

# STATEMENT OF SIGNIFICANCE

**‘The Jubilee’ Public House, Balfour Street, York**



## The Jubilee Public House

This document is a Statement of Significance for 'The Jubilee', York, a rare late nineteenth-century public house of renowned architect, Walter Brierley. It demonstrates the importance of this building.

The Jubilee is inextricably linked to York's railway heritage by location and its original provision of rooms for travellers serving the railways and associated industries; its pub sign featuring a steam locomotive. It was an aspirational landmark in scale, design and use of materials within its setting, evoking pride and providing pleasure.

An application for listing was refused in 2016, however, increasing understanding of and appreciation for Brierley's work in recently published works, and other research, and the uniqueness of this pub, has led to a re-evaluation of The Jubilee's aesthetic, communal and associative significance. It is now considered equal with the best of Brierley's public houses, including the Grade II listed Blue Bell Inn at Ingleby Cross, Northallerton.

As with much working-class heritage in England, including historic pubs, this building has experienced a recent period of neglect and is currently in danger of losing its communal value due to proposals for conversion into residential accommodation. With the redevelopment of former railyards nearby as 'York Central', its historic significance should be further revealed. Critically, the building has continued to attract strong local support to remain as a pub.



York Civic Trust

This document has been commissioned by the York Civic Trust and has been compiled by Michael Dobbs, Hilton Marlton and Mandy Wrenn.

*York, January 2025*

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## 1. Introduction

### 1.1 Methodology

This research has been carried out following Heritage England's *Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12* (2019). and *The Setting of Heritage Assets; Historic Environment Good Practice Advice in Planning, Note 3* (2nd Edn., 2017). Primary and secondary sources have been consulted. Local residents' views were solicited on 20th January 2024 and site visits were made in January and February 2024, when exterior photographs were taken. It has not been possible to make an internal inspection.

### 1.2 Designation records and permissions

The Jubilee is located in the Leeman Road area of the city, which is designated as Character Area 33 by the City of York Council [CYC]. It is a distinct area of a predominantly 19th to early 20th-century railway-related terraced settlement.

Balfour Street is not within a Conservation Area, and there is none in the wider 'Leeman Road' area.

An application to list The Jubilee was made in 2016 but was turned down as the interior had by then allegedly been stripped out.

Consequently, there is no requirement for Listed Building Consent for any planned development to the property.

Nevertheless, it is recorded as a nomination by the general public on the York Local Heritage List with the following description: '*Opened in 1897 to the designs of nationally-renowned, York-based architect, Walter Brierley, for the Tadcaster Tower Brewery, The Jubilee public house offers strong design and architectural qualities. It was purpose built as a public house for the emerging Leeman Road community with strong railway-industry connections, and also offered accommodation. Offering a designated and attractive "function room" on the first floor, The Jubilee holds high communal significance in having been at the heart of the community since for over a century.*' (<http://www.yorklocalist.org.uk/list.php>)

The Jubilee is a Heritage Asset under Monument Record MYO4265 by CYC. It has also been nominated by the general public for the York Heritage at Risk Register with the following detail: '*Public house of 1897 (for Queen Victoria's "Diamond Jubilee") by renowned architect Walter Brierley. Originally built to serve travelling railway operatives and the local Leeman Road community of mostly railway workers. An ongoing planning application would see it converted wholly into residential flats, losing its important community value, past and present.*' (<https://yorkcivictrust.co.uk/heritage-at-risk/>)

With the exception of the war memorial on Salisbury Road, which is Grade II listed, there are no other nationally- nor locally-listed heritage assets in the whole of the Leeman Road area besides The Jubilee.

## 2. Site description

The Jubilee is located at the heart of the Leeman Road Area, which is a self-contained part of Holgate Ward to the west of York Central Station. The pub is strategically situated on the cross roads of Salisbury Terrace and Kingsland Terrace, both major thoroughfares connecting the area by foot and vehicle to the city centre. In the 19th century, the area was a residential quarter for workers serving the rail network and associated industries. The railway still has a dominant visual and cultural impact on the area.

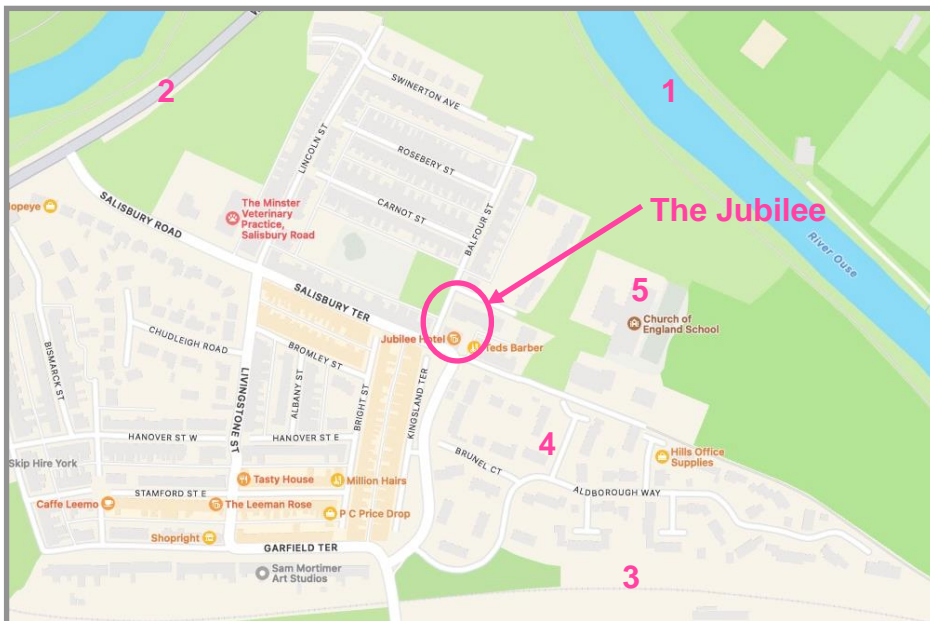


Figure 2. The Leeman Road Area is defined by the river Ouse to the north east (1), Water End to the north west (2), and the rail network to the south (3). Most notable changes to the neighbourhood are the redevelopment of the shunting yards (4), and the Church of England School (5). 20th century housing developments have filled in many former open spaces. Source: Google Maps (2024).

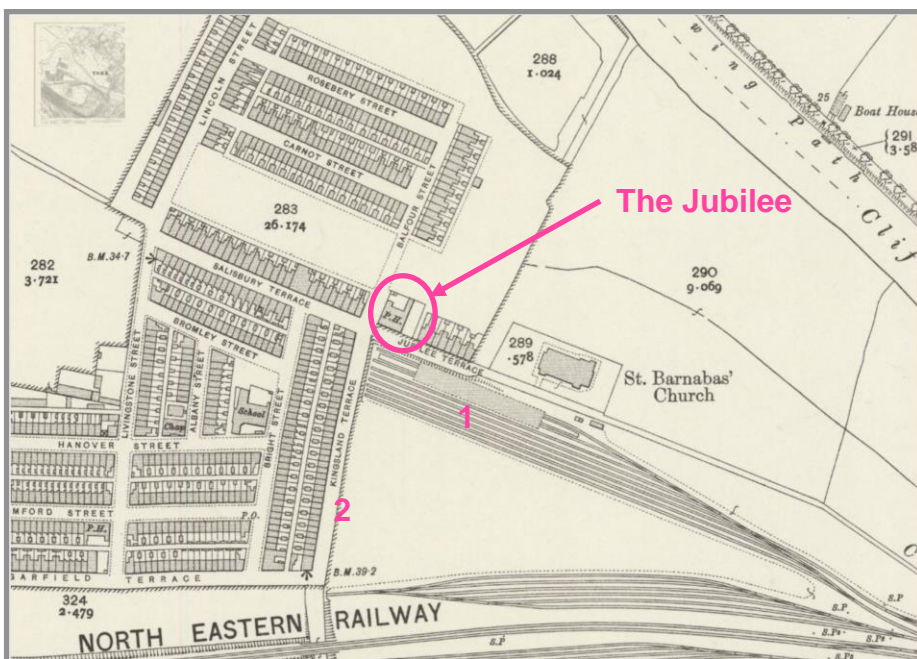


Figure 3. 1909 Ordnance Survey map showing the original plot and ground plan of The Jubilee; shunting yards to its south, 1, and Kingsland Terrace, 2. Source: National Library of Scotland (2024).

### 3. Historical background

#### 3.1 Early years of the Jubilee and its association with Walter Brierley

The Jubilee pub was commissioned to service the population of rail workers living in the Leeman Road area. It was commissioned by the Tadcaster Tower Brewery, which had planned a pub on the site as early as 1884. The brewery had to relinquish three other pub licences in the city in order to be granted the licence for The Jubilee during the 1897 Brewster Sessions. This indicates the high commercial aspirations of this pub.

Construction commenced in 1897 to the design of renowned Yorkshire architect Walter Brierley, who would later become County Architect for the North Riding of Yorkshire. Only recently has it been established that Brierley designed The Jubilee, when estimates for a public house written in his costings book were discovered by Edward Waterson (see Figure 4) while researching for a detailed study of the architect.

The pub is of considerable size. It consisted of *'7 bedrooms (2 set aside for travellers), and a club or singing room upstairs. On the ground was a smoke room, a bar, a snug, a taproom, a bottle and jug department and a private kitchen from which food could be supplied if required'* (Murray 2004, pp. 139-140).

Its date of construction and name (originally called 'The Jubilee Hotel') indicate a connection to the Diamond Jubilee of Queen Victoria in 1897, though it is unclear whether the date of construction was chosen specifically to celebrate the event or if this is a coincidence.

Since its construction, Brierley's design has remained largely unchanged; a 1909 Ordnance Survey map shows a small outbuilding in the northwest corner of the curtilage, which has since been demolished, but nothing else appears to have been lost. The building is one of only a few public houses designed by Brierley, whose output consists primarily of higher-status public and domestic buildings like Goddards, Fulford, and the Headmaster's House at The King's Manor, York, along with more functional lower-status civic structures.

#### Brierley's pubs/hotels:

- a. The Mallyan Spout, Goathland, 1892 for M D McEacharn (listed at Grade II)
- b. The Blue Bell Inn, Ingleby Cross, Northallerton, 1912 for Sir Hugh Bell (Arts & Crafts style) (Grade II)

For Tadcaster Tower Brewery, (c-e: plans dated 1895-7):

- c. The Jubilee Hotel, Featherstone (Jacobethan style) (unlisted)
- d. The Burton Stone Inn (Arts & Crafts style) (Grade II)
- e. The Jubilee, Leeman Rd (Early Neo-Georgian style) (unlisted)
- (f.) Possibly by Leckenby: Wheatsheaf Hotel (later known as The Mitre), Knaresborough, 1922 (Neo-Georgian style) (unlisted)

According to Brierley's 1893-1908 Costings & Valuation Book, the budget for the pub was only £2470, so it provides valuable insight into how a prestigious architect could achieve great visual interest within such tight limitations.

The Jubilee Public House

Kingsland Tenace Public House. Oct. 1897

arch			
Main	49.6 x 41.0 x 31.0	62914 - 6	
Cellar	41.0 x 22.6 x 7.0	6457 - 6	
do	13.0 x 8.0 x 7.0	728 . 0	
do	7.6 x 7.0 x 5.0	262 - 6	
Lobby	16.6 x 6.6 x 9.0	965 . 0	
		<hr/>	
		71327 . 6	2377 . 0 . 0
out office	27.0 x 8.0 x 10.0	2160 . 0	
Urinal	9.6 x 7.6 x 8.0	639 . 0	
		2799 . 6	69 . 19 . 6
Building exclusive of boundary walls. £2400.0.0			
out office	do do	70.0.0	
= £2470.0.0			

Figure 4. Extract from Brierley

Brierley conceived and executed The Jubilee in the grand Queen Anne Revival style, using a limited palette of modest vernacular materials. The bulk of the load-bearing structure is constructed in local common brick with higher quality brick providing contrast; soft red bricks used for the window surrounds, string-courses, and pilasters, and black bricks are used for the plinth and lower sections of the pilasters and window surrounds. Stucco is used sparingly on the central bays of the principal elevations, providing grandeur at a budget. (Marks, 2024). The pub was therefore constructed as an aspirational communal facility within a working-class community in the city.

