

# LEVEL II HISTORIC BUILDING RECORDING REPORT

Frederick House, Fulford Road, York

**Planning Ref: 19/00603/FUL**

**Site Code EYO7818**

Oasis ID: Cotswold2 - 409095

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Approved By: Peter Reeves (RPS Consulting Services Ltd)

On behalf of:

Watkin Jones Group

JAC26686

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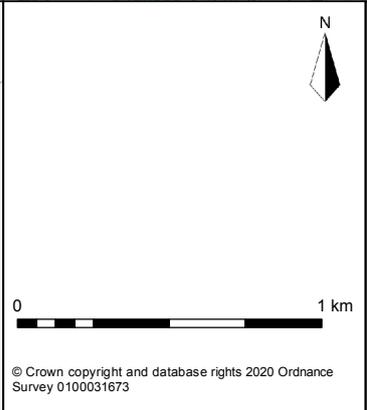
## SUMMARY

In September 2020 Cotswold Archaeology was commissioned by RPS Consulting Ltd to undertake a programme of Historic Building Recording in respect to historic structures at Frederick House, Fulford Road, York. The Historic Building Recording was undertaken to form a record of those parts of the Site to be altered by the approved works. The recording was undertaken to fulfil a condition attached to planning permission for the demolition of a large 20th-century office block on Site, as well as alterations and change of use of The Guard House adjacent to Fulford Road (19/00603/FULM). The scope of recording also covered the northern boundary wall, that still possesses some original fabric.

The Guard House was built on the site of the late 18th-century barracks, around the late 19th century, when a series of developments were made to the site in response to a number of military reforms. Although much of the original fabric of this building has been lost, it still possesses a degree of historic (associative) and communal value, through its historic link with the regiment and the barracks.



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**PROJECT TITLE**  
 Frederick House  
 Fulford Road, York

**FIGURE TITLE**  
 Site location plan

<b>DRAWN BY</b>	KW	<b>PROJECT NO.</b>	MK0324	<b>FIGURE NO.</b>	1
<b>CHECKED BY</b>	RK	<b>DATE</b>	10/09/2020		
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## 1. INTRODUCTION

- 1.1. In September 2020 Cotswold Archaeology was commissioned by RPS Consulting Services to undertake a programme of Historic Building Recording on historic structures at Frederick House, Fulford Road, York (hereafter ‘the Site’). The principal structure on Site is ‘The Guard House’, previously used as part of the Imphal Barracks. Imphal Barracks is the main barracks complex still in use to the south of the site, so named in the 1950s to commemorate war efforts in Burma (Tillot 1961, 541). The building is non-designated and dates to the mid-late 19th century, as it is visible on historic maps dating to the 1880s. Fragments of the original 18th or 19th-century boundary walls along the northern extent of the site also remain. The Guard House is presently in use as a site office/welfare block and is situated at the western extent of the site, adjacent to Fulford Road (NGR: 460898, 450482; Figure 1).
- 1.2. The Site is approximately 0.8ha. It is rectangular in plan and lies between Fulford Road (to the west) and Walmgate Stray (to the east). The site is presently occupied by Frederick House, a large 20th century office block, and The Guard House. The Guard House fronts onto Fulford Road and is located within the Fulford Road Conservation Area. Frederick House, to the rear of the Guard House, was constructed in 1974 and has most recently been used by Wates. The northern perimeter of the former barracks is enclosed by a brick boundary wall forming the northern boundary of the Site, against which are a cycle shed and store. The extant structures on site are not included on Historic England’s National Heritage List for England or identified on York’s developing Local List.
- 1.3. The recording was undertaken in response to planning permission from the City of York Council (Ref: 19/00603/FULM), prior to the demolition of Frederick House in the centre of the site and associated erection of 6no. purpose-built 4 storey student accommodation buildings, together with the change of use of and alterations to The Guard House to multi-amenity use associated with the accommodation. Condition 11 of this planning permission required the implementation of a programme of archaeological building recording in accordance with the approved WSI. It states that:

*A programme of archaeological building recording, specifically a written description and photographic recording of the Guard House and any other historic structures on site to Historic England Level 2 is required for this application. The archaeological scheme comprises 3 stages of work. Each stage shall be completed and approved by the Local Planning Authority before it can be discharged.*

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### ***Objectives and professional standards***

- 1.4. Cotswold Archaeology (CA) is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA). This report has been prepared in accordance with the ‘*Standard and Guidance for the archaeological investigation of standing buildings or structures*’ (CIfA, 2019) and a Written Scheme of Investigation (Cotswold Archaeology, 2020).
- 1.5. The objective of the recording is to produce a record of the extant historic structures on site, including The Guard House and the northern perimeter wall, in order to understand their structural and functional history, as well as provide a clear record of their significance. The record comprises annotated plans and elevations, photographs, and a written description of the structures in their current state prior to the approved works. The building survey equates to a Level 2 standard (a descriptive record) as defined in ‘*Understanding Historic Buildings: A guide to good recording practice*’ (Historic England 2016).

### ***Consultation***

- 1.6. This assessment has been undertaken in accordance with a Written Scheme of Investigation (WSI), formalising the adopted scope and methodology (Cotswold Archaeology 2020). The WSI was submitted to Claire MacRae, City Archaeologist for City of York Council for review, comment and approval. The WSI was approved in September 2020.

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## 2. METHODOLOGY

### *Data collection, analysis and presentation*

- 2.1. The Historic Building Assessment was guided in its composition by the *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures* (ClfA 2019); and *Understanding Historic Buildings: A guide to good recording practice* (Historic England 2016). The building recording was undertaken to a Level 2 standard as defined in the latter document.
- 2.2. The key objectives of the Historic Building Recording was to produce a clear record of the historic structures on site, with particular emphasis on The Guard House, in order to understand their structural and functional history within their respective contexts, and provide a clear record of their significance.
- 2.3. The Building survey included the following elements:
- The completion of a photographic survey, to Historic England Level 2 standards, focussing on The Guard House and sections of the northern boundary wall.
  - Detailed recording of any structural features that are of significance.
  - The production of floor plans establishing an accurate record of the historic development of the building, informed by historic cartographic sources, planning history and the building inspection.
- 2.4. The recording focussed on creating a detailed record of the areas of the Site which will directly be altered by the development. This approach has been agreed with Claire MacRae, City Archaeologist for City of York Council, through the submission and approval of a WSI.

