sup> century.

2.8.105 Currently the garden curator and staff are undertaking an initial and relatively modest programme of tree and shrub thinning and removal to open up previously obstructed views and vistas.

2.8.106 The period since the 1980's has seen an increased municipalisation of the 'scientific gardens' through the introduction of public conveniences, urban park footpath surfacing, edging, boundary railings, park furniture, signage and lighting.

#### Use

2.8.107 The gardens are regarded more as a public open space rather than a high quality botanic garden which provides a setting for historically important remains and buildings.

2.8.108 There is a high level of pedestrian 'throughput' between the Marygate car park and the town centre, particularly at peak commuting times. Visitors tend to appreciate the tranquillity and ambience of the gardens which are a popular venue particularly throughout the summer months.



Plate 25 – 'Municipalisation' of the 'Scientific Gardens'



Plate 26 – The Gardens are a Public Amenity

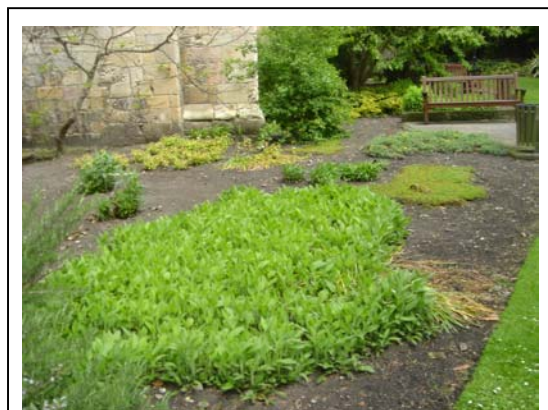
2.8.109 Accurate visitor numbers are not available but spot counts during busy weekday periods have revealed numbers of 500 upwards. At this level of usage the gardens can appear to be quite full and very busy but extrapolated over a daily, seasonal and annual periods and taking account of percentage fluctuations found in Victorian urban parks the visitor numbers are estimated to be around 150,000 per annum, which compares favourably with most urban parks, most of which are substantially larger than the Museum Gardens.

2.8.110 As well as commuters and casual visitors the gardens attract audiences for occasional outdoor concerts, plays and arts events. The gardens are also used for civic and ceremonial functions and sculpture has recently been introduced.

2.8.111 Despite their botanical interest and historic significance the gardens are not readily appreciated or explored for their scientific, educational or cultural interest. Although much admired and appreciated by visitors the Museum Gardens is not seen as an attraction to be visited in its own right.

#### *Condition*

2.8.112 The gardens are seasonally well-maintained by a small core team of horticulturally skilled staff, dedicated largely to the Museum Gardens. Annual routine maintenance is maintaining the appearance of the gardens to an acceptable standard and a modest programme of cyclical infrastructure maintenance is being carried out. However, resources are inadequate (both in terms of staff numbers and maintenance spend) to address the underlying infrastructure repairs needed to redress the decline in the quality of vegetation cover and the need to thin out and replant trees and shrubs to maintain a sustainable garden structure.



*Plate 27 – Deteriorating Planting Beds*



*Plate 28 – Need for thinning out / re-planting to maintain continuity*

2.8.113 Public facilities are poor, there is a lack of refreshment facilities, the public toilet block (managed by the City of York Council) is not open all year round, inadequately maintained and located in an unwelcoming area on the periphery of the gardens.

2.8.114 Components of the site furniture - internal railings, sets, litter bins, signs / notice boards, lighting columns and information banners - are collectively intrusive and some components are insensitively sited and / or of mediocre design quality.

2.8.115 Access for all is an issue. There is a ramp to the Yorkshire Museum terrace but it looks as if it is a temporary solution. Any proposals for the public use of the hospitium will require a review of access arrangements.

## 2.9 ZONE 1A - Abbey Precinct Boundary Walls, Towers and Railings

DRAFT

*Figure 22 – Zone 1A*

## Archaeology

Abbey Walls and Towers (Gazetteer nos. 16, 18, 19, 20, 21, 22, 23, 24, 26 and 41) – all part of Scheduled Ancient Monument GD1012, except Gazetteer no. 16.

2.9.1 In 1260 the King granted the abbot/abbey permission to build a stonewall within the abbey up to St Leonard's although it was not until after riots at Bootham (1262) that resulted in the deaths of some of the abbot's tenants there that the walls of the Abbey were begun in 1266. At this time the walls were intended as a simple boundary to the precinct with no defensive function. However in 1318 a licence to crenellate was granted to the abbot, and abbey, provided that the wall did not exceed 16 feet in height. Crenellation involved raising the existing wall by a further 5-6 feet. Disputes between the City and the abbey over Bootham continued so that in 1354 an agreement was reached that a ditch was constructed from Marygate to Bootham. The Abbey walls and towers described below are all of magnesian limestone unless otherwise stated.



Plate 29 – Boundary Walls

### Abbey Wall between Kings Manor and Postern Gate (Gazetteer no.16)

#### *Description:*

2.9.2 Listed – Grade I (no. 1112-1/27/314). An isolated length of c 20m of wall along Manor Lane with a small plaque identifying it as part of the Abbey Precinct wall. A low wall (c 2.3m high), without crenellations, dating from 1266. Sloped coping of stone flags. Remains of three buttresses with offsets on outer side - towards the car park to No, 9 St Leonard's Place. Separated from the City Wall by a ditch (now infilled) this wall would have continued southwards to the river wall (Gazetteer no. 41, near Lendal Tower), lying alongside the City Walls (currently *in situ*) the original alignment is illustrated on Figure 5. The only stretch of the eastern wall of the Abbey Precinct surviving above ground. Not included in the SAM, presumably an omission given its isolated location.

#### *Condition:*

2.9.3 Good.

#### *Use:*

2.9.4 Defines the eastern side of Manor Lane beside the King's Manor. Part of original/current eastern boundary to Abbey Precinct. Not easily identifiable with the Abbey, lacks interpretation. Needs to be included in the same designation as the remainder of the Abbey. Furthermore, any changes that affect the setting of the abbey wall need to be considered in any development proposals.

2.9.5 Reference Figures 23, 24, 25, 26 and 27.

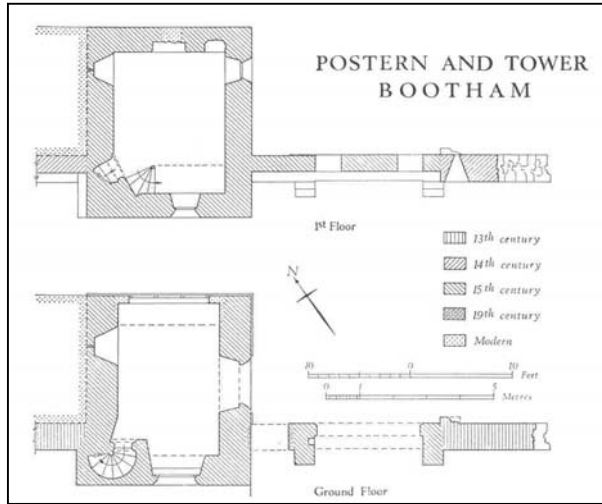


Figure 23 –  
 Postern Gate / Tower (after RCHME 1975, 21)

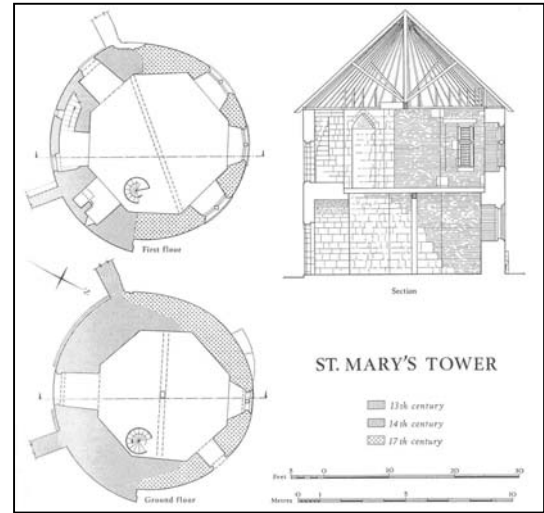


Figure 24 –  
 St Mary's Tower (after RCHME 1975, 19)

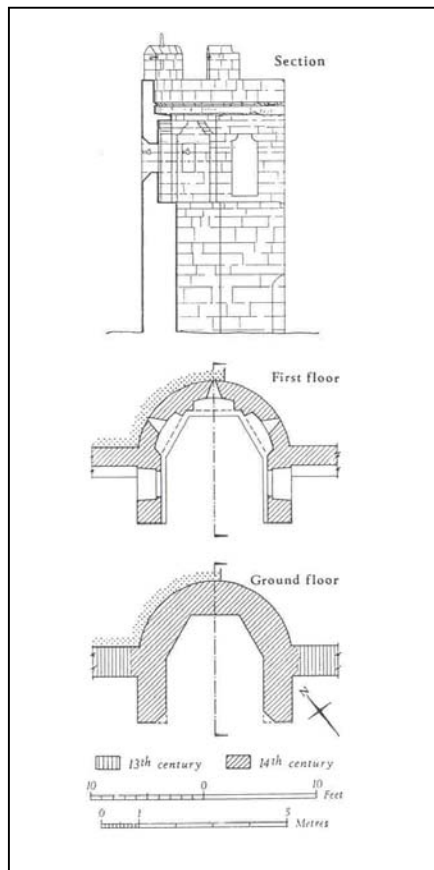


Figure 25  
 Intermediate Tower on Bootham  
 (after RCHME 1975, 20)

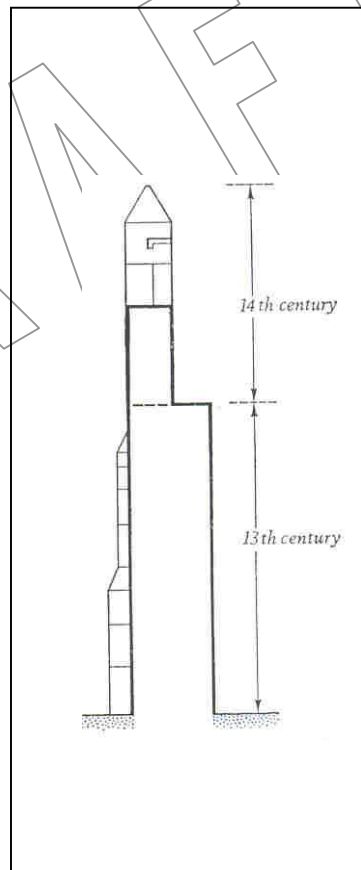


Figure 26  
 Wall between St Mary's Tower  
 & Gatehouse  
 (after RCHME 1975, 15)

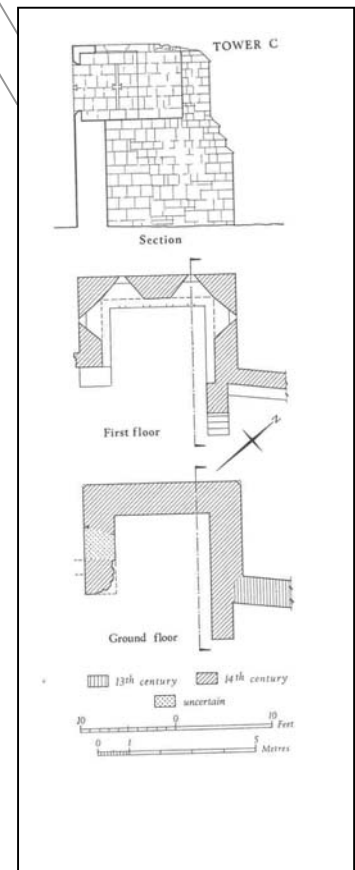


Figure 27  
 Intermediate Tower between  
 St Mary's Tower & Gatehouse  
 (after RCHME 1975, 18)

Abbey Wall between Postern Gate/Tower and St Mary's Tower (Gazetteer no. 18)

*Description:*

2.9.6 Listed – Grade I (no. 1112-1/12/781). Begun in 1266, heightened in 1318. Crenellations with cruciform arrow slits. Inner edge of pavement corresponds approximately to the outer edge of the infilled defensive ditch. Postern Gate (also called Queen Margaret's Arch) and Postern Tower (also called Bootham Tower) built in 1497/1500 following a renewed dispute over building beside the precinct wall at Bootham. This tower was rectangular with brick-faced walls of ashlar, originally two storeys but converted to three storeys in the 17<sup>th</sup> century (Figure 23). Hipped roof of 17<sup>th</sup> century origin and inside there is one room on each floor. There is a pedestrian access cut through the precinct wall between the Postern Tower and Gate. The gate consists of a stone archway with segmental head.

*Condition:*

2.9.7 Wall in fair condition – much obscured by 18<sup>th</sup> and 19<sup>th</sup> century building against the wall. Postern Gate/Tower in good condition.

*Use:*

2.9.8 Part of the original/current Abbey Precinct boundary. Needs to be maintained as part of the scheduled ancient monument. Inaccurate plaque dating the gate to 1503 should be replaced. Furthermore, any changes that affect the setting of the Abbey wall need to be considered in any development proposals.

St Mary's Tower (Gazetteer no. 19)

*Description:*

2.9.9 Listed – Grade I (no. 1112-1/12/781). Built c 1324. Circular tower with octagonal interior of two storeys (Figure 24). Doorway on the ground floor with two-centred pointed arch and two doorways on upper floor which originally provided access to the wall-walks along Marygate and Bootham. On the first floor are three windows facing north, each with a

single mullion and transom with ovolo mouldings. The largest of the towers on St Mary's Walls due to its position facing the most likely line of an enemy attack. Blown up in the siege of York in 1644 as part of the Civil War, when the many records of St Mary's (and other Yorkshire monasteries) stored there were destroyed. Crudely repaired with salvaged masonry, including a late medieval window and given a conical tiled roof. The junction between pre and post 1644 work on the Bootham side of the tower was concealed by a house until its demolition in 1896. Other lean to buildings around the base were removed in 1920. Access to the first floor is by a 19<sup>th</sup> century cast-iron newel stair.

*Condition:*

2.9.10 Good

*Use:*

2.9.11 Part of the original/current Abbey Precinct boundary. Needs to be maintained as part of the scheduled ancient monument. Furthermore, any changes that affect the setting of the St Mary's Tower need to be considered in any development proposals.

Intermediate Towers on Bootham (Gazetteer no. 20)

*Description:*

2.9.12 Listed – Grade I (no. 1112-1/12/781). Built 1318. Two towers identical in size and plan (half-round facing Bootham, semi-octagonal inside and open at the rear with two short projecting stub walls). Both of these towers had two storeys and were roofed with an open crenellated parapet walk. Cruciform arrow slits (Figure 25).

*Condition:*

2.9.13 Fair – much obscured by 18<sup>th</sup> and 19<sup>th</sup> century building against the wall.

*Use:*

2.9.14 Part of the original Abbey Precinct boundary. Needs to be maintained as part of the scheduled ancient monument. Furthermore, any

changes that affect the setting of the abbey wall towers need to be considered in any development proposals.

Abbey Wall between St Mary's Tower and Gatehouse (Gazetteer no. 21)

*Description:*

2.9.15 Listed – Grade II\* (no. 1112-1/12/622). Begun in 1266. Much of this wall was rebuilt in the late 19<sup>th</sup> and 20<sup>th</sup> centuries after the clearance of houses that had been built against the walls. Part of the brick walls of these houses remain over the medieval wall. There is however a 14m stretch (between the intermediate tower and St Mary's Tower) with a height of 3.5m of the 1266 wall surviving, surmounted by the 14<sup>th</sup> century crenellated parapet. The post-1318 crenellations are fitted with modern reconstructions of the wooden shutters designed to protect defending archers. This section probably part of the Almonry of the Abbey (Figure 26).

*Condition:*

2.9.16 Good.

*Use:*

2.9.17 Part of the original Abbey Precinct boundary. Needs to be maintained as part of the scheduled ancient monument. Furthermore, any changes that affect the setting of the Abbey wall need to be considered in any development proposals.

Intermediate Tower between St Mary's Tower and Gatehouse (Gazetteer no. 22)

*Description:*

2.9.18 Listed – Grade II\* (no. 1112-1/12/622). Built post-1318. Rectangular tower, open towards the abbey. Originally higher than the precinct wall (reduced in 1952). Had a floor originally. Four cruciform arrow slits, similar to those on Water Tower. Modern gateway inserted into Precinct wall immediately south-west of the tower (Figure 27).

*Condition:*

2.9.19 Good.

*Use:*

2.9.20 Part of the original Abbey Precinct boundary. Needs to be maintained as part of the SAM. Furthermore, any changes that affect the setting of the Abbey wall tower need to be considered in any development proposals.

Abbey Wall between Gatehouse and Water Tower (Gazetteer no. 23)

*Description:*

2.9.21 Listed – Grade I (no. 1112-1/12/781). Built under royal license to crenellate in 1318, at a time when the security of the North was threatened by the Scots, who captured Berwick in that year. The section nearest to the Water Tower has been reduced in height, now without crenellation.

2.9.22 The lower ashlar courses, with some gritstone blocks, are original, whilst the upper courses, of smaller stones, are a replacement. A blocked postern doorway is visible from the Museum Gardens between Water Tower and the first interval tower. The section of wall after the interval towers up to St Mary's Lodge stands at original height, part of it has a wall-walk, part is rebuilt and it has a parapet with embrasures, mostly restored, which have L-shaped slots for housing wooden shutters. (Figure 28).

*Condition:*

2.9.23 Good.

*Use:*

2.9.24 Defines the original/current Abbey Precinct wall from the gatehouse to the Water Tower and thereby also defines part of the western boundary of the site. Needs to be maintained as part of the SAM. Furthermore, any changes that affect the setting of the Abbey wall need to be considered in any development proposals.

Intermediate Towers between the Gatehouse and Water Tower (Gazetteer no. 24)

*Description:*

2.9.25 Listed – Grade I (no. 1112-1/12/781). The semicircular stone interval tower nearest the gatehouse is a late 19<sup>th</sup> century reconstruction, erected following the removal of cottages built against the wall. The other stone semicircular interval tower dates to c 1320, although again this has been restored and partly reconstructed.

*Condition:*

2.9.26 Good

*Use:*

2.9.27 Part of the original/current Abbey Precinct boundary and defines part of the western boundary of the site. Needs to be maintained as part of the scheduled ancient monument. Furthermore, any changes that affect the setting of the Abbey wall towers need to be considered in any development proposals.

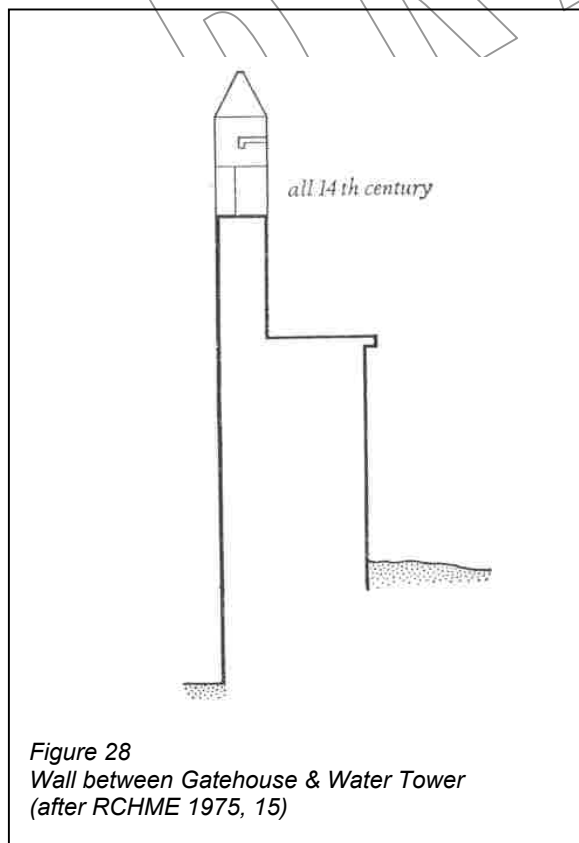


Figure 28  
Wall between Gatehouse & Water Tower  
(after RCHME 1975, 15)

Water Tower (Gazetteer no. 26)

*Description:*

2.9.28 Listed – Grade I (no. 1112-1/12/781). Large stone tower built c 1320, circular on the outside and hexagonal inside. Each side of the interior has an opening, four are cruciform arrow slits with a round oilet to each end, one is a rectangular opening set higher than the arrow slits (above where the river wall abutted the tower) and the final one is a shoulder-headed doorway with plain chamfer all round. Suggestion of a wall abutting the tower that could have extended parallel to the river wall, possibly the revetment for a quay (Figure 29). Also called the Marygate Landing Tower. 17<sup>th</sup> century drawings show the tower crenellated, and remains of a second doorway over the surviving door indicate this must have led to a former wall-walk. Part of the Abbey wall adjoining the Water Tower was removed in the early 19<sup>th</sup> century and replaced with a stone archway to provide access from Marygate to the riverside walk.

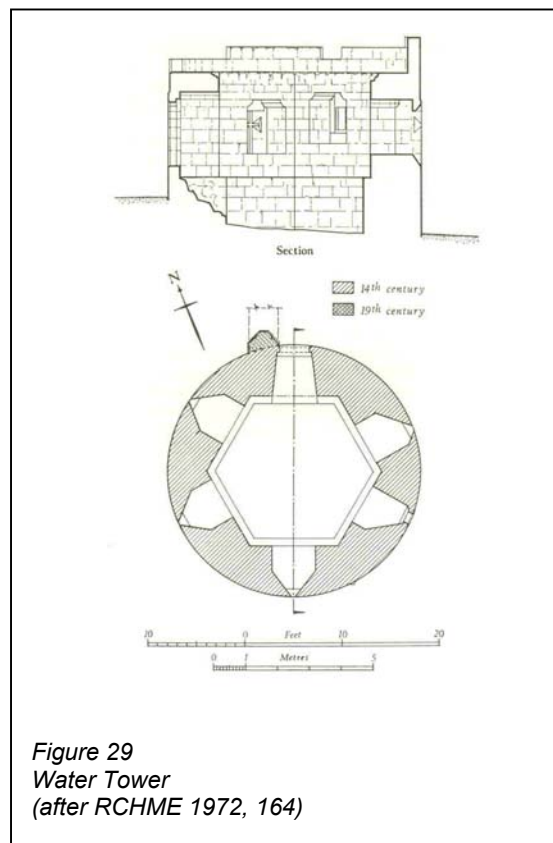


Figure 29  
Water Tower  
(after RCHME 1972, 164)



Plate 30 – Water Tower

*Condition:*

2.9.29 Good

*Use:*

2.9.30 Part of the original Abbey, currently unused. Needs to be maintained as part of the scheduled ancient monument. Furthermore, any changes that affect the setting of the Water Tower need to be considered in any development proposals.

River Wall (Gazetteer no. 41)

*Description:*

2.9.31 Started in 1354, the alignment of this wall is shown on Figure 5. Shown on Speed's 1610 map of York (Figure 10) as crenellated. No remains are visible on the ground. According to Drake (RCHME 1975, 6) the foundations of this ashlar wall were removed.

*Condition:*

2.9.32 Potential below ground remains or evidence of foundation cuts.

*Use:*

2.9.33 Part of the original Abbey, currently no related remains visible. Any ground disturbance around the alignment of the river wall would require scheduled ancient monument consent and prior archaeological investigation.