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*Figure 5: The Jubilee Pub in 1904. Source: Murray (2004).*

The Jubilee pub is a landmark within the self-contained community that exists within the Leeman Road area of York. It is a testament to the architect's response to the provision of a local amenity within the community. It contributes to an understanding of how pubs in general, and York included, underpinned working-class life in the 19th and 20th centuries.

It survives along with only a few other public buildings, such as the church and its rectory.

### **3.2 Walter Brierley, Architect.**

Walter Brierley was born in 1862. His father, Richard, trained as a Civil Engineer and Land Surveyor but by 1885 was practising as an architect. Walter was articled to his father 1877-1881 and went to broaden his experience as an assistant in the offices of architects in Warrington and Liverpool. He moved to York to form a partnership with James Demaine whose practice had been founded more than a century earlier by John Carr of York (1723-1807).

Between 1885 and 1926 Brierley worked on more than 300 buildings in York and across the north; schools, churches, houses, public houses and civic buildings.

He was architect to the North Riding County Council (1901-1923) and a Diocesan Surveyor to the Diocese of York (1908-1921). The Grade II\* County Hall and the Secondary School at Northallerton of 1900 are among his most recognisable work. Alongside schools, police

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stations, of which he designed in many North Riding villages, are perhaps the most common examples of his civic architecture. Scarcroft School is among the first of a series of notable buildings for the York School Board and generally regarded as his masterpiece. It is Grade II\* listed, as is The Headmaster's House, King's Manor, York, which is of a comparable quality.

As Diocesan Surveyor for York, he was responsible for the restoration and enrichment of numerous small country churches.

In his secular practice, Brierley established himself as the leading exponent in Yorkshire of the English Renaissance Revival style, gaining renown as an accomplished designer and refurbisher of large country houses. Brierley has often been referred to as "The Yorkshire Lutyens" or "Lutyens of the North", due to his shared strong interest along with Sir Edwin Lutyens in similar architectural revival styles of the time, and with Brierley particular active in the North of England.

Brierley is probably best remembered for his work during the Edwardian period. Sion Hill Hall, a new country house, was commissioned and completed prior to the outbreak of the first world war and Brierley also worked on well-known Grade I listed buildings including Hackness Hall (originally designed by Carr), Acklam Hall and Normanby Hall. After World War I, he undertook the restoration of Nunnington Hall, North Yorkshire and was working on Goddards, York, (Grade I), for the Terry family at the time of his death in 1926. In addition, he designed a number of lesser country and urban houses, some as far afield as Dorset and Sussex.

Brierley went into partnership with J H. Rutherford (1875—1946) in 1918 and died in 1926 (Architects of Greater Manchester 2024).

Recently, Brierley's work has gained greater critical appreciation, with over 60 buildings now listed by Historic England, and further buildings recognised on Local Heritage Lists.

The *Pevsner Guide for East Riding & York* describes Brierley as '*the most celebrated of the region's late C19 and early C20 architects*' (Neave & Pevsner, 1995, p.90). More recently, in the revised edition of *Pevsner's The North Riding*, Dr Jane Grenville says of him and his work: '*Brierley is the principal architect of the years c.1900 in the North Riding, with a national reputation, and typical of his age he ranged across [architectural] idioms*' (Grenville & Pevsner, 2023, p.74). A monograph on Brierley's life and work by Edward Waterson and Roger Carr-Whitworth is in preparation. It is surely only a matter of time before more of Brierley's buildings are recognised for national and local listing.

Given that examples of Brierley public house designs are extremely rare and with only three listed, The Jubilee's significance is increased. Of the qualities of The Jubilee in York compared to the other five Brierley known pubs, Edward Waterson and Roger Carr-Whitworth consider the following:

*"Having spent several years researching the practice of Water Brierley, we have come to the firm conclusion that in terms of design and output, he was the most significant and successful York architect since the time of John Carr. The Jubilee is perhaps his most finely executed public house. Only the Blue Bell is of comparable quality and that was listed in 1990"* (Edward Waterson)

### **3.3 Brierley and his choice of architectural style for the Jubilee.**

Brierley's work on large country houses and civic buildings within Yorkshire gave him a thorough knowledge of local materials and the skilled craftsmen available to execute his meticulous designs. If his original plan designs for the building do survive, they are yet to be discovered, but what is evident in The Jubilee is exceptional attention to detail, both in design and execution.

It is not known why Brierley chose the fashionable Queen Anne Revival style of the late 19th century for the pub, but despite a limited budget, he achieved a sophisticated and harmonious synthesis that is greater than the sum of its simple constituent elements. The Jubilee is an undeniably handsome focal building within the streetscape. In contrast to the surrounding domestic terraces, its stylistic association with other well-known high -status late 17th and early 18th century buildings in York, such as the Red House, Duncombe Place, and Cumberland House, King's Staith, would have been readily recognisable to residents. The Jubilee is a fine example of a public house that has aspirations - and through its extensive use, success too - in placing a public house as at the core of a newly formed community, to rival the amenity and civic importance of the local church and school.

The Jubilee is a handsome, building that stands out from the modest surrounding domestic structures and was conceived as a purpose-built 'improved' public house in Queen Anne style. Brierley's plan provided the community with a high status, multifunctional building which could accommodate residents in a number of ways, the most notable being a traditional bar arrangement on the ground floor, with an enclosed garden to the east. The ground floor had two distinct lounges; one adjacent to the now removed bar and the other offering a higher degree of privacy. This arrangement catered for diverse socialisation needs in a nuanced and user-friendly way.

At ground floor level, Brierley's design also made provision for a large self-contained games room in addition to essential public house service rooms. The internal stairwell separates the games room from the main public rooms. The service rooms are neatly sited to the north and east of the ground floor plan: kitchen, still room, store, WC's and link to the service yard and its buildings to the north. The service yard and its buildings provide important evidential value for the historic functions and provisioning of a traditional public house. Here the delivery of coal, beer and provisions was undertaken, away from the street, and facilities for horse-drawn vehicles were offered.

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*Figure 6. The Jubilee Pub in 2024, seen from the Kingsland Terrace approach. Kingsland Terrace has been re-directed with the building now the principal focus of the streetscape. It is a dominant, high-status structure within the area. See figure 3 for comparison with historic setting.*

The first floor has a large but simple function room capable of accommodating up to 85 people.

Anecdotal evidence gathered during surveys of the community suggests that the function room was a popular and much-loved venue, hosting weddings, birthdays, wakes and other important rites of passage. Its large capacity marked it out as a go-to social space in the area. For over a century, it provided amongst the largest non-religious social gathering spaces in the area. The anecdotal evidence stressed that these social needs have not changed in more than 125 years, and no other space has been provided in the intervening years since The Jubilee closed in 2016.

Within the context of the late Victorian era, the Jubilee would have seemed at once aspirational but also familiar to the countless numbers of railway workers from York and beyond who were sent across the empire to expand its rail networks. While the Jubilee stood at the heart of its evolving community, it is also an important link with York's industrial and Britain's imperial past.

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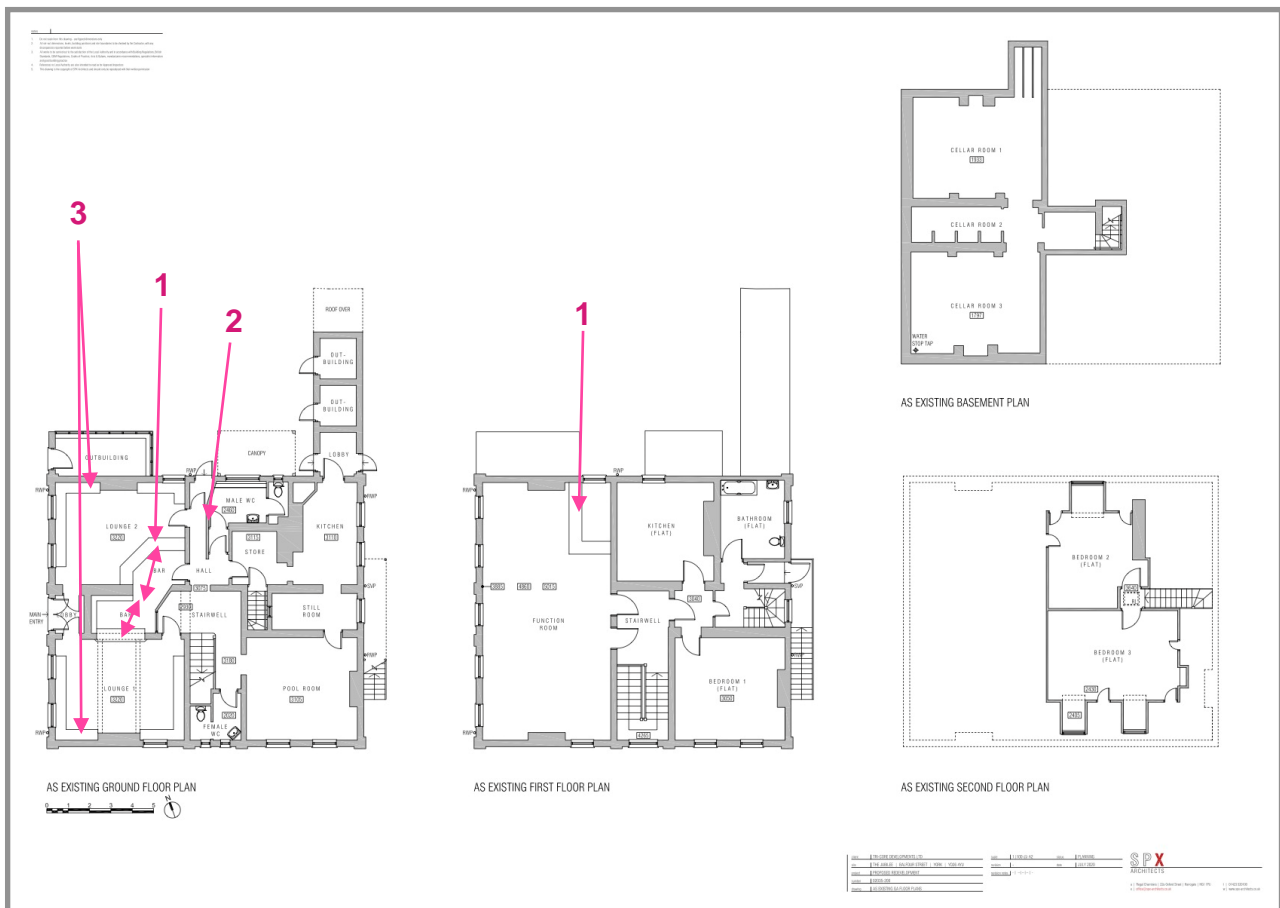


Figure 7. Existing plans, taken from the 2023 planning application. (20/01498/FUL). Source: Planning Portal 20/01498/FUL (2023).

The unsuccessful 2016 listing application overemphasised the loss of interior detail and layout. This is not supported by the current layout included in drawings submitted in 2023 (20/01498/FUL) - see Figure 7.

Brierley's plan is almost entirely unaltered, with little loss of historic fabric, and only superficial changes to room functions, most notable being (1), bar counter layout and (2). the insertion of a stud-work partition to form an enlarged Male WC. Changes appear to be minor and reversible, with little impact on the historic fabric of the building.

The 2023 plans show later internal fittings, which post-date 1897. These later changes, (3), which include fitted benches and post WWII feature fire-places, detract from the simplicity of Brierley's original design, but could easily be removed as part of a sympathetic refurbishment programme.

### 3.4 Social context: The Jubilee at the heart of an active community

The Leeman Road area was built to house railway workers from the adjacent railway yards. Its location, away from the city centre, led to the area developing to be self-sufficient in terms of amenities and this in turn created a singular, inward-facing community. There are historic examples of fundraising for schools and good causes in the area by holding carnivals, sales and games tournaments. Equally, the war memorial was built from local subscriptions to commemorate local men and women who died during the First World War.