### **Drawn Record**

- 2.5. A drawn record of the site was made utilising existing measured floor plans scaled at 1:200, and site plans at a scale of 1:1000, which have been provided by RPS Consulting. In this case it was not possible to provide plans scaled at 1:100 at A3 without depicting the historic structures across multiple sheets. As such that plans have been produced at a scale of 1:200. These plans have been used to accurately illustrate the phasing of the Guard House, and to note areas and features of value all around the site, including the northern boundary walls. The plans were used during the on-site assessment of the building to make a note of architectural features of interest, as well as phasing. The drawings have been digitised and annotated to

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depict the chronological phasing of the building, features of architectural value and photographic locations (Figures 2 & 3). The record also consists of an overall site plan relating the building to the other structures on site, as well as highlighting areas of the wall deemed to be of higher significance (Figure 2).

### **Photographic Record**

- 2.6. The photographic record includes general views of The Guard House from the front and rear of the building, and the overall appearance of principal internal spaces in their present condition. Particular attention has been given to the recording of parts of the building to be altered or demolished as part of the approved scheme of works. More detailed photographic recording was utilised to accurately record details that relate to date, alteration and function of the building. General photographs have also been taken of the whole of the northern boundary wall, and include the bike shed and store buildings due for demolition. An on-site assessment was undertaken to ascertain which areas of the northern boundary wall needed recording in more detail, these areas have been marked on Figure 2.
- 2.7. The photographic survey comprises digital images of the building and has been created in compliance with Historic England guidance. Select photographs were taken using a Digital Single Lens Reflex (DSLR) Camera with a sensor of a minimum of 20 megapixels. Lenses were chosen to reflect the requirements of the particular feature/features being recorded.
- 2.8. Images have been saved in TIFF format. At the current time TIFF formatting is regarded as the best format for archiving. Some files have been converted to .jpeg format for use in the report, but original RAW or TIFF versions have been maintained in the project archive.

### **Written Record**

- 2.9. The written account includes the location of the building, designations, the date and circumstances of the record and name of recorder; an account of the buildings form, function, date and development sequence; and the names of architects, builders, patrons and owners will be given, where known.
- 2.10. Details of the history and development of the building were derived from available secondary sources, notably the Desk-Based Assessment (York Archaeological Trust 2018). George Nuth, Assistant Heritage Consultant, visited the Site on 12 November

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2020 to assess its significance in accordance with appropriate Historic England guidance and the approved WSI.

- 2.11. The building was surveyed with a particular focus upon those elements to be altered by the development and upon those elements considered to date to the original construction phase, and includes analysis of external or internal details, structural or decorative, which are relevant to the building's design, development or use.
- 2.12. A historic map regression was not conducted as part of this as an accurate assessment of mapping has already been conducted in a previous Desk Based Assessment (YAT 2018). Reference to this document will be made in this report.

#### *Limitations*

- 2.13. Access to the building was sufficient to capture the detailed required to formulate this report. One internal area of the building was in use at the time of recording as a site office, where meetings were taking place. As a means of not disrupting the client, and to abide by relevant government guidance on social distancing protocols, this area was not recorded photographically. However, a rapid visual inspection was made of this area and it was deemed not to contain any historic fabric, or any fabric of significance. Historic mapping, as well as clear phasing visible on the exterior of the building, also shows that the part of this building containing this inaccessible room was likely added in the late 20th or early 21st century.
- 2.14. The limitations here also stretch to the lack of archival records available for this site. The National Archives online resource was consulted; however, no relevant materials were found. Also, due to COVID-19 restrictions to York Army Museum, and their archives, were shut. It would have been useful to consult primary sources, as they may have revealed more details on the original function of this building when it was first constructed in the 19th century.

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### 3. HISTORIC BACKGROUND

- 3.1. The Site is situated on the eastern side of Fulford Road, the main link road between the village of Fulford and the City of York. Further to the south this leads to the A64, that links Scarborough and Leeds. To the north the road leads directly into the City of York, entering the city at Fishergate Postern.



**Photograph 1: Looking south, along Fulford Road. The Guard House is to the left of this photograph.**

- 3.2. The earliest recorded use of the site currently occupied by the Guard House and Frederick House was that of common land, in use since the early 13th century. It was not until 1795-1796 that barracks were constructed on this eastern side of Fulford Road to house troops who had previously been billeted throughout the surrounding area (HER Ref: MYO4224). None of these original 18th-century buildings remain standing on this site, however. The first description of the barracks details *'12 acres of ground, the whole is surrounded by a high brick wall; and the buildings are also erected with bricks at the bottom and on each side of a spacious oblong'* (YAT 2018, 12). This description of a 'high brick wall' could relate to the variation of the lower courses visible on the western elevation, as fragments of this original boundary may survive. However, the lack of surviving fabric and obvious rebuilding on this elevation means this may idea only be speculative.



**Photograph 2: Looking north, along Fulford Road.**

- 3.3.** The site was in continuous use, until 1861 when the cavalry barracks was expanded. Further developments to the site had occurred by 1877, when the infantry barracks was built 300m to the south (this was renamed the Imphal Barracks in 1951). This had little impact on the northern area of the barracks, now within the Site, however. The barracks remained in continued use until World War Two, when its use began to decline. Few elements of the original barracks survive, including the Guard House and parts of the northern boundary wall next to the Fulford Arms, formerly the Barracks Inn (YCC 2010). Other fragments of the western boundary wall and gate also remain to the south of the Guard House.
- 3.4.** In the 1970s the Site underwent drastic changes, when the MOD cleared it for redevelopment purposes. After this it was used as part of The North Yorkshire Police Headquarters, that instigated the construction of Frederick House to the rear of the Guard House in 1974. The police still occupy much of the area to the south of the Site.