## 2.10 ZONE 2 – City Walls and Towers from Museum Street to Anglian Tower including St Leonard's Infirmary and York Central Library

Figure 30 – Zone 2

### Archaeology

#### Multangular Tower (Gazetteer no. 12)

##### *Description:*

2.10.1 Listed – Grade I (no. 1112-1/27/775). Built late 3<sup>rd</sup>/early 4<sup>th</sup> century as part of a series of projecting polygonal towers which formed part of the reconstructed defences on the south-western side of the Roman fortress. Incorporated later into the defences of the medieval city, when the tower was raised in height (late 13<sup>th</sup> century). (Figure 31) It was excavated in 1831 and restored in 1960.

2.10.2 In plan, the tower has fourteen sides and is 14.8m wide, with four sides at the rear omitted to give access into a large rectangular chamber, originally divided into four. Roman masonry identifiable as small limestone blocks, laced with bonding courses of red tile. Medieval section with larger ashlar blocks. Tower c 10m in height with upper stage faceted, each of eight faces has a cruciform arrow slit. First called the multangular tower in 1683. Roman legionary inscriptions can be seen on the lower courses of the interior stones. See Plate 31.

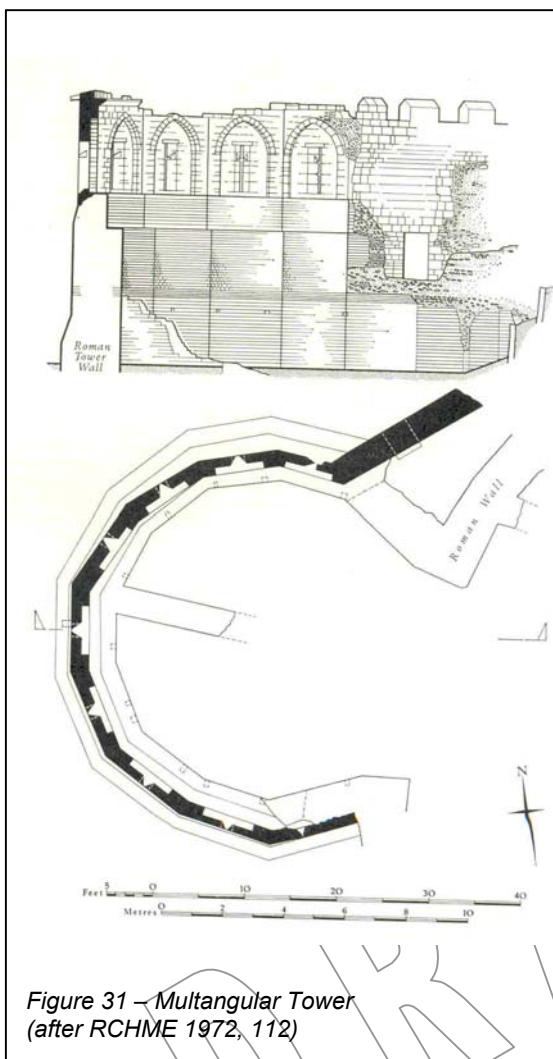


Figure 31 – Multangular Tower  
(after RCHME 1972, 112)



Plate 31 – Multangular Tower

**Condition:**

2.10.3 Good. Removal of vegetation and maintenance of appropriate mortar / pointing important for ongoing conservation.

**Use:**

2.10.4 Defines current site boundary. Accessible to visitors but little on site interpretation. Presence of medieval coffins in interior confuses purpose of the structure. City of York Council ownership. Part of scheduled ancient monument no. YO30, so consent required for any change. Furthermore, any changes that affect the setting of the multangular tower need to be considered in any development proposals. This represents the Roman element in the garden and is very important.

City Wall, St Leonard's Place to Multangular Tower  
(Gazetteer no. 13)

**Description:**

2.10.5 Listed – Grade I (no. 1112-1/27/775). Length of wall c 25m, height c 5.5m. Buildings adjoining this stretch of wall removed 1830.

**Condition:**

2.10.6 Fair. Removal of vegetation and maintenance of appropriate mortar / pointing important for ongoing conservation.

**Use:**

2.10.7 Defines current site boundary. Accessible to visitors but no on site interpretation. City of York Council ownership. Part of scheduled ancient monument no. YO30, so consent required for any change. Furthermore, any changes that affect the setting of the City Walls need to be considered in any development proposals.

City Wall, Multangular Tower to Bootham Bar  
(Gazetteer no. 14)

**Description:**

2.10.8 Listed – Grade I (no. 1112-1/27/3). Length of wall c 75m. Height 3.5-5m. Magnesian limestone ashlar, underbuilt in places with cobbles. Sloped copings. Inserted doorway with corbelled lintel adjacent to multangular tower. Wall-walk c 0.5m wide. Seven squat buttresses with offsets on outer side of wall.

*Condition:*

2.10.9 Good.

*Use:*

2.10.10 Defines current site boundary. Accessible to visitors but little on site interpretation, in particular visual evidence available of the development of the City Walls and associated Abbey Precinct Walls. City of York Council ownership. Part of scheduled ancient monument no. YO30, so consent required for any change. Furthermore, any changes that affect the setting of the City Walls need to be considered in any development proposals.

Anglian Tower (Gazetteer no. 15)

*Description:*

2.10.11 Listed – Grade 1 (no 1112-1/27/774). Defensive tower, probably late Roman. Roman footings. Excavated 1969. Rectangular plan, c 4.5m high. Rough dressed oolithic limestone with brick vaulted roof. Original access by narrow segment-arched doorways on both returns. Excavated, consolidated and opened to public in 1969-1971.

*Condition:*

2.10.12 Good. Removal of vegetation and maintenance of appropriate mortar / pointing important for ongoing conservation.

*Use:*

2.10.13 Defines current site boundary. Accessible to visitors but little on site interpretation. City of York Council ownership. Part of scheduled ancient monument no. YO30, so consent required for any change. Furthermore, any changes that affect the setting of the Anglian Tower need to be considered in any development proposals.

Museum Street City Wall (Gazetteer no. 28)

*Description:*

2.10.14 Listed – Grade 1 (no. 1112-1/27/2). Defensive wall, c 45m long, from Lendal Hill House to Museum Gardens Lodge. Built 1250-70, repaired

1601 and partly rebuilt in 1874, when wall lowered by 5 feet. Magnesian limestone ashlar. Four buttresses with offsets on inner side and wall-walk c 1m wide. 2-4m high, stepped up slope of rampart. The rampart in this section of the City Wall is thought to have been altered less than other sections.

*Condition:*

2.10.15 Good. Removal of vegetation and maintenance of appropriate mortar / pointing important for ongoing conservation.

*Use:*

2.10.16 Defines current site boundary. Accessible to visitors but no on site interpretation. City of York Council ownership. Part of scheduled ancient monument no. YO30, so consent required for any change. Furthermore, any changes that affect the setting of the City Walls need to be considered in any development proposals.

St Leonard's Infirmary Vaulted Undercroft (Gazetteer no. 35)

*Description:*

2.10.17 Listed – Grade I (no. 1112-1/27/795). Dates from 1240. Magnesian limestone chapel, infirmary and entrance passage. Originally St Peter's and associated with York Minster, later independent adopting the Augustinian Rule and the name St Leonard's. In the 13<sup>th</sup> and 14<sup>th</sup> centuries St Leonard's was perhaps one of the largest hospitals in the country, certainly the largest outside of London.



Plate 32A – St Leonard's Infirmary

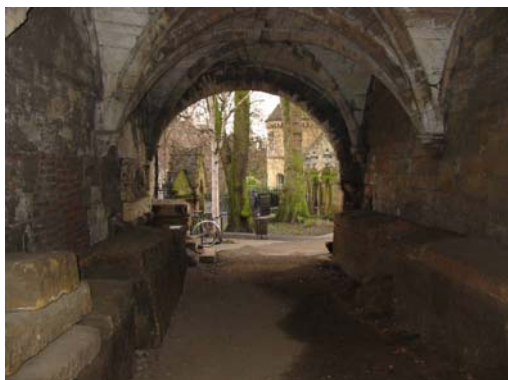


Plate 32B – Vaulted Undercroft

2.10.18 A site of national significance the remains of which are thought to extend towards the multangular tower and across St Leonard's Place. The remains on Museum Street relate to the chapel, with the remains accessible from the Museum Gardens relating to the entrance passage that led to a water gate, thought to have been located close to the Museum Gardens Lodge. See Plates 32A and 32B.

*Condition:*

2.10.19 Very ruinous but fair condition. Removal of vegetation and maintenance of appropriate mortar / pointing important for ongoing conservation.

*Use:*

2.10.20 Defines current site boundary. Accessible to visitors but no on site interpretation. City of York Council ownership. Managed as part of the Museum Gardens. Furthermore, any changes that affect the setting of the surviving infirmary features need to be considered in any development proposals.

### **Buildings and Structures**

The York Central Library (Gazetteer no. 40) Listed Grade II. (no. 1112-1/27/790)

*Historical Development:*

2.10.21 The building was constructed in 1927 and later extended in 1938.

*External Architecture:*

2.10.22 An imposing two storey red brick structure, it is built to a 'classical' style.

*Setting:*

2.10.23 The building is set back from Museum Street and fills its site which is tightly bounded by the rear yard walls of the Council offices to the north-east, the City Walls to the north-west and the City Walls and ditch to the south-west. Partly obscuring the Library from Museum Street are the remains of St Leonard's Infirmary. Although the library itself is well considered architecturally it has a poor relationship with the surrounding Roman and medieval remains. The siting of the Library has left the important archaeology with little room or space to be appreciated and the surroundings have a neglected and forgotten air.

*Use:*

2.10.24 Public Library owned by the City of York Council.

*Condition:*

2.10.25 The building appears in fair/good condition externally but the surrounding environment is very mediocre.

### **Landscape and Vegetation**

Lawn Area adjacent to York Central Library

*Historical Development:*

2.10.26 An area formerly occupied for the most part by the Infirmary of St Leonard's Hospital. The site subsequently appears to have been an open space planted with occasional trees. It is indicated as an unchanged open space adjacent to the standing remains of St Leonard's Hospital Infirmary from the earliest map records when the site of the Central Library was occupied by the Royal Mint up to the construction of the Central Library, following which it became a more formal lawn area.

*Use:*

2.10.27 As an open space it is laid out as a formal sitting area but appears to be little used. Archaeological excavations have been undertaken by the York Archaeological Trust at this site over the last two years.

*Condition:*

2.10.28 Superficially in fair condition (N.B. no condition survey has been undertaken or referred to for this report).

DRAFT

## 2.11 ZONE 3 - The King's Manor

Figure 32 - Zone 3

### Archaeology

(Gazetteer no.37)

#### The King's Manor (Gazetteer no. 37)

2.11.1 These buildings lie within the original Abbey Precinct, formerly part of the Roman fortress annex, then part of *Earlsburh*. There is therefore a high likelihood of below ground remains and artefacts from the Roman to medieval periods, as well as the post medieval period, especially as there has been a lack of subsequent building/activity in the area after the medieval period – the garages are of 20<sup>th</sup> century origin but these have insubstantial foundations and so limited below ground impact. In particular there may be subsidiary buildings/features related to activities in the areas around the current buildings. Any ground disturbance would require prior

archaeological investigation following appropriate agreement/consent with the statutory authorities. Furthermore, any changes that affect the setting of the St Mary's Abbey Precinct site or within the site that affect the adjacent King's Manor site need to be considered in any development proposals. This is beyond the scope of this plan.

### Buildings and Structures

#### The King's Manor (Gazetteer no. 37) Listed Grade I (1112-1/27/311)

##### *Historical Development:*

2.11.2 This highly significant range of buildings has a complex history which merit a full conservation management plan in their own right. The group includes the Abbots House for St Mary's Abbey

which was rebuilt in the late 15<sup>th</sup> century. Further remodelling and extensions were made throughout the 16<sup>th</sup> century.

2.11.3 Following the Dissolution it came into Crown ownership and building work continued in the 17<sup>th</sup> century when it was used as an occasional royal residence and as the headquarters of the Council of the North. Government use ended with the abolition of the Council of the North in 1645. During the 18<sup>th</sup> century it was split into various uses and tenancies and in the 19<sup>th</sup> century it became a school for the blind. From 1964 it has been part of the University of York when a new wing was constructed to the rear of the complex adjacent to the museum.

*External Architecture:*

2.11.4 The King's Manor is a collection of late medieval, Elizabethan and Jacobean structures, which are grouped around two courtyards. They are mainly in brick and stone with stone mullioned windows all set below steeply pitched multi gabled and chimneyed roofs. The recent university building, which encloses the south courtyard, presents a restrained 'modern' design.

*Setting:*

2.11.5 The King's Manor is not a building that imposes itself on York's wider townscape and its interest is mainly appreciated at close quarters, but that is part of its charm and character. To the north west it forms a backdrop to the green space containing the Abbey ruins. From the west it is screened by the Museum buildings. To the east it fronts onto Manor Lane (Gazetteer no. 39) a narrow footway and linear space which is flanked by the City Wall. To the north the Manor's main frontage forms a visual group with the Headmasters House (Gazetteer no. 38) and York Art Gallery (Gazetteer no. 42). The main entrance is approached from Exhibition Square through an enclosed lawned space which it shares with the Headmasters House.

*Use:*

2.11.6 University buildings which appropriately have Archaeology, Medieval Studies, the Institute of Advanced Architectural Studies and a large refectory.

*Condition:*

2.11.7 The buildings appear outwardly to be well maintained but with a complex of such age and complexity there will inevitably be problems of ongoing maintenance and more serious repairs. (N.B. no condition survey has been undertaken or referred to for this report).

Headmasters House (Gazetteer no. 38) Listed Grade II (1112-1/27/312)

*Historical Development:*

2.11.8 Built in 1899 as the house for the headmaster of the School for the Blind.

*External Architecture:*

2.11.9 A two storey building with attic gables constructed in stone to a style matching the late Elizabethan/Stuart building of the King's Manor (Gazetteer no. 37).

*Setting:*

2.11.10 It creates an enclosure to the entrance courtyard and lawn fronting the King's Manor and links with the York Art Gallery (Gazetteer no. 42).

*Use:*

2.11.11 University Offices.

*Condition:*

2.11.12 The building appears outwardly in good condition. (N.B. no condition survey has been undertaken or referred to for this report).

Garages/Cycle Store

(Gazetteer no. 48)

*Historical Development*

2.11.13 Late C20 cycle store for University use

*External Architecture*

2.11.14 Single storey structure with profiled sheet pitched roof with part 'open' elevations comprising secure railings above a red brick base wall.

*Setting*

2.11.15 Located within a 'landscaped' car park.

*Use*

2.11.16 Cycle storage.

*Condition*

2.11.17 Fair condition.

**Landscape and Vegetation**

King's Manor Complex

*Historical Development:*

2.11.18 The historical development of the open spaces is uncertain. The current arrangement of formal paved footways within lawn areas to the frontage of the King's Manor and Headmaster's House appear to have evolved from an earlier landscape of a more parkland character which extended to the rear of both the King's Manor and the Headmaster's House. This area to the rear is totally utilitarian being occupied by garages and hardstanding with no trees or other landscape features.

*Use:*

2.11.19 Service / parking area.

*Condition:*

2.11.20 Poor.

## 2.12 ZONE 4 - Manor Lane

Figure 33- Zone 4

### Archaeology

#### Manor Lane (Gazetteer no. 39)

##### *Description:*

2.12.1 Lane providing access to and from the Museum Gardens. Located to the eastern side of Manor Cottage where there is a gated entrance and running alongside Kings Manor to Exhibition Square. Not extensively used and could appear private to visitors. Below ground remains related to the Roman fortress annex, *Earslburgh*, and the medieval Abbey/post medieval use of the abbey site could survive below ground along the length of Manor Lane.

##### *Condition:*

2.12.2 Good.

##### *Use:*

2.12.3 Defines current site boundary. Primarily pedestrian access from Exhibition Square to the Museum Gardens at the side of Manor Cottage, although vehicular access possible and for deliveries to Manor Cottage and Yorkshire Museum. Any ground disturbance works would require prior archaeological investigation following the agreement/consent of the City of York Council, Archaeological Officer.

## Landscape and Vegetation

### Manor Lane

#### *Historical Development:*

2.12.4 Open space adjacent to the embankments to the City Walls. Subsequently amended to incorporate a paved walkway with walled boundary adjacent to King's Manor to provide a link between the Museum Gardens and St Leonard's Place / Exhibition Square.

#### *Use:*

2.12.5 Pedestrian link.

#### *Condition:*

2.12.6 Good.

DRAFT

## 2.13 ZONE 5 York Art Gallery

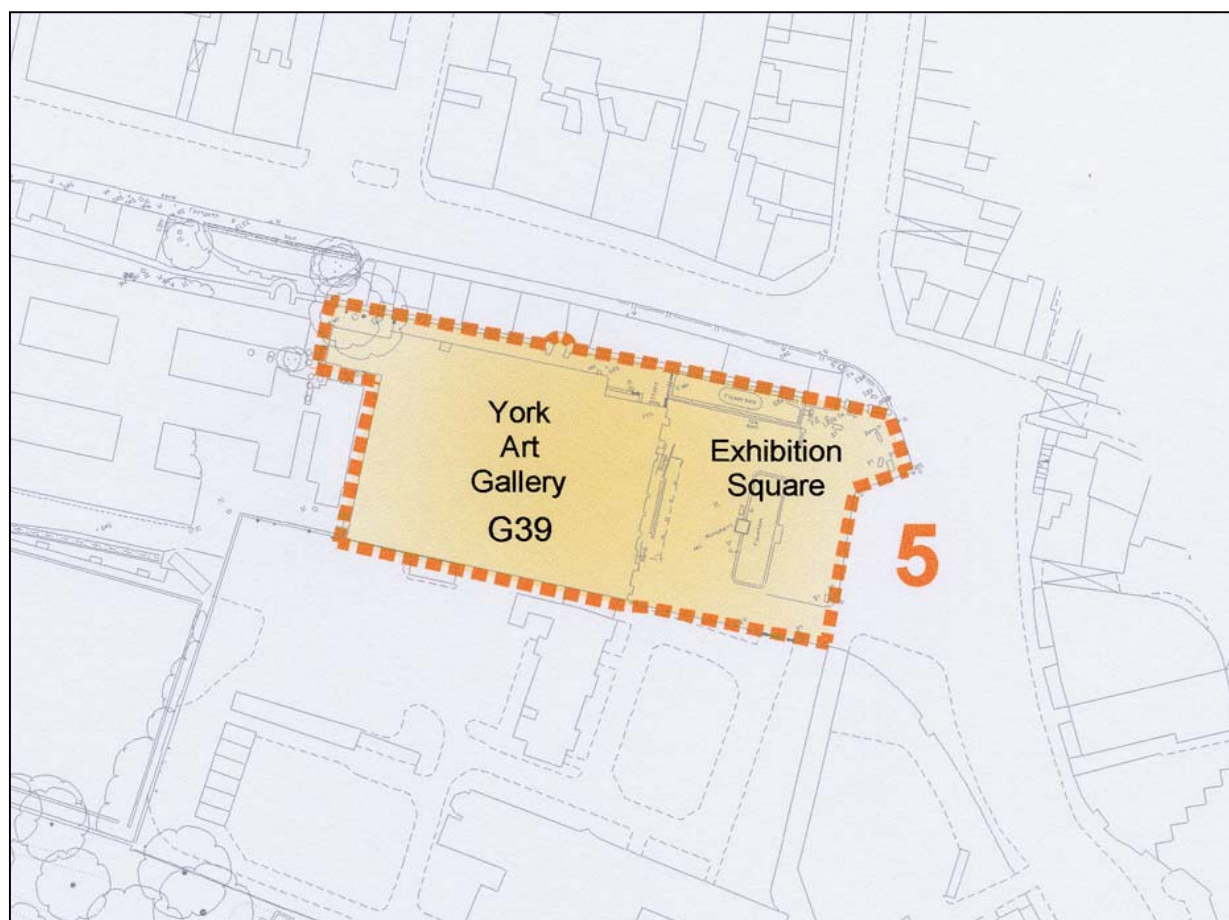


Figure 34 - Zone 5

### Archaeology

#### York Art Gallery (Gazetteer no. 42)

2.13.1 This building lies within the original Abbey Precinct, formerly part of the Roman fortress annex, then part of *Earlsburh*. There is therefore a high likelihood of below ground remains and artefacts from the Roman to medieval periods, as well as the post medieval period. The construction of this building and indeed the Exhibition Building that preceded it is likely to have affected the survival of below ground remains, but this would probably require determination by archaeological investigation prior to any proposed ground disturbance works.

### Buildings and Structures

#### The York Art Gallery (Gazetteer no. 42) Listed Grade II (no. 1112-1/27/309)

##### *Historical Development:*

2.13.2 The front portion was constructed in 1878 on the site of former temporary exhibition buildings. An extension to the rear was added in 1952.

##### *External Architecture:*

2.13.3 The main facade is a two storey stone structure designed in an eclectic manner. Its principal feature is its projecting open arcaded entrance loggia.

*Setting:*

2.13.4 The Art Gallery fronts onto the civic space of Exhibition Square. Its north-eastern elevations are concealed by the Abbey Walls and the outer properties fronting onto Bootham. To the rear, utilitarian elevations overlook the King's Manor car park and disused Second World War barracks.

*Use:*

2.13.5 The York Art Gallery is now leased and managed by the York Museums Trust.

*Condition:*

2.13.6 Although the building appears outwardly in good condition recent survey indicates a range of problems at roof level, parapets, external masonry and some structural movement. Detailed inspection and major overhaul would be required.

## **Landscape and Vegetation**

### Exhibition Square

*Historical Development*

2.13.7 Created when York Art Gallery was constructed this paved square contains a statue of William Etty (listed Grade II no. 1112-1/27/310), a famous artist of York who has a number of his works in the collection of the Gallery.

*Use:*

2.13.8 Exhibition Square is an important meeting / gathering space for tourists and is one of the City Centres principal drop off / collection points on the City Centre bus tour route.