The Leeman Road Adult School and Social Club of the Society of Friends existed in the late 19th century and in 1891, Leeman Road became the site of York's first branch school. Around 1895, the Social Club was formed, followed by classes for women and children a year later. Scholars were also offered a Sick Club in 1899.



Figure 8. In 1908, children gathered on the recreation field. Source: York Press (2018).

The area offered various recreational activities and facilities. There was a swimming hut and diving board near Scarborough Bridge for railway workers, a bowling green near the war memorial, and a Catholic Sunday School that hosted bingo sessions. Additionally, there was a children's club called Sunshine Corner, where children could participate in activities. The area also had a Working Men's Club, where residents could engage in social activities such as playing cards or dominoes.

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Furthermore, there were shops, bookmakers, greengrocers, butchers, hairdressers, general grocery shops, and fish shops, providing a range of amenities for the community. Overall, the area provided a diverse range of recreational and social opportunities for its residents.

The prominent businesses and shops in the area in the past included a variety of establishments. There were three pubs, including The Jubilee, the Co-op, which sold a wide range of goods, a Post Office, Stan's newspaper shop, a laundrette, a barbershop, a junk shop, a fruit and vegetable shop, a couple of fish and chips shops, a dairy, and a piggery and slaughterhouse on Garnett Terrace. Additionally, there was a doctor's office next to the Church Hall, where appointments could be made by leaving a note in the morning for a visit.

These businesses and shops were integral to the community and provided essential goods and services to the residents of the area.

A recent local-history exercise participant remembered the area as having a strong sense of community where "everyone knew everyone," and it felt like a "big family" (Bruce, 2022).

This sense of community was also remembered in a local-history blog where the author writes: '*Leeman Road is very much like an "Island" community. Norma once told me, when I first settled here in 1992 or thereabouts, "You always know when there is a stranger on the Island." ..... the time I spent here did lead me to meeting what I would call a good, tight, friendly local community*' ([www.york-united-kingdom.co.uk](http://www.york-united-kingdom.co.uk), n.d.).



Figure 9. The website banner for the local Leeman Road Millennium Green group

Community activity continued with The Leeman Road Millennium Green Trust which was founded in 1998. The volunteer trustees have created one of York's largest public green spaces with diverse plants and wildlife for the local area. ([leemanroadmillenniumgreen.org.uk](http://leemanroadmillenniumgreen.org.uk). 2009).

A local history book was written in 2007 by the Waddington family, who ran the Post Office until it closed in 2011. It was written in response to local residents having felt that little had ever been written about where they lived in the Leeman Road area. It demonstrates that there remains interest in this corner of York.

It might be argued that the area, like so many traditional, working-class communities has shifted away from a sense of social cohesion. However, it would appear that this was not the case when The Jubilee was closed and threatened with re-development.

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The Jubilee was intrinsic to the working-class community and associated employment of residents that it served.

The railways, who were the major employer in this area, had had a strong association with its public houses. 'The Leeman' pub on Stamford Street East was built in 1885 and named after local railwayman and MP, George Leeman. The Jubilee was originally called 'The Jubilee Hotel' and had seven rooms - two of which were for 'travellers'. It is highly likely that these rooms were provided for short- and longer-term users working on the railways or associated industries. For many decades, The Jubilee's pub sign has also featured a steam locomotive (see Figure 1).

As with many working-class communities, the Leeman Road area pubs were a focal point for both leisure and social activities. There is a clear sense of this occurring across the years, with The Jubilee being photographed with local men after the First World War, and it is interesting to note that the First World War memorial was originally positioned on the west side of Balfour Street near to The Jubilee. The siting of The Jubilee and war memorial suggests that the area was at the heart of the community by the 1920s; busy with local people coming and going to and from work and to the pub, as can be seen in Figure 11.

Local newspapers give insight for numerous cultural activities taking place at The Jubilee itself, or directly connect with it. These include everything from local angling clubs, pigeon racing (with the return point being The Jubilee, and from as far away as South Elmsall, 26 miles away) to 'smoking concerts' raising money for good causes and local clubs (see Appendix 9.6 for historical newspaper clippings).

## A Shop On Every Corner

*Memories of Leeman Road, York*



Figure 10. 'A social history of the local economy of a corner of York'. Source: Waddington (2021).

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Figure 11. Regulars from The Jubilee in Balfour Street in 1924. Source: The York Press (2022).



Figure 12. Landlords Jeanette and Ian Whittaker proudly holding their Community Pub of the Year award, 1997 certificates. Source: The York Press (2022).

When the Jubilee won the 'Evening Press Community Pub of the Year Award' in 1997, the then landlords - Jeanette and Ian Whittaker - were photographed proudly holding their award certificates.

In 2008, The Jubilee received an award of £10,000, along with the help of a TV gardening celebrity Charlie Dimmock, through a community campaign which was trying to restore outdoor spaces to generate more community use, and to save Britain's pubs through the creation of better beer gardens. The resulting garden made it onto a national top ten shortlist and increased the use of the pub by locals (York Press. 2008)

The pub was still part of the community when it supported local celebrations for the Diamond Jubilee of Queen Elizabeth II in 2012 (echoing Queen Victoria's Diamond Jubilee celebrations, after which the pub is named).



Figure 13. Landlady Kelly Bailey opened the St Barnabas Church street party at Leeman Road's Jubilee pub. Source: The York Press (2022).

Until most recently, The Jubilee was at the centre of the community for which it was designed more than 125 years ago.

Walter Brierley's 1897 plan carefully addressed the social needs of the time by providing public spaces within the building, offering essential social functions not possible in the modest surrounding dwellings and many of the amenity spaces.

Local pubs in the area have succumbed to demolition, or full or partial conversion. The Junction pub on Leeman Road was demolished in 2013 and the site redeveloped with flats (york-united-kingdom, n.d). 'The Leeman' pub, on Stamford Street East, nearby, is now called 'The Leeman Rose' (a modest ground floor bar and B&B), with an extension called 'Cafe Leemo'. It would be the last hostelry in the area if The Jubilee remains closed.

Recent survey evidence suggests that the community needs have not changed and have in fact become more urgent, with the development of the surrounding area offering no guarantee of public amenity spaces. (Planning permission for 2,500 homes as part of 'York Central' - some of which is less than 0.5km away from The Jubilee - was granted in 2019 and is now under-construction.)

Consequently, the battle to save The Jubilee remains an important symbol for the community to protect both the pub itself and some sense of continuity of the way of life for the Leeman Road area.

### 3.5 Recent history - The Jubilee under threat

Since The Jubilee closed in 2016, members of the local community have been proactive in exploring ways to save the pub from long-term closure and to find a sustainable future for the building and its communal functions.

In May 2016 'Friends of the Jubilee' under the auspices of CAMRA (York Campaign for Real Ale) submitted an application to CYC to list The Jubilee on the local authority's Assets of Community Value register. This listing was accepted and was updated for a further five years in June 2021. The 2016 Community Asset application perfectly articulated the value of the pub to the local community and its role in the social life of the area. (The full document may be seen in Appendix 9.4)

At the same time, CAMRA applied to Historic England (HE) to have the building listed. This application was based on the value of the pub to the community and did not consider the aesthetic and historic associative values of the building. HE refused the application on the grounds that the interior of the building had been substantially altered and was of no merit as a public house. (Taylor, 2023)

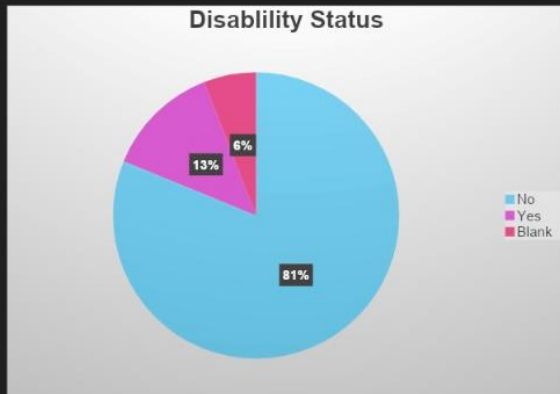
In 2019, Friends of the Jubilee was formally incorporated. In October that year, they raised a petition, which was endorsed by the Leeman Road Residents Association, to voice local objection to a planning application submitted to CYC for conversion into private accommodation of the entire property. The petition was enthusiastically supported, gaining 967 signatures from the surrounding (1,100) homes (Taylor, 2023). The planning application was refused, and an appeal by the applicant was dismissed.

In March 2022, a detailed residents' survey of the Leeman Road Area was undertaken to establish if The Jubilee could be run as a viable community interest company. The survey posed nine questions about the needs and shortfalls of the locality. Results were collated and presented in a document demonstrating demographics and preferences.

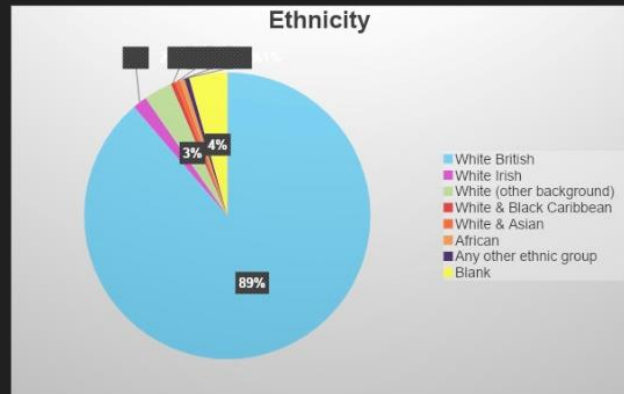
The survey concluded that the local community still highly valued the historic role of The Jubilee and that its historic functions, now lost with the closure of the pub, are still under-provided within the area. The survey also demonstrated that local needs are diverse and evolving and that a strong sense of community and local cohesion exist (Taylor, 2023).

The survey attracted responses from 186 residents across 37 streets within the area. Extracts from the survey below confirm high community value.

## Demographic Information



Most common: Not Disabled (81%)

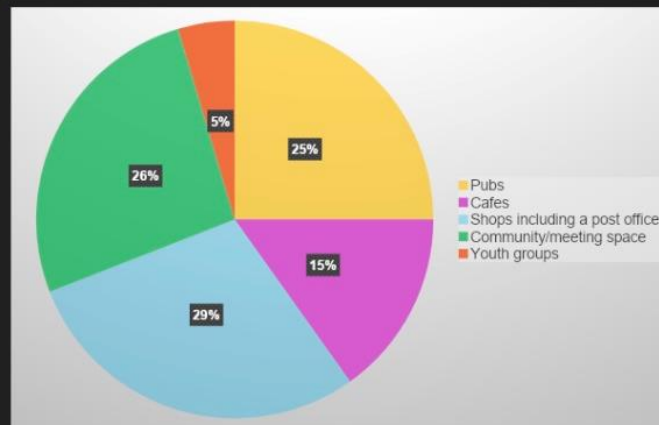


Most common: White British (89%)

Figure 14. Demographics indicate a high proportion of respondents with disability status.

## Question 2: What doesn't your neighbourhood currently have that you would like to see in the future?

Open text question

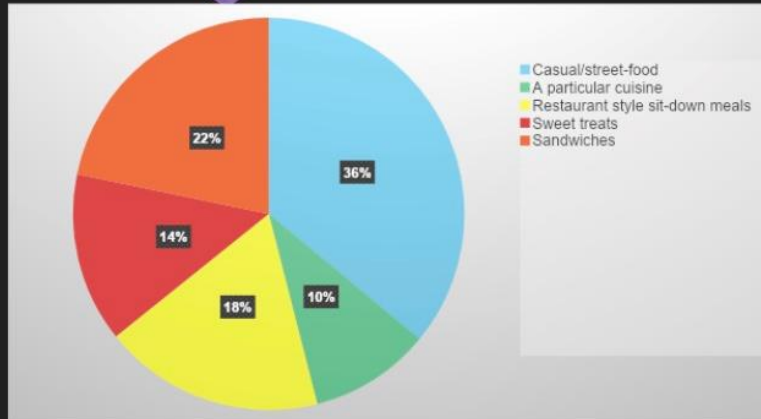


Pubs, cafes, shops including a post office and community/meeting space all have similar levels of support

Figure 15. 66% of respondents' choices relate to communal spaces; pub, cafe, community meeting space. These are all functions that have been accommodated and/or could be accommodated within the Jubilee.