**Photograph 3: The site to the east of the Guard House. Frederick House is to the left and the police headquarters are in the background to the right.**



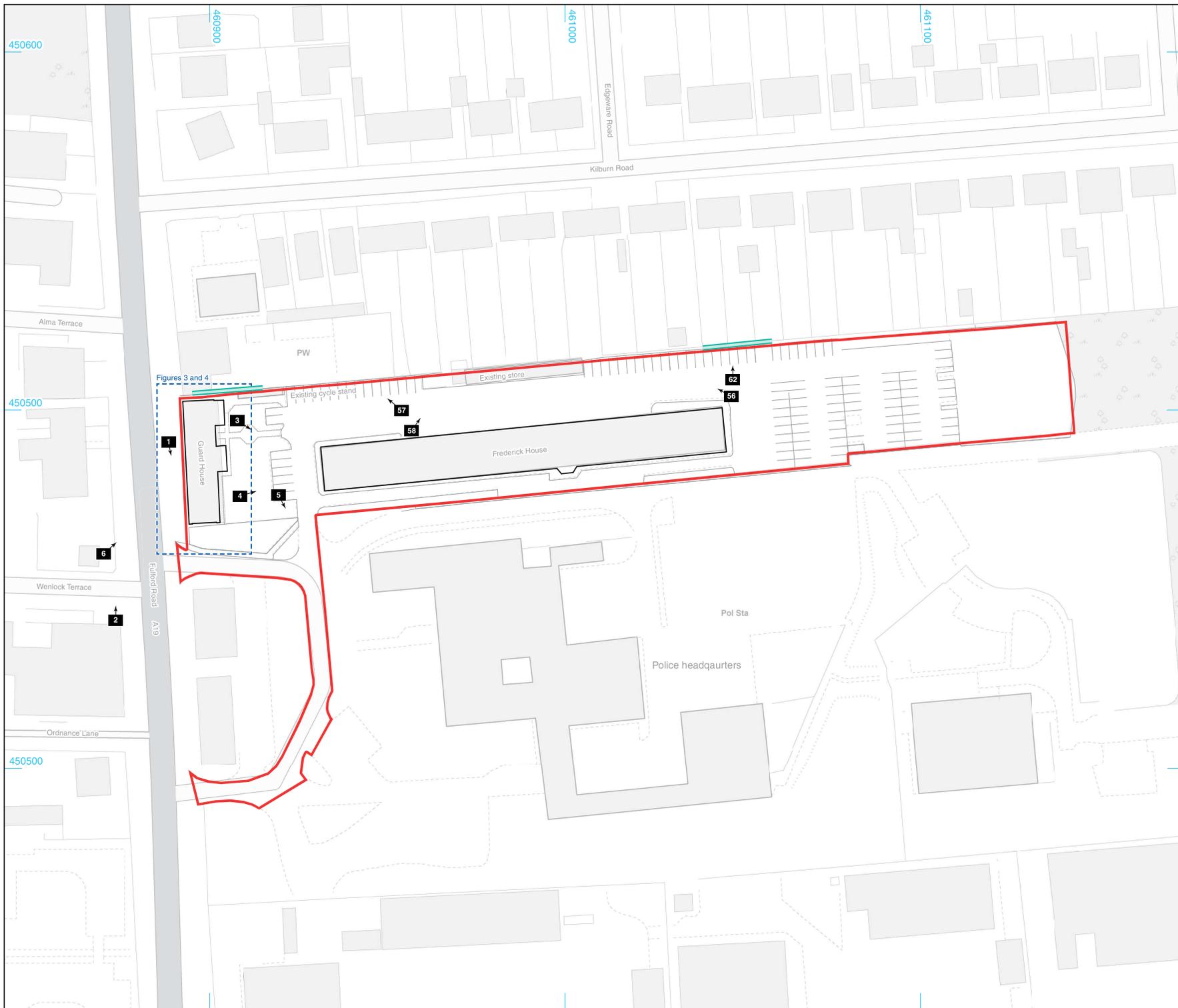
**Photograph 4: View of Frederick House.**



**Photograph 5: View of the police headquarters.**

### *The Development of The Guard House*

- 3.5. Historic mapping dating to the 1850s shows that The Guard House, or part of it, may have originally been constructed in the early 19th century. However, at this stage the building was clearly rectangular and did not have a projecting gable to the east (YAT 2018, 45). However, by the late 19th century the Guard House is L-shaped in form. It is possible that this is due to a lack of detail on the earlier maps, or it may indicate that the building had either been rebuilt by the late 19th century. It is possible that sections of this earlier building are incorporated into the building still standing today, however, the fabric does not reveal a great deal of complex phasing that would be expected if this was the case. As a result, the Guard House was most likely rebuilt entirely in the late 19th century.
- 3.6. The only other substantial change to the Guard House occurred in the late 20th century, after the MOD had sold the land in the 1970s. It is around this time that the building was extended to the north, creating the northern L-shaped block. This took place when the building was occupied and used by the North Yorkshire Police (YAT 2018, 13). It is at this time that the roof of the building was re-constructed. Subsequent internal alterations have taken place in the late 20th/early 21st centuries; this includes the addition of modern amenities, plaster/paintwork and furnishings. This has masked any evidence of earlier fabric within the building.



- Site boundary
- Surviving boundary wall (19th century)
- Photograph location and direction



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**PROJECT TITLE**  
 Frederick House, Fulford Road, York,  
 North Yorkshire

**FIGURE TITLE**  
**Site plan depicting all present  
 structures and photograph locations**

<b>DRAWN BY</b>	<b>RW</b>	<b>PROJECT NO.</b>	<b>MK0324</b>	<b>FIGURE NO.</b>
<b>CHECKED BY</b>	<b>DJB</b>	<b>DATE</b>	<b>19/11/2020</b>	
<b>APPROVED BY</b>	<b>GN</b>	<b>SCALE@A3</b>	<b>1:1000</b>	<b>2</b>

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## 4. BUILDING DESCRIPTION

### *The Guard House (Exterior)*

- 4.1. The Guard House is a one and a half storey building (**Photograph 6**) of a combination of red and dark grey brick in a Flemish bond. The building appears to have been completely re-fenestrated in the late 20th or early 21st century with modern double glazing in uPVC frames. Covering this is a large, pitched roof of slate, within which is two original chimney stacks topped with ceramic pots (**Photographs 7 & 8**). These chimneys are set within the southern extent, and in the centre of the building. In terms of plan form the building is F-shaped, with this pattern created by two projecting wings with gables on the eastern side. In the centre of the building on the western side, facing onto Fulford Road, is a gable. The edges of all of these gables have been topped with sandstone coping.