2.13.9 As an open space it functions as a threshold to both the Gallery and King's Manor.

*Condition:*

2.13.10 In need of refurbishment.

## 2.14 ZONE 6 - WWII Barracks and Northern Bowling Green

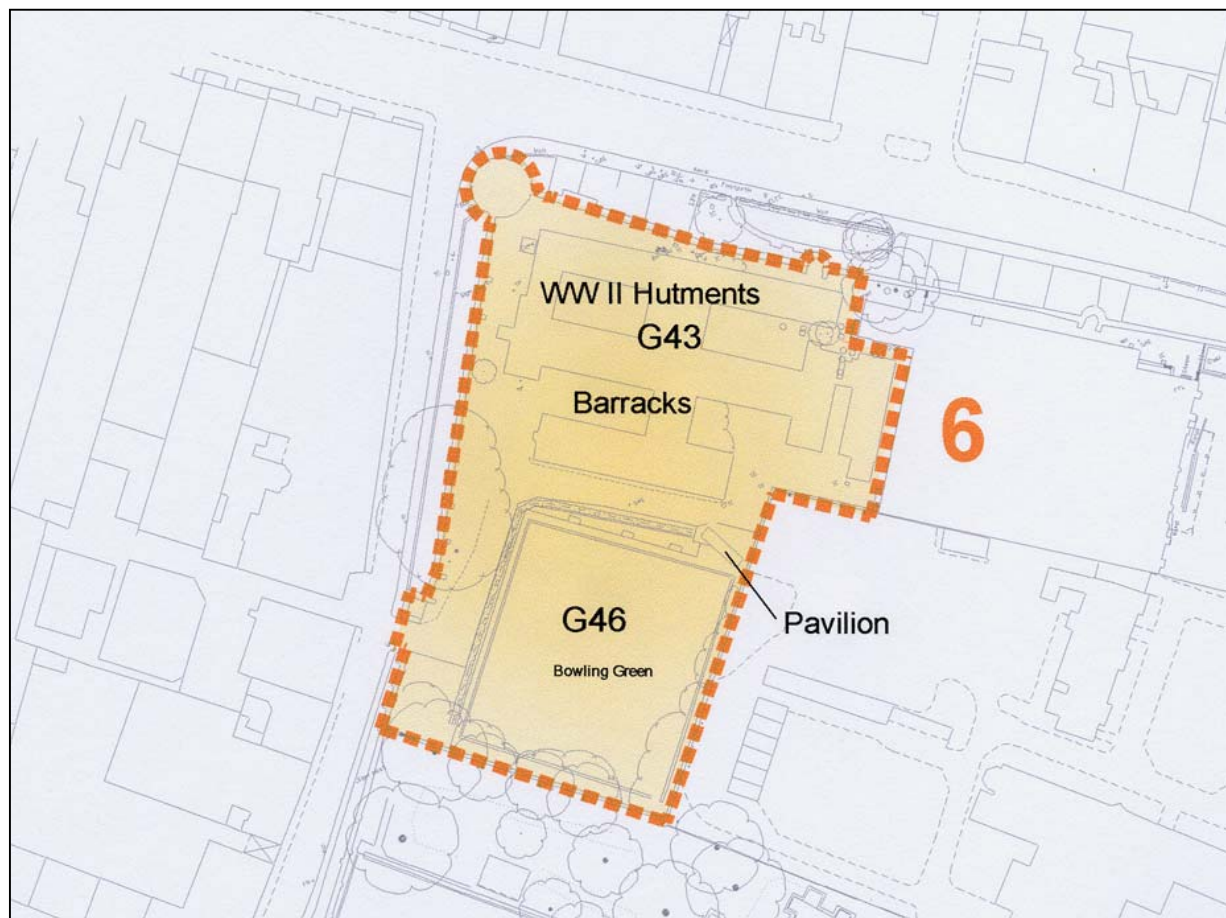


Figure 35 – Zone 6

### Archaeology

World War II Barracks (Gazetteer no. 43) and Northern Bowling Green (Gazetteer no. 46)

2.14.1 These features lie within the original abbey precinct, formerly part of the Roman fortress annex, then part of *Earlsburh*. There is therefore a high likelihood of below ground remains and artefacts from the Roman to medieval periods, as well as the post medieval period, especially as there has been a lack of subsequent building/activity in the area after the medieval period.

2.14.2 Although the barracks have insubstantial foundations and so little ground disturbance this part of the site was the location of the former Exhibition Building, the impact of which below ground is unknown. In particular there may be subsidiary buildings/features related to activities in the areas around the current buildings. Any ground disturbance would require prior archaeological investigation following appropriate agreement/consent with the statutory authorities.

## Buildings and Structures

### WWII Barracks (Gazetteer no. 43)

#### *Historical Development:*

2.14.3 The barracks were constructed during the Second World War for military use (Canadian Air Force).

#### *External Architecture:*

2.14.4 These low single storey blocks are constructed of exposed prefabricated concrete frames with infill panels of large unit hollow clay blocks. Roofs are pitched with sheet coverings.

#### *Use:*

2.14.5 The blocks are leased by the YMT and used for low grade storage.

#### *Condition:*

2.14.6 All components are in poor condition. Most notably the concrete frames are spalling and revealing rusting reinforcement. The hollow block panels are also decaying. A recent survey has also revealed a considerable amount of asbestos.

### Northern Bowling Green Pavilion (Gazetteer no. 46)

2.14.7 This is a small 20<sup>th</sup> century timber building which has pitched mineral felt covered roofs with a central raised section. It appears well cared for and its green painted weather boarded external walls appear in fair condition. It is situated at the corner of the bowling green adjacent to, and enclosed within, the walled area of the Barracks which is not open to the public.

## Landscape and Vegetation

### WWII Barracks and Northern Bowling Green

#### *Historical Description:*

2.14.8 Little is known of the use of this area prior to the site being occupied by Telford's, later Backhouse, nurseries. Storey's illustration of 1853 (Plate 4) shows this area to have substantial tree cover. Of similar character to the area to the rear of King's Manor and the Headmaster's House, described in Zone 3. The construction of the Exhibition Hall and latterly the Barracks saw the removal of most of this tree cover but mature trees occur intermittently around the boundary. Much of the open space, not occupied by the Exhibition Hall, was utilised for the construction of a bowling green in the early part of the 20<sup>th</sup> century.

#### *Use:*

2.14.9 Apart from the bowling green the site is now used for service access and informal parking.

#### *Condition:*

2.14.10 The bowling green appears well maintained by the YMT but the remainder of the open area is degraded.

## 2.15 ZONE 7 - Southern Bowling Green

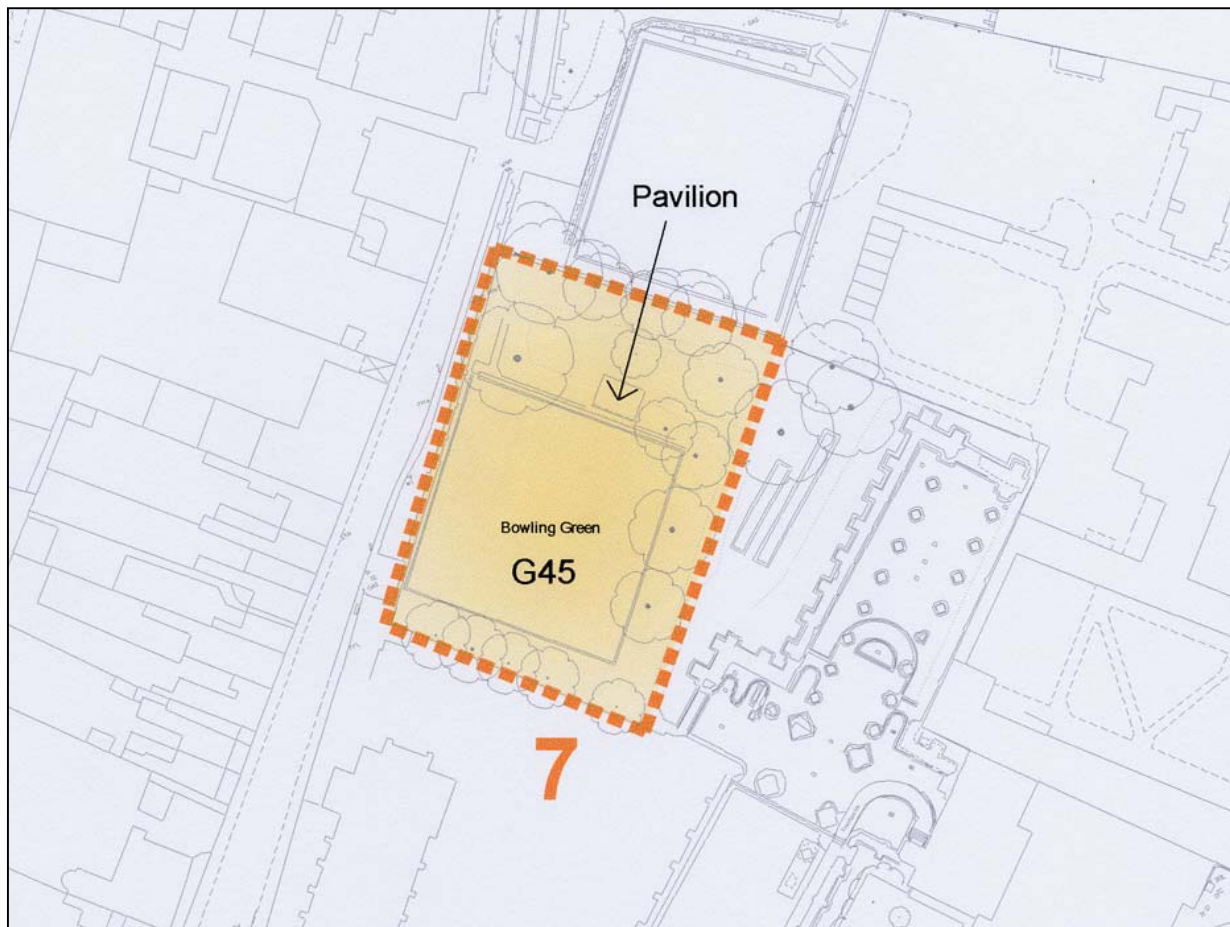


Figure 36 – Zone 7

### Archaeology

#### Southern Bowling Green (Gazetteer no. 45)

2.15.1 This feature lies within the original abbey precinct, formerly part of the Roman fortress annex, then part of *Earlsburh*. There is therefore a high likelihood of below ground remains and artefacts from the Roman to medieval periods, as well as the post medieval period, especially as there has been a lack of subsequent building/activity in the area after the medieval period. In particular there may be subsidiary buildings/features related to activities in the areas around the current buildings. Any ground disturbance would require prior archaeological investigation following appropriate agreement/consent with the statutory authorities.

### Buildings and Structures

#### Southern Bowling Green Pavilion (Gazetteer no. 45)

2.15.2 The small pavilion has a hipped slate roof and an open front supported on four timber posts. The enclosed compartment to the rear is clad in timber boarding. The Pavilion overlooks the Bowling Green which is situated in a sunken area to the west of the Abbey Church remains. It is open to public access and is subject to vandalism.

#### *Condition:*

2.15.3 Fair.

## Landscape and Vegetation

### Southern Bowling Green (Gazetteer no.45)

#### *Historical Development:*

2.15.4 This pre-dates the northern bowling green having been constructed in the latter half of the 19<sup>th</sup> century. Occupying what was thought to be part of the former nurseries it is separated from the northern bowling green by a low retaining wall. Although forming part of the scheduled boundary of Nasmyth's garden, it is landlocked between the Abbey Church remains and the graveyard of St Olave's Church.

#### *Use:*

2.15.5 Occupied by local bowling club.

#### *Condition:*

2.15.6 Green maintained by YMT and is in good condition.

DRAFT

## 2.16 ZONE 8 - St Olave's Church

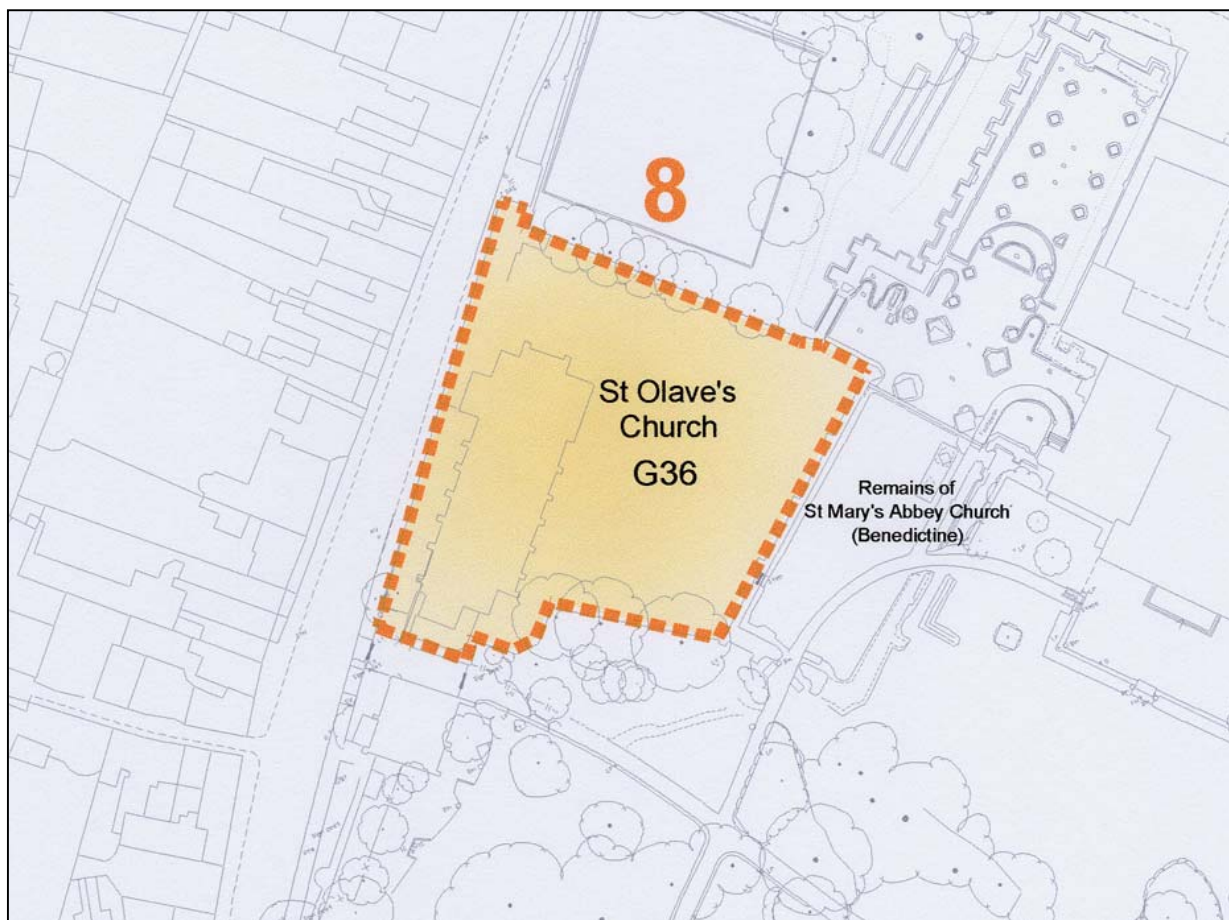


Figure 37 – Zone 8

### Archaeology

St Olave's Church, (Gazateer no.36) Chapel of St Mary's (Gazetteer no. 17) and 29 Marygate (Gazetteer no. 25)

2.16.1 These features lie within the original Abbey Precinct, formerly part of the Roman fortress annex, then part of *Earlsburh*. There is therefore a high likelihood of below ground remains and artefacts from the Roman to medieval periods, as well as the post medieval period, especially as there has been a lack of subsequent building/activity in the area after the medieval period.

2.16.2 In particular there may be subsidiary buildings/features related to activities in the areas around the current buildings. Any ground disturbance would require prior archaeological investigation following appropriate agreement/consent with the statutory authorities. Furthermore, any changes that affect the setting of the St Mary's Abbey Precinct site or within the site that affect the adjacent St Olave's site need to be considered in any development proposals.

Chapel of St Mary's on the Walls (Gazetteer no. 17)

*Description:*

2.16.3 The east wall of St Olave's joined the west end of this chapel. Incorporated into the abbey gateway the surviving part is the lower storey that projects into Marygate (Figure 38). Building began pre-1314 and was completed by 1320. The main first floor chapel housed a statue of the Virgin Mary, to which a miracle was attributed in 1377. Undercroft excavated in 1879 which produced a fragment of a 14<sup>th</sup> century stone screen decorated with quatrefoils framing angel musicians.

*Condition:*

2.16.4 Very little remains of this building, but in good condition.

*Use:*

2.16.5 Part of the original Abbey but not included in scheduled ancient monument. No identification on site or interpretation.

**Buildings and Structures**

St Olave's Church (Gazetteer no. 36)

*Historical Development:*

2.16.6 A church has probably existed on this site since Anglo-Saxon times. The present building was constructed in the 15<sup>th</sup> century on 13<sup>th</sup> century foundations. It was modified in the early 18<sup>th</sup> century and again the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.

*External Architecture:*

2.16.7 Constructed in ashlar limestone it has a buttressed square tower and buttressed nave with late Gothic 14<sup>th</sup> and 15<sup>th</sup> century windows.

*Setting:*

2.16.8 Its most visible and prominent elevation is the north-western side, which abuts Marygate to the east. The building is screened by the churchyard's boundary wall, which in part utilises the standing remains of the Abbey Church. Its setting to the north

is enhanced by the open green space of the bowling green. St Olave's links visually with St Mary's Lodge and the Abbey Walls creating a strong sense of historical continuity.

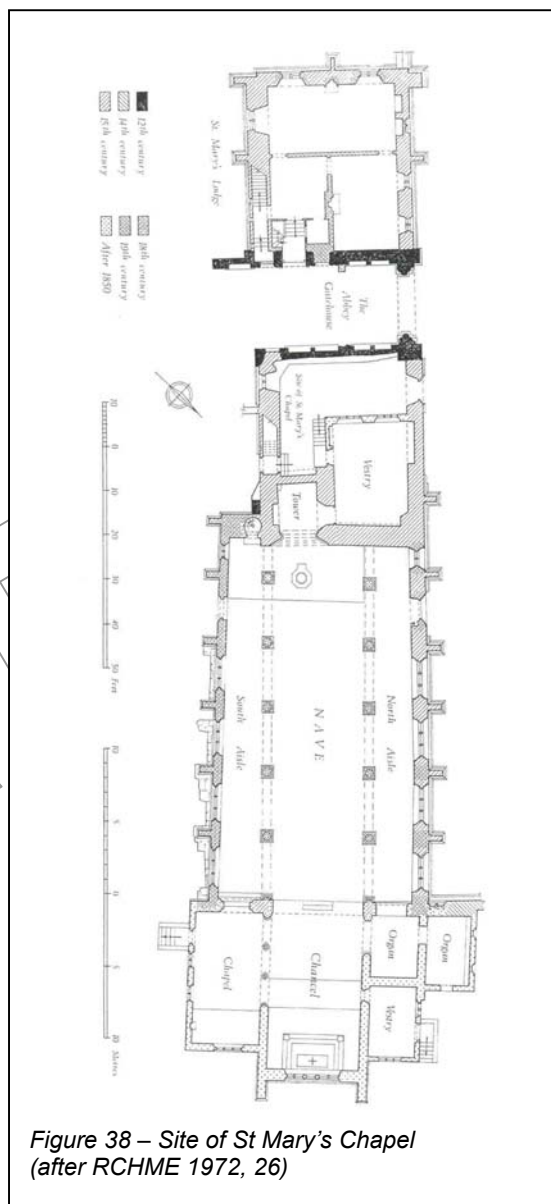


Figure 38 – Site of St Mary's Chapel (after RCHME 1972, 26)

**Landscape and Vegetation**

2.16.9 The most significant aspect of the landscape is the visual inter-reaction between the Church graveyard and the Museum Gardens. Views of the graveyard are obtained through the arches of the standing remains of the Abbey Church, culminating in the 'framed' view of the tomb of William Etty - listed Grade II (1112-1/12/634).

## 2.17 ZONE 9 - Rowing Club Boathouse

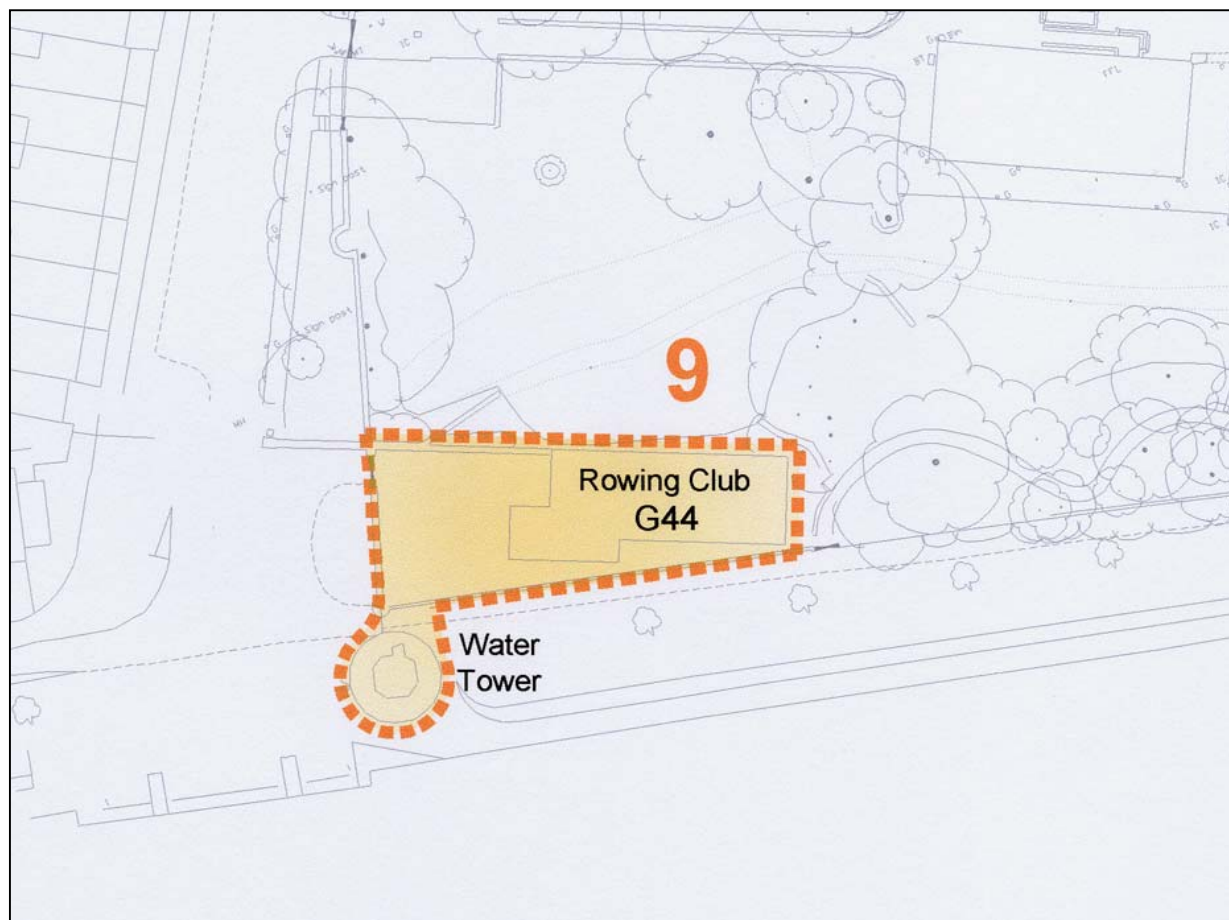


Figure 39 – Zone 9

### Archaeology

#### The Rowing Club (Gazetteer no. 44)

2.17.1 This part of the site was part of the original Abbey Precinct, although it is not included in the scheduled ancient monument area. The site was formerly a swimming baths before it became the Rowing Club and so it is likely to have had substantial ground disturbance which would affect the survival of remains of archaeological interest.

2.17.2 However, as the survival of below ground remains, within and around the current building, has not been determined, it is likely that archaeological investigation would be required as part of any proposed ground disturbance works, following agreement/consent with the City of York Council, Archaeological Officer.

## **Buildings and Structures**

### The Rowing Club Boat House (Gazetteer No. 44)

2.17.3 This is a single storey utilitarian building of recent construction which is largely hidden from view at the furthest south-western corner of Museum Gardens behind the esplanade wall. Its in active use as a boat store for a rowing club and is not in the control of the YMT.