### Question 8: If we were to provide food from the pub, what type of offer would you like to see?

Choice and open text question



23 comments for "other" including:

- Typical pub grub
- Sunday lunch/carvery
- Pizza
- Takeaway options
- Coffee/cake
- Veggie/vegan/gluten-free

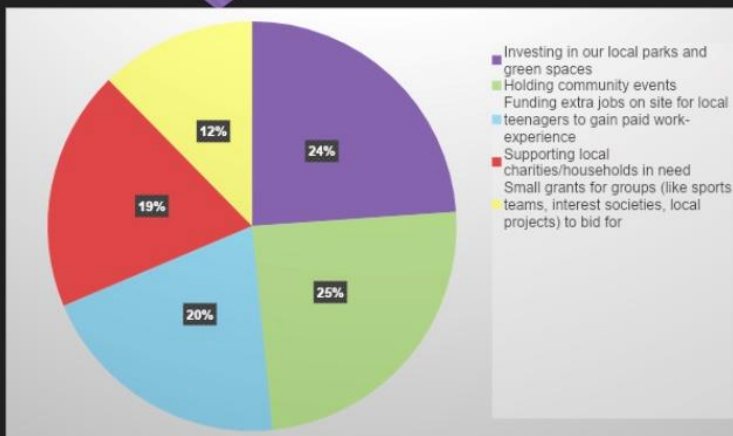
Most common: casual/street-food (36%)

Note: pub grub and carveries were popular choices too

Figure 16. Question 8 from the survey confirms the need for a creative, diverse and contemporary approach to the provision of food. These preferences are in line with demographic shifts and greater diversity within food culture throughout the UK.

### Question 9: We hope to run The Jubilee so that some of our profits are used to benefit the community as a whole. What type of investment do you think would do this in the best way?

Choice and open text question



14 comments for "other" including:

- Food bank
- Rehearsal/studio space
- Sports activities
- Groups for all ages e.g. scouts
- Fixing up the area e.g. littering, plants, benches, roads etc.

Most common: Holding community events (25%) and investing in our local parks and green spaces (24%)

Figure 17. Question 9 from the survey, demonstrates a preference for beneficiaries of potential profits.

## The Jubilee Public House

The 2019 petition and the 2022 survey would indicate that the community of the Leeman Road area has a generally high level of social cohesion underpinned by a desire to maintain and develop its inclusive community networks.

In February 2022, a planning appeal was upheld, granting permission for the upper floors of the building to be converted into residential accommodation, but retaining the ground floor as a public house. In this application, the functions room on the first floor is to be retained but in a reduced size. The public house on the ground floor will lose its kitchen and a new staircase inserted into the northwest lounge will greatly reduce the capacity of this room (City of York, 2023).

In 2023, a new application was submitted again to CYC to convert the entire property into residential accommodation (City of York, 2023).

In January 2024, a street survey was conducted by volunteers from York Civic Trust [YCT] to determine local attitudes towards this application and also to gauge the feeling of local residents with regard to their role within the planning process. The survey demonstrated that local residents unanimously agreed that they should have a meaningful say in the future of the pub.



*Figure 18. Local residents enthusiastically engaged with an informal street survey conducted by YCT on the morning of 20th January 2024.*

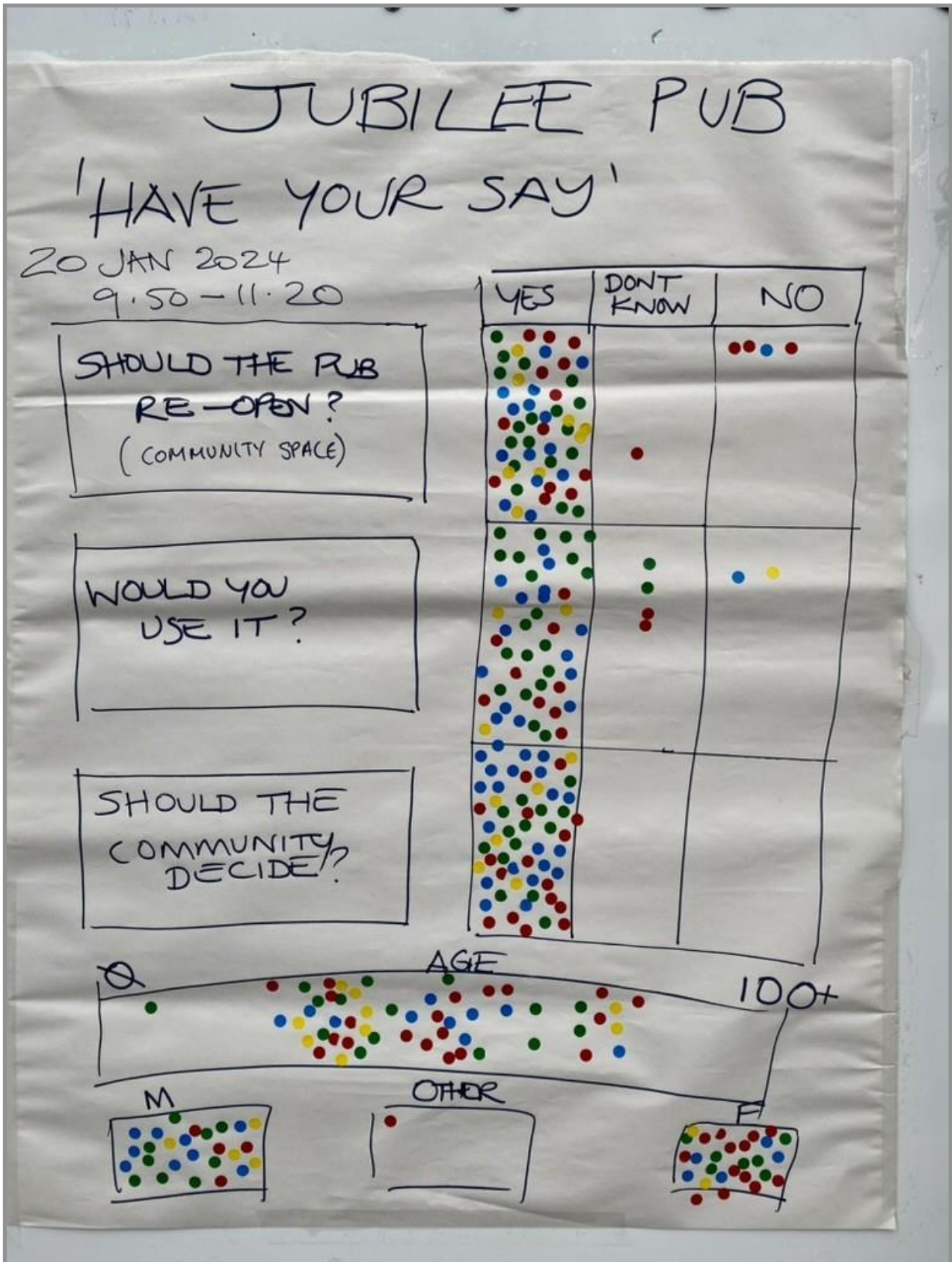


Figure 19. The response to the street poll conducted by York Civic Trust on 20th January 2024 indicates continuing high levels of engagement with the Jubilee. Those surveyed unanimously agreed that the local community should have a say in the fate of the building. The poll demonstrates a near-universal desire to see the pub re-open and a confirmation that the vast majority would seek to use it if it did.

## 4 Architectural analysis

The Jubilee is a meticulously designed and executed building. Its success owes much to Brierley's grounding in the ethos of the Arts & Crafts movement and his intimate knowledge of historical architectural detail. Character-defining elements of the building are shaped by the interdependency of simple materials worked with well-honed traditional building skills: random width Cumberland slates set in diminished courses, rubbed brickwork, cut brick coursework, stucco and high-quality external softwood joinery. An economy of materials crafted with expertise!

Finely designed detail stemming from an 18th-century tradition is seen in joinery profiles of the windows and doors, and this is carried through to the internal joinery, albeit with some familiar late Victorian elements.

### The Exterior

#### 4.1 The Roof

The roof is a dominant element of the building and its Westmoreland silver/grey slate would have set it apart from the surrounding terraced houses, which are roofed with Welsh purple slate. The slates are random widths set in diminished courses. By the end of the 19th-century, when many building materials had been standardised, this would have been seen as a rather archaic, vernacular element, but it corresponds with Brierley's Arts & Crafts ethos and adds status to the building.

The roof is generally in good condition, a testament to its original specification and execution. Cumbrian slate is now an extremely sought-after reclamation material and the retention of this roof should be a primary concern.

Ridges and hips are finished with high-status lead rolls. The eaves soffits are boarded and have simple modillions with a moulded detail where they are joined to the soffit. The pattern of the modillions adds further richness to the exterior.

Rainwater goods and soil stacks are generally in poor condition, and it is unclear if these date back to 1897 or form part of Brierley's design.

## The Jubilee Public House



Figure 20. Detail of random width Cumbrian roof slates laid in diminishing courses and with lead hip rolls.



Figure 21. Detail of eaves showing soffit and modillions. Source: Google Streetview (2012, <http://tinyurl.com/yewnx9mx>).

## 4.2 The Chimneys.

The Jubilee has four imposing chimney stacks which dominate the roofline. The Balfour Street elevation is framed by a matched pair of stacks that serve both the ground floor lounges and the function room above. From the Salisbury Terrace approach, two further stacks are seen, which balance the asymmetry of this elevation.

The chimney stacks rise from the York common brickwork walls and are detailed with red brick quoins like the windows. Each flue has a dedicated terracotta pot. The top of the stacks has a moulded brick cyma-recta cornice with scotia moulded stringcourses set five courses below. The elevation stacks are tied to the roof structure.

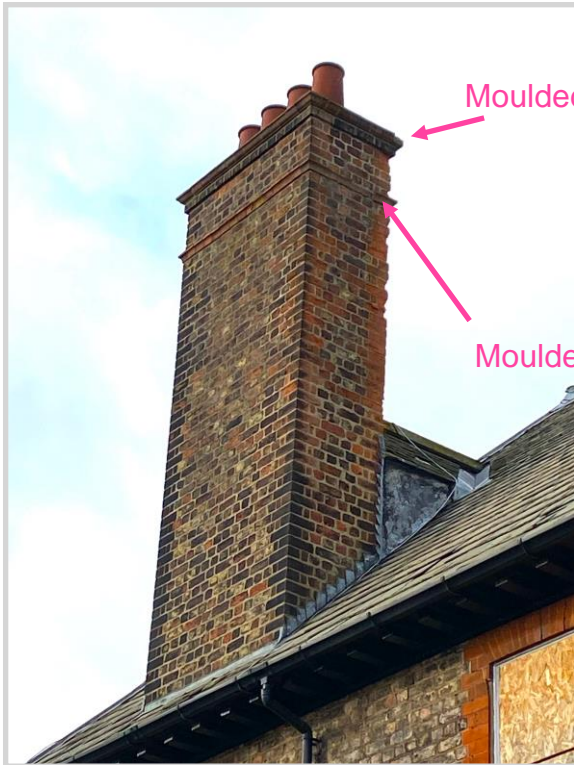


Figure 22. Southwest chimney stack.

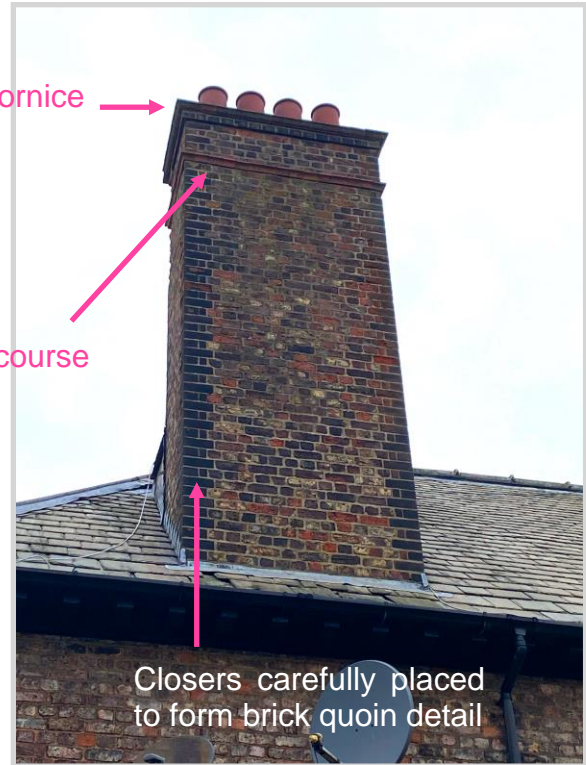


Figure 23. Southeast chimney stack.



