

**Burnholme Social Club, Heworth, York –
Historic Building Recording
Lindum York**

Report prepared by:
ECUS Ltd.
Brook Holt
3 Blackburn Road
Sheffield
S61 2DW
0114 266 9292

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ECUS Ltd

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Originated By:



James Thomson
Heritage Consultant

Date: 11.03.14

Reviewed and
Approved By:



Paul White
Heritage Team Leader

Date: 12.03.14

Prepared by:
ECUS Ltd.
Brook Holt
3 Blackburn Road
Sheffield
S61 2DW
0114 2669292

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Executive Summary

Ecus Ltd were commissioned by Lindum York to undertake Historic Building Recording of the Burnholme Social Club in Heworth, York, located at SE 62396 52602. The programme of work was required to discharge a planning condition placed on the planning permission 13/01538/FULM by City of York Council, and carried out in accordance with a brief issued by the council (Appendix 1.) The proposed development is for the demolition of the Social Club and the construction of a new social club and several dwellings within its grounds. An analytical record was undertaken in line with English Heritage's Level 3 Survey (2008) comprising historic research, the production of plans and photographic record. The building research and survey was undertaken between 03/03/14 and 12/03/14.

Burnholme Social Club is a two storey building with attic and cellar, possessing a footprint measuring approximately 33 x 33 m, and situated within the eastern corner of a large associated plot. The principal elevation of the building faces south onto Burnholme Drive. The building was designed in the Gothic revival style by the York architect W.G. Penty, and was built c.1882 as a suburban villa residence for John Bellerby, a retired timber merchant. The building remained in domestic use until 1935 when it was acquired by the Burnholme Social Club under whose ownership it still remains. The building forms four principal structural units, comprising:

- *The Main House, comprising the main two-storey building with corner tower and projecting gables.*
- *The Cottage, comprising an adjoining two-storey, but slightly lower, building on the western elevation;*
- *An adjoining single storey flat roofed modern extension to the north; and*
- *An early 20th century T-plan structure adjoining the northern modern extension.*

The exterior of Burnholme uses a broad selection of materials and styles with half-timbered gables, classical sash-windows, redbrick and terracotta ornament and decorative plaster panels. Timber framing and woodwork is used extensively along the roof-line with a wide variation of design in often simple patterns. Five phases of construction, occupation and alteration can be distinguished within the surviving building fabric and through analysis of historic documents. Despite the impact of a change from domestic to public utilisation, Burnholme has retained a good number of original architectural details and its original plan has remained largely evident. Modern surface finishes and the gradual decline in the condition of the building have however significantly reduced the original intended design and aesthetic values of the architect, and the exact original function of the majority of the rooms is uncertain.

The rooms inside the house do, however, reflect a clearly defined social order. There are the large hall and high ceilinged rooms of the ground floor where guests were received and entertained and on the first floor there are the bedrooms and dressing rooms of the family. Alongside this there were extensive servants' quarters in the Cottage and attic of the Main House. The attention of servants could be gained through a system of bell presses within the rooms, which may well have replaced an early bell pull system. Internally the building retains much of its original plan, although several rooms have been knocked together to form large function spaces. The social gradations of the building were also expressed architecturally in the complexity of the mouldings, the height of the ceilings, and in the size of the fireplaces.

Where visual inspection has been possible outside of the modern alterations and above the suspended ceiling the building does evidently retain evidence of its former use, and thus it is considered that further examination following soft strip of the interior would be beneficial in enhancing the record.

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Abbreviations and Conventions used in the text

ADS	Archaeological Data Service
BGS	British Geological Survey
c.	circa
EH	English Heritage
ha	hectares
HA	Heritage Asset reference
HER	Historic Environment Record
km	kilometres
m	metres
NHLE	National Heritage List for England
NPPF	National Planning Policy Framework
OS	Ordnance Survey

Periods referred to in the text

Palaeolithic	500,000 to 10,000 BC
Mesolithic	10,000 to 4,000 BC
Neolithic	4,000 to 2,200 BC
Bronze Age	2,200 to 700 BC
Iron Age	800 BC to AD 43
Romano-British	AD 43 to 410
Early medieval	410 to 1066
Medieval	1066 to 1540
Post-medieval	1540 to 1901
19 th Century	1800 to 1891
20 th Century	1901 to present

Assumptions and Limitations

This report is compiled using secondary information derived from a variety of sources, only some have been directly examined. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

In addition, the records held by HERs represent a record of a wide range of information derived from historical sources and previous archaeological discoveries and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

1. Introduction

1.1 Project Background

- 1.1.1 Ecus Ltd were commissioned by Lindum York to undertake Historic Building Recording of the Burnholme Social Club in Heworth, York (hereafter the 'site'), located at SE 62396 52602. The building research and survey was undertaken between 03/03/14 and 12/03/14.
- 1.1.2 The programme of work was required to discharge a planning condition placed on the planning permission 13/01538/FULM by City of York Council, and carried out in accordance with a brief issued by the council (Appendix 1), with the methodology agreed with the City Archaeologist prior to the commencement of the project.
- 1.1.3 The proposed development is for the demolition of Burnholme Social Club and the construction of a new social club and several dwellings within its grounds.

Site Location

- 1.1.4 Burnholme Social Club is situated at the corner of Burnholme Avenue and Burneholme Drive within grounds measuring approximately 0.82 ha. The surrounding area is dominated by an estate of mid to late 20th century semi-detached houses.
- 1.1.5 The building is set back from the main road behind a hedged boundary, and there are multiple mature trees within the surrounding grounds. The topography of the site lies at approximately 14 m AOD, gently falling to the north towards Tang Hall Beck. The house itself is raised above the surrounding ground level on a raised platform.

2. Building Recording Programme

2.1 Aims

2.1.1 The aims of the historic building recording programme were:

- to make a permanent record of the building on site;
- to accurately record the structure by means of a combined photographic and drawn record with appropriate interpretation; and
- to identify and record any significant evidence for the original and subsequent historical form and functions of the building.

2.2 Standards

2.2.1 The building recording was undertaken in accordance with the Institute for Archaeologist's *Standards and guidance for the archaeological investigation and recording of standing buildings or structures* (2008), and English Heritage *Understanding Historic Buildings – a guide to good recording practice* (2008).

2.3 Methodology

2.3.1 An analytical record was undertaken in line with English Heritage's Level 3 Survey (2008) comprising historic research, the production of plans and photographic record.

2.3.2 The historic background of the building was established through review of existing sources of publically accessible primary and synthesised information, comprising:

- Historic trade directories, electoral registers, council minutes, census data and maps held at York Library and Archives; and
- Relevant primary and secondary relating to the building and observations in the area around the site were studied.

2.3.3 In addition the Bothwick Institute for Archives was consulted, but do not hold any records relating to Burnholme or the architect W.G. Penty.

2.3.4 A drawn record of the building was produced on film using hand measuring techniques and drawn up in CAD with the final drawings reproduced as **Figures 2-7** in this report, comprising:

- Plans of the cellar, ground floor, first floor and attic of the site at a scale of 1:100; and
- A structural cross-section at a scale of 1:50.

2.3.5 A photographic record of the site was undertaken comprising both detail and general viewpoints using a digital SLR camera of 12 megapixel resolution. Graduated photo scales were positioned within the photos where practical, and the location and subject of each viewpoint was recorded. A selection of the photographic record is reproduced in this report as **Plates 1-112**, and their location and direction illustrated on **Figures 1-6**.

3. Historic Background

3.1 Origins and Development History

- 3.1.1 Burnholme Social Club, originally known simply as Burnholme, was built between 1882 and 1883 for John Bellerby, a retired timber merchant born in York. Upon the completion of Burnholme, Bellerby with his wife and eight children, moved from their previous residence of Holly Croft on Fulford Road. Mrs Bellerby is recorded in the York Herald as hiring staff in July 1882, suggesting that they were moving in, with trade directories and electoral registers recording the Bellerby' in the property in 1883.
- 3.1.2 John Bellerby was son of the prosperous proprietor of St George's Sawmills in York, and inherited the business. By 1878 he had retired from business life, and was elected Sheriff in the same year. Later in 1897 he was appointed the Marquess of Ripon Deputy-Lieutenant for the North Riding of Yorkshire. He was a director of the York City and County Bank and the York Gas Company.
- 3.1.3 The site chosen for the building lay on the southern bank of Tang Beck on the outskirts of Heworth, a semi-rural suburb north of the historic centre of York. Illustrated on the 1853 Ordnance Survey map the area of Burnholme comprised undeveloped agricultural land, with some large detached houses with associated grounds to the south at Heworth Hall and Tang Hall.
- 3.1.4 The hall and estate is subsequently illustrated on the 1892 OS map where the hall appears as an essentially rectangular plan with three evenly projecting bays on the northeast elevation, a single projecting bay to the southeast, a corner tower, and a porch and bay on the southwest elevation. To the northwest a small walled enclosure with outhouse range is depicted. The building was situated in wooded grounds with lawns to the southeast, walks around the house, and open views southwest over agricultural land. A drive approached the house from Bad Bargain Lane to the south and continued north to Beck Lane in Heworth passing a complex containing stables, coach house and green house to the east. This complex likely comprised the Burnholme Lodge recorded in historic trade directories as the residence of the groom and coachman.
- 3.1.5 By the production of the 1909 OS map, the house had received several extensions, comprising the extension of the northern bay of the northeast elevation, and the construction of a separate building to the east that was connected to the southern bay of the northeast elevation by a narrow range.
- 3.1.6 Whilst the hall and estate had passed from domestic use by the publication of the 1931 OS map, it depicts no further changes to the house or grounds. Within the wider area housing development is shown within the fields south of the Burnholme estate. This development had expanded dramatically by the subsequent production of the 1937 OS map with the creation of estates entirely surrounding the hall which is named as a 'Club'. No changes were evidently made to the house itself during this period.
- 3.1.7 Council minutes from 1948 indicate that planning permission was sought and granted for the construction of Scout Club Rooms beside Burnholme Social Club, although interestingly no significant changes had been illustrated to the house on the 1962 OS map, suggesting the plans were aborted. A small square extension is shown to the west of the house, abutting the walled yard, although this building survives and is unsuitable as a club room.

3.1.8 Later maps were unfortunately not available at York Library and Archives at the time of the survey due to construction works, although comparison to the modern plan of the building indicates that a number of extensions were made to the northeast elevation of the house post-1962. In addition the extension to the northern bay of the northeast elevation was demolished at some point during the same period.

3.2 Design

3.2.1 The building was designed by W.G. Penty, and is in the William Morris style comprising a large suburban villa characterised by an octagonal tower, gabled bays, stained glass windows, and a mixture of fine Gothic and Arts and Crafts detailing.

3.2.2 Penty was a local architect, who with Arthur Penty, is known for designing a number of notable buildings in York, including the large half-timbered houses of Burnholm, and Aldersyde, Dringhouse. Pevsner also records Penty as responsible for:

- 1878, South Vestry of St Saviour (the Archaeological Resource Centre);
- 1880, Botterill's Horse Repository, Tanners Moat;
- 1883, Rechabite Buildings, 21 Clifford Street;
- 1883-4, former Technical College, Clifford Street;
- 1895-6, Rowntree Wharf with A.J. Penty for flour miller Leetham;
- Mid 1890s, Nos. 2-9 The Rise
- Late 1890s, No. 22 The Rise

3.3 Occupational History

3.3.1 John Bellerby occupied Burnholme for a relatively short period between 1882 and 1891, after which he likely moved to Langton Hall in North Allerton which he had purchased at auction in 1887. He appears to have retained a presence in York, with trade directories listing him at 7&8 Wenlock Terrace. His time in the house was not uneventful, with the York Herald in 1884 recording James Stephenson, son of the head gardener at Burnholme, has having been found drowned in a sewage tank within the grounds of the house (28/06/1884).

3.3.2 Burnholme was subsequently occupied by Henry and Mary Leetham. Henry Leetham owned and operated a corn milling business from Anglo-Hungarian Roller Flour Mills, on Hungate in York, and served as Sheriff of York from 1892. The gardens at Burnholme during this period were evidently of some regard, with a garden party held in the grounds in 1893 documented by the local newspaper (York Gazette, 24/06/1893), and the greenhouses at the house repeatedly mentioned in regards to Agricultural Shows taking place in the grounds.

3.3.3 When Henry Leetham died in 1896, he left his house and possessions to his wife Mary. Whilst Mary continued to reside there for a period, she evidently sold the house back to John Bellerby, who is listed as back in Burnholme by 1898. Although John himself passed away in 1903, the Bellerby family continued to reside in Burnholme with Mrs Bellerby listed there in 1905 and their son John is registered to vote from the property in 1906.

3.3.4 By 1909 Kelly's Directory records that the Hon. Francis Jackson had moved into Burnholme and

he and his family are recorded there in the 1911 census. Francis Stanley Jackson was a famous Yorkshire cricketer who captained England in 1905. He also served as Lieutenant-Colonel during the Second Boer War in 1914 and became a conservative politician in 1915 until 1926. In 1926 he served as Governor of Bengal. Burnholme evidently did not serve as his primary abode, and he was not recorded at the property in the electoral registers.

- 3.3.5 Francis Jackson had left the property by 1913, when Burnholme was reputedly bought by Prince Arthur of Connaught (Devon and Exeter Gazette 26/06/ 1913) as part of his marriage to the Duchess of Fife. Whether the royal couple resided in the house was not uncovered as part of this research. At some point after this date the house and estate at Burnholme were bought by Major Tom Preston. Little was found about Tom Preston, who is not listed in historical trade directories and does not appear in the electoral registers at Burnholme.
- 3.3.6 Major Tom Preston sold the hall, stables and 43 acres of associated land in 1930 to York Speedway Ltd. York Speedways, a 442 yard motorbike speedway, was constructed in the grounds of Burnholme in 1930 and opened in April 1931 (Yorkshire Evening Post 02/04/1931). The enterprise was developed east of the hall, with plans to also extend existing tennis courts at the house with other sporting grounds (YAYAS 1990, 3). The speedway proved to be very short lived, and in August 1931 it closed owing to financial concerns brought on by lower than anticipated interest.
- 3.3.7 Burnholme was bought by the first social club committee in 1935, with the grounds likely sold to the city council, with council minutes in 1946 recording they held much of the land. The club has continued to operate from the house until the present, and many of the changes to the building have been as a result of their adaption of it to provide for varied function rooms.

4. Building Description

4.1 Introduction

- 4.1.1 Burnholme Social Club is a two storey building with attic and cellar, possessing a footprint measuring approximately 33 x 33 m, and situated within the eastern corner of a large associated plot. The principal elevation of the building faces south onto Burnholme Drive.
- 4.1.2 The building was designed in the Gothic revival style by the York architect W.G. Penty, and was built c.1882 as a suburban villa residence for John Bellerby, a retired timber merchant. The building remained in domestic use until 1935 when it was acquired by the Burnholme Social Club under whose ownership it still remains.
- 4.1.3 The building forms four principal structural units, comprising
- The Main House, comprising the main two-storey building with corner tower and projecting gables.
 - The Cottage, comprising an adjoining two-storey, but slightly lower, building on the western elevation;
 - An adjoining single storey flat roofed modern extension to the north; and
 - An early 20th century T-plan structure adjoining the northern modern extension.
- 4.1.4 These components are labelled on **Figure 1**. Floor plans of the building are included as **Figures 2-6**, with a structural section through the southwest of the building as **Figure 7**.