*Condition:*

2.17.4 Fair / good.

DRAFT

## 2.18 ZONE 10 - Lendal Tower Complex

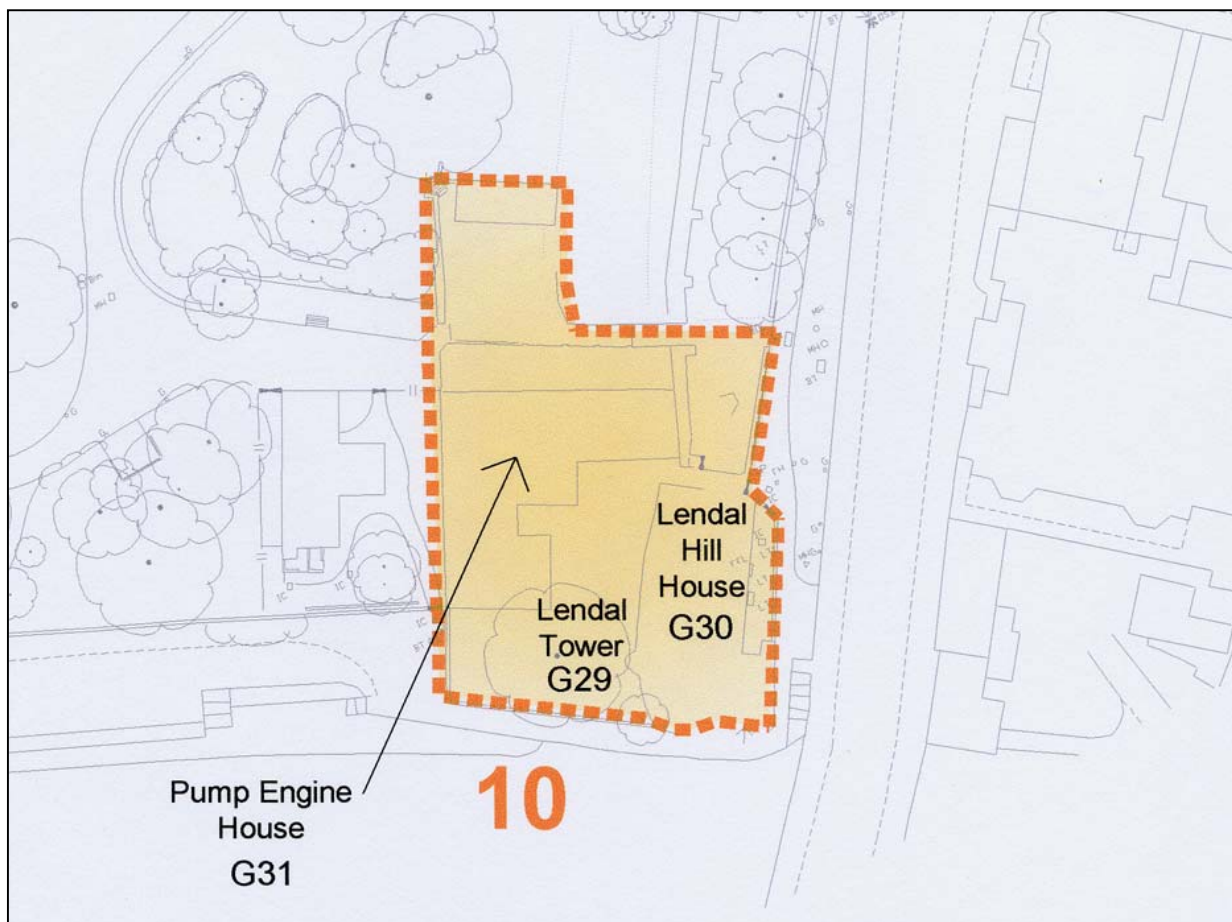


Figure 40 – Zone 10

### Archaeology

#### Lendal Tower complex

2.18.1 The scheduled and listed designations of the buildings within this complex ensure that their immediate area is subject to archaeological investigation prior to any ground disturbance. The origin of the Tower in the 14<sup>th</sup> century indicates that there could be associated medieval and later features/artefacts around the current buildings and so any ground disturbance in this area would require prior archaeological investigation following agreement/consent with the statutory authorities.

2.18.2 The setting of historic buildings/features is also important and so any changes to either the St Mary's abbey precinct site or the Lendal Tower complex need to consider the impact on the adjacent site.

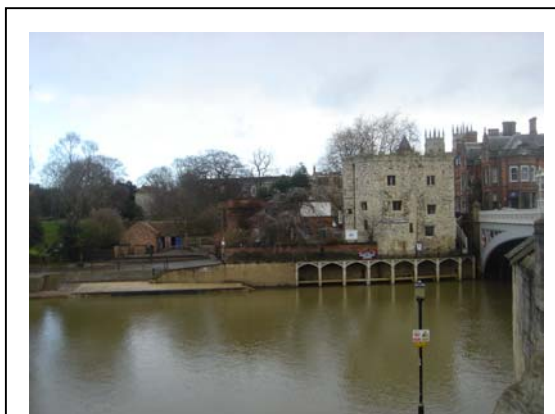


Plate 33 – Lendal Tower Complex

*Setting:*

2.18.5 This is an important building group particularly visible from Museum Street and Lendal Bridge. It has less impact from the Museum Gardens.

### **Buildings and Structures**

Lendal Tower (Gazetteer no. 29) (Listed Grade 1 – no. 1112-1/15/792)

Lendal Hill House (Gazetteer no. 30) (Listed Grade II (no. 1112-1/16/793)

Pump Engine House (Gazetteer no. 31) (Listed Grade II (no. 1112-1/16/794)

*Historical Development:*

2.18.3 Lendal Tower is a round tower first constructed for defence purposes c.1300. In the 17<sup>th</sup> century it was converted to a water tower. Lendal Hill House comprises two late 18<sup>th</sup> century buildings and the Pump Engine House built in 1836 all of which were functioning parts of the York Waterworks Company.

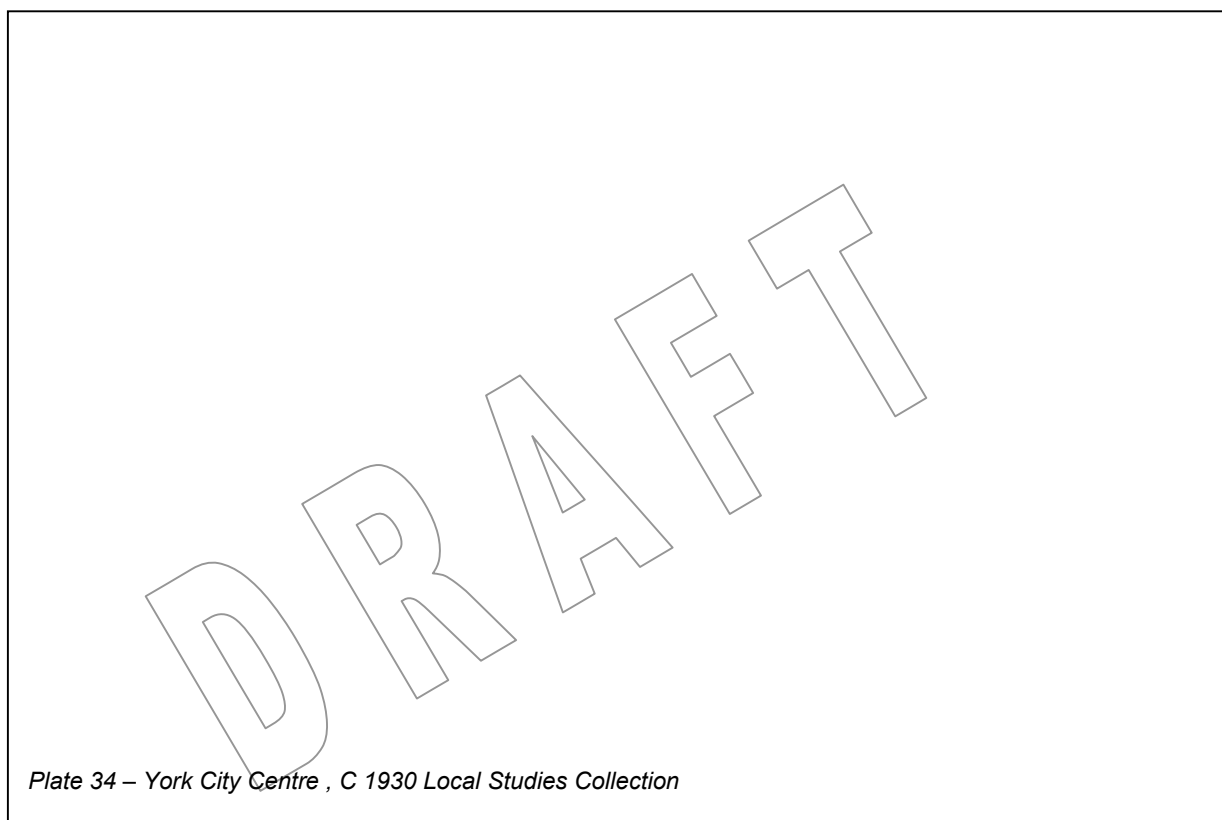
*External Architecture:*

2.18.4 Lendal Tower is circular in plan, constructed in limestone and its walls contain fragments from other medieval stone structures including the Abbey and possibly St Leonard's Infirmary. The adjoining Lendal Hill House is two storey with brick front façade and sash windows. The Pump Engine House is a tall single storey brick building articulated with blind brick arcades.

## 2.19 The Site Today : Townscape and Urban Space

2.19.1 The Precinct site as a whole is an important open space, situated immediately to the west of the historic core of the City (i.e. the area within the City Walls) and occupies much of the land between the River Ouse and York Minster.

2.19.2 The southern half of the Precinct site, comprising the area defined by the Museum Gardens, is a well-used but under-valued cultural open space. This area is more appreciated by visitors as a 'municipal park' than for its associations with significant aspects of York's heritage, a problem exacerbated by its operational, management and maintenance regimes which have further increased the effects of municipalisation.



2.19.3 The creation of Museum Gardens was accompanied by the construction of boundary wall and railings along the river frontage which, together with the introduction of perimeter planting, completely altered the relationship of the site with the river. Prior to the construction of the gardens the 'Manor Shore' formed an open space which provided direct physical and visual links with the Hospitium and King's Manor.

2.19.4 The construction of Lendal bridge provided a vantage point from which to view the river and the Precinct site but the construction of the boundary walls and railings, the maturity of the earlier tree planting and the introduction of more recent planting in the Museum Gardens combine to obstruct what would otherwise be imposing views of the Yorkshire Museum, the standing remains and other buildings within the Precinct site, see Plate 35 and 36.



*Plate 35 – Boundary Treatment segregates Museum Gardens from River Ouse*



*Plate 36 – View of Yorkshire Museum obstructed by planting*

2.19.5 The configuration of York Art Gallery and the King's Manor buildings obstruct views of the remainder of the Precinct site from Exhibition Square to the extent that the proximity of the Precinct and the Museum Gardens is not realised by the majority of visitors.

## 2.20 The Site Today : Access and Circulation

2.20.1 The Museum Street gateway forms the main entrance to the site and offers direct access via Lendal Street, St Leonard's Place and Museum Street from the main tourist areas and railway station.

2.20.2 Although the principal entrance this gateway, by virtue of its orientation, enclosure by tree and shrub planting, relationship with adjacent buildings and imposing nature can appear uninviting and does not give any indication of the landscape and buildings which lie within.

2.20.3 Within the Museum Gardens the construction of the additional link path, adjacent to the observatory, to accommodate a desire line from the Marygate car park to the town centre has been over-emphasised and has led to the downgrading of the original circular walk.

2.20.4 Access between Museum Gardens and York Art Gallery by means of Manor Lane, is somewhat convoluted and, because it is not readily apparent is not understood by visitors to the site, many of whom are probably unaware that the link exists.

2.20.5 Access between the Museum Gardens and riverside esplanade is possible but involves: -

- Either negotiating an unclear route which passes between the Pump Engine House (part of the Lendal Tower complex) and the public conveniences which serve the gardens.
- Or, by means of two minor entrances which provide links to either end of the White Rose Walk, which itself is a heavily vegetated serpentine route which, to the uninitiated visitor, does not appear to link with the Museum Gardens as a whole.

2.20.6 The fact that there is a landing stage for tourist riverboats adjacent to Lendal Tower and the City Council's aspirations to upgrade the esplanade, provide an opportunity for visitors to appreciate the Precinct site which is not being realised.

2.20.7 Access from Marygate provides an imposing introduction to the gardens but tends to be one which is only appreciated by people using Marygate car park, most of whom appear to be commuters / local inhabitants.

2.20.8 Access to the Precinct by means of King's Manor, is readily achievable but is not perceived by visitors as offering public access and, although visitors are welcome within the King's Manor, there are associated problems in terms of issues of security and privacy.

2.20.9 To the rear of King's Manor the fragmentation of use of the Precinct is such that boundary walls and level changes prevent any possibility of access to the adjacent areas of the Museum Gardens. Within the gardens the standing abbey remains occupy the whole of a constricted space between St Olave's Church and the Tempest Anderson Hall which discourages visitors to the gardens from exploring the remaining areas of the Precinct, some of which, i.e. behind York Art Gallery, are inaccessible to all visitors. See Plate 37.

2.20.10 Finally, within the Museum Gardens and the Abbey Precinct site generally there is no obvious hierarchy of footways and thresholds to the main buildings do not meet current the requirements of the Disability Discrimination Act (DDA).



*Plate 37 – Barriers to access and understanding*

## 2.21 Management and Maintenance

2.21.1 Within the Precinct site the University is responsible for the management of King's Manor and its external spaces. YMT have responsibility for the management of York Art Gallery, the Museum Gardens and the buildings within it.

2.21.2 As a general observation the buildings, gardens and 'front-of-house' open spaces are reasonably well maintained in terms of the standard of amenity, day-to-day and cosmetic repairs and litter collection.

2.21.3 However, there is little evidence of more fundamental infrastructure repairs, management of the tree cover in terms of cyclical removal, thinning and replacement or upgrading of facilities for visitors.

2.21.4 In contrast the "back-of-house" service, storage and parking areas, which occupy a substantial area of the northern half of the Precinct site, show little evidence of any maintenance in recent years.

2.21.5 This impression is substantiated by an examination of the current spend on maintenance (2004/2005) which is summarised as follows: -

1	Routine grounds maintenance.	£64,100
2	Non-routine maintenance & winter development.  <i>(some work forms part of routine grounds maintenance).</i>	£0
3	Repairs to buildings.	£4,200
4	Repairs to Infrastructure.	£0
5	Utilities.	£7,000
6	Events.	£18,700
7	Depreciation and capital equipment.	£5,000
	<b>TOTAL</b>	<b>£99,000</b>

## SECTION 3: SIGNIFICANCE

### 3.1 Introduction

3.1.1 In order to develop policies to assist in the management of the site and its component elements it is necessary to identify why the site is significant. The assessment of significance is based on the understanding of the history and development of the site (section 2) as well as on the Planning Policies Guidance for determining heritage impact as provided in the Department of the Environment documents PPG15 and PPG16.

3.1.2 In addition, consideration is also given to legislation in relation to conservation areas, scheduled ancient monuments and listed buildings. The assessment of significance involves physical evidence (structures, artefacts/ecofacts, and documentary, cartographic, drawn and photographic evidence), intellectual/historical evidence (the events surrounding the physical evidence), together with the age, condition, quality and context of the physical evidence.

3.1.3 For the purposes of this conservation plan the following classifications of significance have been utilised for the site as a whole and for the various components:

- International – World Heritage Sites; features that are very rare and so of interest nationally/internationally
- National – Scheduled Ancient Monuments, Listed Buildings Grade I and II\* and sites/buildings/features of sufficient rarity and quality that merit such designation.
- Regional – Listed Buildings Grade II and sites/features entered onto the County Sites and Monuments Record and considered to contain

evidence that would improve the understanding of the historic period or the type of site/feature represented.

- Local – Sites not in the above categories, but with some heritage interest or sites of uncertain importance meriting further investigation
- Negligible – Sites/features with little or no heritage interest
- Detrimental – Sites/features that detract or adversely affect sites/features of interest.

3.1.4 Significance is first presented on a key theme basis and thereafter each feature/element of the site fabric is considered. It should be noted that in examining individual elements the perception and usage of the site can also affect how the importance of the site is assessed.

### 3.2 Key Theme - History

3.2.1 St Mary's Abbey Precinct represents c 2000 years of history and as a whole the multi-period activity is assessed as of national significance given that all periods of York's history are to be found on the site as *in situ* features and/or artefactual / ecofactual collections. The material available enables the story of Pre-historic, Roman, Anglo-Saxon, Viking, medieval and post medieval York and Yorkshire to be told. The site can therefore be viewed as a cultural centre for York and North Yorkshire, offering a unique exploration of the history of both this site and the wider City and region.

3.2.2 The assessment of significance for history has been subdivided by period as some periods are of higher significance than others.

3.2.3 Prehistoric – **national significance**. The evidence for this period involves extensive museum collections, none of which originate from the St Mary's Abbey Precinct site. However, the collection of material is of exceptional quality including early Palaeolithic.

3.2.4 Roman – **national significance**. Physical evidence consists of the fortress wall/annex, multangular tower and Anglian Tower, with further below ground remains possible, such as a road traversing the site. Linked to the physical evidence there are large, unique and high quality artefact/ecofact collections within the museum and although these are not from the St Mary's site they are from Yorkshire and enable a reconstruction of life in Roman times. The link to the City through the fortress gives the Roman *in situ* remains a local/regional significance but this is raised with the rarity of the multangular tower in the Roman Empire, a unique architectural form and by the quality of the Roman collections in the museum.

3.2.5 Anglo-Saxon – **national significance**. The evidence for this period involves museum collections, none of which originate from the St Mary's site, but which enable an indication of life at that time in York/the region. Some of the artefacts are unique and outstanding examples of their type which raise the significance to national.

3.2.6 Medieval – **national significance**. The Abbey remains relate to one of four Benedictine abbeys in the province of York, which was second to Durham and one of the ten richest in England. The survival of the precinct wall is unique and the *in situ* remains involve good quality standing structures with a high potential for further below ground remains. Associated artefacts from the site and other sites in Yorkshire are held by the Museum, including a unique collection of 13 life size sculptures from the Abbey and the Middleham Jewel and provide high quality material to enable reconstruction of abbey/medieval life in York.

3.2.7 Post Medieval – **regional significance**. The creation of the museum and gardens reflect the Age of Inquiry and of particular interest are the collections on archaeology, botany (including Champion Trees), geology, and palaeontology. The science collections include material relating to the development of national scientific enquiry (Kirkdale Cave, William Smith). The museum is also an early example of a purpose-built museum and the Tempest Anderson Hall is an early example of the use of reinforced concrete.

### 3.3 Key Theme - Religion

3.3.1 York has been an ecclesiastical centre from the Roman period when the site lay within the fortified annex to the fortress. Constantine the Great converted to Christianity and was proclaimed emperor in York in AD 306, and later, in 627 the Northumbrian King Edwin was converted to Christianity and baptised in York. St Olave's Church and the St Mary's site lay within *Earlsburh* and the cathedral of St Peter indicated the position of York as the ecclesiastical capital of the North. It was at St Olave's that Stephen, Abbot of York, founded a Benedictine Abbey in the 1070s, although by 1088 the Abbey had been given the land that currently comprises the St Mary's Abbey Precinct and with further acquisitions of property in Yorkshire, it became one of the ten wealthiest abbeys in England.

3.3.2 In relation to the religious theme therefore the St Mary's site is attributed a **national significance**.

### 3.4 Key Theme - Government

3.4.1 Government and political power was often associated with ecclesiastical importance in earlier times. Just as York and the St Mary's Abbey site were the location of a Roman fortress that was the capital of Britannia Inferior (the northern province) and in the Anglo-Saxon period St Mary's was the location of the fortified residence of the earls of Northumbria. In the medieval period St Mary's abbey was a self-governing community that had political influence as one of only two abbeys in Yorkshire with a seat in parliament, together with its own court and powers of taxation. Later in the medieval period the court room of the Liberty of St Mary's was located in St Mary's Lodge, whilst in the 16<sup>th</sup> and 17<sup>th</sup> centuries the Council of the North was located in King's Manor, at times making York the capital of England and ensuring its position as the second city to London. After the Dissolution parts of the St Mary's site were used as a temporary palace for royal visitors to York, in association with the Council of the North.

3.4.2 For the St Mary's Abbey Precinct the theme of government is given of **national significance**.

### 3.5 Key Theme - Community

3.5.1 The St Mary's abbey site has had a strong sense of community from the Roman period to the present day. In Roman times the site formed part of the fortified annex to the fortress, later it was part of *Earlsburh* – the residence of the Northumbrian earls – and by the medieval period it comprised the abbey, self-contained community. This community supported the poor, sick, scholars and visitors and formed an important element in medieval life in York. During the post medieval period the site was used for temporary accommodation and later became a focus for visitors (locals and tourists) associated with the YPS (museum and gardens) leisure (bowling greens, swimming pool/ rowing club and use of the gardens as an urban park) and education and learning (given

the museum and its proximity to the University of York at Kings' Manor).

3.5.2 For the theme of community the St Mary's Abbey site has a **regional significance**.

### 3.6 Key Theme - Education

3.6.1 From the medieval period the St Mary's abbey site has had a close association with education. The abbey was a seat of learning for monks, the gentry, and visitors to the abbey/York – indeed the abbey supported 50 scholars at the Minster school. In the post medieval period the YPS was established in response to the Age of Inquiry and a purpose-built museum was constructed together with an observatory and scientific gardens, initially restricted to members of the YPS but later available to the public to learn and enjoy the material available on a wide range of subjects. The collections available to the museum form the YPS acquisitions are of high quality, quantity and offer the potential for further research. Other educational/learning associations with the site can be identified at the York Art Gallery, which started as a mini Great Exhibition for York, and the University of York at King's Manor.

3.6.2 For the theme of education the St Mary's site has a **regional significance**.

### 3.7 Key Theme – Archaeology & Artefacts

3.7.1 The material related to the St Mary's site involves potential below ground remains related to the Roman period and *Earlsburh*, the standing remains of the abbey (the church ruins, the walls and towers and other abbey buildings across the site) together with below ground remains related to the abbey that lie potentially across the entire precinct site. In addition there are numerous artefacts in the

museum collections, some from the site (such as the 13 life size sculptures in the museum and the architectural fragments scattered across the gardens) and others from York/Yorkshire such as the Middleham Jewel, Ormside Bowl, York Helmet, Arras grave goods and the Catterick assemblage of Roman artefacts/ecofacts.

3.7.2 For the theme of archaeology the site has a **national significance**.

### **3.8 Key Theme : Architecture, Science and Art**

#### **Architecture**

3.8.1 A short walk through the St Mary's Abbey Precinct will reveal examples of architectural styles and building techniques spanning some 1900 years. Although this can be said of other locations in England such a wide time span is rare and the fact that so many of the structures are linked both historically and physically further enhances its interest.

#### Roman Military Architecture:

3.8.2 The Multangular Tower and Roman wall remains illustrate the substantial defensive fortifications of a Roman military headquarters. York was one of only three permanent provincial military bases in Britain.

#### Romanesque:

3.8.3 The first St Mary's Abbey Church was completed in 1089 shortly after the Abbey's foundation and was constructed in the Romanesque manner (based on the style introduced from Northern France). The eastern parts of the church's foundation walls were excavated in 1827-9 show the importance of the 'apse' form to the internal space. The Romanesque Church was damaged by fire in 1137 but repaired and remodelled. Some of the

Romanesque decorative motifs still survive as objects in the Museum.

#### English late Gothic:

3.8.4 By the late 12<sup>th</sup> century the Gothic style had been introduced to England from France. In 1270 the construction of a new Abbey Church was commenced. At the time of the new church's construction this style was evolving from its formative 'Early English' and N. Pevsner **RF – biblio ref** defines the Late Gothic styles as spanning the period 1250 to 1500. The existing standing remains of the Abbey Church nave provides an example of English ecclesiastical architecture well into this phase of transition. Pevsner considered the Angel Choir at Lincoln to be one of the principal turning points and it pre-dates St Mary's by some fifteen years. The architect of St Mary's is thought to be a relative of Simon Pabenham who was responsible for the design of Lincoln's Angel Choir. (Wilson and Burton 1988, **pg ref**) Although not of international importance the standing remains of St Mary's Abbey are certainly of national significance in demonstrating the development of monastic building from the 11<sup>th</sup> to 15<sup>th</sup> century.