Figure 24. Left. Northwest chimney (1), set opposite the southwest chimney (2). The northeast chimney is set within the plan. Stacks are constructed in York common buff brick laid in English bond with red brick quoins. The brickwork set out is of a very high standard, with closers carefully positioned to form the distinctive quoin pattern.

### 4.3 The Dormers.

The paired Balfour Street elevation dormers are small and have shallow curved lead-clad roofs and cheeks and are now fitted with unsightly ventilation grilles. Originally, they appear to have been glazed with horizontal three-paned casements providing ventilation to loft space. See Figure 5 and Figure 17 for images of the building prior to boarding-up.

The pair of dormers overlooking Salisbury Terrace are finely designed and are a dominant element of this elevation. They have shallow lead-clad curved roofs and cheeks and are finished with decorative mouldings, continuing the detail of the windows below. They are lit by large 3-over-6 sash windows. See Figure 15 for an image of the building prior to boarding-up.



*Figure 25. The Balfour Street elevation small dormers were once glazed with horizontal triple pane casements. The joinery detail to dormers is particularly fine. See Figure 5 for an earlier image.*



*Figure 26. The imposing pair of Salisbury Terrace elevation large dormers with 3-over-6 sliding sash windows, featuring fine joinery details that add to the overall aesthetic balance of the asymmetrical elevation.*

## The Jubilee Public House



Figure 27. Detail of roof showing fine detailing to Salisbury Terrace elevation dormers and soffit with modillions. Safety bars have been fitted to the dormer lower frames. Source: Google Streetview (2012 <http://tinyurl.com/yewnx9mx>).

### 4.4 Side/Garden elevation.



Figure 28. This east-facing elevation follows the general pattern of the two principal elevations but the black brick detail at ground-floor level is not repeated and it omits the central bay pilasters. First-floor level windows (1), relate to bedrooms and the close-set ground floor windows provide light to the kitchen (2), and to the still-room (3). A modern fire escape and door have been inserted into this elevation (4), and this leads to an enclosed garden. The garden is accessed via the ground floor service yard buildings via a door in the south bay (5).

#### 4.5 The principal elevations.

The building is constructed in load-bearing brick set in English bond on a shallow plinth of bevelled black brick. The main body of the elevations is in local mottled York common brick. In place of quoins, there are giant-order pilasters without capitals at each corner of the building. These are repeated on either side of the central bays of the two principal façades. Lower parts of the pilasters are in dense black brick with upper sections in fine quality red brick.

Red brick is also used for the decorative window openings but on the ground floor of the principal elevations, lower courses are constructed in black brick to align horizontally with the black brick of the pilasters. Upper courses and the first-floor windows are in red brick and these form a distinct quoin pattern. Shallow segmental arches to the ground floor windows are constructed with matching, narrow rubbed-brick voussoirs and keys which are notable for their finely honed and carefully aligned horizontal joints. First-floor windows have flattened arches but with the same details.

A triple brick string course returns across each elevation. This is constructed in English bond, but its set-out pattern (header/stretcher/header and stretcher/header/stretcher) varies across the elevations.

The central bays of the principal elevations are enriched with finely detailed Roman cement stucco using a suite of classical moulding profiles. It is high-quality work, and interestingly, no attempt was made to imitate stone with the scribing of faux joints.

The building is currently boarded up but earlier photographs available online show the quality of the joinery elements. The frame, and glazing bar details of the sliding sashes, are a reinterpretation of 18th-century detail. Window frames are richly moulded and set, in typical early 18th-century style, to the front of the window reveals. Window sills throughout are shallow sandstone. Lower status windows follow a similar but slightly less detailed pattern.

## The Jubilee Public House

### 4.6 Balfour Street elevation: main entrance.



Figure 29. Balfour Street elevation, 2024. Cumberland slate with rolled lead hips (1). Lead-clad small vent dormers (2). Boarded eaves soffit with moulded modillions (3). York common brick in English bond (4). Terracotta brick sting-course with alternating English bond set-out on each façade (5). Rubbed brick voussoirs and keys (6). Black brick bases to giant order pilasters (7). 6-over-6 sash windows (8). Stuccoed central bay with main entrance and stucco window head at first floor (9). 1 Black bevelled brick plinth (10). Paired chimneys serving bar lounges and upper functions room (11).



Figure 30. The Balfour Street elevation seen in its heyday and prior to boarding-up in 2016. Source: [yorklocalist.org.uk](http://yorklocalist.org.uk) (2024).

#### 4.7 Salisbury Terrace elevation.



Figure 31. Salisbury Terrace elevation, 2024. Cumberland slate with rolled lead hips (1). Lead-clad dormers with 3-over-6 sash windows (2). Boarded eaves soffit with moulded modillions (3). York common brick in English bond (4). Terracotta brick sting-course with alternating English bond set-out on each façade (5). Rubbed brick voussoirs and keys (6). Black brick bases to giant order pilasters (7). 6-over-6 sash windows on stone cills (8). Stuccoed central bay with moulded window reveal, sill and panel (9). Fan-lighted stairwell window with paired sliding sashes (10). Fixed moulded casement windows on stone sills (11).



Figure 32. The Balfour Salisbury Terrace elevation seen in its heyday and prior to boarding-up in 2016. Source: [yorklocalist.org.uk](http://yorklocalist.org.uk) 2024.

#### 4.8 Balfour Street Service Yard and out-buildings.



Figure 33. To the north of the main building is a large, gated service yard that would have provided access to carts delivering beer, coal and housekeeping supplies. Early Ordnance Survey maps demonstrate that the range of outbuildings were present at around the time the main building was constructed. Running north of the kitchen is a narrow range of four bays with doors opening onto the yard (1). These are consistent with coal sheds, cold storage and possible stabling. The range is constructed in York common brick and has a random width and coursed Welsh slate roof with clay ridge tiles. The rear of the range forms the northwest wall of the garden. Plans seen in Figure 1 indicate that the southern bay (2), provided access from the yard and kitchen to the side garden. At ground floor level and leading from a door onto Balfour Street, a lean-to building was constructed with brick lower walls and glazed timber upper section (3). The original function of this room is unclear.



Figure 34. Rear elevation of the service range buildings showing the random width and coursed Welsh slate roof with clay ridge tiles. The windows and doors have been boarded-up, so it has not been possible to analyse these elements.

4.9 Enclosed Garden.



Figure 35. To the east of the building is a fully enclosed garden with wrought-iron railings. There is evidence that decorative finial details have been removed at some point. The garden is accessed via the ground floor service yard buildings, and it was landscaped by Charlie Dimmock in 2008.



Figure 36. The fully fenced off pub garden see in its recent heyday. This space provided a relaxed yet secure place for families with young children. Source: Google Streetview (2016, <http://tinyurl.com/58byzw25>).

4.10 North Elevation.



Figure 37. This north facing elevation follows the general pattern of the two principal elevations but without pilasters to the central bay. First floor level window (1) originally provided light to a bedroom, now a kitchen and window (2), lights the large functions room. On the ground floor, windows provide light to the men's WC (3). A door in the north service range leads to the kitchen and side garden. Leading from a door onto Balfour Street, a lean-to building (4) was constructed with brick lower walls and glazed timber upper section. The original function of this room is unclear. The kitchen and the garden are accessed via the ground floor service yard range via a door in the south bay (5). A dormer lighting an attic bedroom appears to be slightly smaller than those on the Salisbury Terrace elevation and early photographs indicate that its fenestration may have been different to the other dormers.



Figure 38. The glazed lean-to on the north elevation seen while the pub was still in use. Its function is unclear. Source: Google Streetview (2015, <http://tinyurl.com/4hdznfua>).

4.11 Elevation details. Brick and stucco.



Figure 39. Detail of ground floor window brick quoin set-out. Lower brick work is in harder, black brick with this detail is followed through horizontally to the pilasters. See figure 18. Softer red bricks at ground floor level are heavily inscribed with graffiti.

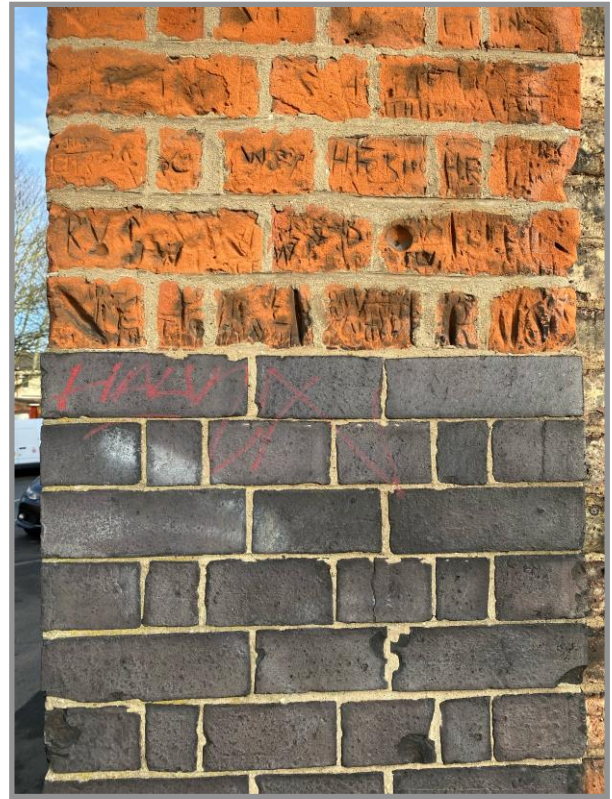


Figure 40. Detail, base of brick giant-order pilasters on corners and central bays of principal elevations. Lower brick work is in harder black brick. The black brick detail is followed through horizontally to the window brick quoins. See Figure 18.



Figure 41. Detail of brick plinth to pilasters and wall bays. The bevel detail is continuous throughout the plinth, and the bricks may have been salt-glazed or treated with iron oxide slip. They are harder than both the York commons and the terracotta red bricks used for detailing.

## The Jubilee Public House



Figure 42. Salisbury Terrace elevation. Detail of red brick string course set in English bond, showing variance with the west façade. The building is constructed with lime mortar and the pointing is in generally good condition (1). Red brick stringcourse (2). York common brick set in English bond.

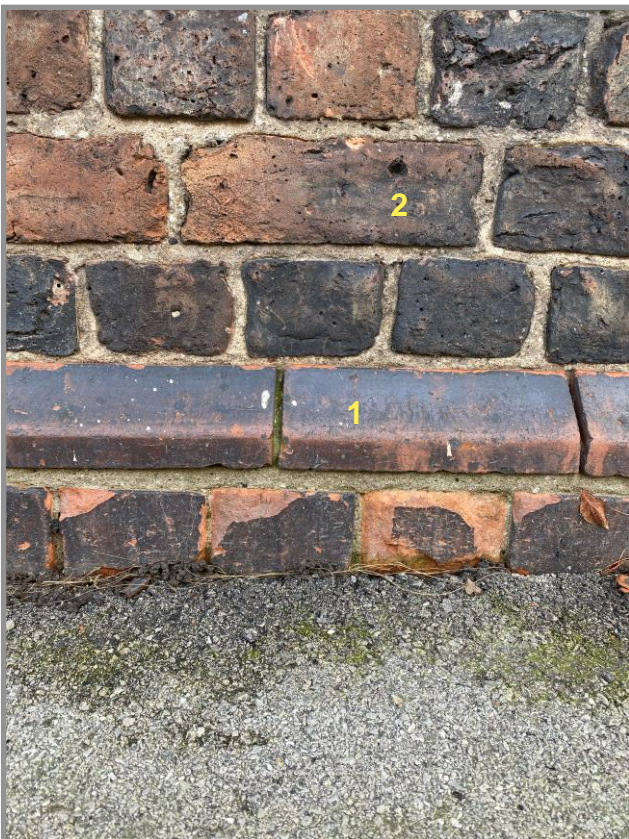


Figure 43. Balfour Street elevation. Detail of black brick bevelled plinth showing exfoliation of black oxide or salt glaze. Even at ground level, the lime mortar pointing is in generally good condition (1). Black brick plinth (2). York common brick set in English bond.