**Photograph 6: View of The Guard House from the south west.**



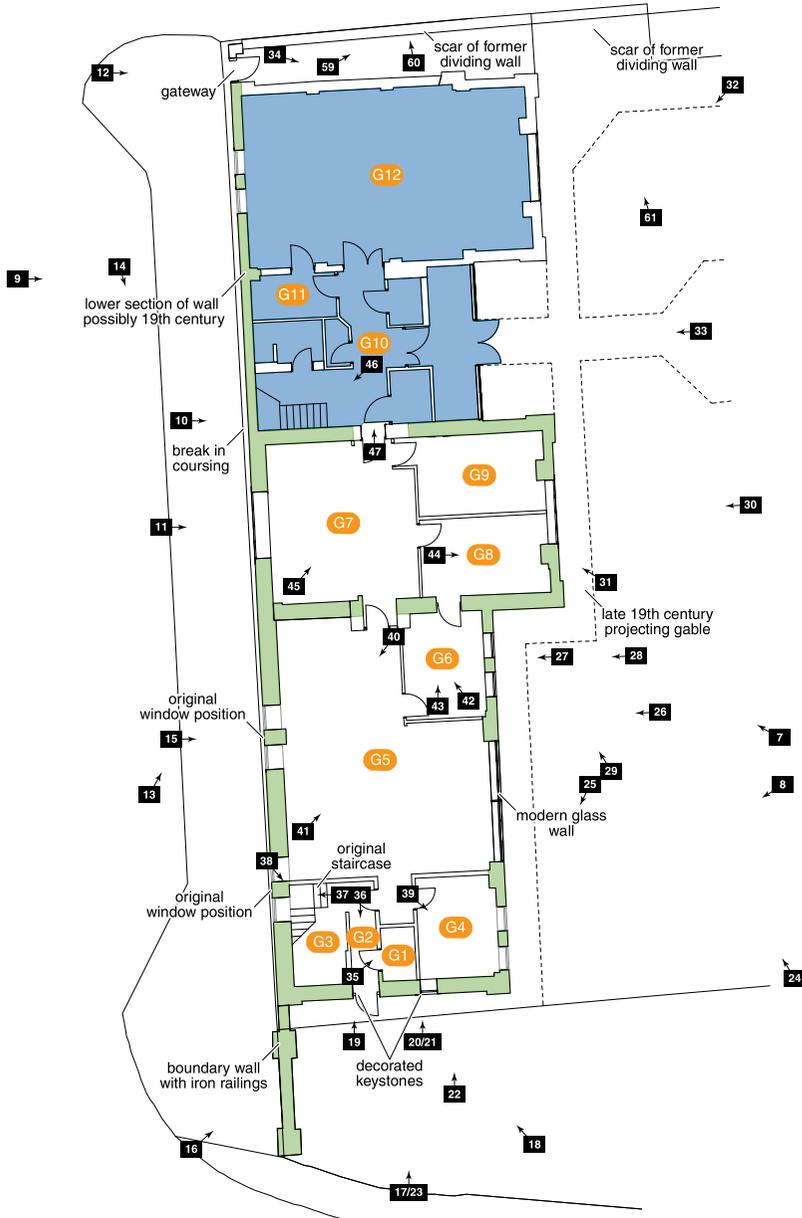
**Photograph 7: View of the central chimney stack.**



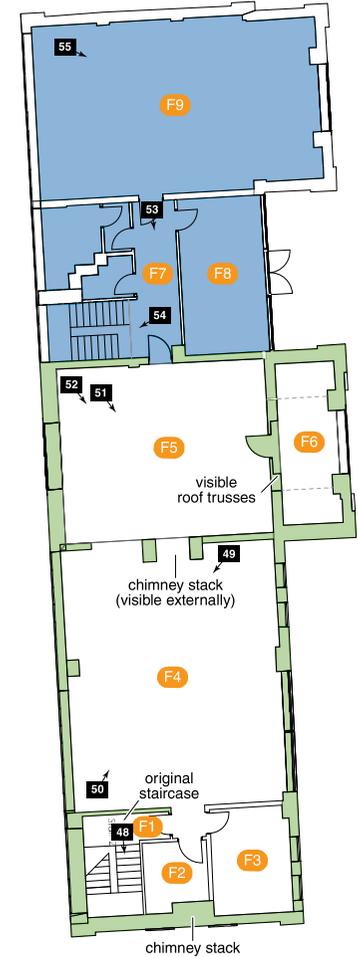
**Photograph 8: View of the southern chimney stack.**



Ground floor plan



First floor plan



- Site boundary
- Late 19th century
- Late 20th century
- G1 Room number
- Photograph location and direction

0 1:200 10m

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PROJECT TITLE  
 Frederick House, Fulford Road, York,  
 North Yorkshire

FIGURE TITLE  
**Ground and first floor phased plans  
 depicting photo locations and room  
 codes**

DRAWN BY	RW	PROJECT NO.	MK0324	FIGURE NO.
CHECKED BY	DJB	DATE	19/11/2020	
APPROVED BY	GN	SCALE@A3	1:200	<b>3</b>

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4.2. The principal western elevation faces onto Fulford Road (**Photographs 9-16**). It is from here that a clear break in coursing is visible just to the north of the projecting gable (**Photograph 10**), indicating the former extent of the building. Interestingly, the lower courses of brick along the northern extension are in a Flemish bond, and the courses above are of a standard stretcher bond. Although this section of wall appears relatively modern, it is possible that these lower courses could be the remnants of the boundary wall. However, this section of wall does match that of the southern block of this building. This southern section, with a likely 19th century date, also consists of a Flemish bond below and stretcher bond above. Therefore, it is also a possibility that the late 20th century block has been constructed in respect to the earlier section of wall to the south, and the coursing has been matched. Despite this, the break between the two blocks of this building is interesting, as the brickwork has clearly been altered. Along the top of this elevation, just below the eaves, is a line of fixed uPVC windows, incorporating long concrete sills. In the northern part of this elevation are two ground floor windows designed to mirror the those situated on the southern side. These are fixed windows of uPVC, covered by flat arches with brick voussoirs, and sandstone sills.