4.2 Exterior

Main House

General

- 4.2.1 The brickwork of the principal building and adjoining Cottage is predominantly laid in a stretcher bond with ashlar stone lintels and sills to the windows. Running across the elevations above the plinth and in line with the ground floor window lintels and first floor window sills are decorative bands of moulded terracotta flanked above and below by black glazed brick (**Plate 3**). The upper bands flank a plain brick panel between the floors delineated above and below by a terracotta string course.
- 4.2.2 Ground floor windows throughout have been replaced with modern uPVC units, whilst original sash frames predominantly survive on the first floor. The original windows are narrow and tall with the upper third glazed with small panes.
- 4.2.3 The building possesses a high pitched slate roof with ornamental ridge tiles and terracotta finials above gables. The pitch of the roof is such that it was necessary to create a flat roofed section within the centre of the building (**Plate 112**). The eaves of the building are typically low with dormers utilised above first floor windows. The gables to the dormers feature decorative barge boards which are jettied out with ornamental wooden brackets and decorative panels with stamped motifs.

Southwest Elevation

- 4.2.4 The south-western elevation features two gabled bays either side of protruding central bay containing a ground floor porch with segmental brick bayed window above (**Plate 1**). The porch possesses a pointed arched entrance with dripstone, decorative moulding, and terracotta panel around the intrados (**Plates 2 and 4**). The voussoirs of the arch alternate between stone and gauged brickwork. Above the arch a gable is formed with dressed stone coping, with a stone at the apex featuring a motif of three blind lancets. To either side of the doorway there are small shouldered niches. The sides of the porch contain lancet windows with gauged brick arches, dripstones with decorative label stops and contain the remnant of stained glass windows (**Plates 5 and 6**). Towards the exterior corner of each side of the porch are small buttresses. Within the porch there is a decorative panelled ceiling, and a broad arched doorway with stained glass overlight (**Plates 7 and 8**).
- 4.2.5 The central bay possesses a faceted gable roof with ornamental metal finial (**Plate 9**). The roof is jettied out around the top of the bay supported on wooden brackets, between which are decorative panels with stamped circular motifs (**Plate 10**).
- 4.2.6 The northern bay protrudes from the main line of the elevation forming a square bay which narrows slightly at first floor level. A dormer is formed above the first floor windows, which lie partly above eaves level, and possesses decorative barge board and decorative panel divided by raised timber framing and stamped with a repeating floral design (**Plate 11**).
- 4.2.7 The south bay is flush with elevation with a hipped gable above the first floor windows. The gable also features a plainer barge board, illustrating a hierarchy in architectural details in comparison to the more dominant central and northern bays (**Plate 12**).

Corner Tower

- 4.2.8 An octagonal tower is situated at the corner of the southwest and southeast elevations (**Plates 1 and 15**). Five bays of the tower are glazed with timber sash windows divided into multiple glazed panels within the upper third of the frame. The stone sills and lintels of the windows form continuous bands around the structure.
- 4.2.9 Above the first floor windows is a timber frame panel from which the eaves of a tall octagonal roof is jettied out. The roof is slate covered with lead flashing along the edges of each segment and an ornamental metal finial at the top.

Southeast Elevation

- 4.2.10 The south-eastern elevation is divided between two bays, comprising a protruding eastern bay and a flush gabled bay between it and the corner tower (**Plates 13 and 14**).
- 4.2.11 At ground floor level the eastern bay contains three windows with continuous stone sills and lintels comprising a central wide window flanked by narrower windows. At first floor level there are two wide windows retaining sash frames. Above the first floor windows is a large gable with decorative barge board and brackets (**Plate 15**) with a large central quatrefoil which is partially covered with modern boarding. Decorative plaster panels are also visible above the first floor window lintels.
- 4.2.12 The western bay comprises a single window at ground and first floor level with a gabled dormer over with plain, or covered, barge board. A decorative plaster panel is also visible within the gable.

Northeast Elevation

- 4.2.13 The northeast elevation is divided into three bays (**Plate 16**), of which only northern western bay is fully visible, with the southern two bays only visible above ground floor level due to the construction of several single storey extensions.
- 4.2.14 The northern bay (**Plate 17**) comprises two large paired windows at ground floor level, and two slightly narrower windows at first floor level. Above the first floor windows there is a gabled dormer with hipped roof and plain barge board. Decorative plaster panels within the gable contain floral motifs (**Plate 18**).
- 4.2.15 The central bay comprises a pronounced central bay with a large stone segmental window at first floor level containing stained glass panels (**Plate 19**). The panels of the window feature pastoral scenes, floral patterns and a coat of arms of unknown provenance (**Plate 20**).
- 4.2.16 Above the bay window is a large timber framed gable with jettied out in two stages, with a decorative barge boards and pendant. Within the centre of the top of the gable is a small window surrounded by decorative plaster panels.
- 4.2.17 The southern bay is also only visible above ground floor level. Within it there is a central protruding chimney breast which has three decorative shouldered niches within its upper part. To the southern side of the chimney breast is a narrow window, mirrored to the north by a blind recess. The gable above this bay jetties out in two stages, and has a decorative barge board with a simple decorative panel towards the top.
- 4.2.18 Between the southern and central bay there is a recessed panel with two narrow windows with modern frames at first floor level.

Cottage

Southwest Elevation

- 4.2.19 The southwest elevation of the Cottage lies to the north of the main building. (**Plate 21**) The ridge line of the Cottage is lower, and eaves fall approximately level to the top of the ground floor of the main building. There is a single ground floor window with a uPVC frame. Decorative terracotta and glazed brick bands continue along the elevation from the Main House.

Northeast Elevation

- 4.2.20 The northeast elevation of the Cottage (**Plate 17**) projects from the line of the elevation. There are scars relating to a former continuation of the ground floor of the Cottage, which has been demolished with the former continuation of the walls rebuilt as two buttresses and the central portion rendered over.
- 4.2.21 At first floor level there is a single central window, with a dormer over with plain bargeboards and pendant. Within the apex of the dormer are two decorative plaster panels (**Plate 22**).

Northwest Elevation

- 4.2.22 The northwest elevation of the Cottage is divided into three bays comprising two full height bays to the northeast and southwest with hipped gables above, and a half height bay in the centre.
- 4.2.23 The central bay has a single window situated at eaves level that lights a stairwell within the

Cottage. Beneath the window is a projecting porch with a southwest facing doorway (**Plate 23**). The panelled door is original with chamfered frame and diagonal boarded panels, and a bell is situated to the side of the door.

- 4.2.24 The southwest bay (**Plate 21**) contains two regularly spaced windows on both floors; all fitted with modern uPVC frames. A sewage drain and stench pipe cross the elevation, relating to a bathroom in Room F11. Situated within the plinth are two blocked light wells that relate to former windows in the basement rooms B11 and B12.
- 4.2.25 The northeast bay of the Cottage (**Plate 24**) principally overlooks a small walled yard that abuts the elevation. This elevation is less visible from the grounds surrounding the house and there consequently appears to have been less interest in maintaining the architectural features and proportions of the rest of the building. The ground floor windows are irregularly placed with a paired set to the south and a door with adjacent tall and narrow window to the north. An additional small window at the southern edge of the bay overlooks the corridor F6. A single central window is situated at first floor level. Light wells along the base of the wall provide light to basement rooms B10 and B13. The decorative banding from the other elevations does not continue over this bay, although a double band of black glazed bricks does cross the elevation level with the sill of the first floor window.
- 4.2.26 The northern corner of the elevation (**Plate 25**) bears signs of alterations. A small ground floor window is present with a band of decorative terracotta and glazed black bricks running beneath it. Above the window a flue is corbelled out from the elevation, supported on a stone sill. At the northern corner the wall steps out, with the decorative band continuing around it, but has been truncated and reinforced after a short distance.

Walled Yard

- 4.2.27 The walled yard abuts the northeast bay of the northwest elevation of the Cottage, comprising a rectangular concrete surfaced yard surrounded by a red brick wall with dressed stone coping that is 3.8 m high to the northwest and steps down towards the house (**Plates 24 and 26**). There are two entrances into the yard from the northeast, with the eastern-most of the two doors originally opening into a range of outbuildings that had run along the back wall of the yard. Two iron grates in the northwest wall would have provided ventilation to these buildings.

Extensions

- 4.2.28 The extensions from the northeast elevation of the Main House comprise three principal phases, two flat roofed single storey ranges, and a single storey pitched roof building. In addition there is a square brick built structure to the west of the Main House that virtually abuts the walled yard of the Cottage (**Plate 27**), and three modern sheds to the north (**Plate 16**). These buildings were not accessed, and are clearly of modern date.

Flat roofed extensions

- 4.2.29 Directly abutting the northeast of the Main House is a single storey extension with a flat felted roof (**Plate 14**). Two elevations are visible to the northwest and southeast. The northwest elevation contains three high level windows with uPVC frames and narrow concrete lintels providing light to the gent's toilets in room G11. To the southeast the elevation contains a larger rectangular window with uPVC frame and narrow concrete lintel. Adjacent to the southeast window is an emergency exit and a blocked doorway. A plain timber cornice runs across the southeast elevation. Keyed joins are evident between the fabric of this extension and the Main House.

4.2.30 To the northeast of this initial extension is a second modern extension comprising a single storey flat roofed structure (**Plate 14**) with a steeply pitched tiled parapet giving disguising the roof. The eastern corner of this building is chamfered and has a raised loading bay with roller shutter.

Pitched Roof extension

4.2.31 The pitched roof extension (**Plate 28**) abuts the modern extensions to the southwest and southeast, both of which predate it. The building forms a T-shape in plan with gabled elevations to the northeast, northwest and southeast with plain stone coping and slate roof covering. There is a wide stone mullioned window in the northwest elevation (**Plate 29**), and two single light stone framed windows on the northeast elevation, which are situated either side of a corbelled out chimney. A doorway, possibly inserted, is situated on the northern side of the northeast elevation.

4.2.32 It is unclear from examination of the present structure how this building originally linked to the Main House. Comparison with the 1909 Ordnance Survey map, however, indicates that there was a linking structure from the southern corner of this building to the main building, connecting internally within the vicinity of Room G3.

4.3 Interior

Basement

4.3.1 The basement level of Burnholme extends throughout the full footprint of the first phase of the building, and is accessed from a staircase within Room G1 of the ground floor which leads down to a central aligned corridor (Room B1) and from Room G6 which leads down to a cellar beneath the Cottage.

Main House

4.3.2 **Room B1 (Plate 30)** forms a T shape, and serves as the central corridor linking the majority of the basement beneath the Main House with a branch northwest to **Room B4 (Plate 31)** from which access is possible into the cellar beneath the Cottage. **Room B3 (Plate 32)** also appears to have once been a continuation of this corridor, and has been partitioned off with later walls.

4.3.3 The cellar has low head height and divided into several large rooms, the majority of which is accessed through small archways. Throughout the cellar the walls are typically of bare red brick laid in English Garden Wall bond, with paint applied in rooms B5 and B6. The floor is concrete and most likely dates to the late 20th century. There is no evidence for fixtures or fittings predating the modern alterations that converted this basement into a beer cellar, suggesting it had originally been largely unused.

4.3.4 Empty joist holes were visible in the northwest wall of Room B1 (the wall that adjoins Room B9). There was no evidence for similar joist holes on the opposite wall, suggesting that the structure in this area had not extended the width of Room B1 (**Plate 33**). Neither were plaster scarring observed to suggest that the joists had supported the floor of a once separate room.

4.3.5 **Room B4 and B5** were accessed through low arched openings entering into a low height crawl spaces. Room B5 had been partially filled with rubble, whilst Room B4 was entirely open. Within Room B4 (**Plate 34**) there were two brick piers supporting the joists of the floor above. The northeast wall contained two piers which would evidently support a fireplace in the room above which has since been removed. Vertical I-section rolled steel piers were evident to the

north and south ends of the northeast wall, presumably forming part of a structure supporting the first floor in place of the removed structural wall that had contained the fireplace in the Room G2.

- 4.3.6 **Rooms B6 and B7** have been equipped as cellars for the bar in Room G4 above. Room B6 at time of survey contained the pumps and pre-mix (**Plate 35**), whilst Room B7 contained beer barrels (**Plate 36**). A cellar drop with barrel ramp in the eastern corner of B7 had been inserted through to the exterior of the building. A blocked low archway between Rooms B3 and B7 indicates that access in this part of the cellar had likely original been similar to that into Rooms B4 and B5.
- 4.3.7 Access was not possible into **Rooms B8 and B9**, although they could be partially viewed through knocked through holes, which confirmed they extended the full width of the house. A blocked low archway was evident from Room B1 to B8. In addition a further entrance into a small basement at the base of the corner tower (**Room B4a**) was observed but access was not attempted due to the confined nature of the space.

Cottage

- 4.3.8 The cellar beneath the Cottage comprises four rooms of full height with white washed brick walls and concrete floors. In comparison to the cellars beneath the Main House, there is evidence of fixtures and fitting throughout the rooms indicating that they were an original working space.
- 4.3.9 **Room B10** (Plate 37) forms a corridor within the Cottage cellar, linking all the rooms, and from which a flight of stone steps lead out of the cellar to Room G6. A low door set mid-way up the wall at the base of the steps provides access into the cellar beneath the Main House. The sconce for a gas-light was evident on the southwest wall of the corridor.
- 4.3.10 **Room B11 and B12 (Plates 38-39)** are divided from B10 by brick partition walls, whilst iron grates set high within the walls allow air to circulate. Blocked windows are also evident in the northwest wall through which day light would have lit the rooms. No scars for storage or furnishings were evident within Room B11, although the sconce of a gas-light survived in the southeast wall. Room B12 on the other hand contained a remnant of stone slab table, with plinths suggesting it continued along the northwest and southwest walls. Scaring on the walls also indicates that there was shelving above the tables. Consequently it is likely that Room B12 served as a store or pantry.
- 4.3.11 **Room B13 (Plate 40)** is situated in the northeast of the Cottage cellar. The room contains slated windows in the northwest wall, and a blocked window in the northeast wall. The ceiling within the room is of shuttered concrete supported on a modern joist indicating alterations to the room above. A chimney breast in the eastern corner of the room contains a hearth or stove which has been boarded over. Beside the hearth, of particular interest, is a brick built boiler structure (or "copper"; **Plate 41**) comprising a large bowl beneath of which is a hearth and grate. The presence of the copper suggests this room had likely served as a laundry room.

Ground Floor

Main House and Extensions

- 4.3.12 The principal entrance from the porch in the southwest elevation leads into a long northeast-southwest aligned corridor that runs through the centre of the building (Room G1) and branches northwest to enter the Cottage at Room G6.