## The Jubilee Public House



Figure 44. Ground floor window and string-course detail (1). The string-course brick set out on this elevation is the reverse of the Salisbury Terrace elevation. See Figure 30. Rubbed brick voussoirs (2) and (3) keys are carefully shaped to form a segmental arch. The arches spring from perfectly aligned red brick quoins, which have been formed by meticulously formed closers (4). The brickwork has high technical and aesthetic merit and is a defining element of the design.



Figure 45. Salisbury Terrace elevation. Detail of lower central bay. Narrow rubbed-brick voussoirs (1) with carefully set-out horizontal joints and finely crafted springer brick course detail (2). Closer-brick details in the springer courses are symmetrically set-out to form a harmonious pattern. This demonstrates the high technical and aesthetic merit of the buildings design and execution. Stucco work (3) in the bay above is also of a high quality.

## The Jubilee Public House



Figure 46. Detail of stucco work to the main entrance. The profiles and finishes are all very finely detailed and executed.



Figure 47. Detail of stucco work to the Salisbury Terrace central bay. Despite some settlement fractures, the material is in good condition after more than a century.



Figure 48. Moulding detail of stucco work at ground level to the main entrance door casement. Stucco, if not maintained is prone to rapid deterioration. Even at exposed ground floor level, the stucco on the Jubilee is remarkably fresh.

4.12 Joinery. Windows and doors.



Figure 49. Left. Window detail to ladies WC facing on to Salisbury Terrace. Regrettably owing to security boarding, other joinery elements can no longer be seen. Earlier photographs indicate the high quality of the design and execution. These high-value elements are at enormous risk of removal and alteration in an unlisted building. See Figure 50 below.

Figure 50. Below. Finely detailed windows on the south elevation. Source: Google Streetview (2015, <http://tinyurl.com/4334mvuu>).

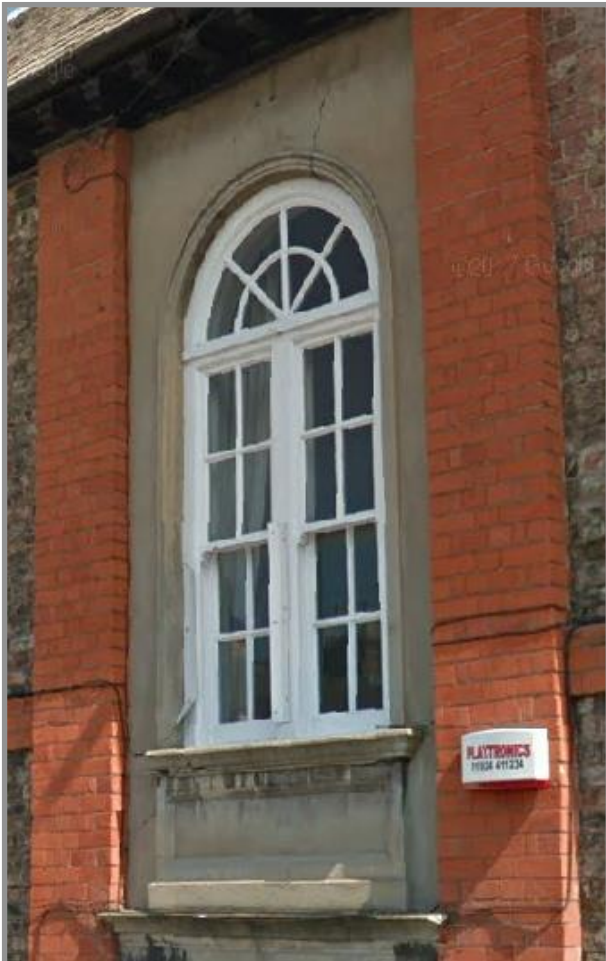
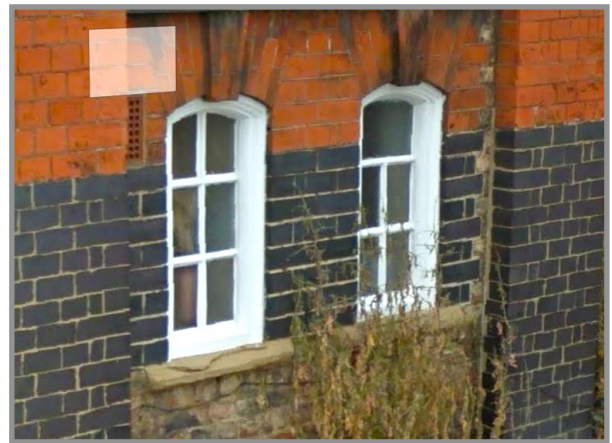


Figure 51. Finely detailed fan-lighted stair window on the south elevation, with paired 4-over-4 sliding sash windows. The window sits on a panelled stucco plinth with a moulded surrounding frame, adding further enrichment to the joinery detail. Source: Google Street (2016, <http://tinyurl.com/36evt7cj>).



Figure 52. The main entrance seen before the closure of the pub in 2016. Successive layers of Google Street provide supporting evidence that the building was well maintained and there was a sense of pride in its appearance. Recent street interviews reveal that local residents are now concerned about the dilapidated state and rapid deterioration of the building. This is having a negative effect on local sense of well-being. Source: Google Street (2015, <http://tinyurl.com/ynpmzb3w>).



Figure 53. Ground floor windows. This design is repeated across the whole of ground floor with the exception of the small ladies' WC windows on the south elevation and the gent's WC on the north elevation. See Figure 37 above. Source: Google Street (2012, <http://tinyurl.com/mcjdnmdc>).



Figure 54. First-floor windows. This design is repeated across the whole of the first floor creating symmetry and balance to each elevation. Source: Google Street (2014, <http://tinyurl.com/bd8et6z6>).

## The Interior.

### 4.13 Interior finishes.

Criticism has been levied in the recent past at the plainness of the interior. While this has been used as a tool to undermine its communal and architectural value, it can be argued that the simple design and economical finishes of the interior are as important as the higher status exterior. The interior can be demonstrated to have been carefully designed and executed and was never elaborately conceived or finished.

The pared back interior detail is also arguably its most vulnerable fabric, easily removable with little consideration or recording. The loss of historic lath-and-lime-plaster, timber staff-beads, moulded softwood skirting, architrave, picture rails, panelled doors, fire surrounds, scrubbed pine floors and more, would hollow out this building.

Contrary to earlier descriptions in planning and listing documents, it is evident that internal doors all follow the early 18th-century pattern and are of framed two-panelled type, with the exception of larger access doors to the Function Room on the first floor, which are robust idiosyncratic five-panel doors. Even the boarded external doors are framed to with upper and lower panels, when seen from the inside.

Ironically, the simplicity of the interior layout, and its plain finishes, have resonance with contemporary aesthetic. A knowledgeable and sympathetic design team could reinvigorate this building and return it to the heart of the community for which it was designed more than 125 years ago. This building firstly deserves to be protected so it can be better understood and properly appreciated.

### 4.14 Service rooms.



Figure 55. Service rooms have been stripped of fittings and services. It is unlikely that they would have had elaborate or bespoke fittings designed by Brierley. Kitchen (1), basement keg cellar (2), stairs to cellars (3). The keg cellar is sited directly below the original ground floor bar. Keg pipes can still be seen in the top-middle image. Source: Taylor (2023).



Figure 56. North elevation hall with door leading to service yard. This image shows that at the time of photographing, interior period details were still intact; moulded door architraves (1), tiled and bullnose skirtings (2) (for ease of mopping), and framed and boarded exterior door (3). Source: Taylor (2023).



Figure 57. The staircase to the first-floor function room and bedrooms has a finely moulded closed stinger. It is most likely that the original treads and risers are in good condition, protected by the later fitted carpets. Source: Taylor (2023).

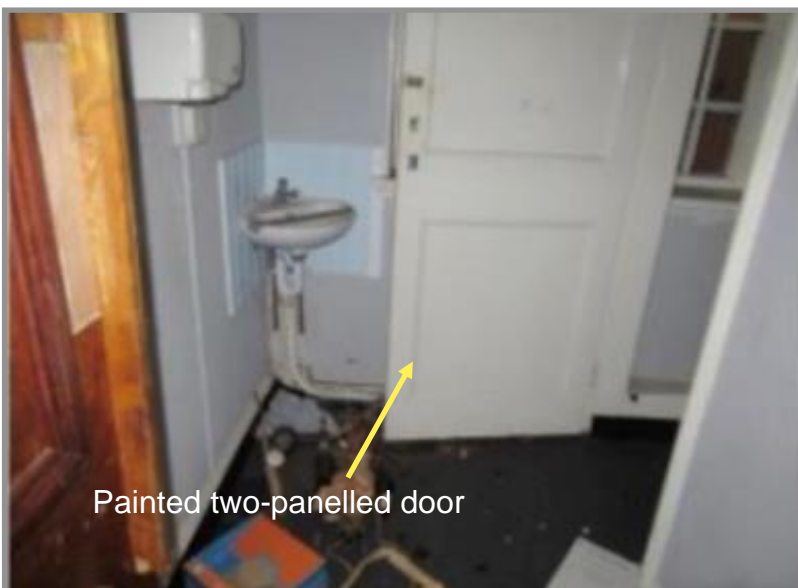


Figure 58. Doorway leading to the ladies WC. Doors appear to be of two-panel style with the exceptions of exterior and function room doors. Source: (Taylor, 2023)

4.15 Ground floor lounges.



Figure 59. Northwest lounge leading off door to main entrance. Architrave (1) and moulded deep skirtings (2) are still present. Source: Taylor (2023).



Figure 60. Northeast lounge leading off door to main entrance (1). A modern angular bar was fitted to this lounge (2). Fitted furnishing (3) and fire surround (4) appear to date from the mid to late 20th century. This otherwise plain room may originally have been decorated with wallpaper. Vestiges of picture rail are still present (5). The original fire-surround may have been similar to that still seen in the games room. See Figure 49 below. Source: Taylor (2023).



Figure 61. Games room to southeast with period fire surround and coal grate (1). Deep moulded skirting (2) appears to be intact, and the ceiling has a moulded cornice (3). Source: Taylor (2023).

4.16 First floor function room.



Figure 62. Above. Function room seen from north (left) and from the south (right). Despite the drab interior decor, the room appears to be unaltered retaining its simple original features: skirting, dado rails, architrave, cornice and timber fire surrounds. Fire surround hearths have been boarded up. Source: Taylor (2023).



Figure 63. Left. Function room five-panelled door(s) (1), leading to stairwell (2). Dado rails (3), cornice (4), can be seen. It is unclear if the ceilings to are original. A later glazed partition encloses the stairwell. Source: Taylor (2023).



Figure 61. Games room to southeast with period fire surround and coal grate (1). Deep moulded skirting (2) appears to be intact, and the ceiling has a moulded cornice (3). Source: Taylor (2023).

4.17 Upper floor bedrooms.



Figure 65. General views of the upper floor bedrooms. Despite the loss of some fire surrounds, the unsightly graffiti, and the damage to windows, almost all the original joinery elements are still present. Detail of simply detailed fire surrounds elsewhere in the property could be used to reconstruct losses. Source: Taylor (2023).



Figure 66. First floor southeast bedroom showing the survival of joinery detail; fire surround, skirting, dado rail, picture rails. Bedrooms have been carpeted, which would contribute to their preservation. Source: Taylor (2023).



Figure 67. Detail of ground floor ladies WC showing moulded window reveal and the quality of window joinery. This window has recently been vandalised. See figure 37 Source: Taylor (2023).