3.8.5 The foundations of St Olave's Church on the western boundary of the Precinct pre-date the Abbey, but the existing building dates from the 15<sup>th</sup> century. Its later alterations in the 18<sup>th</sup>, 19<sup>th</sup> and early 20<sup>th</sup> century demonstrate how the Gothic style continued to be used and adapted throughout medieval and later periods.

3.8.6 Although outside the Abbey precinct the St Leonard's Infirmary remains are highly significant as being a remnant of a much larger medieval 'Hospital' which tended to the sick and destitute of York and outlying areas. The stone vaulted structures provide only a hint of the massive scale and architectural vocabulary of this extensive building complex which extended to the site of the present Theatre Royal.

#### Medieval fortified Walls:

3.8.7 The massive Roman walls and interval towers provided both an example and much of the actual physical basis for York's civic medieval defences. The fact that the Abbey constructed its own walled defence testifies to its power and wealth. The Abbey was a separate, but powerful and rich, community and it too constructed a perimeter defence. (which it shared with the City on its eastern boundary). The Abbey walls followed the same pattern of strong corner towers and interval watch towers and narrow controlled entry points. The western Gatehouse remains can still be seen adjacent to St Mary's Lodge and protective shutters to protect archers have been reproduced on the Marygate wall. In a military sense the walls remained an important defensive feature up to and including the Civil War of the 17<sup>th</sup> Century which ended in 1645. They are still highly significant in terms of the townscape and 'image' of York and in defining the Abbey Precinct as still being a separate 'quarter' of the city.

#### Medieval Timber Frame Construction:

3.8.8 The building known as the Hospitium is reputed to be the lodging house for lay visitors and pilgrims to the Abbey. Constructed over an earlier stone ground floor, the timber framed structure is thought to originally date from the 15<sup>th</sup> century. Although 'over restored' in the 19<sup>th</sup> and 20<sup>th</sup> centuries its external timber posts, rails and curved bracing illustrate how these basic structural components were expressed as important visual elements. As in gothic stone architecture, medieval timber construction derived its aesthetic through the expression of its structural system.

#### Early Tudor to Late Stuart (pre Restoration):

3.8.9 High Status Domestic and Government buildings: The complex group of buildings now known as the King's Manor also referred to as the Abbots House, together with St Mary's Lodge,

present fine examples of high status and domestic buildings ranging from the 1480's to the first half of the 17<sup>th</sup> century. The Abbots House dates from the 1480s. Its front façade was faced in brickwork which for the late fifteenth-century was a relatively scarce and costly material. It demonstrated the status of the Abbot and the Abbey as an institution. Following the 'Dissolution' in 1539 the Abbey became Crown property and the headquarters of the Council of the North. The former Abbots House was considerably altered and extended in the 17<sup>th</sup> century to provide domestic accommodation for officials and for occasional use by the monarch. Subsequent works have included repairs following the Civil War, 19<sup>th</sup> century adaptations for school use and 20<sup>th</sup> century changes and new building to the southern courtyard by the University.

3.8.10 The King's Manor group is not important as the work of a major architect but it is of high national significance both for its historical associations and as high status buildings dating from the 15<sup>th</sup>, 16<sup>th</sup> and 17<sup>th</sup> centuries.

#### Georgian:

3.8.11 Although the 18<sup>th</sup> century was not a period of significant building activity within the former Abbey Precinct (then partly in use as plant and tree nurseries), Georgian domestic building is represented by 29 Marygate. A well preserved three storey bay house, it has sash windows and a fan light door and is a fine example of the period. Lendal Hill House, the offices of the York Water Company, also illustrate a late Georgian Style. This is the last house that survives of those that were constructed adjoining the Abbey Walls on the east side of Marygate that are evident on the early 19<sup>th</sup> century maps and demolished in 20<sup>th</sup> century.

### 19<sup>th</sup> Century Historic Revivals.

3.8.12 The 19<sup>th</sup> century saw considerable change and building activity within the environs of the former Abbey and these structures provide examples of the principal styles of the period. It was a time when architects re-worked the architectural approaches of previous ages (with much debate over which was the most correct or worthy for a particular situation).

3.8.13 The Yorkshire Museum, a design of the late 1820's, is pure 'Greek Revival'. It illustrates how architects became aware of, and valued, the original architecture of Greece. Compared with the later buildings of Rome, Greek revivalists considered their style to be more pure and controlled in its expression and detail. The front façade of the Museum by Wilkins illustrates this disciplined approach. (The original entrance gateway to the Museum Gardens was in a similar formal and restrained style.)

3.8.14 In complete contrast the present entrance to Museum Gardens Lodge is in a 'Gothic revival' style. Constructed some 40 years after the museum it refers back to the middle ages. Its architectural components, including turret, gables and crenellated parapets are all arranged in an informal manner. The lodge responded to the 'picturesque' character of the garden and the 'romantic' medieval ruins within. It is interesting to contrast the two approaches. Wilkins had deliberately rejected the adoption of a 'medieval' style in his Museum design. York, he said, had enough medieval buildings and did not need any more. It is apparent that he considered his ordered, Greek revival, design a more fitting expression of the scientific enterprise and discipline that the museum represented.

3.8.15 The York Art Gallery (1878) appears to draw its inspiration from a number of historic styles. The main front façade suggests the English architecture of the later 17<sup>th</sup> early 18<sup>th</sup> century whereas the projecting loggia with its slender arcade has a more Italianate character.

3.8.16 More controlled and perhaps based on a clearer design concept is the Headmasters House (1899). Designed to be almost indistinguishable in period and style from the rambling late/post medieval King's Manor, it is certainly successful in that objective and perhaps owes much to the Tudor revival and Arts and Craft movement of the end of the 19<sup>th</sup> century.

### The 20<sup>th</sup> Century

3.8.17 The Tempest Anderson Hall constructed in 1912 is the most interesting 20<sup>th</sup> century building in the Abbey Precinct and its immediate environs. The use of reinforced concrete for the external elevations and allowing the imprint of shuttering to remain clearly evident is highly unusual, anticipating later developments. The wide window bays, which this material allows have been expressed, yet at the same time much of the architectural detail complements that of the Greek Revival building which it adjoins.

3.8.18 Much less innovative is The City Library constructed between WW1 and WW2, which illustrates how the approach of applying historic styles to new building types continued into the first half of the 20<sup>th</sup> century. The mid 20<sup>th</sup> century single storey Barracks represent a WW2 building type and a reminder of a particular phase in the history of the site and the City. (Although their history requires further research to establish their full significance) The only notable later 20<sup>th</sup> century building within the Precinct site is the university building which encloses the southern courtyard of the Kings Manor. In an orange stretcherbond brick with the floor levels expressed externally as banded concrete, it has a strong horizontal emphasis typical of the period.

3.8.19 For the theme of architecture the site is considered to be of **national significance**.

### Science and Art

3.8.20 The Abbey Precinct has recurring associations with other branches of the arts and sciences. In common with other great monastic institutions, the medieval Abbey will have been a centre of excellence in art, craft and scholarship. Its church will have been decorated with fine carvings, (some of which survive and are exhibited in today's museum), stained glass windows and the interior stonework will have been illuminated with painted decoration. The Benedictine Monks will have educated the children of the local nobility and the wealthy of the town. Although in a very different way, the 19<sup>th</sup> and 20<sup>th</sup> century Abbey Precinct also became a place of culture and science. The Museum of the Yorkshire Philosophical Society marked an age when scientific enquiry became a subject of general interest among the growing middle class and educated men of independent means. From the early development of dedicated museum buildings within the county it is evident that Yorkshire was at the forefront of this movement. Yorkshire Museum with its purpose built lecture theatre and exhibit galleries is one of the first in the country where work of national and international significance was carried out, for example the founding of the British Association for the Advancement of Science. Geology and natural sciences were subjects particularly advanced by the Society. In astronomy its Observatory boasted the largest refracting telescope in the world and in archaeology the Museum became the home for artefacts from the Abbey and for Roman and later finds throughout Yorkshire.

3.8.21 As the century progressed so too did the concept of bringing education and learning of the sciences and arts to a still wider audience. The development of the York Art Gallery within the precinct site continued this trend of bringing learning and culture to the wider population and the Museum and Gardens, once the preserve of society members, were opened to the public. The 20th century has seen the conversion of the King's Manor to University use and it fittingly now houses one of the

country's most notable departments of archaeology and medieval studies.

3.8.22 For the theme of science and art the site is considered to be of **regional significance**.

### 3.9 Key Theme : Botany and Garden Design

3.9.1 The Museum Gardens are, because of their design and layout, inexorably linked with the display, understanding and appreciation of the archaeological remains, artefacts and buildings within the Precinct.

3.9.2 The botanical collection, although depleted, is an invaluable resource. The collection contains fine and sometimes rare individual specimens which, when related to the history of the plant nurseries (which were on the site) and the manner in which collectors from these nurseries obtained specimens from all over the world, provides a valuable educational resource. The collection offers direct contact with the plants themselves which can be linked with opportunities to view plants supplied from this site in the designed landscape settings of major country house estates such as Castle Howard.

3.9.3 The design of the gardens, being based on design principles developed by Loudon for a public garden and Loudon's work on arboretum design in other towns and cities. In permitting the public to have access to its private gardens the YPS pre-empted the Victorian urban parks movement and the subsequently the increasing use of the gardens for public amenity has become an integral component of the cities open space network. Urban parks have become part of the urban fabric of everyone's lives and family history and the bringing together of the twin stories of garden design and scientific and botanical collections in the Museum Gardens offers a unique opportunity to interpret the beginnings of this aspect of social history.

3.9.4 For the theme of botany and garden design the site is considered to be of **regional significance**.

### 3.10 Key Theme : Townscape and Urban Space

3.10.1 In view of its location, extent and juxtaposition with the City Centre and key buildings the site can be regarded as a key component of the City Centre open space network despite being substantially under-appreciated and not used to its full potential.

3.10.2 For its townscape attributes and contribution to the open space fabric of the City the site is identified as being of local significance although this designation underplays its value as a resource to be enjoyed and appreciated by people from the whole of the North Yorkshire region.

3.10.3 For the theme townscape and urban space the site is considered to be of **local significance**.

### 3.11 Key Theme - Visitor Attraction

3.11.1 From the medieval period, when the abbey was established, the St Mary's site has been a focus for visitors, both local and 'tourists'. Travellers and scholars visited abbeys, together with the poor and sick, and as one of the richest abbeys in England St Mary's would have been popular with medieval visitors. After the Dissolution and partial demolition of parts of the abbey there were nurseries on the site in the 17<sup>th</sup> century, which attracted visitors to view exotic plants. In the 18<sup>th</sup> century the site was a romantic ruin for visitors to explore and then with the formation of the YPS there was the development of the museum and gardens, initially with a restricted access but later open to the public. Events have also been held on the site, such as the Mystery Plays, which have proved popular to visitors.

3.11.2 An element of the importance of the site as a visitor attraction is the aesthetic value of the site – the individual features within the site and their interrelationship with each other further an appreciation of the site on an aesthetic/visual level, which again is enhanced within the overall setting provided within/by the site. Again the close association of the site with adjacent sites/features of historic importance (the City Walls, Lendal Tower, King's Manor, St Olave's and St Leonard's) adds to the overall aesthetic value as the site is not viewed in isolation, it forms a vital component in York's historic monuments that is available to visitors.

3.11.3 For the theme of visitor attraction the site is of **regional significance**.

### 3.12 Group Value

3.12.1 The structures related to St Mary's Abbey that survive within the Precinct site have an individual importance that is enhanced by the survival of associated structures/remains/artefacts, thereby providing a group value to both the elements and the whole. The group value can be identified by historical period (the survival of features within the site representing each historical period) but also by association with other significant sites that lie in close proximity to St Mary's (for example, the City Walls and Lendal Tower) and/or have a link through one of the other key themes (such as King's Manor, St Leonard's and York Minster). Included in group value is the association of the St Mary's site with famous people and events throughout history – the Roman emperors, the Vikings, English Kings, the power of the Church and the Dissolution, Civil War and York as the political and cultural capital of the North.

3.12.2 For the theme of group value the site is of **regional significance**.

### 3.13 Statutory Designations

3.13.1 The statutory designations of each element studied as part of this conservation plan are given as applicable throughout the text and in the copies of the designations presented in Appendix E. The gazetteer enclosed in Appendix D provides a summary for each individual element within the study area, including a list of the designations applicable to that element.

3.13.2 Much of the St Mary's Abbey Precinct is designated a SAM (as defined by the Ancient Monuments and Archaeological Areas Act of 1979) - entitled 'Museum Gardens' (reference GD1012), the extent of which is illustrated on Figure 3. As a scheduled ancient monument the site is of national importance and protected against any disturbance – the Department of Culture, Media and Sport (DCMS) on advice from English Heritage respond to any application for works that could affect a standing monument, any potential below ground remains related to the monument or the setting of the monument.

3.13.3 The Museum Gardens scheduled ancient monument, whilst incorporating much of the St Mary's Abbey Precinct site, does not accurately reflect the extent of the Abbey Precinct – for instance the section of Abbey wall located along Manor Lane is not included in the schedule, together with the land now occupied by King's Manor (originally the abbot's house), the northern bowling green, garages, World War II barracks and York Art Gallery. Some of the walls defining the site (those along the eastern boundary) are also included in the City Walls scheduled ancient monument (reference YO30) and so have dual scheduling.

3.13.4 In addition to the schedule for the Museum Gardens site a number of the features within that site (Zones 1 and 1A) and in the remainder of the abbey precinct/adjacent areas (Zones 2-10) have also Listed Building status. All buildings/structures that are listed are therefore designated as of special

architectural and/or historical interest and are legally protected so that any proposed changes must obtain prior listed building consent from the local planning authority. Again English Heritage provide an advisory service for planning authorities, particularly in relation to Grade I and Grade II\* listed buildings.

3.13.5 The St Mary's Abbey Precinct lies within a designated conservation area in York – Conservation Area no. 1: Central Historic Core. A conservation area gives broader protection to an area than individual listings for buildings as it recognises that all features within the area contribute to the character /cultural identity of the area. As with listed buildings any changes proposed within a conservation area have to be approved in advance by the local planning authority.

3.13.6 The St Mary's Abbey Precinct site also lies within York City Centre - an area designated as being an 'Area of Archaeological Importance' (AAI) under the 1979 Ancient Monuments and Archaeological Areas Act. As a result any planning applications for development within the AAI that would disturb existing ground levels are required to assess the importance of any archaeological remains within a site and thereafter preserve the deposits *in situ* wherever possible or provide for their archaeological removal and recording.

3.13.7 The Museums Gardens, York, incorporating part of the St Mary's Abbey Precinct, are registered by English Heritage on the national Register of Parks and Gardens in England. As Grade II on this register the Museum Gardens are of national importance, of special historic interest and as such the local planning authority seeks to ensure provision for their protection.

3.13.8 The designations applicable to the St Mary's Abbey Precinct site are therefore many and varied - and at times confusing given the different/overlapping designations that are attributable to each element/feature within the site. Complications arise when considering change within

the site as there are a number of separate consents required from the various statutory bodies concerned with the protection of the site and/or its component parts. The difficulties with the current designations have however been recognised at a national level and in 2003 the DCMS initiated a consultation to review the system of protecting the historic environment, which led to the recommendation of a single designation regime, a unified consent regime and the establishment of statutory management agreements. To develop the single regime system 15 pilot sites were selected and St Mary's Abbey forms part of one such site – with the York City Walls, the Minster precinct and the St Leonard's precinct. Any simplification of the designations on the St Mary's abbey site is welcomed and it is hoped that whilst the pilot testing is underway the results of this conservation plan will assist in the understanding/designation of the historic resource represented at St Mary's Abbey Precinct.

### 3.14 Significance of Site Fabric

3.14.1 There now follows an assessment of the significance of each individual element which are cross referenced to the Gazetteer (G = Gazetteer no.). A more detailed description can be found in Appendix D.

#### ZONE 1

##### **G1 St Mary's Abbey ruins – National**

- Main element of surviving medieval historic fabric related to abbey church.
- Upstanding remains and below ground remains.
- Some remains incorporated within Yorkshire Museum/Tempest Anderson Hall
- Rare urban setting for Abbey remains

- Imposing feature within museum gardens – focal point

##### *Key themes*

History (medieval); religion; government; community; education; archaeology; visitor attraction; group value; art and architecture

##### **G2 Yorkshire Museum – National**

- Fine example of Greek Revival Style
- One of first 19<sup>th</sup> century purpose built Museums
- Founded by Yorkshire Philosophical Society for the advancement of science
- Significant landscape setting overlooking gardens

##### *Key themes*

History (post medieval); art, architecture and science, community; education; archaeology; visitor attraction; group value.

##### **G3 Tempest Anderson Hall – National**

- Early 20<sup>th</sup> century example of the use of reinforced concrete for external elevations
- Incorporates medieval archaeology (in original location) as exhibits within basement.

##### *Key themes*

History (post medieval); art, architecture and science, community; education; archaeology; visitor attraction; group value.

##### **G4 Manor Cottage – Regional**

- Importance relates to association with museum
- Mid 19<sup>th</sup> century 'Jacobean' style

##### *Key themes*

History (post medieval); architecture community; education; group value.

**G5 Observatory – Regional**

- Early 19<sup>th</sup> century Observatory
- Location of nationally significant telescope

*Key themes*

History (post medieval); art, architecture and science; education; visitor attraction; group value.

**G6 Museum Gardens Lodge and Gates – Local (Regional????)**

- Small but well considered later 19<sup>th</sup> century Gothic revival style
- Fits with picturesque concept of the gardens and medieval ruins

*Key themes*

History (post medieval); architecture; community; visitor attraction; townscape group value.

**G7 St Mary's Lodge – National**

- Rare survivor of late medieval building type
- Well preserved and little altered 15<sup>th</sup> century façade.
- Links with Abbey Wall, Gatehall and St Olave's Church to form prominent building group that defines east side of Marygate / original Abbey entrance.

*Key themes*

History (medieval, post medieval); architecture; community; government; archaeology; visitor attraction; townscape; group value.

**G8 Gatehall (Marygate entrance) – Regional (National????)**

- Original main entrance to the Abbey

- Part of the medieval historic fabric of Abbey Precinct
- Limited original fabric surviving but point of entry to the precinct site
- Links with Abbey Wall, St Mary's Lodge to form prominent building group that defines east side of Marygate.

*Key themes*

History (medieval); religion; government; community; education; archaeology; visitor attraction; group value.

**G9 Hospitium – National**

- Rare survivor of monastic building type
- Interesting but much restored 15<sup>th</sup> Century timber frame architecture
- Picturesque 19<sup>th</sup> century garden setting

*Key themes*

History (medieval); religion; architecture; community; education; visitor attraction; group value; urban space

**G10 Gateway (Water Gate) – Local (Regional???)**

- Part of medieval historic fabric of Abbey Precinct
- Indicative of former access route to/from river
- Limited survival

*Key themes*

History community; education; visitor attraction; botany and garden design group value

**G11 Museum Gardens – Regional**

- Contains notable botanical specimens, especially tree, some of

which have been recently or are currently designated as Champion trees.

- Setting for archaeological remains and important buildings.
- Early example of garden design purposely designed to attract visitors which permitted public access through subscription.
- Although created by a 'plantsman', who was not particularly noted as a designer, the gardens are a very good example of the 'gardenesque' style of planting.

*Key themes*

History (post medieval), community, education, botany and garden design, townscape and urban space, visitor attraction and group value.

**G17 Chapel of St Mary on the Walls** – Local  
(Regional??)

- Part of medieval historic fabric of Abbey Precinct
- Site of a Miracle
- Little of original fabric survives

*Key themes*

History (medieval); government; religion; community; archaeology; visitor attraction; group value

**G32 Public Conveniences** – Detrimental

- Recent construction
- Obscure entrance in Gardens
- Limited opening
- Poor visual impact detracts from Gardens

**G33 Maintenance Yard** – Local

- Possible remains of mid 19<sup>th</sup> century fabric.

*Key themes*

Botany and garden design

**G34 Flood Defence Bank** – Detrimental

- Recent construction to protect gardens from flooding of River Ouse
- Barrier to river view from site
- Barrier from river to view of site
- Alters setting of Hospitium
- Not part of original medieval plan of site or post medieval garden design

*Key themes*

Urban space

**G47 Architectural Fragments** – Regional  
(Local??)

- Stone from St Mary's Abbey and other medieval structures in the vicinity – such as St Leonard's Infirmary
- Currently utilised as borders for paths and rockeries within gardens, no interpretation

*Key themes*

History (medieval); education; community; archaeology; visitor attraction; group value

**G49 Roman Road** – Regional (Local??)

- Alignment across Precinct suspected
- Requires verification

*Key themes*

History (Roman); archaeology

**G50 Collections** – National

- Multi period, rich, diverse and quality assemblages of material for display and interpretation

*Key themes*

History (prehistoric to present day);  
education; government; religion; community;  
archaeology; visitor attraction; group value

DRAFT

## ZONE 1A

### G12 Multangular Tower - International

- Part of York Roman fortress defences
- Rare survival of architectural form in Roman Empire
- Original Roman fabric survives to a height 6m.
- Element of City Walls (and included in City Walls conservation plan)
- Part of boundary of precinct, provides setting and group value important
- Imposing feature within original precinct and current museum gardens

#### *Key themes*

History (Roman); government; community; visitor attraction; group value; art and architecture

### G13 City Wall, St Leonard's Place to Multangular Tower – Regional (National??)

- Part of York Roman fortress defences
- Element of City Walls (and included in City Walls conservation plan)
- Below ground remains to the north of the wall subject to on-going investigation
- Part of boundary of precinct, provides setting and group value important but of limited value to appreciation of St Mary's Precinct site

#### *Key themes*

History (Roman, medieval and post medieval); government; community;

archaeology; visitor attraction; group value; art and architecture.

### G14 City Wall, north of Multangular Tower to Bootham Bar – Regional (National??)

- Part of York Roman fortress defences
- Part of medieval defences
- Element of City Walls (and included in City Walls conservation plan)
- Element of St Leonard's Infirmary precinct
- Largest section of visible remains of City Walls and evidence of development of walls and associated precinct walls
- Part of boundary of precinct, provides setting and group value important, but of limited value to appreciation of St Mary's Precinct site

#### *Key themes*

History (Roman, medieval and post medieval); government; community; archaeology; visitor attraction; group value; art and architecture

### G15 Anglian Tower – Regional (National??)

- Part of York Roman fortress/late defences
- Element of City Walls (and included in City Walls conservation plan)
- Part of boundary of precinct, provides setting and group value important, but of limited value to appreciation of St Mary's Precinct site
- Part of best visual interpretative section of walls

#### *Key themes*

History (Roman, medieval); government; community; archaeology; visitor attraction; group value; art and architecture

**G16 Abbey Wall between Kings Manor and Postern Gate** – Regional (National??)

- Part of medieval historic fabric of Abbey Precinct
- Isolated stretch of wall and not easily perceived as part of boundary of precinct site

*Key themes*

History (medieval and post medieval); government; community; archaeology; visitor attraction; group value; art and architecture

**G18 Abbey Wall between Postern Tower and St Mary's Tower (Bootham)** – Regional (National??)

- Part of medieval historic fabric of Abbey Precinct
- Part of boundary of Precinct, provides setting and group value important

*Key themes*

History (medieval and post medieval); government; community; archaeology; visitor attraction; group value; art and architecture

**G19 St Mary's Tower** – Regional (National??)

- Part of medieval historic fabric of Abbey Precinct
- Part of boundary of Precinct, provides setting and group value important
- Documents record tower blown up in Civil War - when many abbey records held in tower were lost
- Striking feature along Bootham.