- 4.3.13 **Room G1 (Plate 42)** is carpeted throughout, with modern dado panelling and a suspended ceiling. A large, wide, staircase within the corridor leads up to the first floor. The staircase is carpeted, although the treads are evidently wooded. A plain handrail leads round the centre of the staircase, with a balustrade likely surviving behind modern panelling. At their base, the stairs splay out with a large plain newel post with an octagonal base and pyramidal cap. The newel had apparently original carried a carved eagle although what happened to this is unknown (landlord of the Social Club, *pers. comm.*). A portion of the carved base of the balustrade and a plastered panel reverse to the staircase are visible (**Plate 43**).
- 4.3.14 Highly ornate door architraves survive around the doors into G5 and G6 (**Plate 44**). They comprise panelled pilasters with a simple Arts and Crafts style frieze and cornice over the door. These motifs are reflected in the panelled door.
- 4.3.15 The corridor is flanked to the southwest by four arched recesses containing murals depicting game including duck, pheasant, doe and stag (**Plates 45-48**). Whilst possibly original, the quality of the painting suggests they are later additions.
- 4.3.16 A modern glazed screen divides the corridor at its south-western end and a set of double doors have been inserted beside the stairs. Beneath the stairs are two small partitioned rooms, comprising a former telephone booth, and the cellar head. The cellar head retains an unpainted portion of panelling (**Plate 49**) which is identical to that visible beside the principal staircase in Room F1. The basement entrance in B1 is through a trapdoor and down a short ladder.
- 4.3.17 **Room G1a** continues the line of the corridor beyond the Main House into a single storey extension to the northwest of the building. It is uncertain whether this represents an original linking corridor to Room G7 which predates the other extensions lying between it and the Main House.
- 4.3.18 The majority of the southwest half of the building has been knocked through to create a single large room (**Room G2**) which extends beyond the original building into a single storey extension to the northeast (**Plate 50**). The room has been fully refurbished in the last decade, including carpeting, re-plastering of the ceiling, and the installation of benches around the circumference of the room. Boxed joists throughout this space indicate the potential for evidence relating to the original organisation of the structure to survive behind the modern surface finishes. At the southwest end of the room there is a raised stage area, with the room within the corner tower used as a dressing room. At the northwest end of the room there is a bar with modern furnishings.
- 4.3.19 Of particular interest within room G2 is a recessed panelled ceiling (**Plate 51**) which is likely to be original to the building, and would have likely once sat as a centre piece within a smaller room. The remaining cornices throughout this room are modern.
- 4.3.20 **Room G3 (Plate 52)** has been partitioned off from Room G2, and functions as a private bar and lounge. The walls are plastered and painted, and there is no evidence of earlier fixtures or furnishings. Variations in the depth of the northwest wall indicate the potential for a blocked door in this area.
- 4.3.21 **Room G4 (Plate 53)** forms part of the extension to Room G2, and comprises the bar space which runs alongside Rooms G2 and G3. A separate exit, and fire escape, between Rooms G2 and G4 exists to the southeast of the building. **Room G8 (Plate 54)** to the rear of G4 represents a later extension and provides storage space with low level storage below the floor accessed

from the exterior.

- 4.3.22 **Room G5**, in contrast to G2, retains its original form, although modern alterations have blocked the original fireplace in the room and a suspended ceiling has obscured any original cornice (**Plate 55**). The original skirting does however survive (**Plate 56**), and contains an integrated vent that likely provided ventilation through a system of ducts within the wall.
- 4.3.23 **Room G7** was built between 1892 and 1909, possibly for the Hon. Francis Jackson who succeeded the Bellerbys as owners of Burnholme. Now known as the chapel or library, the room has suffered in recent years due to water penetration and is largely disused. The room forms a T-shape in plan with a barrel vaulted ceiling (**Plate 57**). A former stone built segmented bay with stone mullioned windows to the southeast of the room has been blocked, although the form of the window is still visible from Room G8 (**Plate 58**).
- 4.3.24 A projecting bay to the northeast rising up by two steps to a former fireplace. Two niches flanking either side of the chimney breast comprise blocked windows. The sides of the bay and the chimney breast are panelled, with intricate carvings of foliage and animals along the top of the panels (**Plates 59-65**).
- 4.3.25 **Room G10 (Plate 66)** forms a modern extension to Burnholme, and contains gents toilets most likely built to serve the bar. No original fabric is visibly retained in this structure.

Cottage

- 4.3.26 The Cottage is accessed from a porch in the NW wall and a linking door through to Room G1 of the Main House. Both these entrances lead into **Room G6 (Plate 67)** which serves as a linking corridor. Floor level within the Cottage is lower than in the Main House, and consequently there is a short flight of stairs at the linking entrance. Beside these stairs is an original fitted panelled cupboard. The décor within G6 comprises a buff paint to the walls with a black painted skirting board which likely reflects the original scheme. There is an area of black and red tiled floor inside of the porch to the northeast of the corridor (**Plate 68**).
- 4.3.27 **Room G9 (Plate 69)** is situated on the southern side of the G6, and currently forms the ladies toilets. Internally the room has been subdivided into cubicles and has a suspended ceiling. An angled wall in the southern corner of the room likely contains a blocked fireplace.
- 4.3.28 The remaining area of the Cottage forms part of a private dwelling for the Social Club's landlord which is accessed from a northeast-southwest aligned corridor (**Room G11**) off of Room G1. Room G11 links the remaining ground floor rooms of the landlord's dwelling, and links via a private staircase to the first floor of the Cottage.
- 4.3.29 **Room G12 (Plate 70)**, whilst accessed from the Cottage, lies within the footprint of the Main House. A blocked door evident in the southwest wall formerly linked the room directly to G6, suggesting that whilst the entrance to G11 is likely inserted, the room had originally been associated with the service rooms. There is a substantial chimney breast in the southeast wall which now contains a modern fireplace. It is possible that this had been the kitchen being located within easy service of the dining room in the Main House.
- 4.3.30 **Rooms G13 and G14 (Plates 71-72)** are roughly equal in size, and overlook a private yard to the northwest of the Cottage. Room G14 contains a chimney breast against the northwest wall, and may have once contained a fireplace. Intriguingly neither this fireplace, nor the one above on the first floor, relate to the corbelled out chimney on the northern corner of the Cottage which appears to be redundant and may have related to an earlier phase of

organisation related to the truncated range from the northeast elevation.

First Floor

The Main House

- 4.3.31 The first floor of the Main House is accessed via the principal flight of stairs from Room F1 onto the central landing; Room F1. A former entrance, now blocked, existed into the Cottage from Room F9 through Room F7.
- 4.3.32 **Room F1 (Plate 73)** comprises a central landing providing access to all the first floor rooms of the Main House. The principal staircase ascends in three flights turning beside a tall segmental stone mullion bay with stained glass lights (**Plate 20**). On the southeast wall beside the stairs a portion of original dado panelling survives (**Plate 74**). At the head of the stairs there is an ornamental arch with plaster moulding (**Plate 75-76**) with a second identical arch crossing room F2 to the northwest. A decorative plaster cornice also survives throughout the room (**Plate 77**).
- 4.3.33 The south-eastern side of the first floor comprises **Room F2 (Plate 78)** which has evidently been formed through the amalgamation of several earlier rooms. Whilst there is consistent cornice and skirting throughout this room, these likely post-date the room's alterations. Additional surviving features include a cast iron fireplace with simple wooden surround (**Plate 79**) and two surviving wall sconces for gas lights (**Plates 80-81**). **Room F2a (Plate 82)** comprises a small room off of F2 within the corner tower, within which there is a surviving original skirting board, cornice (**Plate 83**) and wall sconces for gas lights.
- 4.3.34 **Room F3 (Plate 84)**, the present secretary's room, is connected to Room F2 by an adjoining door and to the main landing (Room F1). In the north of the room there is a corner chimney breast with cast iron fireplace and wooden surround similar in design to that in Room F2 (**Plate 85**). Of particular interest is an ornate brass gas light on the southwest wall that appears to survive in a virtually complete state (**Plate 86**). Original cornice and skirting is also evident.
- 4.3.35 **Room F4 (Plate 87)** is the present committee room and is situated in the centre of the southwest of the building with a large bay projecting above the ground floor porch. A chimney breast in the southeast wall contains a heavy set wooden fire surround with simple corbels surrounding the mantelpiece, and is fitted with a modern gas fire (**Plate 88**). Either side of the fireplace are former bell presses. A decorative plaster beam crosses the opening into the bay window (**Plate 89**), and a ceiling rose survives within the centre of the room (**Plate 90**).
- 4.3.36 **Room F5 (Plate 91)** contains a projecting bay window to the southwest, and a chimney breast in the northwest wall containing a cast iron fireplace and wooden surround of similar design to that in Rooms F2 and F3 (**Plate 92**). Whilst the décor of the room is largely modern, the room does retain an original cornice, skirting and dado rail (**Plates 93-94**). **Room F6 (Plate 95)** is of similar proportions to Room F5 and similarly retains its cornice, dado and skirting. Whilst F5 also retains a similar fire surround the hearth has been replaced with a gas fire.
- 4.3.37 **Room F8 (Plate 96)** represents a small room situated between the stairwell and Room F2. The room is in use as a gent's toilets and any original fittings have been removed. A simple beaded beam was, however, visible running along the edge of the northwest wall above the suspended ceiling.
- 4.3.38 **Room F7 (Plate 97)** is situated at the north-eastern end of Room F1 and contains service stairs up to the attic rooms. The room also historically connected through to the Cottage, although

the door has been blocked. The staircase in the room is fairly ornate with turned banisters and newel post. The room is painted in a yellow-brown with a dark brown dado with black band above.

Cottage

- 4.3.39 The first floor of the Cottage is accessed via a staircase from Room G11 which opens onto a small landing and corridor (**Room F9, Plate 98**) that provides access to all the rooms in the Cottage at this level. The staircase in F9 is of similar quality to that in Room F7 of the main house, and the two rooms would once have been linked providing separate service access to all floors of the building without using the principal staircase between Rooms G1 and F1.
- 4.3.40 In comparison to the Main House, the rooms within the Cottage (**Plates 99-102**) are smaller and less well appointed, although the fire surrounds in **Rooms F10 and F13 (Plate 99 and 102)** are stylistically similar to those in the main house. **Rooms F11 and F12** do not retain any original features of interest.

Attic

- 4.3.41 The attic of the main house is accessed via the staircase from Room F7 which enters onto **Room A1 (Plate 103)** that links two ranges of furnished attic rooms along the northeast and southwest sides of the building. Whilst Room A1 is painted in the same scheme used in Room F1, the remaining rooms within the attic are simply whitewashed. The floors throughout Rooms A1-A7 are boarded with simple plain skirting. The ceilings are hipped inline with the pitch of the roof, with the walls formed of lathe and plaster. Doorways between the rooms were narrow and any original doors had been removed. Exposed joists are evident throughout, and have been painted brown. Whilst typically plain, there were simple moulded brackets incorporated in the roof beams in **Room A2 (Plate 104)**.
- 4.3.42 **Rooms A3 and A4** contained large riveted cast iron water tanks which took up the majority of each room (**Plates 105-106**). The floor in Room A4 was significantly lower than the other attic rooms.
- 4.3.43 **Rooms A5, A6 and A7** were currently used for storage and were plainly appointed in line with the rest of the floor. A low doorway was observed that provided access from the southeast wall of Room A6 into attic space above the projecting central bay of the southwest elevation. This was not accessible for survey.
- 4.3.44 **Rooms A8 and A9 (Plates 110-111)** were unfurnished and open directly onto the rafters of the building. A gangway had been constructed across the floor in Room A8 to a doorway into a space within the corner tower (**Room A8a**). This room was not accessed as the condition of the gangway could not be adequately appraised. Boards had been partially laid out into room A9, although this room too was unfurnished. Of interest in these rooms are the truncated remnants of walls now missing on the floors below. The wall between Rooms A8 and A9 contained a chimney breast.
- 4.3.45 The majority of the rooms are now unlit, although there was evidence of blocked skylights on the inside pitch of each room. A single surviving skylight in Room A3 provided a view out onto the flat roofed area in the centre of the building (**Plate 112**). The only other window comprised one in the northeast wall of Room A3, which had been boarded but had previously looked out of the gable of the central bay of the northeast elevation.

5. Discussion

5.1 Burnholme

- 5.1.1 Burnholme is a grand suburban villa predominantly in the Gothic style although married with a freedom of design and honesty of craftsmanship symptomatic of the Arts and Crafts movement. The exterior of Burnholme uses a broad selection of materials and styles with half-timbered gables, classical sash-windows, redbrick and terracotta ornament and decorative plaster panels. Timber framing and woodwork is used extensively along the roof-line using a wide degree of variation in often simple patterns.
- 5.1.2 The architecture of the building has been applied flexibly, with the form of the exterior deriving and reflecting its internal organisation, rather than dictating its plan. The rooms inside the house do, however, reflect a clearly defined social order. There are the large hall and high ceiled rooms of the ground floor where guests were received and entertained and on the first floor there are the bedrooms, nursery and dressing rooms of the family. Alongside this there were extensive servants' quarters in the Cottage and attic of the Main House which would have been virtually out of bounds to the family. The attention of servants could be gained through a system of bell presses within the rooms, which may well have replaced an early bell pull system. Internally the building retains much of its original plan, although several rooms have been knocked together to form large function spaces (namely Rooms G2 and F2).
- 5.1.3 The social gradations of the building were also expressed architecturally in the complexity of the mouldings, the height of the ceilings, and in the size of the fireplaces. Similarly, externally the Cottage is diminutive whilst the attic rooms were virtually invisible from the exterior.
- 5.1.4 Health and efficiency were also important drivers for design in Victorian Britain, with ventilation viewed as essential not only to clear foul air but also to take away fumes from gas lights and fires. The pursuit of clean air was one of the motivators for the socially mobile to establish large suburban villas outside of the smog and odour of the city. Whilst the original system of ventilation within Burnholme has been largely obscured by later decoration, there is evidence for a ventilation system, which likely uses ducts integrated within the fabric of the building (see vent in Room G5). The house would also have had a purpose built bath room which may have been location in Room F8 or one of the rooms now lost to F2.

5.2 Summary of Phases

- 5.2.1 The assessment of the building has arrived at the following five phases of development, which are illustrated on **Figure 8**.
- 5.2.2 Phase 1 (1882-1891): The construction of the building. The original layout of the building would have probably possessed five rooms on the ground floor of the Main House, likely comprising reception, dining and drawing rooms and possibly a study and morning room. On the first floor of the main house there would have been around eight rooms comprising a bath room and a large number of bedrooms for guests and the Bellerby's large family. Alongside the main rooms there was a large servant quarters, which would have had the kitchens, parlour, laundry as well as accommodation for staff (the 1891 census records a domestic servant, parlour maid, house maid and kitchen maid).
- 5.2.3 Phase 2 (1892-1908): During the Leatham family's occupation of Burnholme extensions were built on the northeast elevation of the house, comprising an extension to the cottage, and the construction of a T-plan extension. Whilst this room is known as the Chapel, there is no

evidence that it had served this function, and its other name as a Library seems more likely.