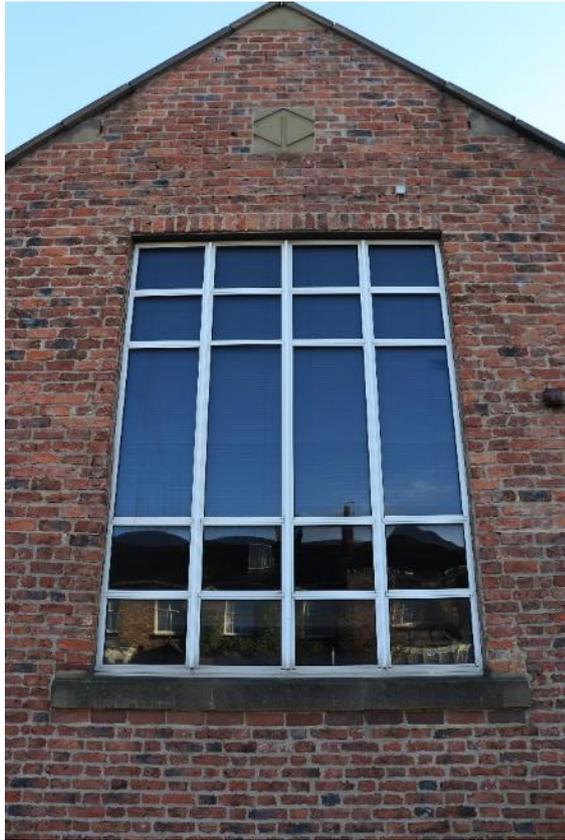
4.3. Another large modern window has been inserted in the projecting gable in the centre of this elevation (**Photograph 11**). This is also of uPVC and consists of a flat arch of red brick and a large sandstone sill. To the right of this large window, roughly in the centre of the wall are a few courses of brick in an English bond. As mentioned in paragraph 4.2 above, this is indicative of this section of wall being demolished and rebuilt to accommodate the northern block of this building. The gable here has been topped with sandstone coping, kneeler and ridge stones. The modern northern extension of this building abuts what appears to be an earlier gateway (**Photograph 12**), leading to a footpath. This gate is headed by a round arch with red brick voussoirs, and the wall is capped with limestone coping. It is possible that this pathway originally related to the buildings to the north west of the site that were also present in the 19th century, prior to the expansion of this building to the north.



**Photograph 9: The northern end of the western elevation.**



**Photograph 10: The break in coursing between the southern block and the northern extension.**



**Photograph 11: The projecting gable in the centre of the western elevation.**



**Photograph 12: The gateway on the northern end of the western elevation.**



**Photograph 13: The centre and northern end of the western elevation.**

- 4.4. On the southern side of this elevation (**Photographs 14-16**) are two more identical sets of the ground floor double windows (**Photograph 15**). However, these have arches of original red brick. Slight breaks in coursing around these windows suggest that the openings were partially rebuilt when the modern windows were inserted. Despite this, they largely appear to be in their original positions. The entirety of this half of the elevation, although also built in red brick, is significantly more weathered. Attached to the south-western corner of this elevation is the extended boundary wall (**Photograph 16**), with spiked iron railings, sandstone coping, and a brick plinth. It is likely that this western boundary wall also dates to the 19th century.



**Photograph 14: The southern end of the western elevation.**



**Photograph 15: One of the sets of windows on the southern end of the western elevation.**



**Photograph 16: The wall to the south of the western elevation.**

- 4.5. The southern gable end (**Photographs 17-23**) comprises red brick laid in stretcher bond. Just below eaves level (**Photograph 22**) is a line of moulded dressed brick that projects outward. Much like the other gable ends on this building, this one has been topped with sandstone coping; however, there are no kneelers. The apex of this gable incorporates a large red brick chimney stack (**Photograph 23**), with a ceramic flue. At ground floor level are two apertures (**Photographs 19-21**), a doorway to the left and a window to the right. These are both headed with round arches with red brick voussoirs and finely dressed keystones (**Photograph 21**). The keystones themselves appear to be of significance. Based on their stylistic form they have likely been re-used from another, possibly earlier, building on site. Both the jambs and the arches surrounding these features project slightly. The keystones themselves are embellished, however, deterioration has meant that the insignia is not recognisable. Although, at the top of the keystone the outline of a crown is visible. It is possible that both of these features originated as windows, and the left hand one has been opened up to create a doorway. The doorway most likely dates to the 20th century, and is wooden, panelled, and set within a wooden frame. It also has a sandstone lintel that mirrors the sill of the window to the right. The remaining area of the arch above the doorway has been infilled with red brick (**Photograph 19**).



**Photograph 17: View of the southern elevation.**



**Photograph 18: View of the southern elevation.**



**Photograph 19: The infilled arch above the doorway in the southern elevation.**



**Photograph 20: The window in the southern elevation.**



**Photograph 21: Detail of keystoned arches in the southern elevation.**



**Photograph 22: Detail of the brickwork below the eaves in the southern gable end.**



**Photograph 23: The chimney stack on the southern gable end.**

- 4.6. The eastern elevation (**Photographs 24 – 33**) incorporates two projecting gables that are similar in style and form to that of the southern gable end, with decorated red brick creating a projecting surround for the centre of the gable. The main body of brickwork used in this elevation is entirely in a stretcher bond, and is very unlike that of the western elevation. Because of this, it is possible that this elevation was entirely rebuilt when the updated fenestration was inserted in the late 20th century, particularly with the insertion of the large glass wall that would inevitably lead to substantial rebuilding. The southern end of this elevation incorporates two sets of four windows (**Photograph 27**), two at ground floor and two at first floor level. Separating these is a large modern glass wall, with uPVC framing. The sets of four windows appear to be in their original positions, and mirror the ground floor windows found on the western elevation. They are modern uPVC windows with flat arches and sandstone sills.
- 4.7. To the north of this is the central projecting gable (**Photograph 30**), the northern extent of which was part of the original northern elevation of the 19th-century building, visible on historic mapping. This projecting gable contains a large central window under a large, curved arch with multiple courses of red brick voussoirs. The sill of this

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feature appears to be made of concrete (**Photograph 31**), most probably inserted when the modern window was added. The northern half of the eastern elevation (**Photographs 32 & 33**) contains another large glass wall with a central doorway and covered porch, as well as another projecting gable with a large central window. Although this later half of the building resembles that of the 19th-century southern half, the bricks are noticeably modern in comparison to the more weathered red brick on the southern side.