Key themes – history (medieval and post medieval); government; community; archaeology; visitor attraction; group value; art and architecture

**G20 Intermediate Towers on Bootham (G18)** – Regional (National??)

- Part of boundary of Precinct, provides setting and group value important

*Key themes*

History (medieval and post medieval); government; community; archaeology; visitor attraction; group value; art and architecture

**G21 Abbey Wall between St Mary's Tower and Gatehouse** – Regional (National??)

- Part of medieval historic fabric of Abbey Precinct
- Part of boundary of precinct, provides setting and group value important

*Key themes*

History (medieval and post medieval); government; community; archaeology; visitor attraction; group value; art and architecture

**G22 Intermediate Tower (no 25) between St Mary's Tower and Gatehouse** – Regional (National??)

- Part of boundary of Precinct, provides setting and group value important.

*Key themes*

History (medieval and post medieval); government; community; archaeology; visitor attraction; group value; art and architecture

**G23 Abbey Wall between Gatehouse and Water Tower – Regional (National??)**

- Part of medieval historic fabric of Abbey Precinct
- Part of boundary of Precinct, provides setting and group value important

*Key themes*

History (medieval and post medieval); government; community; archaeology; visitor attraction; group value; art and architecture

**G24 Intermediate Towers between Gatehouse and Water Tower – Regional (National??)**

- Part of boundary of Precinct, provides setting and group value important

*Key themes*

History (medieval and post medieval); government; community; archaeology; visitor attraction; group value; art and architecture

**G26 Water Tower – Regional (National??)**

- Part of medieval historic fabric of Abbey Precinct
- Part of boundary of Precinct, provides setting and group value important

*Key themes*

History (medieval and post medieval); government; community; archaeology; visitor attraction; group value; art and architecture

**G27 Esplanade Railings – Local**

- Part of boundary of Precinct, provides setting and group value important
- Defines site southern boundary but not on alignment of original Abbey Precinct southern boundary

*Key themes*

History (post medieval); community; visitor attraction; group value

**G28 Museum Street City Wall – Regional**

- Part of boundary of Precinct, provides setting and group value important
- Element of City Walls (and included in City Walls conservation plan)

*Key themes*

History (medieval and post medieval); government; community; archaeology; visitor attraction; group value; art and architecture

**G41 River Wall – Local (National??)**

- Part of original Precinct
- Possible below ground remains survive

*Key themes*

History; group value; archaeology

**ZONE 2**

**G35 St Leonard's Infirmary Vaulted Undercroft – Regional**

- Part of medieval historic fabric related to St Leonard's Infirmary
- Close association with St Mary's Abbey
- Fragmentary remains, extensive removal of remains from within St Leonard's Precinct

*Key themes*

History (medieval and post medieval);  
community; visitor attraction; group value;  
art and architecture

**G40 Central Library – Local**

- Early 20th century building in 'period' style.

*Key themes*

Architecture; community; education;

**ZONE 3**

**G37 King's Manor – Regional/National**

- Unique collection of late / post medieval, monastic, high status domestic and government buildings.
- Valuable component of York's townscape.

*Key themes*

History (late/post medieval); art, architecture and science; community; education; archaeology; visitor attraction; townscape; group value.

**G38 Headmasters House – Regional/National**

- Fine late 19<sup>th</sup> century 'mock' Jacobean style house.
- Historical and visual relationship with King's Manor adds **national** significance.

*Key themes*

History (post medieval); architecture; education; archaeology; townscape; group value.

**G48 Garages at rear of King Manor – Detrimental**

- Recent construction

- Poor visual impact on setting Gardens/other features within the Precinct

*Key themes*

Archaeology.

**ZONE 4**

**G39 Manor Lane – Local**

- Part of boundary of Abbey Precinct
- Appears a private rather than public access

*Key themes*

History (medieval and post medieval); community; visitor attraction; group value

**ZONE 5**

**G42 York Art Gallery – Local/Regional**

- Late 19<sup>th</sup> century façade in an eclectic style including Italianate style.
- Provides the 'backdrop' to Exhibition Square an important feature in York's townscape which adds significance.
- Views of the Minster, King's Manor and Bootham Bar is one of the best views in the City.

*Key themes*

History (late/post medieval); art, architecture; community; education; visitor attraction; townscape; group value.

**ZONE 6**

**G43 WW2 Barracks – Local**

- Badly decayed example of building type.

- A reminder, now scarce, of temporary military buildings being located within the City centre during WW2.

*Key themes*

History (20<sup>th</sup> century); architecture, community

**G46 Southern Bowling Green/Pavilion – Local**  
(Negligible???)

- Bowling Green as a 'green space' contributes to the setting of the Abbey remains and St. Olave's Church
- Part of the scheduled site.

*Key themes*

Community; urban space

ZONE 7

**G45 Northern Bowling Green/Pavilions – Negligible**

- Northern Pavilion has no interest.

ZONE 8

**G25 29 Marygate – Regional**

- Typical, well preserved Georgian House
- Attached to Abbey Walls

*Key themes*

History (post medieval); architecture; townscape;

**G36 St Olave's Church – National**

- 15<sup>th</sup> century late Gothic church with alterations and additions in successive centuries.
- Association with St Mary's Abbey adds national significance.

- Well maintained and interpreted.

*Key themes*

History (late/post medieval); art, architecture; religion; community; townscape; group value.

ZONE 9

**G44 Rowing Club – Local**

- Former swimming baths
- Within area of original Abbey Precinct

*Key themes*

History (post medieval); community; visitor attraction

ZONE 10

**G29 Lendal Tower – National**

- Element of City Walls (and included in City Walls conservation plan)
- Provision of early water supply to York, one of first water towers in the country
- Part of York's medieval historic fabric, although much altered, with re-used stone from St Mary's Abbey
- Part of complex with Lendal Hill House and The Pump Engine House
- Prominent position on entry to city over Lendal Bridge, contributes to historic townscape

*Key themes*

History (medieval and post medieval); government; community; education; archaeology; visitor attraction; group value; art and architecture

**G30 Lendal Hill House – Local / Regional**

- Part of complex with Lendal Tower and The Pump Engine House – group value
- Early swimming baths
- Used as offices for water company
- Joins Lendal Tower so part of setting of SAM.

*Key themes*

History (post medieval); community; visitor attraction; group value; art and architecture

**G31 Pump Engine House – Local / Regional**

- Part of complex with Lendal Tower and Lendal Hill House, group value
- Part of water company works

*Key themes*

History (post medieval); community; visitor attraction; group value; art and architecture

DRAFT

### 3.15 Summary of Significance

The St Mary's Abbey Precinct site is of national significance - it is a unique survival of an Abbey Precinct within an urban setting. The walls that define the site (and indeed the Roman annex and part of *Earlsburh* that preceded it) have protected the site and offer identity to the Precinct. All period's of York's history are represented on the site and both the on site structures/features and the collections within the Yorkshire Museum on the site are an invaluable heritage resource. The history of the site illustrates a number of themes that indicate a continuity in the utilisation of the site – in religion, government, education and community – and the site has a well established position as a visitor attraction dating from the medieval period. The extraordinary quality of the historic resource related to the site is impressive and combines with and complements the natural resource to create an exceptional site.

DRAFT

## SECTION 4: ISSUES

### 4.1 Introduction

4.1.1 The St Mary's Abbey Precinct site is a multi-layered expression of the last 2000 years of the history of York, aspects of which relate to the wider history of England.

4.1.2 It is a history in which no single period predominates and the often complex interrelationship between the various periods needs to be understood and interpreted if the cultural richness of the site is to be fully appreciated.

4.1.3 This section of the Conservation Management Plan explores these interrelationships by determining and setting down how the individual elements should be addressed.

### 4.2 Issues : The Site as an Entity

4.2.1 The fragmentation of the site and barriers to access are also a barrier to appreciation and understanding. The Precinct needs to be considered as a single entity in which the various components interrelate and interact to permit a better understanding of its cultural history and significance.

4.2.2 Fundamental to this is the need to link the various zones within the site and permit public access throughout. The site as a whole needs to be entered from properly considered and welcoming gateway access points, and from established and possibly new gateway access points on the northern, southern, eastern and western boundaries.

### 4.3 Issues : The Primary Zone as an Entity

4.3.1 Due to the importance of the Yorkshire Museum, the significance of the other buildings and the impressiveness of the standing remains, all of which are set in the Museum Gardens, the restoration and refurbishment of the primary zone and the proper interpretation of its components is fundamental to the refurbishment and regeneration of the site as a whole.

4.3.2 This requires a two-pronged approach which involves the reassessment and redisplay of the museum collections in a manner which has more visitor appeal and the restoration of the gardens. The purpose is to both redefine the layout as a setting for the sites artefacts and buildings and to open up views into and around the site in order to raise public awareness and improve the visual and physical quality of the fabric of the gardens.

### 4.4 Issues : The Gardens

4.4.1 The Museum Gardens are a very good example of a naturalistic 'picturesque' landscape created using the gardenesque style of planting. They should be primarily regarded as a work of art; a three dimensional painting in need of restoration.

4.4.2 The restoration of the gardens is also fundamental to a greater appreciation of the heritage and history of the site and can only be achieved by a planned programme of works over a number of years. An initial phase of shrub removal and thinning and removal of mature / over-mature trees in a dangerous condition, would bring about immediately discernible improvements to the landscape structure and spatial quality of the site.

4.4.3 A secondary phase aimed at the removal / thinning of the over-abundant Yew trees, and trees of least botanical importance, which do not form part of the original layout, or are now so mature that they block out intended vistas, would bring about substantial improvements and recreate the basic structure of the originally intended layout.

4.4.4 A final phase, would need to address potential conflicts between the botanical importance and visual quality of individual specimens and the recreation of the original layout where it necessitated the removal of individual high quality specimen trees. These needs would be addressed over a much longer timescale as trees become over-mature allowing time to replicate particularly important specimens from the same genetic stock.

4.4.5 Some elements of the gardens, mostly of more recent origin, are of botanical interest but in conflict with the aesthetics of the original layout. In particular the rockery, which contains a fine and interesting collection of plants, is in the wrong location. The White Rose Walk, developed to demonstrate a collection of shade tolerant plants, divorces the gardens from the esplanade. The relationship between the gardens and the river was acknowledged in Nasmyth's layout which integrated the gardens and the Manor Shore. The river corridor has subsequently become increasingly important as a historical and recreational feature and the creation of the White Rose Walk although an interesting botanical feature represents a missed opportunity to link the gardens and the river.

4.4.6 The limitations of the existing management and maintenance regime need to be addressed as an immediate priority in order to initiate a phased approach to restoration.

## 4.5 Issues : Archaeology

### Gateway (Water Gate)

- Interpretation could be enhanced.
- A 15th century ruin this is potentially vulnerable to weathering and decay. It should be carefully maintained but remain unaltered.

### Gatehall (Marygate entrance)

- Interpretation could be enhanced.
- Once the site of the original Abbey entrance but only parts of the side walls and outer round arch remain.
- Although remnants, these are authentic and important medieval structures and should remain unaltered.
- There have been suggestions that the entrance space could be roofed over with a contemporary structure that could house information about museum events and interpretive material. It is considered that there is a danger that a new structure in this location may be over intrusive radically altering the perception of the space and compromising the appreciation of the historic details which remain. Whether such an intervention within this area was appropriate would be dependent on detailed design and whether an enhancement of the space could be achieved without detriment to its historic significance.

### St Mary's Abbey Church Remains

- Interpretation of what are the most visually significant remains in the precinct is key to the understanding of the site as a whole.
- Maintenance of the fabric including softening the grass edges and replacing the mortar sympathetically (appropriate repointing).
- Architectural fragments used as path edging and within rockeries/plant beds need to be relocated/understood.
- Damage from erosion and public access to remains

- Abbey Church remains below ground are unknown with regard to exact location, extent, nature and condition/quality of survival. Any ground works within the Precinct site could affect below ground remains, in situ and/or disturbed, as well as associated artefacts and ecofacts.

#### Abbey Walls and Towers\* (part leased?)

- Interpretation could be enhanced.
- Maintenance of the fabric important

#### St Leonard's Infirmary

- At present these complex remains of the medieval infirmary have no coherent relationship to their present context and lacking proper interpretation leave the visitor entirely confused. The vaulted passage is open to public access and must present a security risk. The standing remains present major issues in relation to how they could be properly integrated with the functioning and management of the wider area. There is an obvious need for comprehensive proposals for these medieval structures and the areas surrounding the adjacent Library so that they make a positive contribution to the appearance and functioning of the wider area.
- The remaining structures are substantial and could possibly be adapted to contain enclosed internal spaces that could accommodate beneficial uses without undue compromise to their historic and cultural significances.

#### Roman Road

- A potential feature currently below ground. Unknown location, extent, nature and condition/quality of survival. Any ground works within the precinct site could affect below ground remains related to this feature, in situ and/or

disturbed, as well as associated artefacts and ecofacts.

#### Multangular Tower

- Originally constructed as the south-western corner tower of York's Roman fortress, the lower portion in stone is Roman, upper levels are medieval. It has external walls only and is void to the rear.
- The interior which is open to view from the north-east is 'dead' space. It adds little to the visitor experience apart from being able to see some medieval stone coffins stored at its base - which have no relevance whatsoever to the tower itself. The YMT are considering whether a new access structure could be constructed within the Tower to enable visitors to view the 'Precinct' and museum gardens from its upper level and better appreciate the Roman fortification. Provided that health and safety and DDA issues could be resolved this could be an appropriate intervention. It could provide a major opportunity to enhance the interpretation of the sites' significance.
- The pedestrian routes which pass from the Tower to the side and rear of the Library are poorly presented and have potential to be enhanced and better integrated as part of the 'visitor' experience and with interpretation of the Precinct.

## 4.6 Issues : Buildings

### THE PRIMARY STUDY AREA

#### Yorkshire Museum

- Grade 1, late 1820s purpose-built meeting rooms and museum in Greek Revival style.
- Limited display space.
- Limited storage space.

- Unsympathetic interior alterations confuse and mask original spaces and architectural details.
  - In the footpath approach from the east (the town side) the museum façade is only gradually revealed. It does not provide a visual 'draw'.
  - Possible demand for a side extension. YMT may wish to add a side extension to the east side set back from the main frontage in similar location to Tempest Anderson Hall which was added to the west elevation in the early 20<sup>th</sup> century. This, however, could not extend the full depth of the existing museum as space would have to be allowed to provide a frontage setting to Manor Cottage. The present west elevation is of minor significance in relation to the architectural composition or detailing of the original 1820s museum which was designed to be 'viewed' towards its porticoed frontage. The east elevation has been changed in the recent past with the addition of a lift tower. The area within which an extension would sit is currently occupied by a low mound with Yew and holly trees which form a dense canopy. This effectively forms a 'green' solid mass and fills the space that would be partly replaced by new building. Such a building would involve a significant, but not necessarily detrimental, change to a Grade I Listed structure and historic parkland. There would inevitably be much debate and concern at any new building intervention. Any application for Listed Building Consent and Scheduled Monument Consent would be subject to the highest scrutiny. Any application would have to demonstrate that:
    - i) The need for an extension was shown to be crucial to the operational requirements of the Museum.
    - ii) The extension allowed for interior enhancements which would enable the original interior architecture to be better appreciated.
- iii) The quality of the new design was of the very highest standard.
  - iv) The new design was restrained and would be perceived as being subordinate to and not compete for attention with the principal 1820s façade.
  - v) The new design would be of its time and would not be confused with the original.
  - vi) Sufficient space should be allowed to provide a suitable setting for the Manor Cottage.
  - vii) There would be no conflicts with below ground archaeology that could not be appropriately mitigated.
  - viii) Enhance the connection with the path to Multangular Tower and the City Library.
- Building Maintenance. Generally the building is sound but there are some maintenance and repair issues.
  - The museum front terrace has poor quality surfacing which detracts from the appearance of this important building.

#### **Tempest Anderson Hall**

- Interior maintenance and decoration of the elaborately detailed lecture hall.
- Recent basement alterations could be better planned. The basement contains Abbey remains. These are partly original 'as found' and partly reconstructed. The distinction is unclear and this could be reviewed.
- There may be the potential for greater shared use of the lecture hall with the university departments within the King's Manor. This could have implications for physical access and linkages.
- The side entrance is difficult to locate and access.

### Manor Cottage

- A small 1840s building in Tudor style this is vary much a set piece. Any external alterations would be to its detriment. It is likely to remain in use for YMT staff/office/storage accommodation

### Museum Gardens Lodge

- The lodge is a 1870s gothic revival set piece. Any external alterations would be to its detriment and should not be considered.

### Observatory

- An 1830s observatory in a simple unadorned classical style.
- Poor past repairs of stonework with cement are now damaging original stonework. They need cutting out and replacing with inset stone. The original 'observation' roof has been replaced with 'plastic' replica which compromises the buildings value.
- It preceded the 1840s picturesque parkland design. Now its setting is dominated by overgrown trees and shrubs which almost completely obscuring the structure. The vegetation should be modified to allow the building greater prominence.

### Hospitium

- The abbey guest house 'over restored' in the 1830s and 1930s to the extent that what is truly medieval is difficult to discern. It nevertheless presents a pleasing 'picture'.
- Lower and upper floors are undivided spaces through which rises a recently constructed stair.
- No toilet, water supply, kitchen or other ancillary accommodation render the building of little practical use in its present state.
- It has the potential to display museum collections meeting/events space or fulfil other functions such as a restaurant which would compliment public leisure use of the site and the visitor experience.

- No external alterations should be considered as these would almost inevitably compromise its 'picturesque' appearance and the building has been presented to be viewed 'in the round'
- Additional accommodation and a lift could be provided internally in the more recent west part of the building without undue detriment to historic significance.

### St Mary's Lodge

- A 15<sup>th</sup> century lodge attached to the Marygate gateway tower which has been long removed.
- Comparison with early 19<sup>th</sup> century illustrations indicates that the building has been little altered externally. This is an important surviving late medieval building which should not be subject to any external change.
- The interiors have been modified to accommodate museum office accommodation but various early features and spaces remain. A conservation statement for the interior should be undertaken before substantial changes are proposed.
- The buildings ground floor level is entered by steps and there will be DDA issues which will need to be resolved without detriment to the buildings historic and cultural significance.

### Public Conveniences\*

- The YMT's long-term strategy is to secure their removal and provide public convenience facility within a more closely managed building within the Gardens. No historic issues, however, there are advantages to riverside users and visitors which should be considered..

### THE SECONDARY STUDY AREA

### York Art Gallery:

- The building would continue to function as an Art Gallery. The Trust has aspirations to improve the internal layout to enhance the display of its collections and provide upgraded visitor facilities. There are no current proposals for external changes to the buildings' principal frontage but possible alteration to the rear of the building (which is of no cultural significance) are being considered to improve the use of the building and potentially provide direct links to the circulation links to the proposed Abbey Precinct footpath network. York Art Gallery is to be subject to the preparation of a separate Conservation Statement.

#### **Former Barracks and Adjacent Garages and Northern Bowling Pavilion**

- This is a neglected and dilapidated corner of the precinct with various 20<sup>th</sup> century structures which have little importance in relation to the Precinct's main themes of significance and no architectural value. Whilst it can be argued that the former barracks should be the subject of further investigation before a decision on their retention or removal is made it must be stated that, in their present condition, they are a detriment to the site and their presence is impediment to the use and understanding of the historically more historic areas of the site. At the very least this areas, together with the rear of the York Art Gallery, needs to be visually acceptable to visitors.

#### **St Olave's Church**

- Major repairs to the fabric of the church are currently in progress. The YMT has no proposals for the church buildings which are not within its control. However, consideration could be given to providing a direct access from the gardens into the churchyard, although this may involve security issues for 29 Marygate.

#### **Lendal Tower/Complex**

- Proposals currently being developed by private owner who is consulting with the YMT to ensure that proposals are complementary to those for the Precinct.

#### **Water Tower**

- No YMT proposals. However, it is part of the Abbey walls and the historic arrival point by boat. Access to the top of the tower would afford interesting views (including into the Museum Gardens). It should be included within the Precinct's interpretation strategy.

#### **King's Manor**

- No YMT proposals to the building groups but proposals are required to better integrate external spaces and footpaths within the historic abbey precinct as a whole especially the parking areas and bicycle storage to the north of the main buildings. The King's Manor is of immense historic significance and its importance to the Precinct is crucial. It certainly warrants a specific conservation management plan.

#### **29 Marygate**

- No YMT proposals but as part of the Precinct it should be included within the overall interpretation of the site.

#### **Bowling Green Pavilions**

- Future under consideration. Not of high historic or cultural significance.

## 4.7 Summary of Key Issues

4.7.1 The range and quality of the site's heritage is such that no single period of history pre-dominates and it is the development and continued usage of the site through more than 2000 years of recorded history which is its chief asset.

4.7.2 Key themes include religion, government, community, education, archaeology, architecture, art, botany and garden design, townscape and urban space, group value and the site as a visitor attraction.

4.7.3 The often complex inter-relationship between the various historical periods need to be understood and interpreted if the cultural richness of the site is to be appreciated. To achieve this goal, and to increase enjoyment of, and respect for, the Abbey Precinct site as a heritage asset, a number of key issues will need to be addressed. These include: -

- The fragmentation of the Abbey Precinct site as a whole and the barriers to access resulting from the current occupancies.
- Interpretation to provide an understanding of the whole/original abbey site and of the place of the Abbey site within York.
- Provision of function for buildings currently under-utilised.
- Understanding of the implication of development works on the historic fabric / archaeology within the site.
- The focusing of resources on the area defined by the designations of SAM and garden listed in the Register of Historic Gardens in England (the boundaries of which, for the most part, coincide) without neglecting the need to address the site as a whole.

- Understanding the need to promote a phased restoration of the Museum Gardens which balances the potential conflict between botanical significance and the aesthetics of the designed landscape.

## SECTION 5: POLICIES

### 5.1 Introduction

5.1.1 The purpose of this section of the CMP is to identify and develop policies for the future sustainable management of St Mary's Abbey Precinct. These policies have regard for the complexity of the site and the setting of the buildings and standing remains, the need to conserve and enhance the significance of the site and opportunities to increase the visitor numbers and their appreciation and understanding of the site.

5.1.2 The challenge for the conservation plan is to provide policies to: -

- guide the protection of the site's heritage assets,
- enhance and sustain the significance of the place,
- enhance visitor appreciation and understanding of the site,
- secure a better integration between the YMT's historic buildings, landscape and archaeological remains and its museums and galleries interior collections.
- make the whole site physically permeable for visitors and a quality experience.
- realise the full potential of currently underused buildings and land.
- promote the further development of the heritage assets within the Abbey Precinct to better contribute to the YMT's facilities and York's heritage based economic activities

5.1.3 The policy section is structured as follows:

#### *General Policies*

General objectives are identified which provide the main framework and context for the policy section,

#### *"Key" and "Supporting" Policies:*

For each policy objective a short statement of the principal issues provides the context following which the policy objective is restated. This is followed by the Key Policies together with Supporting Policies as appropriate.

### 5.2 General Policies : The Site as an Entity

5.2.1 Policies, policy objectives and guidelines have been developed from the understanding of the sites significance and its occupancy, land-use and vulnerabilities, particularly with regard to how it is currently used and managed. The policies also seek to provide a framework for enhancing the Precincts' heritage asset, improving visitor appreciation and enjoyment and safeguarding the sites' unique qualities.