- 5.2.4 Phase 3 (1909-1934): There is no evidence for alterations to the building during this period, although it is likely that changes occurred in the use and organisation of the rooms.
- 5.2.5 Phase 4 (1935-1999): Burnholme becomes Burnholme Social Club in 1935, and is gradually altered to this new purpose resulting in the knocking through of rooms in G2 and F2, the construction of new bar area in the 1950s-60s, and the conversion of the basement beneath the house into a beer cellar.
- 5.2.6 Phase 5 (2000 to present): Further extensions were made to the house to provide storage and kitchen space.

5.3 Conclusions

- 5.3.1 Burnholme dates from a period when wealth was starting to shift from the landed gentry towards the middle classes as the value of land dropped and entrepreneurial individuals like John Bellerby and Henry Leetham profited from the booming industrial economy. W.G. Penty was hired as an architect by this newly-assertive middle classes, and his designs mixed the styles of the past with the influence of new philosophies of freedom and honesty of materials.
- 5.3.2 As the occupiers of Burnholme changed, so too was the building changed to meet their individual tastes and needs. Whilst it is clear that the Leetham's made significant additions to the building following their acquisition of the house in the form of the Chapel or Library (Room G7) and an additional range now lost from the Cottage, the clearest influence has been its conversion to the Social Club.
- 5.3.3 Despite the impact of a change from domestic to public utilisation, Burnholme has retained a good number of original architectural details and its original plan has remained largely evident. Modern surface finishes and the gradual decline in the condition of the building have however significantly reduced the original intended design and aesthetic values of the architect, and the exact original function of the majority of the rooms is uncertain.
- 5.3.4 Where visual inspection has been possible outside of the modern alterations and above the suspended ceiling the building does retain evidence of its former use, and thus it is considered that further examination following soft strip of the interior would be beneficial in enhancing the record.

6. Archive

6.1 Location and Deposition

6.1.1 The project archive has been compiled into a stable, fully cross-referenced and indexed archive in accordance with Appendix 6 of Management of Archaeological Projects (2nd Edition, English Heritage 1991) and Archaeological archives – a guide to best practice in creation, compilation, transfer and curation (Brown 2007). The project archive is currently held at the offices of Ecus Ltd in Sheffield, under the project code 4855 and will be deposited in due course with York Historic Environment Record.

6.2 OASIS

6.2.1 In line with best practice, a copy of this report will be made available through the Online Access to Index of Archaeological Investigations (OASIS) Project (<http://ads.ahds.ac.uk/project/oasis/>), reference no. ecusltd1-174420. A copy of the OASIS form is reproduced in Appendix 3.

7. Bibliography

7.1 References

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7.2 Primary Sources Consulted

- York Electoral Registers: 1883, 1906, 1908, 1909, 1915, 1920, 1925, 1930, 1935, 1948, 1850, 1951, 1952, 1953 and 1955
- York and East Riding Trade Directories: 1879, 1881-2, 1883, 1885, 1886, 1895, 1890, 1893, 1895, 1897, 1898-9, 1901, 1905, 1909, 1913, 1925, 1927, 1937, 1949-50, 1951, 1953, and 1955
- Census Data: 1881, 1891, 1901 and 1911
- National Newspaper Archive

7.3 Cartographic Sources Consulted

- Ordnance Survey map sheet 174.6, 1:2500: 1892, 1909, 1931, 1937 and 1962
- Ordnance Survey map sheet 174, 1:10560: 1853, 1893, 1910 and 1938
- Ordnance Survey map sheet SE65, 1:10000: 1982 and 1992

Appendix 1: Project Brief

Appendix 2: Photographic Registers

No.	Subject	Description	Scale	View From	Date
1	Room G8	View of blocked bay window	1 m	W	05/03/14
2	Room G8	General view of room	1 m	E	05/03/14
3	Room G8	General view of room	1 m	SE	05/03/14
4	Room G4	General view of bar	1 m	NW	05/03/14
5	Room G4	General view of bar	1 m	SE	05/03/14
6	Room G7	General view of room	1 m	N	05/03/14
7	Room G7	General view of room	1 m	NW	05/03/14
8	Room G7	View towards fireplace	1 m	SW	05/03/14
9	Room G7	View towards fireplace	1 m	SW	05/03/14
10	Room G7	Fireplace panelling	1 m	SW	05/03/14
11	Room G7	Detail of panelling	10 cm	SW	05/03/14
12	Room G7	Detail of panelling	10 cm	SW	05/03/14
13	Room G7	Detail of panelling	10 cm	SW	05/03/14
14	Room G7	Detail of panelling	10 cm	SW	05/03/14
15	Room G7	Detail of panelling	10 cm	SW	05/03/14
16	Room G7	Detail of panelling	10 cm	SW	05/03/14
17	Room G7	Detail of panelling	10 cm	SW	05/03/14
18	Room F1	Detail of stained glass window	n/a	SW	05/03/14
19	Room F1	Detail of stained glass window	n/a	SW	05/03/14
20	Room F1	Detail of stained glass window	n/a	SW	05/03/14
21	Room F1	Detail of panelling beside stairs	1 m	NW	05/03/14
22	Room F1	General view of stairs	1 m	NE	05/03/14
23	Room F1	Detail of panelling beside stairs	1 m	NW	05/03/14
24	Room F1	Detail of balustrade	50 cm	NE	05/03/14
25	Room F1	Detail of plaster corbel to staircase arch	50 cm	N	05/03/14
26	Room F1	Detail of plaster corbel to staircase arch	50 cm	NW	05/03/14
27	Room F1	Detail of cornice	n/a	Up	05/03/14
28	Room F1	Detail of northern arch	n/a	NW	05/03/14
29	Room F1	Detail of northern arch	50 cm	NW	05/03/14
30	Room F1	Detail of door to Room F3	1 m	NE	05/03/14
31	Room F1	General view of room	n/a	S	05/03/14
32	Room F1	View of water damage to ceiling	n/a	Up	05/03/14
33	Room F2	Detail of fireplace in NE wall	1 m	W	05/03/14

No.	Subject	Description	Scale	View From	Date
34	Room F2	General view of room	n/a	N	05/03/14
35	External	View across roofs of northern extensions from F2	n/a	S	05/03/14
36	Room F2	Detail of window in NE wall	50 cm	SW	05/03/14
37	Room F2	Gas wall sconce (flash lit)	50 cm	NW	05/03/14
38	Room F2	Gas wall sconce (natural lit)	50 cm	NW	05/03/14
39	Room F2	Cornice	n/a	UP	05/03/14
40	Room F2	Gas wall sconce (flash lit)	50 cm	NW	05/03/14
41	Room F2	Gas wall sconce (natural lit)	50 cm	NW	05/03/14
42	Room F2	Blocked door in NW wall	50 cm	SE	05/03/14
43	Room F1	Corridor to Room F8	1 m	SW	05/03/14
44	Room F8	General view of room	1 m	SW	05/03/14
45	Room F8	Detail of beaded edge beam	50 cm	Up	05/03/14
46	Room F1	Commemorative photo (1936-7)	n/a	NE	05/03/14
47	Room F1	Commemorative photo (1948)	n/a	NE	05/03/14
48	Room F1	Commemorative plaque (c. 1946)	n/a	NE	05/03/14
49	Room F1	Commemorative photo (1935)	n/a	NE	05/03/14
50	Room F5	General view of room	1 m	E	05/03/14
51	Room F5	Detail of fireplace in NW wall	1 m	SE	05/03/14
52	Room F5	Detail of cornice	n/a	Up	05/03/14
53	Room F5	Example of water damage to ceiling	n/a	S	05/03/14
54	Room F5	Detail of skirting and dado	1 m	SW	05/03/14
55	Room F7	General view of staircase and detail of newel	50 cm	S	05/03/14
56	Room F7	General view of staircase	50 cm	S	05/03/14
57	Room F7	Detail of paint scheme	50 cm	SW	05/03/14
58	Room F6	General view of room	1 m	W	05/03/14
59	Room F5	Detail of windows in SW wall	1 m	NE	05/03/14
60	Room G1	General view of room	1 m	SW	05/03/14
61	Room G1	Detail of mural of duck	50 cm	SE	05/03/14
62	Room G1	Detail of mural of doe	50 cm	SE	05/03/14
63	Room G1	Detail of mural of pheasant	50 cm	NW	05/03/14
64	Room G1	Detail of mural of buck	50 cm	NW	05/03/14
65	Room G1	Detail of newel post	50 cm	SW	05/03/14
66	Room G1	General view of staircase	1 m / 50 cm	SW	05/03/14
67	Room G1	Detail of door through to Room G6 (open)	1 m	SE	05/03/14
68	Room G1	Detail of door through to Room G6 (closed)	1 m	SE	05/03/14

No.	Subject	Description	Scale	View From	Date
69	Room G1	Detail of overdoor cornice and panel to Room G5	n/a	E	05/03/14
70	Room G1	General view of western spur of F1	1 m	E	05/03/14
71	Room G6	Detail of cupboard	50 cm	N	05/03/14
72	Room G6	General view of room	1 m	SE	05/03/14
73	Room G9	General view of room	1 m	SE	05/03/14
74	Room G6	General view of porch at western end	1 m	SE	05/03/14
75	Room G6	Detail of polychrome tile floor in porch of G6	50 cm	Down	05/03/14
76	Room G5	Detail of skirting (flash)	50cm	SW	05/03/14
77	Room G5	Detail of skirting (natural lit)	50cm	SW	05/03/14
78	Room G5	General view of room	1 m	E	05/03/14
79	Room G5	Detail of vent in	50 cm	NE	05/03/14
80	Room F1	General view of continuation of corridor N of stairs	1 m	SW	05/03/14
81	Room F1	Detail of panelling to understair	50 cm	SW	05/03/14
82	Room F1	Detail of panelling to cellar head	50 cm	SE	05/03/14
83	Room G3	Commemorative plaque for patron	n/a	NW	05/03/14
84	Room G3	General view of room	1 m	SW	05/03/14
85	Room G3	Detail of bar panelling	50 cm	SW	05/03/14
86	Room G10	General view of room	1 m	SW	05/03/14
87	Room G2	General view of room	1 m	NE	05/03/14
88	Room G2	Detail of panelled ceiling	n/a	SW	05/03/14
89	Room G2	Detail of panelled ceiling	n/a	SW	05/03/14
90	Room G2	Detail of panelled ceiling	n/a	NE	05/03/14
91	Room G2	Detail of modern cornice	n/a	Up	05/03/14
92	Room G2	General view of room	1 m	SW	05/03/14
93	Room G2	Detail of modern cornice	n/a	Up	05/03/14
94	Room G2	Detail of door	1 m	SE	05/03/14
95	Room G2	Detail of architrave to window in corner tower	50 cm	SE	05/03/14
96	Room F2a	General view of room	1 m	N	06/03/14
97	Room F2a	General view of room	1 m	SE	06/03/14
98	Room F2a	Detail of cornice	n/a	NE	06/03/14
99	Room F3	General view of room	1 m	NE	06/03/14
100	Room F3	Detail of gas light sconce	50 cm	NE	06/03/14
101	Room F3	Detail of fireplace	1 m	S	06/03/14
102	Room F4	General view of room	1 m	NE	06/03/14
103	Room F4	Detail of ceiling rose	n/a	Up	06/03/14

No.	Subject	Description	Scale	View From	Date
104	Room F4	Detail of decorative beam in bay	n/a	NE	06/03/14
105	Room F4	General view of bay	1 m	N	06/03/14
106	Room F4	Detail of wall sconce	50 cm	SE	06/03/14
107	Room F4	Detail of wall sconce	n/a	SE	06/03/14
108	Room F4	Detail of fire place	n/a	NW	06/03/14
109	Room F4	Detail of fire place	n/a	NE	06/03/14
110	Room F4	Detail of fire place	1 m	N	06/03/14
111	Room F4	Detail of cornice	n/a	Up	06/03/14
112	Exterior	Southwest elevation	2 m	SW	06/03/14
113	Exterior	Southwest elevation	2 m	SW	06/03/14
114	Exterior	Southwest elevation	2 m	SW	06/03/14
115	Exterior	Southwest elevation	2 m	SW	06/03/14
116	Exterior	Southwest elevation	2 m	SW	06/03/14
117	Exterior	Southwest elevation	2 m	SW	06/03/14
118	Exterior	Southwest elevation	2 m	W	06/03/14
119	Exterior	Northwest elevation	2 m	W	06/03/14
120	Exterior	Northwest elevation	2 m	W	06/03/14
121	Exterior	Northwest elevation	2 m	W	06/03/14
122	Exterior	Northwest elevation	2 m	NW	06/03/14
123	Exterior	General view from the north	2 m	N	06/03/14
124	Exterior	General view from the north	2 m	N	06/03/14
125	Exterior	Northeast elevation	2 m	NE	06/03/14
126	Exterior	Northeast elevation	2 m	NE	06/03/14
127	Exterior	Northeast elevation	2 m	NE	06/03/14
128	Exterior	Northeast elevation	2 m	NE	06/03/14
129	Exterior	General view from the east	2 m	E	06/03/14
130	Exterior	Southeast elevation	2 m	SE	06/03/14
131	Exterior	Southeast elevation	2 m	SE	06/03/14
132	Exterior	Southeast elevation	2 m	SE	06/03/14
133	Exterior	Southeast elevation	2 m	SE	06/03/14
134	Exterior	General view from the south	2 m	S	06/03/14
135	Exterior	General view from the south	2 m	S	06/03/14
136	Exterior	Southwest elevation	2 m	S	06/03/14
137	Exterior	Southwest elevation	2 m	S	06/03/14
138	Exterior	Detail of porch on southwest elevation	2 m	SW	06/03/14