4.18 Joinery and plasterwork.

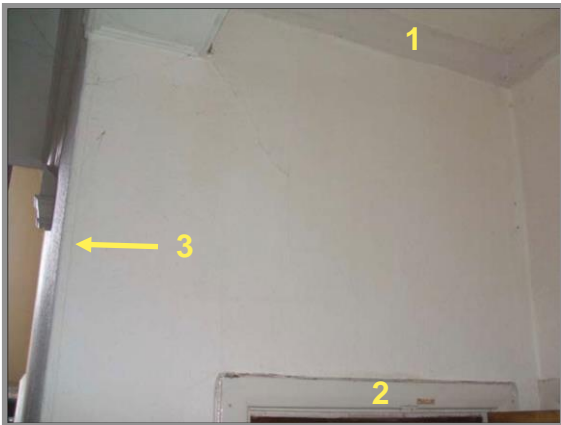


Figure 68. Moulded plaster or timber ceiling coving appears to have survived in most rooms (1). Lower status doors and cupboards have a very simple vernacular bead moulded detail (2). Timber plaster staff-beads are seen throughout the property (3). Source: Taylor (2023).



Figure 69. The interior walls are lime plastered (1). This is evidenced by the use of plastering staff beads. Generally, plasterwork appears to be in good condition despite graffiti on the upper floors and the damage caused by the strip-out of fittings in the lounges and kitchen. The large lateral beams (2), which support the function room floor above, are clad in timber with moulded details. It is possible that these beams are steel rather than timber. Decorative timber or plaster cornice (3). Source: Taylor (2023).



Figure 70. Doorway with lower status architrave and single upper panel (1). Intact plaster or timber coving (2). Source: Taylor (2023).



Figure 71. Throughout the property it appears that the deep and finely moulded skirtings are still present (1). Moulded window board details are seen throughout (2). Source: Taylor (2023).



Figure 72. Kitchen window detail with door leading to Still Room. Timber plasterwork staff-bead, including the segmental-arched tops of window reveals (1). The quality of the window detail is evident. Sliding sashes are horned (2). The doorway to the Still Room has simple bevelled architraves (3). Source: Taylor (2023).



Figure 73. Main lateral lounge beam supporting the function room floor above clad in timber with moulded details, (1). It is possible that these beams are steel rather than timber. Decorative timber or plaster cornice (2). Source: Taylor (2023).

## 5. Significance.

### 5.1 Heritage Values and Significance.

The Jubilee Pub does not have a listing designation, nevertheless, using Heritage England's categories of value as recommended in Historic England's *Conservation Principles, Policies and Guidance* (2008), the significance of The Jubilee pub is assessed as follows:

Evidential Value	Evaluation	Value Rating
<p>Evidential value can be defined as the potential of a site to yield information about human activities in the past.</p>	<p>The Jubilee is of moderately high evidential value, primarily due to its uniqueness within Walter Brierley's portfolio. Brierley, who served both as an architect for the North Riding of Yorkshire local authority, and as a Diocesan surveyor for York, is best known for grand projects such as churches, administrative buildings, and country houses.</p> <p>The Jubilee stands out as a comparatively low budget building constructed of modest materials, yet it still maintains a rather grand appearance. As such, it provides a unique opportunity to observe how an architect accustomed to grand projects could achieve architectural interest within tight limitations. Brierley's design is almost entirely unaltered; the 1909 OS map shows that the footprint of the site is unchanged, with the original range of outbuildings still standing and the garden remaining part of the plot. The only apparent loss is of a small, separate outbuilding in the northwest corner of the plot.</p> <p>The pub also provides valuable evidence of the thriving industrial community which once existed in the Leeman Road area, comprising both rail workers and those of related industries, such as the long defunct Albion Ironworks. Much of the industrial architecture was lost to extensive demolition in 2012, and more still is being demolished for the York Central development. This loss amplifies the evidential value of the Jubilee Pub, which is now one of the few surviving features of the area's industrial past.</p>	<p><b>Medium-High</b></p>

## The Jubilee Public House

Historical Value	Evaluation	Value Rating
<p>Historical value relates to the way in which historical assets can connect people to past events, people and aspects of life.</p> <p>Historical value can be</p>	<p>The Jubilee also has significant historical value, both illustrative and associative.</p> <p>Its illustrative value derives from its aforementioned representation of the industrial community which once thrived in the area, and the late Victorian society which it was a product of.</p> <p>Given the extensive demolition and development in the area, the illustrative value of surviving industrial heritage is all the more important. (The illustrative historic value could be further augmented if the themes of York's rail and manufacturing industry were represented in the interior of the pub, such as with the display of historic photographs of the area.)</p> <p>The associative value of The Jubilee primarily derives from its importance to the old industrial community of the Leeman Road area, for whom it was a social hub. This grants visibility to the often overlooked but greatly significant working class history of York, with visitors to the pub enjoying the space which they once did.</p> <p>The associative value is particularly potent for visitors who may have had family working in the area during its industrial heyday, especially for local residents whose families may have worked there for generations and may themselves remember the tail-end of industrial York.</p>	<p><b>High</b></p>

The Jubilee Public House

Aesthetic Value	Evaluation	Value Rating
<p>Aesthetic value concerns the ways in which people derive emotional, sensory and intellectual stimulation from the heritage asset in question.</p>	<p>The Jubilee is a handsome, high-status building that stands out from the modest surrounding domestic structures. The Kingsland Terrace approach has lost none of its original impact and it was certainly designed to elevate its surroundings and even in its current neglected state, it does this with great dignity.</p> <p>The interior was never grandly conceived owing to budget constraints. Much of the ground floor bar arrangement and fitted furnishing, all dating from the latter part of the 20th-century, have been removed but throughout the building significant period features have survived. Nevertheless, the building is highly valued and appreciated by the community owing to its familiarity, utility and role in having provided a place of social focus.</p>	<p><b>Medium-High</b></p>

Communal Value	Evaluation	Value Rating
<p>Communal value derives from the meaning and significance attached to a historical asset by the people or communities who engage with it, and the place of the heritage asset within collective memory or experience.</p>	<p>The Jubilee harks back to the way working-class lives were lived in this industrial area of York - an collective social and cultural life around fayres, church bazaars, schooling, Post Offices, corner shops, Co-ops, war memorials, swimming in the River Ouse ... and drinking. The Jubilee is a symbol of the distinct small community that exists within the Leeman Road district of York - well apart from the far more famous districts within the city.</p> <p>Social cohesion in the area has weakened in recent decades, but the possible loss of The Jubilee in recent times has inspired many residents to try and save it, and this is continuing into 2024. It is important to the local area for both its utility and as an important building that has 'belonged 'to the Leeman Road community for over a century.</p>	<p><b>High</b></p>

## 5.2 Statement of Significance.

The Jubilee Pub has high historical, aesthetic and communal values and makes an important contribution to the character and appearance of the Leeman Road Area.

Particularly important is association of architect Walter Brierley and his rising reputation nationally, and The Jubilee's importance as the communal heart of the Leeman area, past and present.

The proposed redevelopment of the building will either obliterate or significantly alter the fabric and functionality of the building along with its interior. This would greatly undermine it as a communal asset, thus reducing its overall significance to a minimal level.

## 6 Policy Framework

This Statement of Significance has been completed in line with understanding of heritage significance as identified in the National Planning Policy Framework (2023). Significance has been evaluated using Historic England's *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (2008).

## 7 Conclusion

The Jubilee pub is not currently listed, but is part of the York Local Heritage List and located within a character area of York. As such it contributes to both a localised and broader understanding of York's 19th-century industrial, working-class culture.

Such working-class history has been much neglected in York's 'bigger' historical narratives. From which, historic pubs like The Jubilee are frequently victims of neglect.

The community campaigns, including the 2023 spot survey, enforce that The Jubilee has a strong communal role, past and present.

Furthermore, the continued presence of The Jubilee, including its provision of amenity use for which it was built, risks the loss of communal and individual wellbeing of local residents, as recently highlighted in Historic England's 2022 *Wellbeing and Heritage Strategy's* vision where, when given access to heritage, 'Everyone experiences the wellbeing benefits of heritage' (p.3).

The *Wellbeing and Heritage Strategy* goes on to assert that 'everyone has an equal right to benefit from heritage, wherever they live and whatever their background' (p.5). The association of wellbeing and the 'density of heritage' nearby, has also been evidence in Historic England's *Heritage Capital and Wellbeing* research report of 2024. It provides 'robust evidence of a positive association between local cultural heritage density and subjective well-being' (p.25); the Leeman Road area community currently has access to a single nationally-listed structure, a war memorial.

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## The Jubilee Public House

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## 9 Appendices

### 9.1 Listing information.

York Historic Environment Record  
Monument record MYO4265 - The Jubilee PH.

#### Summary

Pub, 1897 by Walter Brierley. Attempt at listing this pub in July 2016 failed due to the alteration of the interior. Due to be converted to apartments.

#### Location

Grid reference Centred SE 4588 4524 (21m by 21m) (2 map features)

Map sheet SE44NE

Unitary Authority City of York, North Yorkshire

#### Type and Period (1)

PUBLIC HOUSE (Late 19th Century to Unknown - 1897 AD)

#### Full Description

The Jubilee Hotel is a purpose-built 'improved' public house, designed by the noted architect Walter Brierley and constructed in 1897 in Queen Anne style. It is described in the Chief Constable's licensing report of 1902 as having a smoke room, a bar, a snug, a taproom, a bottle and jug department, and kitchen on the ground floor, and a function room and seven bedrooms above. This pub is not included in CAMRA's historic interiors database.

The building is constructed of grey mottled brick in English bond with architectural detailing in orange brick, some moulded brick in the window and door surrounds, and a roof of Cumberland slate, with brick stacks and dormer windows. The building has timber framed sash windows. While elements of the internal plan may survive, the layout appears to have been altered by the insertion of modern toilet facilities and for example the insertion of a modern bar in what appears to have originally been a lobby.

There are no original features such as seating or bar counters, and historic features are limited to five-panel doors and some fireplaces, one on the ground floor appearing to have been re-positioned as it is too small for its present location. The first floor function room remains but with the exception of a chimneypiece this is exceptionally plain, and the original seven bedrooms have been reconfigured.

The Jubilee Hotel, with an attractive Queen Anne exterior by Walter Brierley, is a building of local interest, but within a national context it lacks the special architectural and historic interest required to qualify for listing.

It has now been included on the provisional list of nominations for any forthcoming Local List of Heritage Assets (2021).

#### Protected Status/Designation

None recorded


Related Monuments/Buildings (0)

Related Events/Activities (0)

Record last edited

Dec 6 2023 2:04PM

## 9.2 Local listing

Site	Address	Date	Description
The Jubilee	Balfour Street <a href="#">View on map</a>	1897	<p>Opened in 1897 to the designs of nationally-renowned, York-based architect, Walter Brierley, for the Tadcaster Tower Brewery. The Jubilee public house offers strong design and architectural qualities. It was purpose built as a public house for the emerging Leeman Road community with strong railway-industry connections, and also offered accommodation. Offering a designated and attractive 'function room' on the first floor, The Jubilee holds high communal significance in having been at the heart of the community since for over a century.</p> <p><b>Can you help?</b>   York Open Planning Forum would like to know more about this site - if you know anything about its history please <b>visit our Contact page</b> and get in touch!</p>



[Enlarge](#)

Figure 74. Local List entry. Source: <http://www.yorklocalist.org.uk/list.php>.

## 9.3 Heritage at Risk



THE JUBILEE, BALFOUR STREET

Public house of 1897 (for Queen Victoria's "Diamond Jubilee"! ) by renowned architect Walter Brierley. Originally built to serve travelling railway operatives and the local Leeman Road community of mostly railway workers. An ongoing planning application would see it converted wholly into residential flats, losing its important community value, past and present.

Figure 75: Source: <https://yorkcivictrust.co.uk/heritage-at-risk/>.

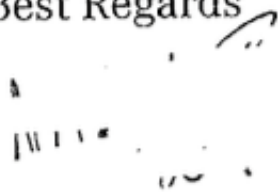
9.4 CAMRA ACV application

Annex 1

FRIENDS OF THE JUBILEE

Originals of the ASSETS OF COMMUNITY VALUE  
NOMINATION FORM enclosed.