5.2.2 In order to achieve this the policies have been developed to address a series of specific management issues identified during the preparation of the CMP. The policies also take account of the aspirations of the YMT for the site to be a focus for its collections in an improved setting, which has a much higher profile as a City Centre attraction, than is currently the case.

5.2.3 The intention is that these policies will provide a practical approach to the implementation of physical works, identifying and providing sufficient

resources to manage and maintain the site working in partnership with key stakeholders, and the day-to-day management and maintenance of the asset within the context of clearly defined policy aims which are summarised as: -

- Ensuring that the remains, buildings and landscape of the Precinct, are more fully understood.
- Enabling future conservation and development work to maintain and enhance Precinct's significance.
- Improving the landscape structure to enhance the setting of the Precinct's buildings and standing remains.
- Increasing visitor awareness and understanding.
- Increasing visitor numbers but in a controlled manner within the limitations of the capacity of the site to accommodate visitors without detriment to the heritage asset.

### 5.3 General Policies : The Primary Zone

#### Key Policy Objectives

5.3.1 *The primary area of the study site together with the wider former Abbey Precinct and environs has immense historic and cultural significance and townscape value. It is not presented to best effect and the inherent linkages between its various heritage assets both in terms of environmental planning and physical and intellectual access are not fully exploited. The area's contribution to the YMT's facilities and the City's tourist and visitor economy and cultural life could be considerably enhanced. The following framework sets out the primary objectives and headings under which the detailed policies are structured.*

#### Objectives:

**Future planning and management strategies and proposals for the site should:**

- A be based on a thorough understanding of the sites most important heritage and townscape assets (**Heritage Assets**).
- B learn from the site and gain further knowledge of those periods and cultures about which it contains evidence (**Understanding, Archaeology and Recording**).
- C protect and conserve those material assets which are of historic, scientific and cultural significance for this and future generations and ensure that their value is not diminished by unsympathetic alteration or new development (**Conservation and Development**).
- D present the historic assets of the site in an integrated manner so that they can be popularly enjoyed, appreciated and understood within the context of the Abbey Precinct and the wider City of York. (**Interpretation and Access**).
- E preserve and enhance the special townscape and landscape character and ecology of the site so that these features continue to contribute to the quality of the urban scene both in the interests of public amenity and to support York's visitor and tourist economy (**Townscape**).
- F ensure that existing and future uses within the study area contribute to the YSM and the economic and cultural life of the city in ways which do not conflict with but make best use of its historic fabric, historic associations and townscape assets (**Use**).
- G be mindful of and support existing legislation, national planning policy guidance and local planning policy (**Statutory Considerations**).
- H support the understanding, interpretation and conservation of the study site through

the sustainable and efficient use of the financial resources of the site owners, grant aid and any finance for those purposes that could be generated through planning agreements, disposals or income generating uses (**Resources**).

## Policies

**Key Objective: To ensure that all strategies and proposals for the site are based on and driven by a comprehensive understanding of its heritage assets.**

*The most important attributes of the site are its heritage and townscape assets. These make a major contribution to the 'quality of life' offered by the City and also to its economy, especially to its tourist and visitor economy. Some aspects of the sites' history are well understood but there is also much which has yet to be revealed. There is a danger that proposals involving physical change could proceed within and cause damage to areas, which are less well understood.*

**A1 All future strategies and proposals for the site should be based on or seek to achieve an enhanced understanding of its heritage assets and their cultural and historic significances.**

A1.2 Future proposals for the primary area, including those concerned with conservation, development, interpretation, events must be informed by an appropriate level of understanding of the site's heritage.

## **B Understanding, Archaeology and Recording**

**Key Objective: To learn from the site and gain further knowledge of those periods and cultures from the surviving remains.**

*The primary area of the site contains standing structures and below ground archaeology of national*

*and international importance which collectively represent 2000 years of history.*

*It is crucially important that future development proposals, initiatives to conserve and repair the heritage assets within the study area and initiatives to enhance public appreciation thereof are based on a sound understanding of all aspects of this rare and nationally significant site. In addition to the need for such proposals to be informed by the best available knowledge, it is clear that there is still much still to reveal in terms of the surviving below ground archaeology of the Roman, Anglo-Saxon, medieval and post medieval periods.*

*In the interests of furthering academic understanding and to inform and influence future management and development proposals it is important that further research and archaeological investigation is pursued. Although further excavations and investigations within the context of a research agenda are desirable, policies must guard against the potential of poorly considered excavation which could destroy as well as uncover material which may illuminate the past.*

**B1 Understanding**  
**Future research agendas must recognise the multi period significance of the site and enhance the understanding the history of the site as a whole.**

B1.1 The need for a research agenda should recognise and should be devised within the context of local and national priorities. Resources should be directed to research initiatives which focus upon those aspects and periods of the study area which are least understood or which address a range of objectives.

B1.2 The research agenda should include the following areas of study as identified within the conservation plan and in particular seek to shed more light upon the following:

- Historic development – additional information on the date and nature of the fabric could enhance the understanding of the evolution of the site through time. The site offers a multi-phased usage, each phase in itself a theme - from a Roman fortress annex, to Anglo-Saxon earl's residence, to medieval abbey, to Georgian/Victorian designed space/gardens and to current urban park.
- Understanding Existing Structures – for the upstanding remains/buildings additional research, examination and recording should be undertaken to identify the original fabric and subsequent additions/changes over time. The structures to be further examined are:
  - the Hospitium
  - the precinct walls and towers
  - St Mary's Lodge
  - Gatehall
  - World War Two barracks
- Documentary Research – records related to the St Mary's abbey site that were not consulted as part of this conservation plan (as listed in the bibliography) should be examined as part of the research on the further understanding of the site. Certainly prior to any development works the inclusion of this research should be considered as part of the preparation for any proposed development.
- Collections – additional research is required to understand the potential of each of the collections and so maximise the display and interpretative facility provided by each collection. An inventory of each collection is only the starting point to understanding the full potential of each collection – the rarity, quality and group value of each collection also needs to be determined.

## **B2 Archaeology**

**Archaeological excavations of any heritage asset must be carefully considered and planned to accord with the wider objectives of the conservation plan and the following principles in particular.**

- B2.1 Any future archaeological investigation or excavation proposal must be based on a research agenda which is designed to reveal a full multi period understanding of the site or if more limited in scope must not result in the destruction of material that could compromise that aim.
- B2.2 The pursuit of further understanding of one period should not be at the expense of or prejudice the understanding of other periods.
- B2.3 Invasive archaeology and excavations should be clearly related to and undertaken as part of a comprehensive research agenda for the site.
- B2.4 If, for financial or any other reasons, an excavation cannot address the heritage assets in its entirety, then it should be carefully phased.
- B2.5 Any total or phased excavation should have sufficient funding to allow for the cost of the:
- (i) excavation and any temporary and permanent site works such as retaining structures
  - (ii) appropriate assessment of finds.
  - (iii) appropriate storage/ display of finds which cannot be maintained in situ.
  - (iv) display of the material left in situ.
  - (v) long term maintenance of materials displayed in situ.

- (vi) proper recording of the excavation, finds and the final location of the materials which are left in situ, displayed or stored off site.
- (vii) interpretation and publication of the excavation and its results
- B2.6 Any excavation should be planned on the basis of the best information about the below ground remains that can be gained through non evasive techniques.
- B2.7 Any phasing should be planned so that:
- (i) it is as self contained as possible in physical terms in terms of the elements it is designed to uncover and in terms of the research agenda it is designed to address.
- (ii) it does the least possible damage in relation to the material which is not part of that phase. In particular the vertical section cut should follow a line of minimum disturbance and should avoid slicing through major components.
- (iii) account is taken of any temporary or permanent retaining structures that may be necessary and of the workspace required for their construction.
- (iv) the line of minimum disturbance should be capable of being varied in case the excavation reveals elements that had not been anticipated.
- B2.8 In the planning of excavation strategies and phasing account should be taken of the likely advances in technologies, which will inevitably enable future generations to better understand the site. In particular this applies to:
- (i) non invasive and non-destructive techniques, which may allow materials to remain in situ.
- (ii) improved technologies for assessing and interpreting excavated material.
- B2.9 Excavation strategies and phasing plans should take account of the possibility that future generations may wish to develop different objectives or seek to gain an understanding of the site which is not currently recognised or held to be of major interest .
- B3 The significance of the site as a Scheduled Ancient Monument must be respected and given due weight in future management, maintenance and development proposals.**
- B3.1 There is a presumption in favour of retaining archaeological deposits and artefacts, especially those of national importance, in situ rather than being removed from the site.
- B3.2 The approach set out in PPG16 should be followed for all proposals affecting archaeological features
- B3.3 Any proposals for development must be informed by careful assessment and evaluation. Mitigation through design modification to avoid damage or removal of archaeology is to be preferred.
- B3.4 Where a development proposal affecting below ground archaeology or landscape features is accepted as of benefit to a building or structure of key significance or to the conservation of the site as a whole, then the works should be subject to an appropriate programme of recording, investigation and publication.

#### **B4 Recording**

**All individual buildings, structures and below ground archaeology, identified as having a degree of significance, which become subject to development proposals should be surveyed and recorded in accordance with best practice as advised by English Heritage, the City Archaeologist and the Institute of Field Archaeology.**

B4.1 The level of recording should be in proportion to the impact of the works and the significance of the building, feature, artefact or archaeological deposit.

B4.2 Historic buildings should be recorded following the guidance of the former Royal Commission on the Historical Monuments of England (now part of English Heritage) *Recording Buildings - A descriptive Specification (RCHME)*

B4.3 Archaeological evidence should be recorded in accordance with the Institute of Field Archaeologist's *Standard Guidance for Archaeological Evaluations, Excavations Standing Building Recording and Building Recording (1999)*

B4.4 Information provided by such recording should be deposited with the Local Planning Authority, the York City Council's Archeology Database and the County Sites and Monuments Record.

B4.5 Recorded information should be held by each building owner in order to guide maintenance and repair programmes and as background information for future reviews of the Conservation Plan.

#### **C Conservation and Development**

**Key Objective:** Protect and conserve the areas heritage for this and future

generations and ensure that their value is not diminished by unsympathetic alteration or new development.

*Repair regimes must follow best practice guidelines as inappropriate maintenance techniques or poor workmanship can damage sensitive historic buildings and accelerate rather than prevent decay. Of special concern is the long term vulnerability of the Roman and Medieval monuments to damage and decay. The scope for new building within the study area without compromising its townscape and archaeology is limited and would need to be very carefully controlled. Some change to historic buildings and spaces may be necessary to facilitate their beneficial use and the interpretation of the site. This too would require special consideration.*

#### **C1 Maintenance, Repair and Enhancement**

Historic buildings and spaces within the study area must be regularly and appropriately maintained in accordance with current best practice.

C1.1 All historic buildings and structures on the site should be subject to periodic inspection, repair, maintenance and audit regimes which will ensure that defects are not ignored for so long that the fabric suffers avoidable damage and decay.

**C1.2 Special consideration should be given to the conservation of the stone structures displayed within the study area in relation to their vulnerability to weathering, pollution, damage and vandalism.**

C1.3 The repair of historic structures on the site should follow the best practice guidance contained within:

- *Repair of Historic Buildings, Principles and Methods* by C Brereton published by English Heritage.
  - *The Technical Pamphlets and Guidance Sheets* published by the Society for the Protection of Ancient Buildings, (SPAB)
- C1.4 Individual occupiers should review their maintenance strategies in the light of the conservation plan policies and detailed guidelines.
- C2 Preservation, alteration and removal**
- Buildings and other heritage assets identified as having a level of significance are all important individually and to the site as a whole. They should be afforded a level of protection from alteration or removal which is commensurate with their level of 'significance' as identified within the conservation plan.
- C2.1 Heritage assets identified as being of **'international' and 'national' significance** should be afforded the very highest level of protection from any adverse change.
- C2.2 Heritage assets identified as being of **'regional significance'** should be protected against any change which could adversely affect their essential character or important features. Some alteration to adapt to new uses may be acceptable provided these supported the objectives of the conservation plan. Radical alteration or removal of buildings of this status could only be justified in very exceptional circumstances, consistent with the tests of C2.4.
- C2.3 Heritage assets which are identified as being of **'local significance'** could be the subject of substantial alteration or even replacement provided the proposals were of sufficient townscape and design quality and supported the objectives of the conservation plan. Buildings in this category, for example, include those 'listed' by association with a principal building but not of sufficient merit to be listed in their own right.
- C2.4 Any proposed demolition or part demolition of buildings of significance must be justifiable within the terms of this conservation plan and must satisfy the tests of PPG 15 namely that demolition should not be allowed unless:
- (i) the building can be shown to be unworthy of its listed status
  - (ii) the building is incapable of beneficial use by the building owner and only then provided it can be shown that exhaustive efforts have been made to dispose of the property to a third party and that these have failed.
  - (iii) the costs of repair are out of reasonable proportion to the structures' significance.
- PPG 15 also allows a case to be put forward for demolition on the basis that it is required to implement a proposal demonstrating clear and overwhelming 'public good' benefits that outweigh the loss in terms of heritage. Public good benefits are not defined within PPG15 and could be very wide ranging. They could, in very exceptional circumstances, for example, possibly include benefits in relation to the understanding and public appreciation and enjoyment of other heritage assets. Each case would have to be evaluated on its particular merits.

- C2.5 Proposals, which seek to justify the removal of heritage assets on the basis of overwhelming public benefit, must be thoroughly tested on their individual merits. Schemes must be viable financially and in all other respects. Benefits claimed for the cities wider economy such as jobs created or increased visitor numbers must be quantified and clearly deliverable.
- C3 New Development and Design**
- The design and construction of any new structures, alterations to historic buildings or landscaping would involve reconciling the new to the old so that the significance of the old is preserved and enhanced, not diminished.
- C3.1 The principles, promoted by English Heritage and the Society for the Protection of Ancient Buildings, of minimum necessary intervention, reversibility, and respect for authenticity should be applied. These principles should be balanced against the importance and sensitivity of the buildings and the benefits of the proposal to the conservation of the whole site.
- C3.2 Any new building or extensions should be limited to development which would support the re-use of existing structures or benefit the conservation and appreciation of the site as a whole or otherwise support the policies and objectives of the conservation plan.
- C3.3 New buildings should not be erected to accommodate uses which could be housed to optimum effect within vacant historic buildings important to the character of the area.
- C3.4 Any alteration or adaptation of existing buildings and structures must be necessary for their re-use, represent good stewardship and support the conservation of the site as a whole.
- C4 All alterations, extensions and new structures should be well designed, of a quality at least commensurate with the historic buildings and the character of the area.**
- C4.1 Physical proposals for existing buildings should be informed by the inherent character, form and special qualities of the building.
- C4.2 New work to existing buildings should not imitate original work so closely that new and old become confused. Substantial alterations and insertions might have a strong character of their own while minor works should not draw attention to themselves.
- C4.3 New buildings, additions or alterations should be "of their time" and should not be capable of confusion with the original. They should complement rather than parody existing buildings.
- C4.4 New utilities, mechanical and electrical services should be planned to minimise their impact and to avoid damage to any building fabric, features, artefacts, historic services or below ground archaeology of significance.
- C4.5 The design of major new structures should involve wide ranging consultation with the Statutory Planning Authorities, specialist amenity societies and C.A.B.E. at an early stage in the process.

**C5 Assessment, Evaluation and Recording**

All buildings, artefacts, features and areas, if these are to be subject to change, must be assessed and evaluated and recorded before design decisions for future proposals are made.

C5.1 A detailed record must be made of any part of the site which would be irreversibly altered, lost or demolished prior to the work taking place.

C5.2 'As built' records should be made following any works of alteration and held in safe keeping by the owner for future reference.

**D Interpretation and Access**

**Key Objective:** To present the historic assets of the site in an integrated manner so that they can be popularly enjoyed, appreciated and understood within the context of the Abbey Precinct and the wider City of York.

*The study area contains visitor sites and facilities that are of key importance to York's tourist economy. These include the Abbey remains and the surviving usable buildings of the Hospitium, The Yorkshire Museum, the Abbey Church remains and City Walls, St Leonard's Infirmary, and York Art Gallery. There is much about the area which is successful and an asset to the City. Not all of these facilities, however, realise their full potential in attracting visitors or in providing physical access or opportunities for enjoyment, understanding and appreciation. The linkages, in terms of pedestrian movement, signage and interpretation between the various elements could be much enhanced.*

**D1 Intellectual Access**

The general public should be enabled and encouraged to appreciate the history of the area and its cultural values.

D1.1 Intellectual access should be facilitated by the production of general guide books and research publications taking account of the latest research.

D1.2 The historical importance of the site should be used as a resource for educational projects and suitable information should be prepared. The gardens offer science opportunities.

D1.3 The knowledge and enthusiasm of people with special knowledge or interest in the site and associated topics should be utilised as a resource.

D1.4 Advantage should be taken of the potential linkages between various heritage and tourist assets within the study area and York as a whole.

D1.5 Advantage should be taken of opportunities to allow controlled and guided public access to archaeological investigations.

**D2 Physical Access**

Access to the heritage assets within the study area particularly the Abbey remains should be considerably improved within the context of a strategy for enhanced interpretation.

D2.1 North-South pedestrian movement both within the study area should be improved and linked with signage and interpretation.

D2.2 Provisions for disabled people (including blind, partly sighted and those with ambulant difficulties) must be considered in

the planning of access and pedestrian facilities in accordance with developing statutory requirements

### D3 Site Interpretation and Display

The 'primary area' together with the King's Manor should be the subject of a comprehensive display and interpretation strategy, linked with and periodically reviewed in relation to archaeological investigation and research.

D3.1 On site interpretive material should:

- (i) enable visitors to understand the form and purpose of each heritage asset and their component parts, how they were used and what they reveal about their period.
- (ii) place each heritage asset within the chronological development of the site as a whole so that sequential changes can be understood.
- (iii) indicate that learning about the site is an ongoing process.
- (iv) be periodically updated to take into account the latest research findings.
- (v) enable extant features to be understood in relation to other features that have now been lost or are not visible.
- (vi) make reference to off-site displays and other complementary sites and collections.

D3.2 Conjectural reconstructions of the remains of the heritage assets which may be confused with the original should be avoided.

### E Townscape

**Key Objective:** Preserve and enhance the townscape, landscape and ecology of the site so that these features add to the quality and richness of the urban scene both in the interests of public amenity and to support York's visitor and tourist economy.

*The study area provides a rich and varied townscape and landscape within York's city centre conservation area. Of particular importance are the settings of the principal historic structures within the study area.*

**E1 Those buildings and qualities of the area which are of special townscape value including the settings of significant historic buildings and monuments should be protected and enhanced.**

E1.1 The areas low density and verdant character should be maintained and not be eroded by substantial new development.

E1.2 Detailed planning policies and briefs for the study area should support the aim of retaining its historic character

**E2 The walkways leading through and linking the various areas of the site are important to the historic character of the area and proposals for any alteration and enhancement require special consideration.**

E2.1 Historic ground surface materials should be retained and new enhancement should follow the traditional pattern of construction. Generally the guidance set out in the publication by English Heritage, *Street Improvements in Historic Areas* should be followed.

E2.2 Historic boundary walls and embankments should be retained in their historic form and any repairs and maintenance should involve similar materials, construction and soft landscape.

**E3 The existing soft landscape and any new features should be designed and managed to enhance the character of the area and appreciation of its significance.**

E3.1 Account should be taken of the need for tree management to exploit near views and distant vistas of important townscape features of the site.

E3.2 Consideration should be given to managing appropriate areas of tree and shrub planting in a manner which encourages a greater diversity of botanical specimens and local flora and fauna.

E3.3 Previously introduced landscape features which are inconsistent with Nasmyth's objectives should be either phased out or relocated to more sympathetic locations within the site.

E3.4 New landscape features should only be considered in conjunction with necessary interventions and should follow the precepts of Nasmyth's design. New landscape features should not be introduced for their own sake.

E3.5 The soft landscape features should be managed so as to mitigate damage to the sites archaeology. Landscape management regimes should be carefully designed to be sympathetic to their particular context and reinforce the character of the whole area.

**E4 Close views and long vistas that are important to the character and appreciation of the area should be protected**

E4.1 The principles of Nasmyth's design should be embodied in a landscape restoration masterplan which should become a key management and maintenance reference document.

**F Use**

**Key Objective:** To ensure that existing and future uses within the study area contribute to the YSM and the economic and cultural life of the city in ways which do not conflict with but make best use of its historic fabric, historic associations and townscape assets.

*In terms of the uses of land and buildings the principal strengths of the area are its contributions to the cultural, and leisure life of the City and the economic benefits derived from tourists and visitors. The potential of the historic sites as tourist and visitor destinations could be considerably enhanced. It is important that historic sites and buildings are occupied by uses which are sympathetic to their special character and promote rather hinder their understanding and appreciation. Special consideration should be given to the realising the usage potential of the Hospitium.*

**F1 New and existing uses within the area which contribute to the City's visitor and tourist economy and its cultural and leisure activities should be supported and strengthened.**

F1.1 The preferred new uses for buildings and sites which are or may become vacant should principally be those which support

the areas strengths in terms of its cultural, tourism and leisure facilities.

- F1.2 The potential to further enhance the use of the Hospitium should be encouraged provided that the means of achieving this would not be prejudicial to strategies to enhance the care, display and interpretation of the monuments.

## G Statutory and Planning Considerations

**Key Objective:** To comply with and support existing legislation, national planning policy guidance and local planning policy

*This site is a Scheduled Ancient Monument and contains Listed Buildings (Grade I and II). Such a valuable and sensitive site requires the full application of the protection provided by the Planning Acts, other relevant legislation and Local Plan Policies.*

*New development must comply with national legislation and planning policy guidance and "development plans". Local planning policies must continue to support the protection and enhancement of the special historic character of the area.*

- G1.1 All development must take account of the guidance set out in PPG 15, PPG 16, and other current best practice, the York City Local Plan and the policies of the City Walls Conservation Plan.

- G1.2 In the interpretation and implementation of regulations which prescribe requirements for the design, construction, health and safety and operation of buildings, due account should be taken of the heritage status and significance of the site. For example:

- As with all modern codes and

standards the requirements of the Disability Discrimination Act must be carefully balanced with the conservation objectives. (Helpful guidance is set out in the English Heritage note *Easy Access to Historic Properties*).

## H Resources and Sustainability

**Key Objective:** Support the understanding, interpretation and conservation of the study site though the efficient use of the financial resources of the site owners and grant aid and any finance for those purposes that could be generated through income generating uses.

*Major repairs, maintenance and interpretation all require financial recourses. Identifying funding opportunities is a continual challenge and once secured its efficient management is essential. All decisions related to resources should conform to the general requirements and objectives of sustainability.*

- H1 The Local Authority should, when making planning decisions or when making decisions about its own development initiatives within the study area, consider how best it could use its powers to secure resources to support the understanding, interpretation and conservation of the sites' heritage assets.**

- H1.1 All potential sources of grant funding should be investigated to support major schemes of archaeological investigation, repair and public realm enhancement (EH, HLF, EC)

## 5.4 Detailed Guidelines : Gardens

### Arboricultural Works

5.4.1 Short and medium term management and maintenance objectives (over an initial 3 – 10 year period) should work towards a longer term strategy, identified by a landscape restoration masterplan and prescriptive maintenance objectives, implemented over a 25 year period to recreate the distribution of trees in accordance with Nasmyth's layout to recreate the intended landscape structure and views.

5.4.2 This will necessitate the eventual removal of some botanically interesting and significant specimen trees which should only be attempted as these specimens become over-mature.