No.	Subject	Description	Scale	View From	Date
139	Exterior	Detail of porch on southwest elevation	2 m	SW	06/03/14
140	Exterior	Detail of stair pier from southeast elevation	50 cm	NW	06/03/14
141	Exterior	Detail of brick and terracotta banding on porch	50 cm	SW	06/03/14
142	Exterior	Detail of shouldered niche on porch	50 cm	SW	06/03/14
143	Exterior	Detail of moulding on porch	50 cm	S	06/03/14
144	Exterior	Detail of moulding on intrados of porch	50 cm	SE	06/03/14
145	Exterior	Detail of label stop on porch	50 cm	NW	06/03/14
146	Exterior	Detail of southern stained glass in porch	50 cm	NW	06/03/14
147	Exterior	Detail of southern stained glass in porch	50 cm	NW	06/03/14
148	Exterior	Detail of northern stained glass in porch	50 cm	SW	06/03/14
149	Exterior	Detail of panelled ceiling in porch	n/a	Up	06/03/14
150	Exterior	Detail of inner door stained glass overlight	50 cm	SW	06/03/14
151	Exterior	Detail of plaster panel over central bay of southwest elevation	n/a	SW	06/03/14
152	Exterior	Detail of finial to central bay of SW elevation	n/a	SW	06/03/14
153	Exterior	Detail of plaster panel over north bay of SW elevation	n/a	SW	06/03/14
154	Exterior	Detail of air vent in north bay of SW elevation	n/a	SW	06/03/14
155	Exterior	Detail of half timbered eaves of tower	n/a	W	06/03/14
156	Exterior	Detail of gable of north bay of SW elevation	n/a	SW	06/03/14
157	Exterior	Detail of gable of south bay of SE elevation	n/a	SW	06/03/14
158	Exterior	Detail of service door in northwest elevation porch	2 m	SW	06/03/14
159	Exterior	General view of west extension	2 m	S	06/03/14
160	Exterior	Detail of basement window in northwest elevation	2 m	NW	06/03/14
161	Exterior	Detail of vent in yard wall	2m	NW	06/03/14
162	Exterior	Detail of truncated wall and chimney at north corner of northwest elevation	2 m	NW	06/03/14
163	Exterior	General view of northern garages	2 m	N	06/03/14
164	Exterior	Detail of plaster panel in north bay of cottage	n/a	NE	06/03/14
165	Exterior	Detail of gable of north bay of cottage	n/a	NE	06/03/14
166	Exterior	Detail of plaster panel of west bay of northeast elevation	n/a	NE	06/03/14
167	Exterior	Detail of central gable of northeast elevation	n/a	N	06/03/14
168	Exterior	Detail of stained glass bay of northeast elevation	n/a	N	06/03/14
169	Exterior	Detail of stained glass bay of northeast elevation	n/a	N	06/03/14
170	Exterior	Detail of stained glass bay of northeast elevation	n/a	N	06/03/14
171	Exterior	Detail of stone mullion window in T-plan extension	50 cm	N	06/03/14

No.	Subject	Description	Scale	View From	Date
172	Exterior	Detail of ground floor portion of north bay of NE elevation	2 m	NE	06/03/14
173	Exterior	Detail of window in NE elevation of T-plan extension	50 cm	NE	06/03/14
174	Exterior	Detail of bracket to barge board of east gable of southeast elevation	n/a	S	06/03/14
175	Exterior	Detail of bracket to barge board of east gable of southeast elevation	n/a	S	06/03/14
176	Exterior	Detail of ground floor vent in south bay of southwest elevation	50 cm	SW	06/03/14
177	Exterior	Detail of southeast elevation of porch	2 m	SE	06/03/14
178	Room B1	General view of room	1 m	NE	06/03/14
179	Room B1	View through to Room B2	1 m	SE	06/03/14
180	Room B4	General view of room	n/a	NW	06/03/14
181	Room B4	General view of room	n/a	NW	06/03/14
182	Room B4	General view of room	n/a	N	06/03/14
183	Room B4	General view of room	n/a	N	06/03/14
184	Room B3	General view of room	1 m	NW	06/03/14
185	Room B1	General view of room	1 m	SW	06/03/14
186	Room B6	General view of room	1 m	W	06/03/14
187	Room B7	Detail of cellar drop	1 m	W	06/03/14
188	Room B7	General view of room	1 m	E	06/03/14
189	Room B1	View of wall with redundant joist holes	1 m	S	06/03/14
190	Room B10	General view of room	1 m	SW	06/03/14
191	Room B11	General view of room	1 m	E	06/03/14
192	Room B12	General view of room	1 m	E	06/03/14
193	Room B13	General view of room	1 m	W	06/03/14
194	Room B13	Detail of water boiler	1 m	W	06/03/14
195	Room B13	Detail of water boiler	n/a	NW	06/03/14
196	Yard	General view of yard	1 m	E	06/03/14
197	Yard	General view of yard	1 m	NE	06/03/14
198	Yard	General view of yard	1 m	W	06/03/14
199	Room G14	General view of room	1 m	W	06/03/14
200	Room G13	General view of room	1 m	S	06/03/14
201	Room G12	General view of room	1 m	NW	06/03/14
202	Room F9	General view of room	1 m	SE	06/03/14
203	Room F9	General view of room	1 m	SW	06/03/14

No.	Subject	Description	Scale	View From	Date
204	Room F12	General view of room	1 m	S	06/03/14
205	Room F13	General view of room	1 m	W	06/03/14
206	Room F11	General view of room	1 m	E	06/03/14
207	Room F11	General view of room	1 m	E	06/03/14
208	Room F10	General view of room	1 m	E	06/03/14
209	Room F10	Detail of fire place	1 m	N	06/03/14
210	Room A1	General view of room	1 m	E	06/03/14
211	Room A2	General view of room	1 m	S	06/03/14
212	Room A3	General view of room	1 m	N	06/03/14
213	Room A4	General view of room	1 m	W	06/03/14
214	Exterior	General view of flat roof in centre of building	n/a	N	06/03/14
215	Exterior	General view of flat roof in centre of building	n/a	N	06/03/14
216	Room A5	General view of room	1 m	E	06/03/14
217	Room A6	General view of room	1 m	NW	06/03/14
218	Room A7	General view of room	1 m	NW	06/03/14
219	Room A8	General view of room	1 m	N	06/03/14
220	Room A8	General view of room	1 m	N	06/03/14
221	Room A8	General view of room	1 m	N	06/03/14
222	Room A8	General view of room	1 m	W	06/03/14
223	Room A9	General view of room	1 m	NW	06/03/14
224	Room A9	General view of room	1 m	NW	06/03/14
225	Room F1	Detail of stained glass window	50 cm	NW	06/03/14
226	Room F1	Detail of ceiling above stairs	n/a	Up	06/03/14
227	Room F1	Detail of decorative arch	n/a	NW	06/03/14

Appendix 3: OASIS Form

OASIS ID: **ecusltd1-174420**

Project details

Project name Burnholme Social Club

Short description of the project Ecus were commissioned by Lindum York to undertake Historic Building Recording of the Burnholme Social Club in Heworth, York, located at SE 62396 52602. The programme of work was required to discharge a planning condition placed on the planning permission 13/01538/FULM by City of York Council. Burnholme Social Club is a two storey building with attic and cellar, possessing a footprint measuring approximately 33 x 33 m, and situated within the eastern corner of a large associated plot. The principal elevation of the building faces south onto Burnholme Drive. The building was designed in the Gothic revival style by the York architect W.G. Penty, and was built c.1882 as a suburban villa residence for John Bellerby, a retired timber merchant. The building remained in domestic use until 1935 when it was acquired by the Burnholme Social Club under whose ownership it still remains.

Project dates Start: 03-03-2014 End: 12-03-2014

Previous/future work Yes / Not known

Any associated project reference codes 4855 - Contracting Unit No.

Type of project Building Recording

Monument type VILLA Post Medieval

Significant Finds NONE None

Methods & techniques "Measured Survey", "Photographic Survey", "Survey/Recording Of Fabric/Structure"

Prompt Planning condition

Project location

Country England

Site location NORTH YORKSHIRE YORK HEWORTH WITHOUT Burnholme Social Club

Study area 35.00 Square metres

Site coordinates SE 62396 52602 53.9655311784 -1.0487895576 53 57 55 N 001 02 55 W Point

Project creators

Name of Organisation ECUS Ltd

Project brief originator Local Authority Archaeologist and/or Planning Authority/advisory body

Project design originator ECUS Ltd

Project director/manager Paul White

Project supervisor James Thomson

Project archives

Archive recipient City of York Archives Service

Plates and Illustrations

Plates



Plate 1: Southwest elevation of Burnholme house



Plate 2: Porch on southwest elevation



Plate 3: Detail of terracotta moulding forming band around structure



Plate 4: Detail of terracotta moulding around intrados of porch arch



Plate 5: Southeast elevation of west porch

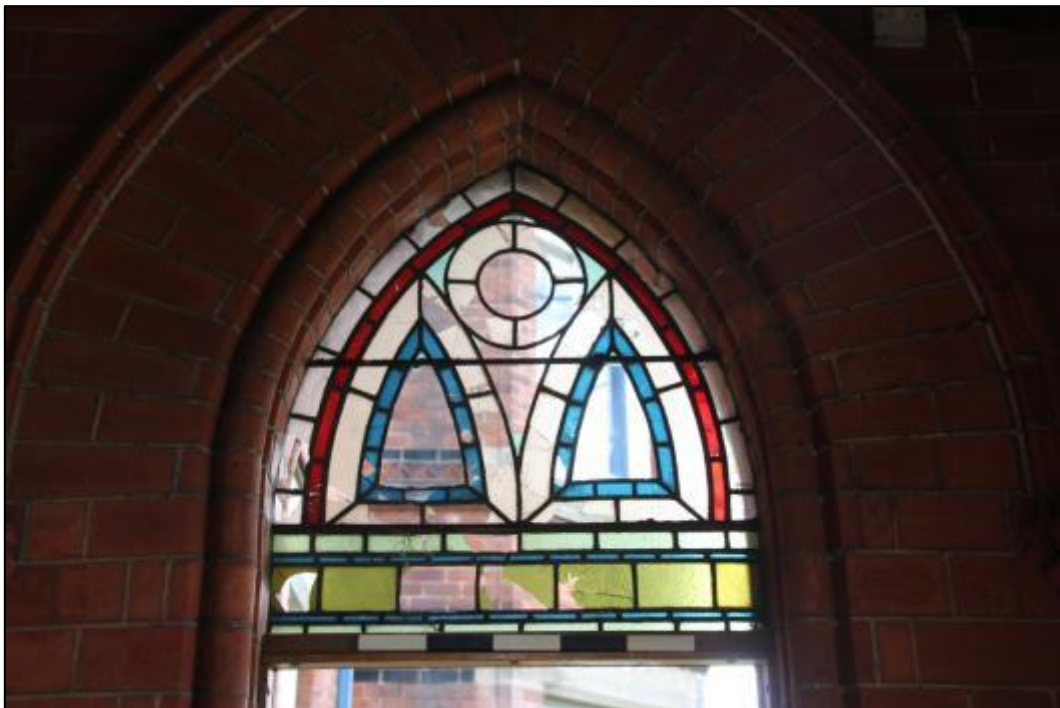


Plate 6: Detail of remnant of stained glass window in porch



Plate 7: Panelled ceiling to porch



Plate 8: Stained glass overlight to southwest entrance



Plate 9: Decorative finial to roof above central bay of southwest elevation



Plate 10: Decorative plaster panel above bay window at centre of southwest elevation



Plate 11: Gabled dormer above north bay of southwest elevation



Plate 12: Gabled dormer above south bay of southwest elevation



Plate 13: East elevation of Burnholme, looking northwest



Plate 14: East elevation of Burnholme, looking north



Plate 15: Detail of bracket to bargeboard of the eastern bay of the southeast elevation



Plate 16: General view of northeast elevation



Plate 17: Northern bay of northeast elevation of main house and cottage



Plate 18: Detail of decorative plaster panels above northern bay of northeast elevation



Plate 19: Exterior of large stained glass bay in centre of northeast elevation



Plate 20: Internal view of the large stained glass window from Room F2



Plate 21: The adjoining cottage to Burnholme house, looking east



Plate 22: Detail of decorative plaster panels in gable of northeast elevation of cottage



Plate 23: Former service entrance to Burnholme



Plate 24: General view of ground floor of northeast bay of the cottage's northwest elevation looking, across the yard



Plate 25: North corner of the cottage



Plate 26: General view of enclosed yard, looking west



Plate 27: Modern extension to west of Burnholme



Plate 28: General view of pitched roof extension, looking south



Plate 29: Detail of stone mullion window in northwest elevation of pitched roof extension