Best Regards



NICK LOVE

York CAMRA Pub Protection Officer



**York  
Campaign for Real Ale**



## ASSETS OF COMMUNITY VALUE NOMINATION FORM

If you need assistance completing this form, then please refer to the guidance document which can be downloaded from the website [www.york.gov.uk/assets/af-ccmv-nomination-form](http://www.york.gov.uk/assets/af-ccmv-nomination-form) or alternatively call 01904 553360.

### Section 1

#### About the property to be nominated

Name of Property:	JUBILEE HOTEL
Address of Property:	BALFOUR STREET
Postcode:	YO26 4YU

Property Owner's Name:	ENTERPRIZE
Address:	3 MONKSPATH ROAD SOUTHALL MIDDLESEX
Postcode:	B910 451
Telephone Number:	0181 608 2020
Current Occupier's Name:	S. PHILLIPS

### Section 2

#### About your community organisation

Name of Organisation:	Friends of the Jubilee
Title:	MB
First Name:	STEVEN
Surname:	MEDFORD
Position in Organisation:	ORGANISATIONAL REPRESENTATIVE
Email Address:	af@york.gov.uk
Address:	10 ALDRINGHAM WAY LEEMING RD YORK
Postcode:	YO26 6AA
Telephone Number:	

#### Organisation type:

Click in field for options

INCORPORATED COMMUNITY GROUP

#### Organisation size

How many members do you have?

40

Annex 1

**Section 3**  
**Supporting information for nomination**

Any information entered in this section only may be copied and passed onto the owner of the property you are nominating. Definition of an asset of community value can be found in the guidance document.

Why do you feel the property is an asset of community value? Please give as much information as possible.

PLEASE SEE ATTACHED SHEET

**Section 4**  
**Boundary of Property**

What do you consider to be the boundary of the property? Please give as much detail/be as descriptive as possible. Please include a plan.

[Empty box for boundary details and plan]

**Section 5**  
**Attachment checklist**

- Copy of group constitution (if you are a constituted group)
- Name and home address of 21 members registered to vote in nomination area (if group is not constituted)
- Site boundary plan (if possible)

**Section 6**  
**Declaration**

I can confirm that to the best of my knowledge the information contained in this nomination form is complete and accurate.

Signed: \_\_\_\_\_

Dated: 22/5/16

Please e-mail your completed forms to [property@cityofyork.gov.uk](mailto:property@cityofyork.gov.uk) or post to:  
Asset and Property Management  
City of York Council  
West Offices  
Station Rise  
York  
YO1 6GA

## Why The Jubilee is an Asset of Community Value

The Jubilee Hotel is an excellent example of a community pub serving a wide customer demographic in an area that much needs facilities, given that it is one of only two public houses that serve an immediate population in the York GE polling district of 1998 adults.

It is able to appeal to many different social groups by offering a wide variety of activities and amenities – some of which are not replicated by nearby community facilities or any other local public house within a mile – i.e. reasonable walking distance.

Patrons of The Jubilee Hotel say that it is not just a case of there being equivalent facilities nearby - they value the unique atmosphere and social network of this particular public house which is not replicated elsewhere.

Because of its inclusive nature, The Jubilee is making a tangible contribution to the social wellbeing and social interests of the local community which will be detailed below.

### 1. It provides facilities for meetings and events

It is the only premises in the area that provides a dedicated permanent licensed function room. This means that it can host a wide range of activities where alcohol is a stated requirement by the groups booking it. It has been used for parties – such as celebrating engagements and birthdays. Most recently in May it hosted a 50<sup>th</sup> Birthday party for a local resident and friends. It has also been used for wakes to remember much loved locals that have passed on.

It hosts Christmas parties, with very much a family feel, as well as Halloween events and outside BBQ's in the summer for all-comers. There are regular Karaoke nights held almost every week in one of the 2 downstairs bars – the advantage being that those that don't wish to join in can enjoy a drink in the other bar – so the pub can accommodate people with different tastes all on the same night.

### 2. It provides facilities for Sports Teams

The pub has its own Darts team; Pool team; and Golf Society.

- > The Ladies Darts team plays competitively in Division 1 of the John Smiths York Darts League – providing a competitive challenge as well as a social outlet for a team of 9 ladies & their supporters.
- > The pub's Golf Society has been in existence for 22 years and is thriving. The pub provides a "19<sup>th</sup> hole" for the society to meet up away from the course and plan additional activities such as society tours of a varied range of golf courses throughout the UK and beyond.
- > The pool team plays every Sunday in the York pool league and continues to grow in size to the extent where it may enter two teams into the league next season. The team has five players and proves a big attraction when playing at home ensuring valuable additional trade for the pub.

### 3. It welcomes different social groups

- > Families: It is a family friendly venue that welcomes children during the day so that parents can get together and socialise in a public environment enabling them to get out of the house for a change of scenery and sometimes a sense of isolation.
- > Pensioners: It is popular with senior citizens for whom it as an escape from loneliness and living on their own. There are also non-pensioners who drink there who have lost partners due to illness who testify that it has been an aide in coping with loss and a way of re-integrating back into the community.

Annex 1

- Disabled clientele: Testify that The Jubilee Hotel is the most access-friendly public house in the immediate area and that if there was not the Jubilee available they would be faced with travelling 1380 metres and 1200 metres respectively to the 2 nearest other pubs that have disabled access.

An asset for local charities - fundraising

The Jubilee has held fundraising for cancer research due to the young son of a regular having a rare form of cancer

In Summary

In an area not well served by a wide variety of pubs and café's and having lost The Junction public house in the not so distant past, the locals feel that The Jubilee Hotel is a valuable asset that enhances the social wellbeing and interests of the local community that they want to protect and cherish - not just for the pub's patrons today, but as a public house with the right investment, that will serve future generations.

The Jubilee Public House

Annex 1

We the undersigned wish to nominate **The Jubilee, Balfour St, York, YO26 4YU**  
to be listed as an Asset of Community Value (ACV) by City of York Council

NAME	ADDRESS	SIGNATURE
STEVEN NELSON	16 ALDBUROUGH WAY YORK	[Signature]
Janet Nelson	"	[Signature]
NICK SEEVERS	82 GARFIELD TERRACE	[Signature]
S. VARDY	6 PEPPERS WALK	[Signature]
T. NEEDHAM	6 PEPPERS WALK	[Signature]
M. SEEVERS	7 SIOLE AVE	[Signature]
T. SEEVERS	7 SIOLE AVE	[Signature]
R. RIX	37, BRICKFIELD PARK DRIVE	[Signature]
L. N. VEDY	6 ST BARNABAS CLOSE	[Signature]
L. N. VEDY	6 ST BARNABAS CLOSE	[Signature]
S. HAYHORN	15 ALDBUROUGH WAY	[Signature]
[Name]	15 ALDBUROUGH WAY	[Signature]
M. G. [Name]	10 ALDBUROUGH WAY	[Signature]
[Name]	"	[Signature]
[Name]	51 BARNABAS CLOSE	[Signature]
J. G. [Name]	"	[Signature]
[Name]	"	[Signature]
[Name]	16 ALDBUROUGH WAY	[Signature]
NICK LOVE	1 DEANSGATE, YORK, YO1 7JB	[Signature]
MELISSA REED	30 CRICHTON AVE, YORK, YO30 6EE	[Signature]
ALLAN CONNER	30 CRICHTON AVE, YORK, YO30 6EE	[Signature]
MATTHEW GRANT	7 SPEY BANK, YORK, YO24 2UZ	[Signature]
Stewart Eubank	55a Goodramgate York	[Signature]
MARCOLE [Name]	25 SILVER HOUSES YORK	[Signature]

9.5 2019 local petition sheet image.

# Leeman Road

## Residents' Association say...

# SAVE THE JUBILEE

Before this beautiful building in the heart of the Leeman Road area is lost to private flats, we believe that its many interested parties must be given a fair chance to run it as a thriving pub and much needed community space. We will be presenting this petition at the appeal hearing to decide the owner's latest attempt to convert the building, on Wednesday 09 October 2019.

Name	Address	Email	Keep me informed	Co-op?

**Please note:** Any personal data given above will only be used for the benefit of this campaign. It will be used for no other purposes. If the campaign is not successful, this data will be destroyed after the appeal hearing. If it is, it will be destroyed after the appeal hearing with exception to the data of those interested in the cooperative proposal.

9.6 A selection of historical accounts from local newspapers

**JUBILEE HOTEL, Leeman-road.—Re-**  
**J** opening of the Large Concert Room, the finest room  
in York bar none. Special engagement of Miss CORA  
COLLEY, Male Impersonator, who will appear to-night at  
7, and every evening during the week. Come and hear  
your old favourite.—Proprietor PAUL EASTWOOD.

*'Jubilee Hotel'. Source: York Herald, Wednesday 20th September 1899.*

**An Acceptable Gift.—**At a smoking concert  
held at the Jubilee Hotel, Leeman-road, York,  
Mr C. H. Garforth presiding, a sum of money  
amounting to £17 was presented to Mr H. P.  
Croft, who in an accident in the York Station,  
in November, 1899, had both feet cut off by an  
engine. The amount was made up by subscrip-  
tions of £5 from Mr G. D. Faber, M.P., £3 from  
Mr J. G. Butcher, Q.C., M.P., and the rest by  
subscriptions from friends and workmen, col-  
lected mainly through the efforts of Mr John  
Sutton.

*'An acceptable gift'. Source: Yorkshire Gazette, Saturday 19th January 1901..*

## PIGEON RACING.

### YORK JUBILEE HOMING SOCIETY

The first club race was from Frickley on Saturday, when a large number of birds were entered by the members. The race was a very fast one, and the first seven birds were run in to headquarters, the Jubilee Hotel, in less than eight minutes. Result: 1, 2, and 4, C. Bailey; 3, R. Thompson; 5 and pool, R. Richardson; 6, T. Fennell; 7, F. Atkin; 8, G. Butterworth; 9 and 10, J. Strain; 11, T. Fennell; 12, F. Atkin. Mr. R. Harling kindly officiated as timekeeper.

'Pigeon racing'. Source: *Yorkshire Evening Press*, Monday 24th April 1911.

## OTTERS AND THE BREEZE

### Spoil York Anglers Match.

The York Leeman Road Jubilee Angling Society held an open match in the Ouse at Clifton.

The river was in splendid condition, but catches were light, probably due to the strong wind and maybe on account of the two otters which have been seen during the last few days swimming up and down the river.

The whole of the large Ings were carefully staked, and the match was a success. Twenty-five prizes offered were won by the following:—

1, G. Campey 9 $\frac{1}{2}$ oz.; 2, A. Walker, 7 $\frac{1}{2}$ oz.; 3, J. Grosert, 6 $\frac{1}{2}$ oz.; 4, H. Watson, 5oz.; 5, H. Pickering, 4 $\frac{3}{4}$ oz.; 6, W. Horwell, 4 $\frac{3}{4}$ oz.; 7, L. Knottingham, 4 $\frac{3}{4}$ oz.; 8, J. Chilvers, 4 $\frac{1}{2}$ oz.; 9, G. Thompson 4oz.; 10, R. Winn, 3 $\frac{1}{4}$ oz.; 11, I. Robinson, 3 $\frac{1}{4}$ oz.; 12, F. Smith, 2 $\frac{3}{4}$ oz.; 13, W. Foster, 2 $\frac{1}{2}$ oz.; 14, R. Walker, 2 $\frac{1}{4}$ oz.; 15, A. A. Walker, 2oz.; 16, G. Hunton, 2oz.; 17, R. Addinal, 2oz.; 18, W. Harrison, 1 $\frac{3}{4}$ oz.; 19, — Wilson, 1 $\frac{3}{4}$ oz.; 20, G. Bootland, 1 $\frac{3}{4}$ oz.; 21, — Pemberton, 1 $\frac{1}{2}$ oz.; 22, C. Nutt, 1 $\frac{1}{2}$ oz.; 23, H. Thompson, 1 $\frac{1}{2}$ oz.; 24, W. Cammidge, 1oz.; 25, T. Lambert, 1oz.

'Otters and the breeze'. Source: *Leeds Mercury*, Tuesday 6th October 1931.