**Photograph 24: The eastern elevation of the Guard House.**



**Photograph 25: The southern side of the eastern elevation.**



**Photograph 26: The southern half of the eastern elevation.**



**Photograph 27: The small ground floor windows in the southern half of the eastern elevation, to the south of the projecting wing.**



**Photograph 28: The windows below the eaves in the southern half of the eastern elevation.**



**Photograph 29: The southern projecting gable in the eastern elevation.**



**Photograph 30: The southern projecting gable in the eastern elevation.**



**Photograph 31: Detail of the sill in the large window of the southern projecting gable.**



**Photograph 32: The northern half of the eastern elevation.**



**Photograph 33: The main entrance to the building, situated between the two projecting gables on the eastern elevation.**

- 4.8. The northern elevation (**Photograph 34**) faces out onto a very narrow alleyway, accessed from the wooden gate onto Fulford Road. This late 20th century elevation again resembles the rest of the gables on this building through the incorporation of a recessed gable and decorative brickwork. However, no windows or any other features are visible here.



**Photograph 34: The northern elevation of the building.**

### *Interior*

- 4.9. Internally, the Guard House has been entirely renovated with modern carpeting, plaster, ceilings, and modern fixtures and fittings (**Photographs 34-51**). As a result of this, no original fabric survives internally. The relatively open layout, and the size of this building, may suggest that it was originally used as a warehouse, or simply for storage. This is very possible, as it is situated next to a main road, meaning access to this building would have been easy for the movement of goods and equipment. It is possible that there were more internal subdivisions, however, but modern fabric has masked any such evidence.
- 4.10. The floor plan of this building also seems to have undergone considerable alteration. In the principal rooms of the original 19th-century block, notably Rooms G5 and G7 (**Photographs 39, 40 & 44**), there have been a number of modern stud walls inserted to create offices and meeting rooms. The only rooms that appear to be in their original

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form are Rooms G1-G4 (**Photographs 34-38**) and Rooms F1-F3 (**Photograph 47**), on the southern side of the building. This southern end also contains a staircase (Room F1) that appears from the fabric to have been renewed in the 20th century (**Photographs 38 & 48**), however, it appears to accord with the historic position of the former staircase. The extant staircase is a dog leg form with a half landing, with square newel posts and balusters.

- 4.11. The principal internal area of the 19th-century block of The Guard House (Rooms G5 & G7) contains a number of modern partitions on the southern side, creating Rooms G1-G4, and on the eastern side, creating Rooms G6, G8 and G9. These spaces conform to the style seen throughout this building, with modern plasterboard walls, skirting, and insulated ceilings. The walls separating Rooms G5-G7 and Rooms G7-G10 are original, however. The former has been knocked through in the centre and to the east, creating modern divisions. It is impossible to say for certain, but at least one of these openings is likely to date to the 19th century. The latter dividing wall was the original northern extent of the 19th-century L-shaped building. This means that the doorway here was originally an external door. No evidence of this is visible, however, as all of the fabric surrounding the doorway is covered in modern plasterboard and paint.