Plate 30: Room B1, looking southwest



Plate 31: View through Room B1 to B4, looking northwest



Plate 32: Room B3, looking southeast



Plate 33: Room B1, looking north, noting redundant joist holes



Plate 34: Room B4, looking southeast



Plate 35: Room B6, looking east



Plate 36: Room B7, looking west



Plate 37: Room B10, looking northeast



Plate 38: Room B11, looking west



Plate 39: Room B12, looking west



Plate 40: Room B13, looking east



Plate 41: Water boiler in Room B13, looking east

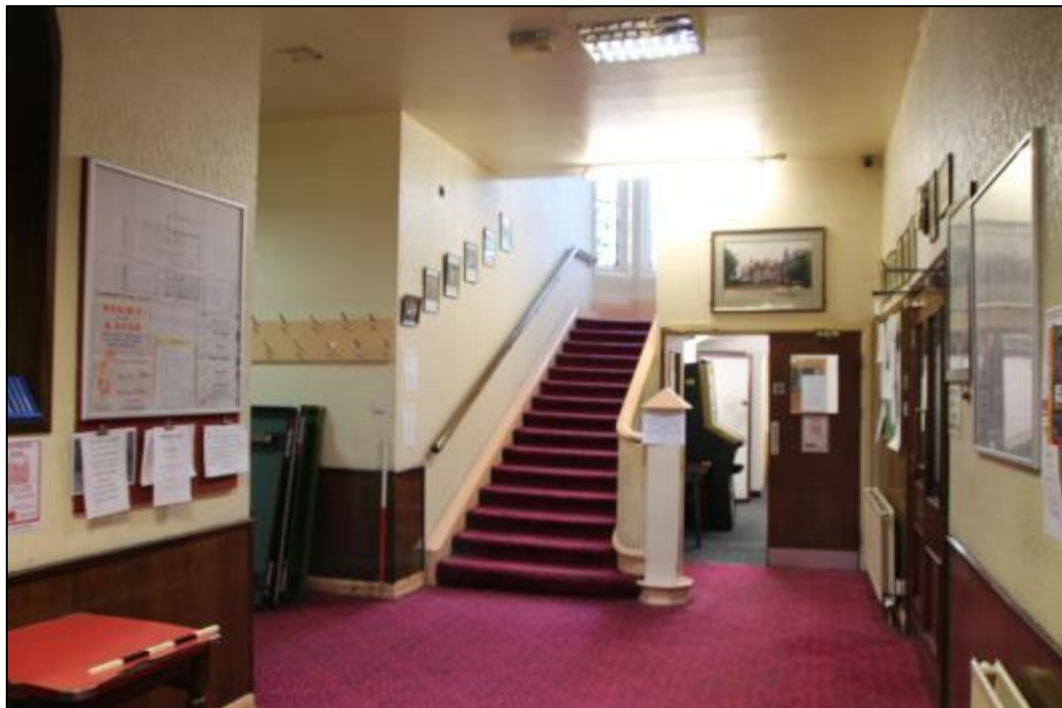


Plate 42: Room G1, looking north



Plate 43: Detail of underside of staircase in Room G1, looking north



Plate 44: Detail of door through to Room G6 from Room F1, looking northwest



Plates 45-46: Detail of murals on northwest wall of Room G1



Plates 47-48: Detail of murals on southeast wall of Room G1



Plate 49: Detail of panelled dado in cellar head of Room G1, looking northwest



Plate 50: Room G2, looking southwest



Plate 51: Detail of panelled ceiling in room G2, looking northeast



Plate 52: Room G4, looking southwest



Plate 53: Room G8, looking east



Plate 54: Room G3, looking northeast



Plate 55: Room G5, looking west



Plate 56: Detail of skirting and door architrave in Room G5, looking northeast



Plate 57: Room F7, looking northeast



Plate 58: Detail of former window in southeast wall of Room G7, from G8



Plates 59-65: Detail of carvings on panelling in Room G7



Plate 66: Room G10, looking northeast



Plate 67: Room G6, looking northwest



Plate 68: Detail of tiled floor at northwest end of Room G6



Plate 69: Room G9, looking northwest



Plate 70: Room G12, looking southeast



Plate 71: Room G13, looking north



Plate 72: Room G14, looking east



Plate 73: Room F1, looking north



Plate 74: Detail of panelled dado on southeast side of stairs in Room F1



Plate 75: Detail of the arch over the stairs in Room F1, looking northeast



Plate 76: Detail of corbel to arch over stairs in Room F1, looking south



Plate 77: Detail of cornice in Room F1



Plate 78: Room F2, looking south



Plate 79: Fireplace in northeast wall of Room F2



Plates 80-81: Wall sconces for gas lights in Room F2



Plate 82: Room F2a, looking southeast

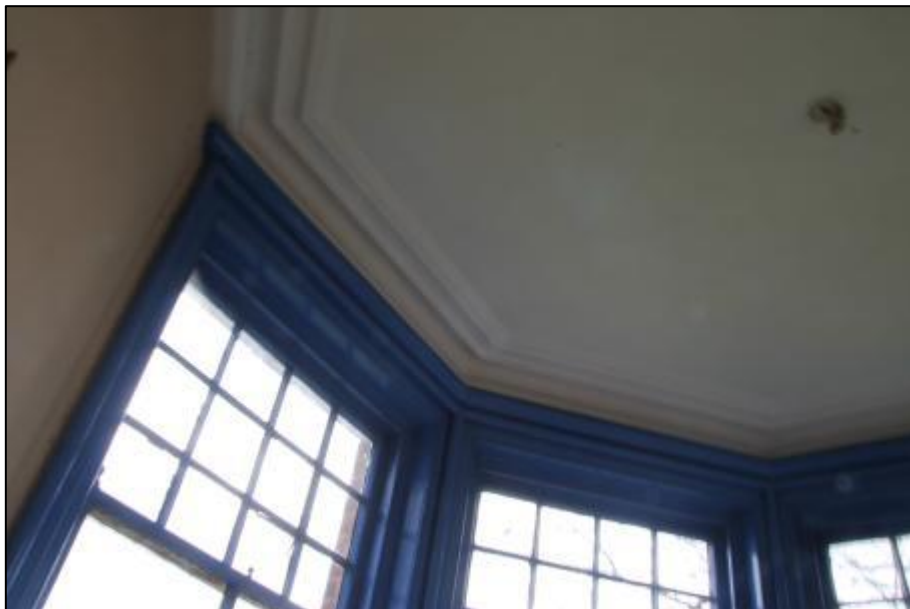


Plate 83: Room F2a, detail of cornice



Plate 84: Room F3, looking southwest



Plate 85: Room F3, detail of corner fireplace



Plate 86: Room F3, detail of brass gas light sconce



Plate 87: Room F4, looking southwest



Plate 88: Detail of fireplace and trophy cabinet in Room F4

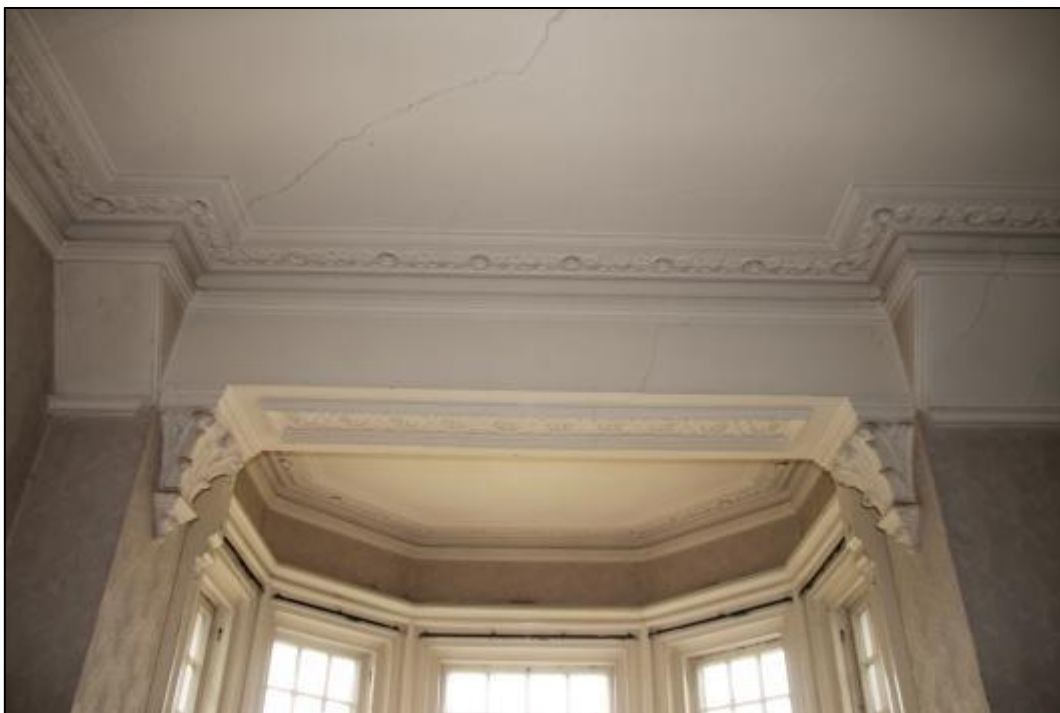


Plate 89: Detail of decorative plasterwork to joist above bay in Room F4



Plate 90: Detail of ceiling rose in Room F4



Plate 91: Room F5, looking west



Plate 92: Room F5, detail of fireplace



Plate 93: Room F5, detail of cornice



Plate 94: Room F5, detail of skirting and architrave



Plate 95: Room F6, looking east



Plate 97: Room F7, looking north



Plate 96: Room F8, looking northeast



Plate 99: Room F10, looking southeast



Plate 98: Room F9, looking northwest



Plate 100: Room F11, looking west

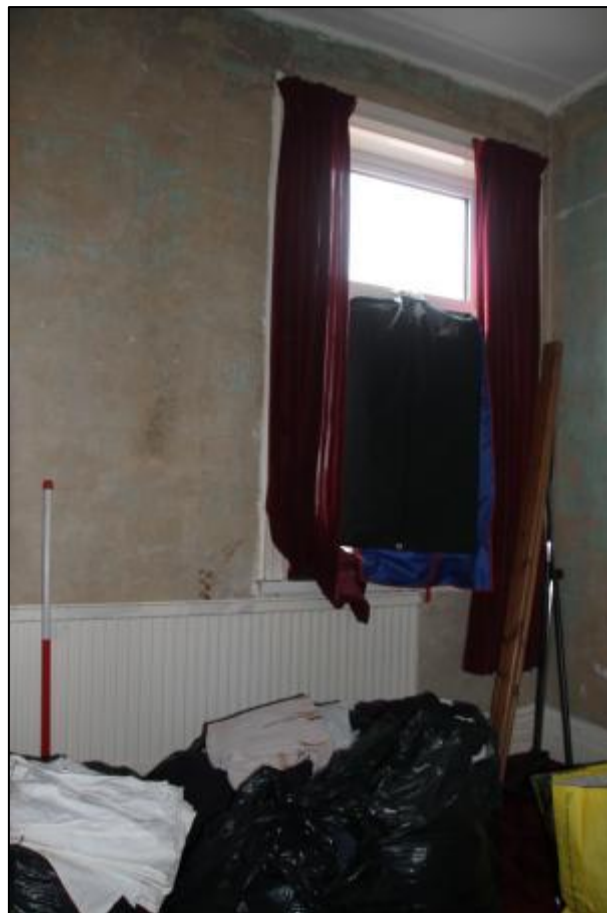


Plate 101: Room F12, looking north



Room 102: Room F13, looking east



Plate 103: Room A1, looking west



Plate 104: Room A2, looking north



Plate 105: Room A3, looking north, noting boarded window at end of room



Plate 106: Room A4, looking east



Plate 107: Room A5, looking west



Plate 108: Room A6, looking southeast



Plate 109: Room A7, looking southeast



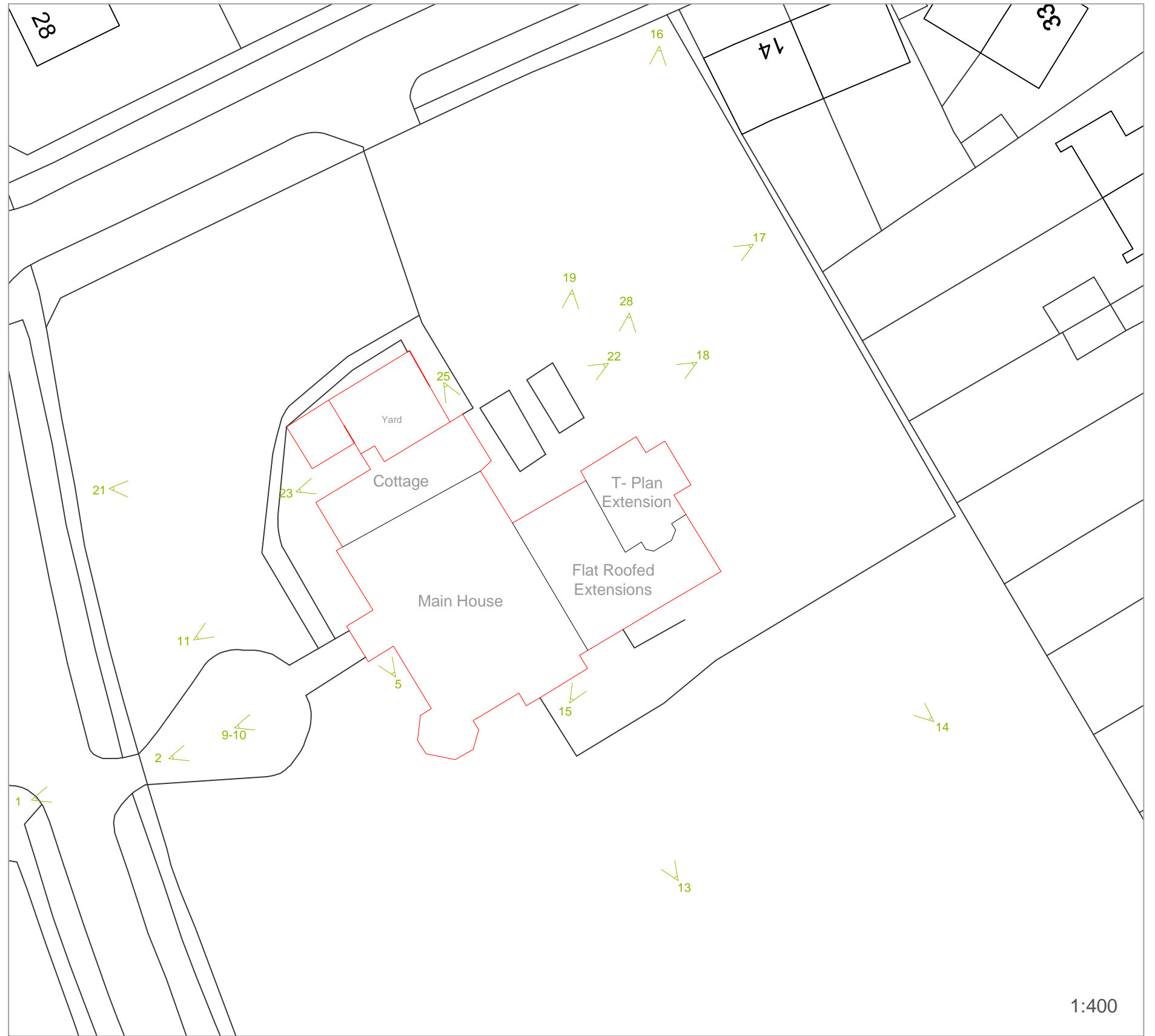
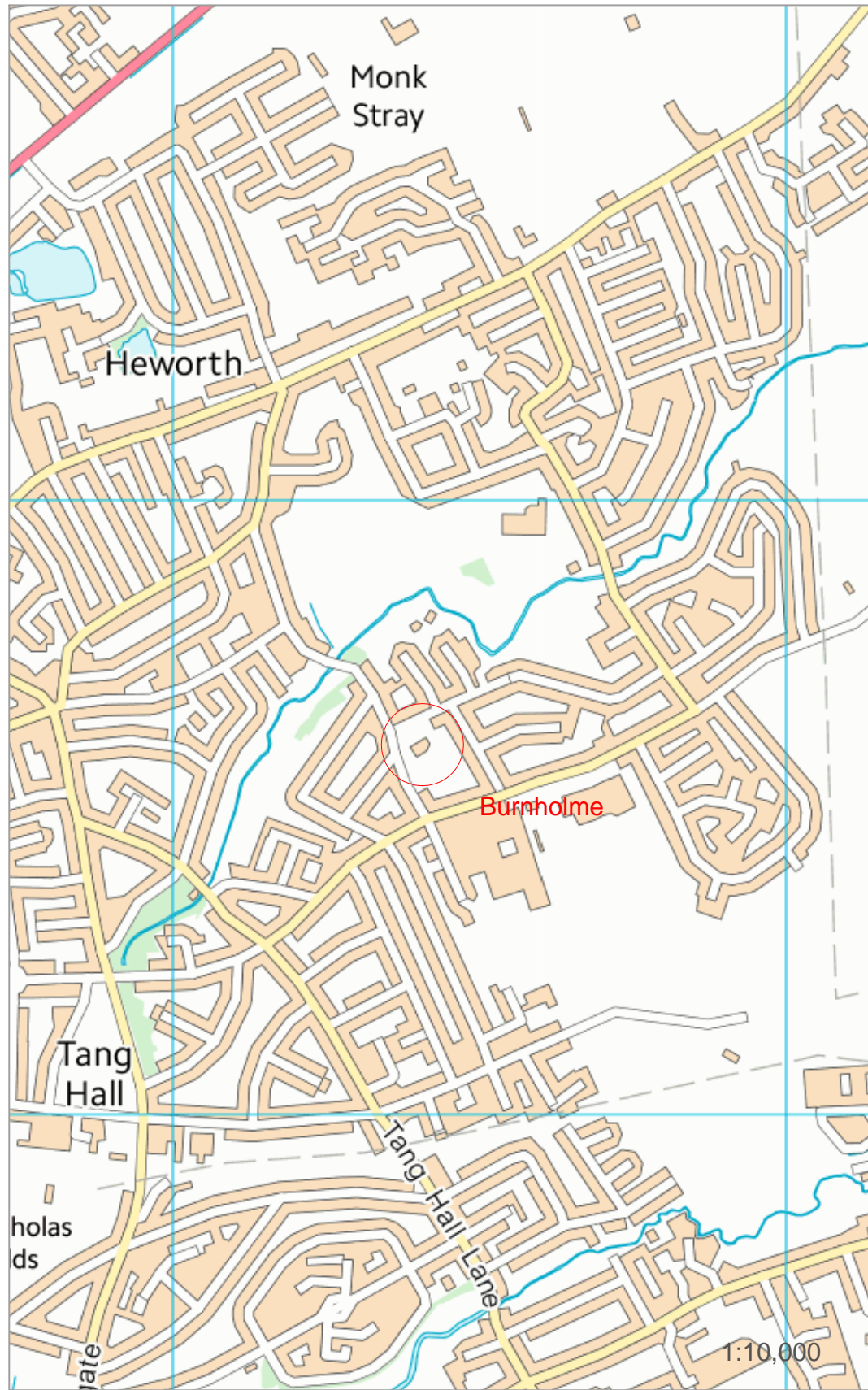
Plate 110: Room A8, looking south towards entrance to tower attic