5.4.3 Implants in this procedure is a complementary programme to propagate and plant new stock which is derived from the existing trees. In parallel to this process opportunities to replant should be in accordance with Nasmyth's layout and should seek to diversify and compare the quality of the true collection.

5.4.4 An initial programme of tree removal should be implemented to remove the trees in poor condition which are in failure range of the footpath network.

5.4.5 This should be followed up by a second phase of tree removal / thinning and pruning in specific locations selected to transform the appearance and spatial quality of the gardens by beginning to reintroduce lost views of buildings and standing remains. Only species which are commonplace or are over abundant on the site should be removed. These works should be carried out over an initial 5 year period to give impacts to the restoration process without undue disruption to the gardens as a visitor attraction.

5.4.6 Subsequent phases of tree removal should be executed in a rolling programme in the medium to long term.

5.4.7 All trees identified for removal should be section felled to just above ground level, followed by stump grinding to 300mm below the surface. Tree stumps and rootballs must not be pulled up.

### Shrubbery

5.4.8 The existing shrubbery should be thinned, reduced and removed concurrent with the first two phases of tree removal. Both replacement and new shrub planting can be introduced in accordance with Nasmyth's layout at the same time as thinning and removal.

5.4.9 Works to the shrubbery should take place as early as possible as they represent the least disruptive and most cost-effective means by which to restore the more open gardenesque landscape of Nasmyth's design.

### The Rockery

5.4.10 The rockery provides a tangible link with the Backhouse nurseries renowned expertise in rockery construction and makes a valid contribution to the diversity of the botanical collections. In the short-medium term it can be retained in its present location but in the medium-long term it should, following the preparation of an as-built plan and a photographic record, be removed or reconstructed in a location more befitting the restored garden. If it remained in its present location it would compromise the visual quality of the restored landscape as a setting for the standing abbey church remains.

### The White Rose Walk

5.4.11 In a similar manner to the rockery, this feature with its collection of shade tolerant plants adds to the diversity of the botanical collection but as a component of the landscape it further emphasises the physical barrier of the boundary walls and railings and reinforces the obstruction of views into the gardens to the extent that the Hospitium is hardly visible from the Esplanade which is a denial of its historic relationship with the river.

5.4.12 The White Rose Walk does however permit pedestrian usage of the gardens adjacent to the Esplanade and offers gateway access to it.

5.4.13 The future of this feature (which is a relatively recent introduction) needs to be considered in tandem with the measures for the adjacent flood bank and the City Council's aspirations for the improvement of the Esplanade. As a minimum, and in the short term, the continuity of tree cover along the Walk needs to be fragmented by selective tree removal / pruning to provide through views and create 'clumps' of vegetation more consistent with the landscape structure of Nasmyth's Garden.

#### Access and Circulation

5.4.14 The hierarchy of the footpath network should be clearly established and new links provided, to direct visitors around the whole of the precinct. This will involve: -

- Re-establishing the eminence of the circular walk of Nasmyth's design.
- Retaining, but down-grading, the footpath link adjacent to the observatory.
- The sensitive and non-intrusive surfacing of the entire 'footprint' of the Abbey Church.
- Removal of those internal divisions (walls and railings) of more recent construction, which sub-divide the Precinct and form barriers to circulation.
- Enhancement of the existing main entrances and the rationalisation / upgrading of the other less well defined entrances to provide consistently themed access points from each of the north, south, east and west boundaries.

5.4.15 Footpaths should be resurfaced / constructed using appropriate materials and unobtrusive edging details. It is likely that the

original footpaths would have been gravel. The subsequent introduction of tarmac surfaces and, more recently, broad sett edging, has created an urban park character inappropriate to the aesthetics of the picturesque landscape. In some areas where a surface dressing of pea-gravel has been rolled into the footpath surface it has helped to improve the appearance of the tarmac but is in an inappropriate colour.

5.4.16 The arrival at an appropriate design solution for a durable surface and non-intrusive edging will require careful consideration. There will be a need to avoid unsightly discolouration from vehicle tracking, wear and tear to the grass edging of the footpaths through the pressure of public use and damage through potentially poor drainage. Improvements should be carried out in tandem with a co-ordinated programme of the removal of the existing 'clutter' which gives the site the appearance of a municipal park.

5.4.17 A co-ordinated approach to site furniture is required in particular: -

- A policy for signage (location, style, size and materials) is needed. Information / interpretation panels should also be included. 'Informative but not intrusive' should be the policy objective.
- There needs to be a co-ordinated strategy for all aspects of lighting which embraces the highlighting of buildings, structures and landscape features, the way-marking of primary routes without recourse to intrusive lighting columns (e.g. by the use of ground level LED lighting) and the provision of temporary lighting for evening outdoor events.
- A 'no litter' policy in which litter bins are not provided and visitors are encouraged to take responsibility for their own litter, should be considered.

This has been trialed successfully in some restored urban parks and has recently become an adopted policy in at least one local authority.

- Sales of refreshments from mobile outlets should be reconsidered. Whilst there may be some justification for peak usage provision, such facilities would be better provided by a purpose-built outlet contained within one or more of the buildings within the site.

## **5.5 Specific Guidelines : Archaeological Remains**

### **Upstanding remains**

5.5.1 Any proposed works need to conserve and maintain the historic fabric of upstanding remains as a minimum. No development should detract from the physical *in situ* remains or from their setting/visibility and understanding. Any conservation work needs to be undertaken using appropriate materials and techniques.

5.5.2 A 'sense of the whole' needs to be promoted within the site – visitors should be able to understand that the remains relate to an abbey and what that comprises of (a self contained community/village that was both a seat of learning with judicial, religious, and governmental powers on a local and national scale, as well as a provider of assistance to the poor and needy and a home/source of employment for local inhabitants).

5.5.3 Foremost there needs to be an entrance to the site, a point which leads the visitor to their sense of awareness and understanding. For this site that would mean the creation of unified entrances at Marygate, Museum Street, King's Manor and between Lendal Tower and the Hospitium – each providing the same sense of entry into a special place.

### **Below ground remains**

5.5.4 Given the possibility of archaeological remains across the entire site it would be appropriate to undertake a geophysical survey that would enable possible below ground features to be identified. Such a survey could be undertaken to provide timeslices across the site – the remains at specific depths likely to relate to certain periods – which would assist in the determination of proposed development impact on the heritage resource in specific locations.

## **ZONE 1**

### **St Mary's Abbey Church remains**

5.5.5 An impressive ruin that needs to be understood as the focal point for the understanding of the site as a medieval historic centre. Improved interpretation/presentation required of the above and below ground remains, as well as the links to the other remains within and around the site, to improve appreciation of the historic/cultural importance of these remains and the overall site. Any development that would detract from the setting of this feature to be avoided. Conservation works should include improved mortar application and softening of the grass edges.

### **Gatehall**

5.5.6 Improved interpretation required.

### **Gateway**

5.5.7 Interpretation required as no understanding presented of historic link to river from site. Possible site for archaeological investigation to provide additional information on this area of the site.

### **Esplanade Railings**

5.5.8 An improved access point from the Esplanade (between Lendal Tower and the Hospitium) to the abbey site would be an advantage – part of the identifiable entrances to the site which initiate the visitors awareness of the historic/cultural interest of the site.

### **Flood Defence Bank**

5.5.9 With regard to the historic interest of the site and the close link between the site and the river this recent feature which blocks views to and from the abbey would be removed.

### **Architectural Fragments**

5.5.10 It is understood that an inventory/study of the nature and origin of these stones is being undertaken on behalf of the YMT. With the information/identification of the fragments decisions should then be enabled as to their future location/use/presentation.

### **Collections**

5.5.11 The material within the collections enables the entire history of the site and indeed of York to be told. In particular there is no other site in York that presents the Roman and the medieval history of the City (the Jorvik Centre presents the Anglo-Scandinavian/Viking period; the Richard III Museum the Wars of the Roses/Reformation; the Castle Museum Victorian and Georgian history; and there is the National Railway Museum) so there is an opportunity for the site to present not only the history of the abbey site but also the Roman and medieval periods.

## **ZONE 1A**

### **Abbey Walls and Towers**

5.5.12 Historic fabric to be maintained/conserved. Improved interpretation/presentation required to increase appreciation of their historic/cultural interest. Any development in the vicinity of the walls and tower should not impact on the views/setting of the walls/towers. Towers available for additional usage/visitor access – particularly Water Tower and St Mary's Tower.

5.5.13 Abbey wall between King's Manor and Postern Gate. Improved interpretation required as this feature of the original abbey is isolated from the remaining site's features. Needs inclusion in the same designation as the rest of the abbey – currently

it is not part of the schedule related to the abbey (the Museum Gardens).

## ZONE 2

### **Multangular Tower**

5.5.14 Whilst part of the City Walls this feature lies on the boundary of the abbey site and is identified in current City guidebooks as part of the museums gardens. Anything proposed for this feature therefore requires close liaison between the City Council who own/manage the City Walls and the YMT. Furthermore as part of the City Walls scheduled ancient monument.

5.5.15 The tower would provide an excellent vantage point of the abbey site if a viewing platform was available. Any alteration to the tower would require scheduled monument consent and minimal affect on the historic fabric.

5.5.16 The medieval coffins that lie within the interior of the tower need to be removed to a more appropriate location as they confuse visitors as to the origin/function of the tower. Perhaps they could be located in association with the St Leonard's Infirmary site or near the abbey church remains.

### **Museum Street City Wall**

5.5.17 An opportunity to re-open the walls near Lendal Tower may be possible given interest by the developer of the Lendal Tower complex. Such works would require scheduled monument consent and would need to be undertaken with appropriate archaeological mitigation works.

### **St Leonard's Infirmary Undercroft**

5.5.18 This feature is ruinous and has no on site interpretation so there is no presentation to visitors of its origin/function or historic interest. Given its location within the Museum Gardens it would be easily confused as a feature belonging to the abbey rather than the important medieval St Leonard's Infirmary that extended to the north and west of the undercroft ruin. The feature however does a present

an opportunity to create a structure with new function – incorporating the ruins into a new building that would protect and enhance the otherwise exposed/isolated remains, whilst creating a new use/focal point for this part of the site that could complement both the abbey site and that of the Central Library. Any such development would require.

## ZONE 3

### **The King's Manor**

5.5.19 There is no on site presentation of the link between this site and the abbey and given the access point to the Museum Gardens from the side of the King's Manor (Manor Lane) as well as an improved access possible between the King's Manor and the Headmaster's House it would be important in any improved interpretation of the abbey site to present this link.

## ZONE 6

### **World War II Barracks**

5.5.20 The barracks illustrate a later chapter in the history of the site and have a local importance. As a structure they are not unique and other examples exist, for example at Eden Camp. However they are a remainder of more abundant features related to the Second World War that would have been located within York that have subsequently been removed. Unfortunately the nature of the structures, built as temporary accommodation, does not easily enable their ongoing use. It would be possible to relocate one of the barrack blocks to an alternative site (?Eden Camp) and so retain an example of the structure, whilst the remaining blocks could be removed (following archaeological investigation/recording) to permit utilisation of this area of the site to enhance the abbey setting and the facilities offered by the site.

## ZONE 10

### Lendal Tower Complex

5.5.21 Development proposals for Lendal Tower, Lendal Hill House and the Pump Engine House are understood to be currently underway and it is vital that any such development does not detract from the fabric/setting of the abbey site. Similarly any development within the abbey site, particularly in the south-eastern section, needs to take account of the historic importance of the Lendal Tower complex.

## 5.6 Detailed Guidelines : Buildings

### The Yorkshire Museum and Tempest Anderson Hall

- Development proposals for the Yorkshire Museum and Tempest Anderson Hall are being addressed as a complementary initiative with the intention of improving access to the collections and visitor facilities. Any proposals for the development of these buildings need to be integrated with the restoration of the Museum Gardens and a Conservation Statement (see Appendix C) has been prepared to provide guidance for both of these elements of the Abbey Precinct site.

### Manor Cottage

- Any external alterations would be to its detriment and should not be considered.

### Museum Gardens Lodge

- Any external alterations would be to its detriment and should not be considered.

### Observatory

- Poor past repairs of stonework with cement are now damaging original stonework. The later repairs need cutting out and replacing with inset stone.

- Its setting is dominated by overgrown trees and shrubs which almost completely obscure the structure. The vegetation should be modified to allow the building greater prominence.

### Hospitium

- The buildings should be brought into more active use as this is the best approach to securing long term care and conservation.
- No external alterations should be considered as these would almost inevitably compromise its heritage value and 'picturesque' appearance.
- Additional ancillary accommodation and a lift could be provided internally in the more recent west part of the building without undue detriment to historic significance.

### St Mary's Lodge

- This is an important surviving late medieval building which should not be subject to any external change.
- The interiors have been modified to accommodate museum office accommodation but various early features and spaces remain. A conservation statement for the interior should be undertaken before substantial changes are proposed.

### Public Conveniences

- Proposed removal. No historic issues.

### YMT Leased Buildings within the Secondary Study Area

### York Art Gallery

- There should be no significant change to the principal frontage but possible alterations to the rear which is of no heritage significance would be appropriate.

### **Former Barracks and Adjacent Sheds, Stores and Bowling Pavilion**

- Although of local significance the barracks are in very poor structural condition and dilapidated appearance. Whilst their repair may be possible this would certainly be costly. Their removal would involve the loss of a feature of local significance. It is possible that this loss could be justified if replaced by a structure which complemented and enhanced the adjoining Gallery or Museum uses (on the basis that the gains to the care and interpretation of heritage assets was greater than the loss of the barracks) and that any new building was of high architectural value.

### **Bowling Green Pavilions**

- The northerly pavilion is of little historic or cultural significance and removal could be considered. The southerly pavilion does contribute to the appearance of the 'bowling green' which provides both setting for the Abbey church remains and St Olave's.

## SECTION 6: IMPLEMENTATION AND REVIEW

### 6.1 Consultation and Co-ordination

6.1.1 This CMP, following adoption by the York Museums Trust, will inform the ongoing management and development of St Mary's Abbey Precinct.

6.1.2 Following an initial period of consultation with the Steering Group member organisations and key stakeholder groups, the document, with any agreed amendments will become the principal reference point for all aspects of the management of the site and its policies will, subject to statutory controls and published government policy guidance, be promoted and implemented by the Trust.

6.1.3 Initially, priority will be given to those policies that relate to a fuller understanding of the site and the recording / interpretation of its features.

6.1.4 The CMP policies for the site will be co-ordinated with the Trust's complementary initiatives for access to and display of the Museum and Art Gallery collections to optimise the advantages and benefits of the sites national, historic and cultural resources.

### 6.2 Management and Development

6.2.1 Where they indicate physical works, policy objectives and guidance notes will require specific proposals. Initially expressed as a strategic overview, or vision, which express key policies, proposals and/or options for development should be assessed in detail against each other to determine the effects on the heritage.

6.2.2 Non-intrusive or beneficial options and other inter-relationships should be identified on a Restoration Masterplan which will provide a blueprint

framework for subsequent detailed development proposals.

6.2.3 Timescales, sequential programmes and site operations will need to be identified by a prescriptive management and maintenance plan, structured to provide a 10 – 20 year perspective with the details of the plan re-visited and updated every 3 – 5 years.

6.2.4 The preparation of a restoration scheme Masterplan and the management and maintenance plans will need to be informed by appropriate professional advice and guidance, particularly with regard to any Scheduled Monument or Listed Building consents.

### 6.3 Impact Assessment

6.3.1 Any options for development improvements to access or alterations generally that are deemed necessary to fulfil policy objectives and meet the aspirations of the Trust will be subject to a heritage impact assessment and, for projects which are considered to be acceptable, any required mitigation measures will be agreed in principle in advance of works taking place.

### 6.4 Monitoring and Review

6.4.1 The implementation of, and compliance with, CMP policies will be monitored by the Steering Group and its professional advisors.

6.4.2 Reviews of the CMP will take place every five years.

## SECTION 7: BIBLIOGRAPHY

Anon 2000	<i>Kings, Vikings and Monks</i> . Leaflet - The Parish of St Olave with St Giles, Marygate, York.
Brears, P C D 1984	Temples of the Muses: the Yorkshire Philosophical Museums 1820-1850. <i>Museums Journal</i> , volume 84, no. 1.
Brereton, C 1995	<i>The Repair of Historic Buildings: Advice on Principles and Methods</i> . English Heritage.
Building Design Partnership 2004	<i>Condition Survey</i> . Unpublished report, Building Design Partnership.
Butler, RM 1974	<i>The Bars and Walls of York</i> . Yorkshire Architectural and York Archaeological Society.
Butler, RM 1989	<i>Medieval York</i> . Yorkshire Architectural and Archaeological Society.
Buttery, D	<i>The Vanished Buildings of York</i> .
Cappack, G 1989	
City of York Council 1998	<i>Draft Local Plan</i> . City of York Council.
Coppack, G	<i>Abbeys and Priors</i> . English Heritage, London.
Cullum, PH 1993	St Leonard's Hospital, York: the spatial and social analysis of an Augustinian hospital. <i>Advances in Monastic Archaeology, British Archaeological Reports</i> , 227:11-18.
Department of the Environment 1990	<i>Planning Policy Guidance Note: Archaeology and Planning (PPG16)</i> . HMSO, London.
Department of the Environment 1994	<i>Planning Policy Guidance Note: Planning and the Historic Environment (PPG15)</i> . HMSO, London.
Drake, F 1736	<i>Eboracum: or the History and Antiquities of the City of York</i> . W Bowyer, London.
Drake, J 1989	<i>City of York</i> . Pitkin Pictorials Ltd.
English Heritage	<i>Principles of Repair</i> . HMSO, London.
English Heritage	<i>Easy Access to Historic Properties</i> . English Heritage, London.
English Heritage	<i>Street Improvements in Historic Areas</i> . English Heritage, London.
Falk, N and King, F 2003	<i>A New Vision for York</i> . Joseph Rowntree Foundation, York.
Goodchild	
Harris, C 2000	<i>A Short History of Marygate in the City of York</i> . Leaflet – St Olave's Church, Marygate, York.
Hall, R A 1994	<i>Viking Age York</i> . Batsford/EnglishHeritage.

Hall, R A 1996	York. Batsford/English Heritage.
Hall, R and Ottaway, P 1999	<i>2000 Years of York</i> . York Archaeological Trust.
Helmsley, P	<i>York- the Museum Gardens</i> .
Heritage Lottery Fund 1998	<i>Conservation Plans for Historic Places</i> . Heritage Lottery Fund.
Heritage Lottery Fund 2004	<i>Conservation Management Plans, Draft February 2004</i> . Heritage Lottery Fund.
Hingston, J A 1971	The First Fifty Years of Museum Gardens. <i>Yorkshire Philosophical Society Annual Report</i> .
Home, G 1924	<i>Roman York</i> . Ernest Benn Ltd, London.
Hoyle, R W 2001	<i>The Pilgrimage of Grace</i> . Oxford University Press.
Institute of Field Archaeologists 1999	<i>Standards and Guidance for Archaeological Desk Based Assessments/Evaluations/Excavations/Standing Recording/Watching Briefs</i> . Institute of Field Archaeologists.
Kerr, J S 1996	<i>The Conservation Plan</i> . The National Trust of Australia (New South Wales).
Marcouse, R 1951	<i>Figure Sculpture in St Mary's Abbey, York</i> . The Yorkshire Philosophical Society, York.
Norton, C 1999	The Design and Construction of the Romanesque Church of St Mary's Abbey, York. <i>Yorkshire Archaeological Journal, volume 71: 73-88</i> .
Nuttgens, P 1976	<i>York, the Continuing City</i> . Faber and Faber Ltd, London.
Nuttgens, P <i>et al</i> 2001	<i>The History of York, Yorkshire</i> . Blackthorn Press, Pickering.
Ottaway, P 1993 and 2004	<i>Roman York</i> . BT Batsford and English Heritage.
Ove Arup and Partners 1991	<i>York: Development and Archaeological Study</i> . York City Council and English Heritage.
Pevsner, N and Neave, D 1995	<i>Yorkshire: York and the East Riding</i> . Penguin Group, London.
Pyrah, B	<i>The History of the Yorkshire Museum</i> .
RCHME 1962	<i>An Inventory of the Historical Monuments in the City of York, Volume I, Eboracum, Roman York</i> . RCHME, London.
RCHME 1972	<i>An Inventory of the Historical Monuments in the City of York, Volume II, The Defences</i> . RCHME, London.
RCHME 1975	<i>An Inventory of the Historical Monuments in the City of York, Volume IV, North East</i> . RCHME, London.

RCHME 1981	<i>An Invesntory of the Historical Monuments in the City of York, Volume V, The Central Area.</i> RCHME, London.
Royston, A 2000	<i>York. The Pitkin City Guides.</i> Jarrold Publishing, Norwich.
Sidmore, S	<i>York – the Telford and Backhouse Nurseries.</i>
Stapleton, H E C 2002	<i>The History of St Olave's Church, York.</i> St Olave's Parochial Council, York.
Tillot, P M (ed) 1961	<i>The Victoria County History of the Counties of England. A History of Yorkshire: The City of York.</i> Oxford University Press, Oxford.
Wilson, C and Burton. J 1988	<i>St Mary's Abbey, York.</i> The Yorkshire Museum and North Yorkshire County Council.

**Websites consulted:**

<http://ads.ahda.ac.uk> – ArchSearch for St Mary's Abbey, York; St Olave's, York; St Leonard's Hospital, York; Lendal Tower, York; and King's Manor, York

<http://www.yorkarchaeology.co.uk> – York Archaeological Trust/York Archive Gazetteer

<http://www.yorkshireremuseum.org.uk> – Yorkshire Museum

<http://www.yorkartgallery.org.uk> – York Art Gallery

<http://www.york.gov.uk/walls> - York Walls

<http://www.york.gov.uk/visiting/heritage/history> - History of York

<http://library.york.uk> – Photographs of York

<http://www.york-united-kingdom.co.uk/walls> - York Walls

**City Archives data related to St Mary's Abbey:**

ACC 90 – Deeds

Yorkshire Museum charters – Transactions of the Yorkshire Philosophical Society 1887.

1480 B2/4 – Dispute with City over rights of common at Fulford

E35/908 – Enclosure without Bootham Bar, petition by Common Council, 1501

B43/54 – Bakery adjoining abbey walls judged within suburbs of City

ACC104/Ant.10.11.13 – reports on excavations by H Harvey Brook

**Engineers Records/Plans in City Archives:**

PH no. 524 Plan no. 9532 - Marygate

269 2005 – Esplanade piling

85 1311 – Esplanade

116 2084 – railings

116 2088 – plan of skating field

130 2310 – urinal

214 3925 -3940 – School of Art/Exhibition Buildings

216 3961- 3963 – Drainage plan

DRAFT

## **APPENDICES**

- A        The Brief, prepared by York Museums Trust
  
- B        List of Consultees
  
- C        Museum Conservation Statement
  
- D        Gazetteer
  
- E        Statutory Descriptions

# APPENDIX A

**The Brief, Prepared by York Museums Trust**

# APPENDIX B

## **List of Consultee's**

## List of Consultee's

City Archaeologist

English Heritage Designation

English Heritage Inspector

English Heritage, Historic Buildings

English Heritage, Land Use Planner

English Heritage, Historic Gardens

York Archaeological Trust

University of York

John Oxley

Eric Branse-Instone

Keith Emerick

Jane Jackson

Ian Smith

Andy Wimble

Jane Grenville

Carl Carrington

# APPENDIX C

## **Museum Conservation Statement**

Prepared by Donald Insall Associates

# APPENDIX D

## **Gazetteer**

# APPENDIX F

## **Statutory Descriptions**