**Photograph 35: View of Room G1.**



**Photograph 36: View of Room G2.**



**Photograph 37: View of the southern staircase (Room G3).**



**Photograph 38: View of the southern staircase (Room G3).**



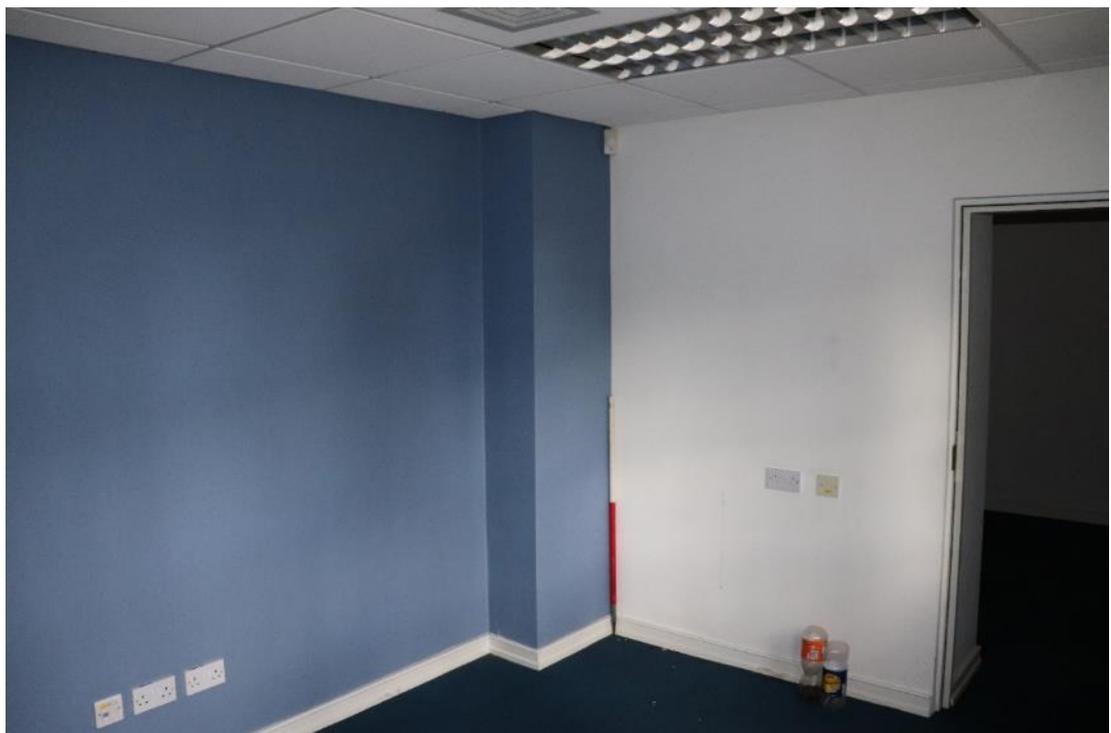
**Photograph 39: View of Room G4.**



**Photograph 40: The southern end of Room G5.**



**Photograph 41: The northern end of Room G5.**



**Photograph 42: View of Room G6.**



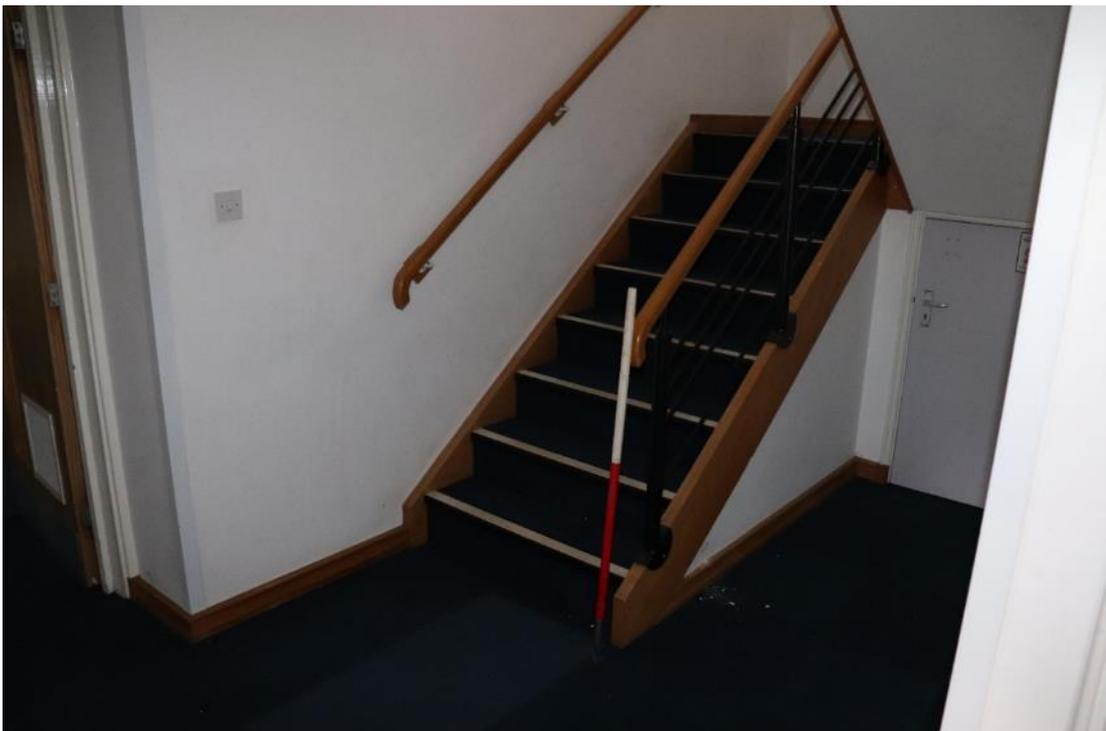
**Photograph 43: The northern wall of Room G6.**



**Photograph 44: The eastern wall of Room G8.**



**Photograph 45: View of Room G7.**



**Photograph 46: The northern staircase (Room G10).**



**Photograph 47: The northern end of Room G10.**

- 4.12. At first floor level there are some features worth noting. On this floor the central chimney stack is visible (**Photograph 50**). This has been knocked through in order to allow further access between Rooms F4 and F5. Either side of this stack are two moer large opening allowing access between these two spaces. There may have been access between these rooms when it was in use in the 19th century, as it would have made sense to have this area in order to bolster the storage space. The stack of the southern chimney is also partially visible in Room F2, although modern plasterboard has blocked any potential features associated with it. At this level the roof structure of the building is visible (**Photograph 51**), as the base of the trusses are set just below the ceiling level. These are visible in Room F5, on the northern and southern walls. An open loft hatch in Room F5 shows that the roof of this building has been renewed, with modern steel trusses and insulation (**Photograph 52**). This was most likely added when the northern extension to this building was inserted in the late 20th century.



**Photograph 48: First floor view of the southern staircase (Room F1).**



**Photograph 49: The southern end of Room F4.**



**Photograph 50: The northern end of Room F4.**



**Photograph 51: The eastern end of Room F5. The red arrow indicates the exposed roof truss.**



**Photograph 52: View of the roof structure of the building (above Room F5).**



**Photograph 53: View of Room F7.**



**Photograph 54: The staircase in Room F7.**



**Photograph 55: View of Room F9.**

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### *Northern Boundary Wall*

- 4.13. The 19th-century boundary wall (**Photograph 56**) on the northern end of the site has largely suffered from 20th and 21st century interventions. The most notable of these changes are visible in the centre of the wall (**Photographs 57 & 58**), where much of the it has been replaced with 20th century brickwork in American bond, capped with sandstone coping. In the centre of this are the 20th-century store buildings. At the western and eastern ends of this 20th century wall are what appear to be fragmentary sections of original 19th-century boundary wall.



**Photograph 56: The northern boundary wall and the stores.**



**Photograph 57: Part of the 20th century section of the northern boundary wall.**



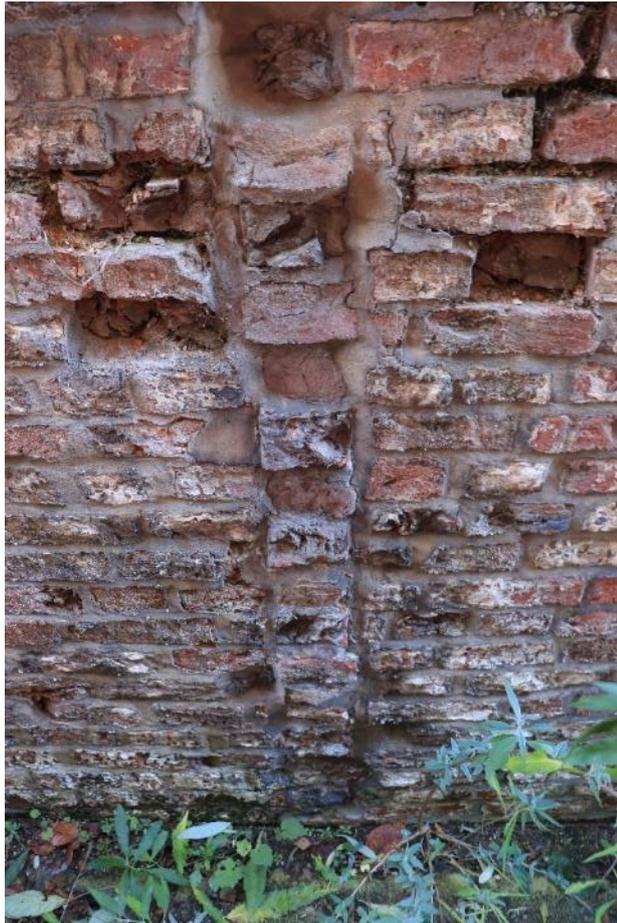
**Photograph 58: The stores in the centre of the northern boundary wall.**