Plate 111: Room A9, looking northeast



Plate 112: View of central flat roofed area from window in Room A3, looking south



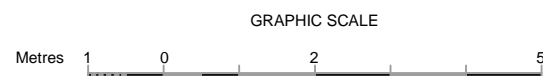
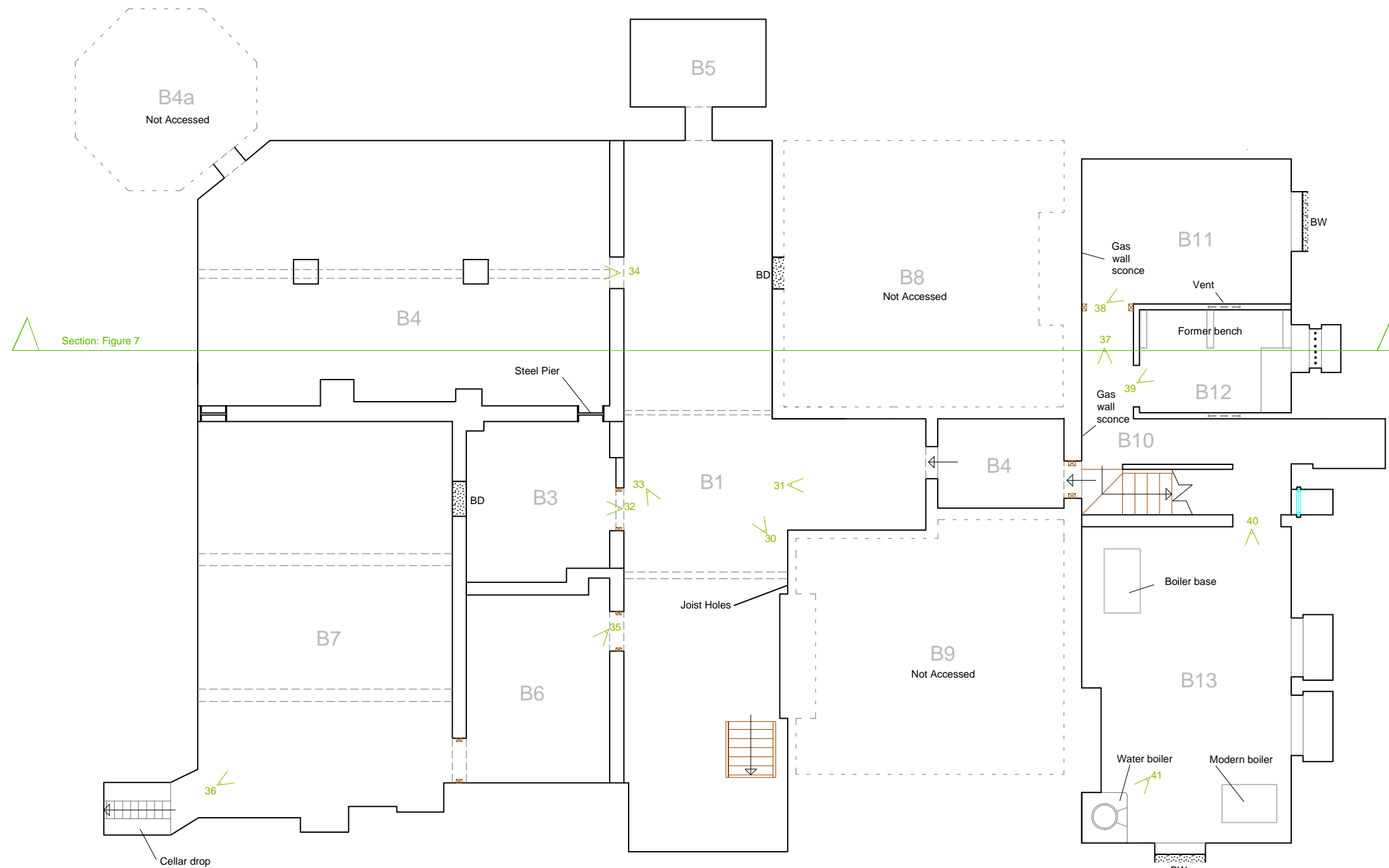
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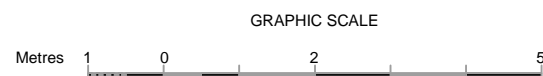
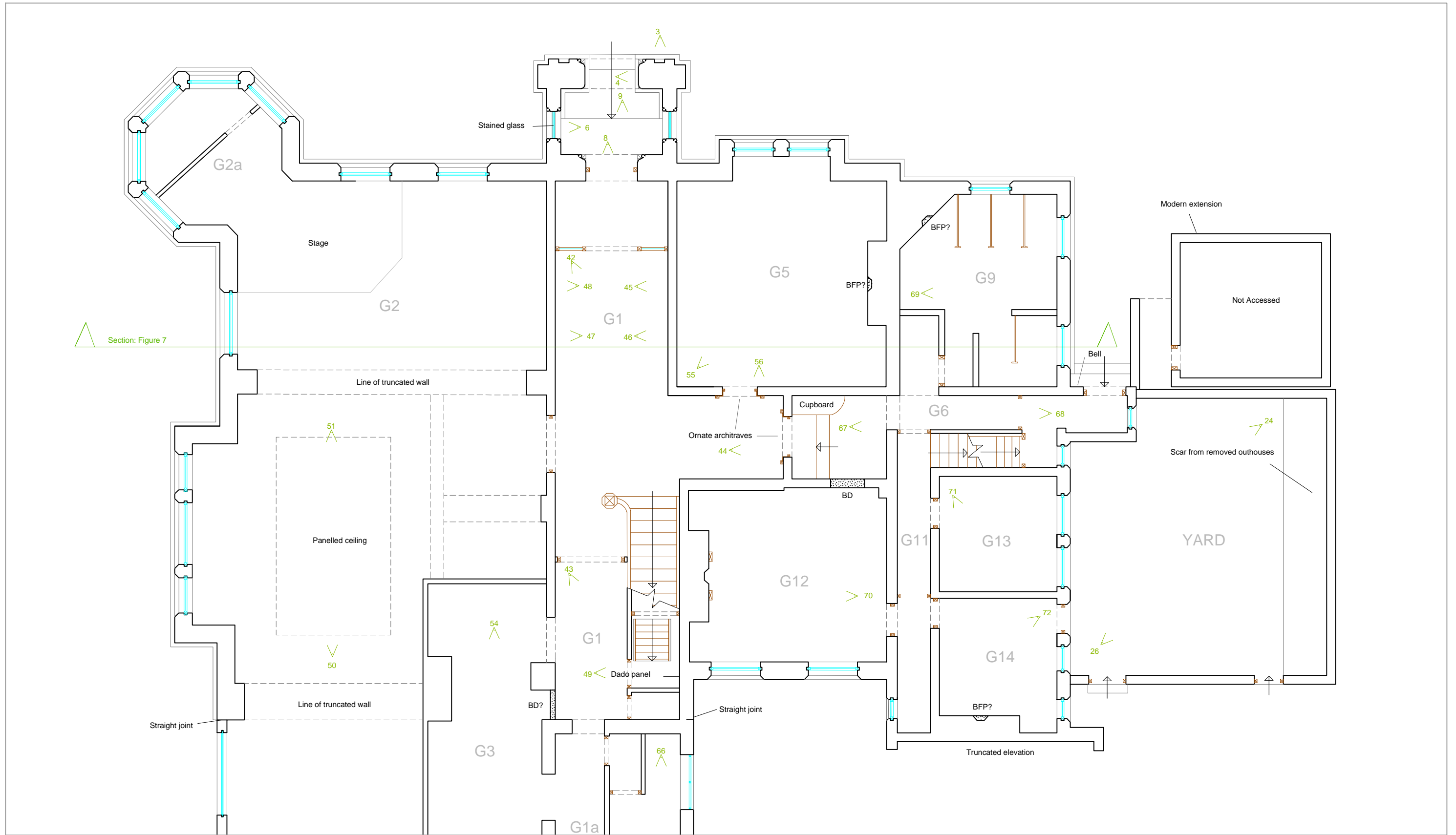
44 < Plate viewpoint reference

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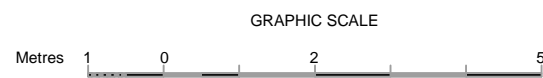
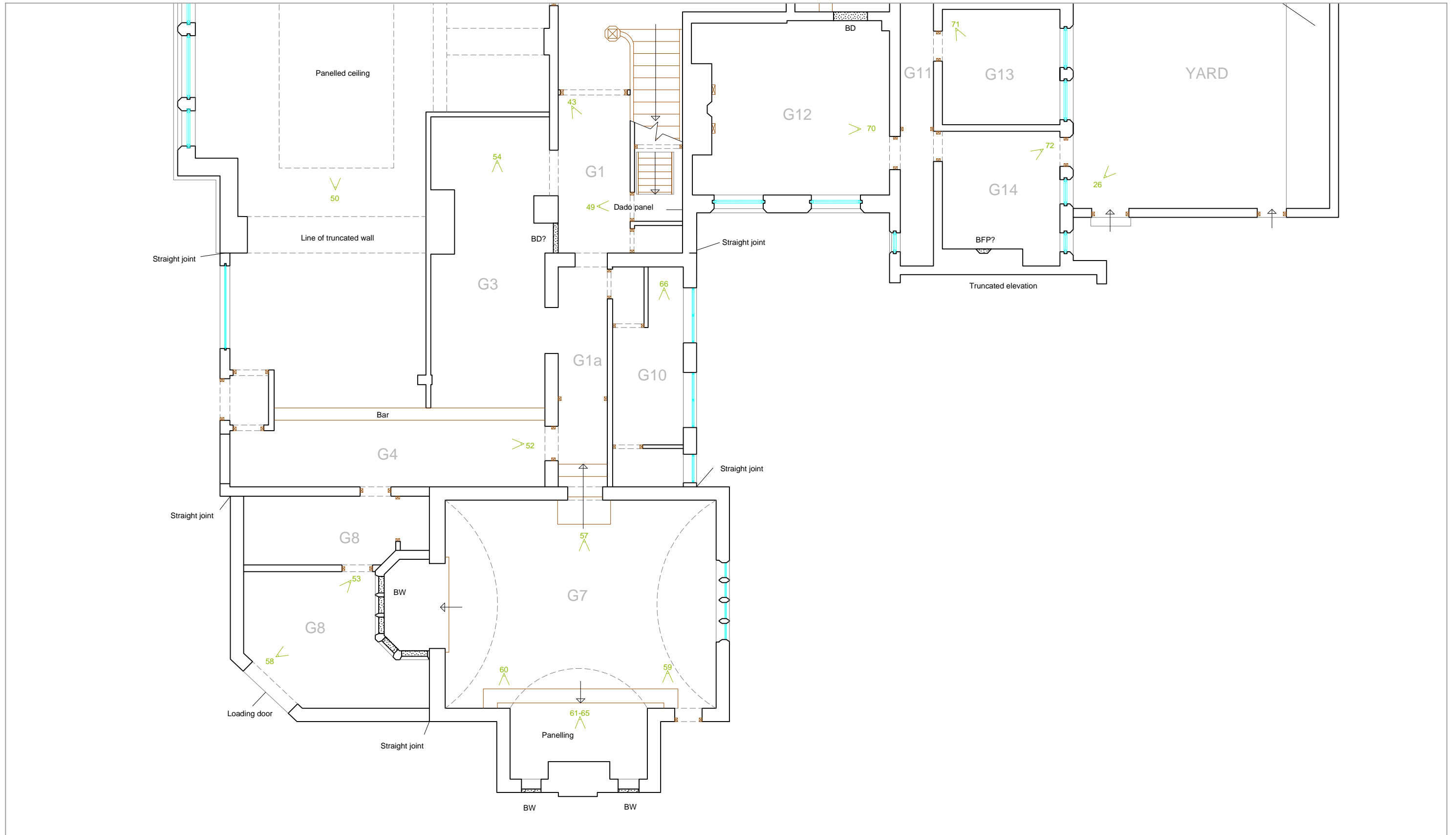
Site Location Plan



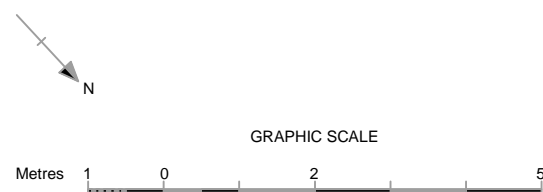
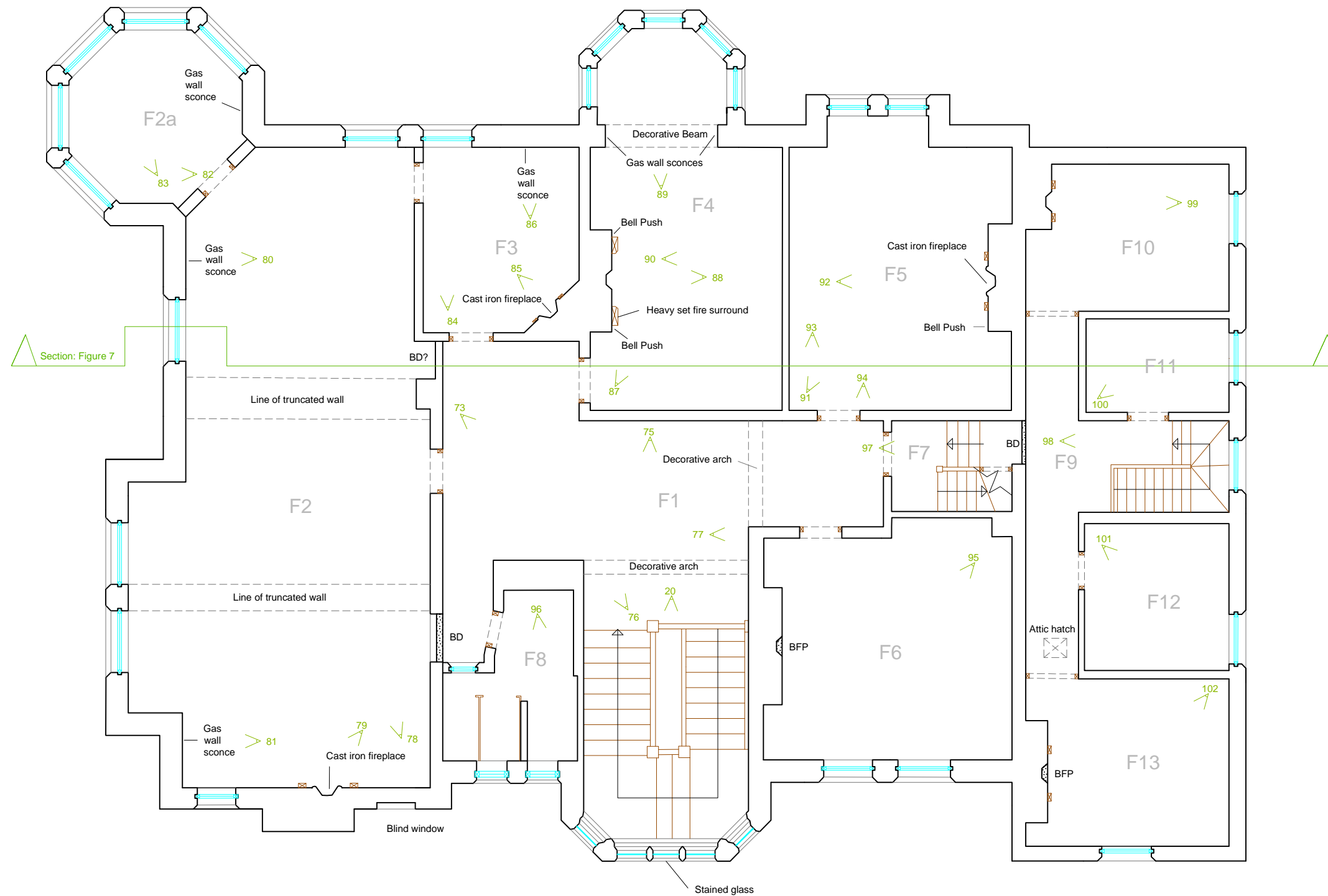
Key		
BW	Block Window	44 < Plate viewpoint reference
BD	Blocked Door	
BFP	Blocked Fireplace	
	Extent of blocking	
G5	Room number	



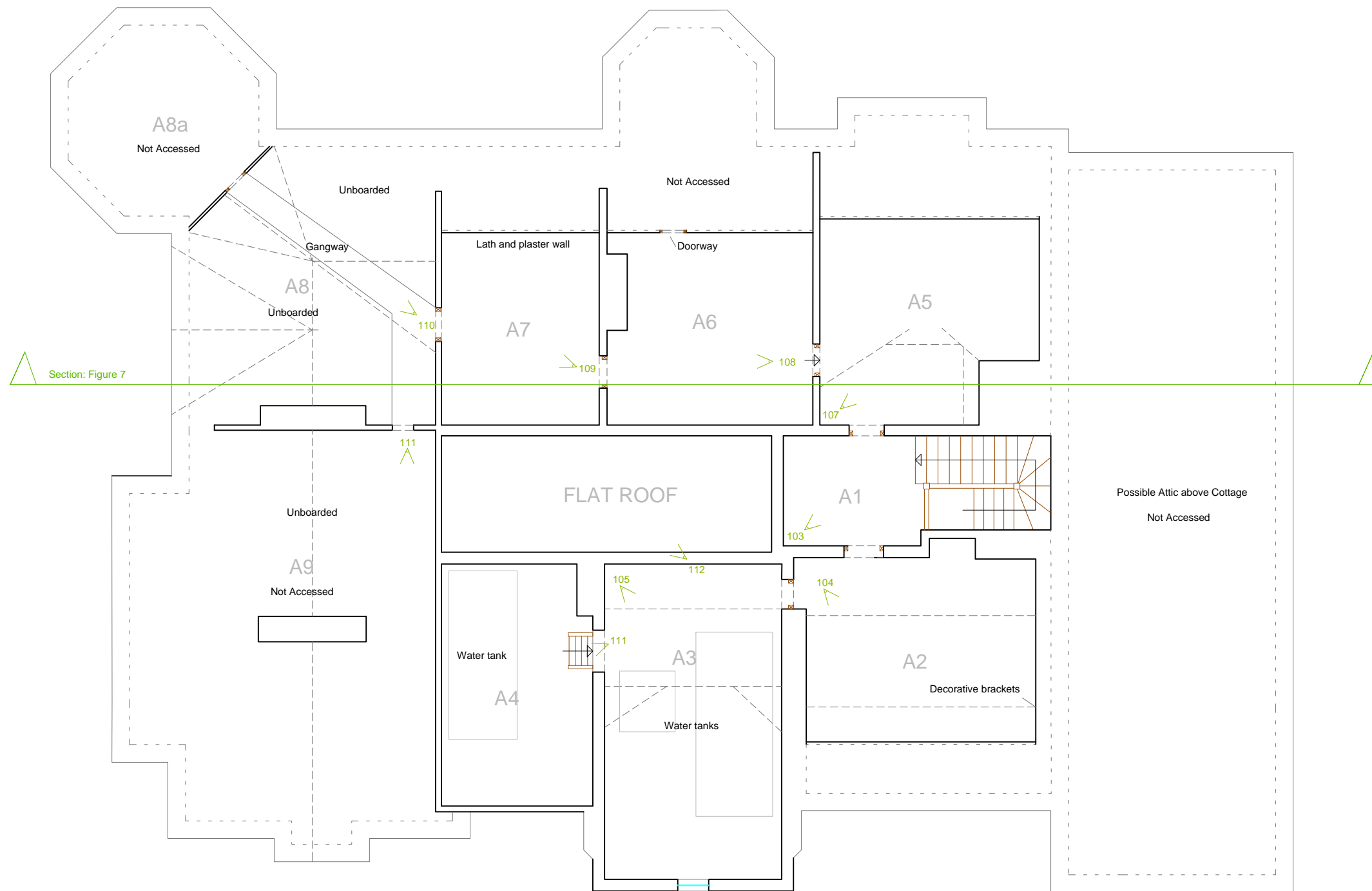
Key		
BW	Block Window	44 < Plate viewpoint reference
BD	Blocked Door	
BFP	Blocked Fireplace	
	Extent of blocking	
G5	Room number	

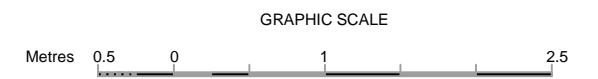
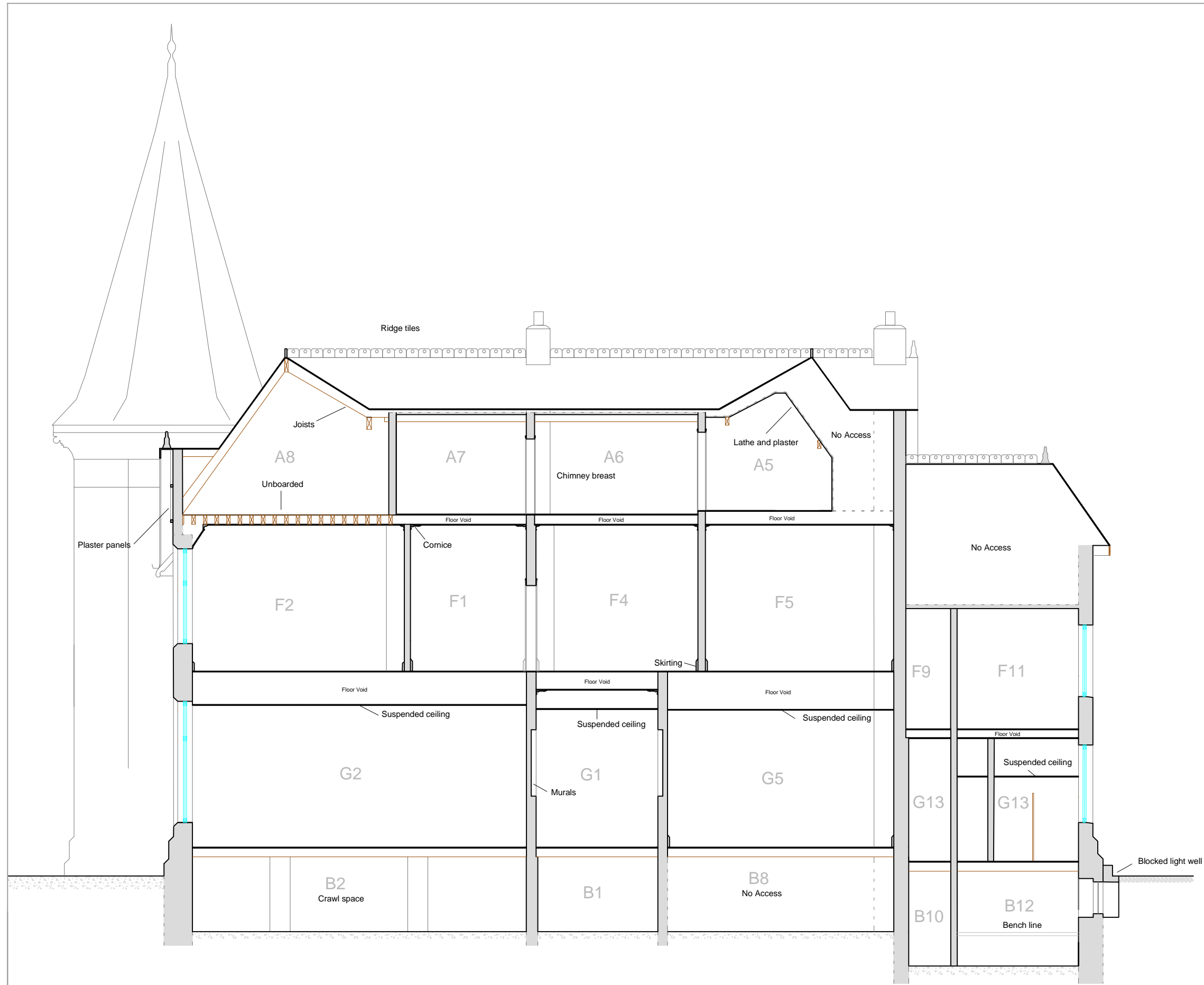


Key		
BW	Block Window	44 < Plate viewpoint reference
BD	Blocked Door	
BFP	Blocked Fireplace	
	Extent of blocking	
G5	Room number	



Key		
BW	Block Window	44 < Plate viewpoint reference
BD	Blocked Door	
BFP	Blocked Fireplace	
	Extent of blocking	
G5	Room number	

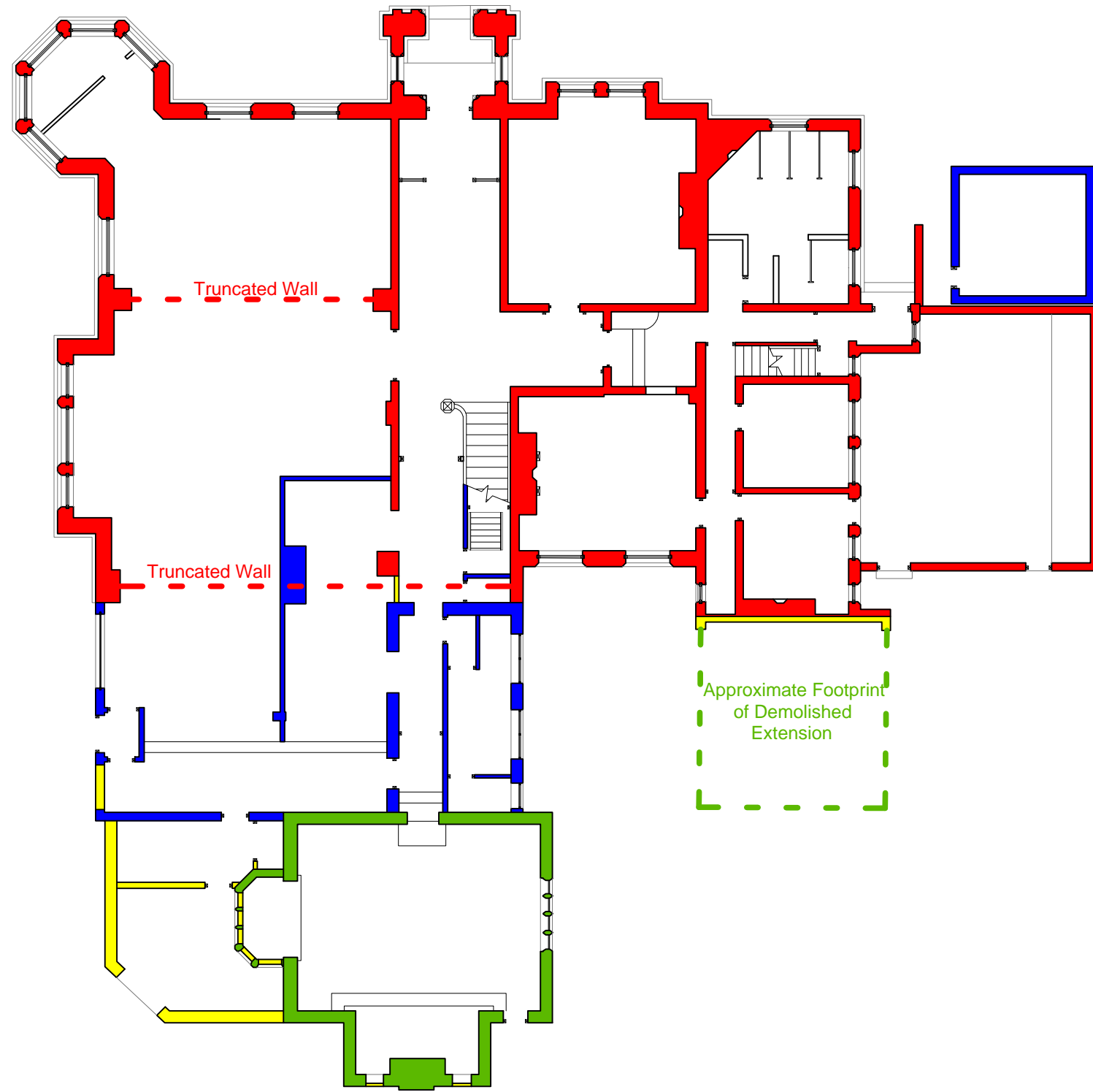




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Section looking southwest

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Key	
■	Phase 1: 1881-1891
■	Phase 2: 1892-1908
	Phase 3: 1909-1934 (no structural alterations)
■	Phase 4: 1935-1999
■	Phase 5: 2000-present