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4.14. The western part of the boundary wall (**Photographs 59-61**) is made up of irregularly coursed red brick, the closest bonding it resembles is that of monks' bond. These bricks are extremely weathered. This has also been capped with sandstone coping and is slightly taller than the central section of wall. Also within this part of the boundary wall there are clear breaks in the coursing, as well as scarring, showing the position of former perpendicular projecting walls (**Photograph 60**). This, as well as fragmentary remains of whitewash paint, suggest that this part of the wall was once internal, indicating that there were buildings along this section of the northern boundary. Much of this section of the boundary wall has been obscured by the bike shed.



**Photograph 59: The northern boundary wall, taken from the alleyway between this and The Guard House.**



**Photograph 60: One of the building breaks indicative of former perpendicular walls.**



**Photograph 61: Part of the potentially 19th-century boundary wall, now partially obscured by the bike shed.**

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- 4.15. The eastern part of the northern boundary wall (**Photograph 62**) resembles that of the western in terms of materials and coursing. This section of the wall, however, does not contain any features indicative of early internal divisions, as seen on the western section. There are, however, some fragmentary remains of whitewash paint.



**Photograph 62: The potentially 19th century eastern part of the northern boundary wall.**

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## 5. STATEMENT OF SIGNIFICANCE

- 5.1. The Guard House was originally constructed in the 19th century, however, the original function of the building is unclear. The scale of the structure suggests that it was not merely used to mark the entrance to the site, instead it may have been utilised as an area for storage. Unfortunately, the lack of surviving fabric, particularly internally, means the original function of the building cannot be fully appreciated.
- 5.2. The following Statement of Significance has been produced with reference to the four heritage values identified in Conservation Principles (English Heritage, 2008) as well as utilising Historic England's guidance contained within the Listing Selection Guide for Military Structures (Historic England 2017). According to Historic England, 'The move to permanent depots for regiments [in the late 19th century] led to the construction of barracks across Britain, as well as the construction of permanent training depots and teaching institutions. Britain's imperial commitments grew continuously, necessitating the creation of a home establishment capable of replenishing forces in the field with trained and rested replacements' (Historic England 2017, 6). Historic England further states that 'Architectural quality, planning interest, degree of alteration and group value with other related structures will be key considerations' (Historic England 2017, 7).
- 5.3. The geographical setting of the Guard House creates a direct association with York Barracks, of which some significant elements remain that also front onto Fulford Road. An example of this being the Grade II listed Imphal Barracks Keep (NHLE No. 1257808). York Barracks reflect the history of the regiments that used it, as well the key military and social reforms that led to the construction of such sites. This site allows for the study of how and why these complexes were constructed, to meet the changing needs of Britain's military. The Guard House therefore has historical (associative) value, as it occupies the site of the former 18th/19th-century barracks. Both of the historic sections of northern boundary wall hold a degree of evidential value, particularly the western side, as it also contains some evidence of earlier structures also associated with the barracks that have now been demolished.
- 5.4. This association with the barracks also relates directly to the communal value of the site, as it has been noted that there are still many who recall the everyday military life at the barracks, as well as the lives of those who lived nearby to the barracks (Wilson 1996, 15). The prominent position of the Guard House adds to this. It is situated along

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one of the main thoroughfares leading into the City of York, making it a notable landmark for both residents and visitors to the city. Therefore, although the Guard House is not easily recognisable as a 19th-century structure, its prominent position and fragments of remaining fabric add to its limited communal value. Despite these communal aspects, the access to the site itself would have been restricted when it was in use as a barracks. Therefore, although this building does hold communal value, it is somewhat limited.

- 5.5. When assessing the significance of the Guard house, it should also be noted that the building holds very little original fabric, and has been subject to extensive alterations during the 20th and 21st centuries. No original fabric remains inside the building, and the external elevations have undergone considerable restoration and rebuilding. There are some features that remain, however, such as portions of the original brickwork and bonding, as well as the finely decorated keystones and flat arches. However, these have been punctured by modern windows and other significant renovations. Therefore, as a result of the removal of significant historic fabric and alteration to the external facades, this makes the recognition of the building's 19th century origins very difficult, thus limiting the buildings aesthetic and historic (illustrative) value.

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## 6. CONCLUSIONS

- 6.1. In summary, the modern alterations and extension of the Guard House have meant that the building, in its current form, holds a limited amount of historic and aesthetic value, despite there still being some notable original features remaining externally. These alterations took place in the late 20th century as the buildings were changed to suit modern functions. However, there is still a small degree of historic and evidential value held by the historic structures on this site, primarily through their association with the barracks as they were once also key parts in the running of the 19th-century barracks. This primarily derives from the earlier remains of structures present here, along the northern boundary wall, that are indicative of earlier 19th-century structures. There is also a small degree of communal value through its historic association with the barracks.
- 6.2. This report addresses the requirement of Condition 11 attached to the planning permission (Ref: 19/00603/FULM), which permits the demolition of the office block to the rear as well as the change of use and alterations to the Guard House building, for a programme of building recording undertaken in accordance with a written scheme of investigation. This report has been undertaken in accordance with the Written Scheme of Investigation which was submitted to the Local Planning Authority. The scope of this comprised a Level 2 record of the parts of the site to be altered; these were agreed with the Local Planning Authority. A digital version of this report has been uploaded to the OASIS platform (OASIS ID: Cotswold2-409095), and the Archaeology Data Services online library.

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## 7. REFERENCES

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