

Hemingbrough Conservation Area Appraisal

November 2021

This appraisal for Hemingbrough conservation area supports the duty of Selby District Council to prepare proposals for the preservation and enhancement of conservation areas.

For details of the methodology employed in assessing the conservation area and preparing the appraisal, see [Chapter 7.0](#) of this document.

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1.0 Overview of Hemingbrough conservation area

1.1 Purpose and use

Conservation area appraisals help Selby District Council and local communities to preserve the special character of conservation areas.

- They do this by providing homeowners, developers, Council officers and other interested parties with a framework against which future development proposals in the conservation area can be assessed and determined.
- A Conservation Area Appraisal outlines the history of an area and explains what makes it special. It identifies the elements that make up the character and special interest of the area, and those that detract from it, and provides recommendations for the area's management. This may include changes to its boundaries, where appropriate.
- In doing so, appraisals support the District Council's legal duty (under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990) to prepare proposals for the preservation and enhancement of conservation areas and to consult the public about those proposals.
- A conservation area appraisal is not a history or detailed description of a place. It contains sufficient information to support effective management and decision making in the planning system. Further sources of information about the history of the village can be found in [section 7.4.4](#).

1.2 Location and context

Hemingbrough is 21 kilometres south east of York and about 8 kilometres east of Selby immediately to the south of the A63, Selby to York Road (by-passing the village in 1965). To the north west lies the village of Cliffe and to the east lies the site of Hemingbrough Hall, originally a small, eighteenth-century country house. The River Ouse lies to the west and south.

1.3 Conservation area boundary

The conservation area boundary shown on the [interactive map](#) follows the line of Oldways lane to the west and the rear of properties fronting Main Street to the east. North, the boundary incorporates the Grade II listed The Hollies and to the South it incorporates part of Mill Lane.

1.4 Designation history

The Conservation Area was designated in 1977 and reviewed in 1995 when no boundary changes were proposed. In 2003, the conservation area was reduced to the north and south to take account of late twentieth-century housing development. In 2021 an area off Finkle Street was removed, following public consultation on a draft of this appraisal. See [section 6.2](#) for more details.

1.5 Topography and geology

Hemingbrough lies within an area of improved enclosed land dating between the eighteenth to the late twentieth-century with the old course of the River Ouse running along its western edge. The superficial geology is mainly alluvium with lacustrine silts and clays to the north and east overlying a bedrock of predominately sandstone. The village lies within the Humberhead levels in Landscape Unit 23, 'Levels farmland' (North Yorkshire County Council, 2011).

1.6 Summary of special interest

Hemingbrough conservation area consists of a historic linear village of predominantly two storey brick and pantile buildings either side of a single, main street (Main Street/Town Street). There is a very clear historic boundary to the west bordering on the Oldmill Field Drain (formerly an old course of the River Ouse). This boundary, marked by Oldways Lane, pre-dates the early nineteenth century. A back lane (Garthends Lane and Back Lane) lies to the east, with two roads joining this to Main Street – Finkle Street and Water Lane. The historic legibility of the village is high with the focal point of the Grade I listed Church of St Mary the Virgin and its 60m high spire dominating the village and the surrounding countryside.

Interactive conservation area map

The interactive map on the following page contains series of layers, each displaying a different piece of information. For example, listed buildings, historic Ordnance Survey maps, the conservation area boundary, etc.

These layers can be hidden and revealed in any combination by using the 'Layers panel', which is displayed by clicking the 'Layers' button on the left-hand side of the screen. On the panel, click the small boxes alongside the layer names to hide or reveal them.

Note: interactive maps do not currently work on some pdf readers, or on the version of Adobe Reader which is used on many mobile devices such as iPads and mobile phones.

Navigating this electronic document

This pdf contains features to assist navigation:

Click the contents page to reach individual sections, or use the 'bookmarks panel'.

Follow hyperlinks - identified by [blue text](#) – to online resources and documents or other parts of the report.

Use buttons at the bottom of each page to:

 – return to the contents page

 – access the layered map

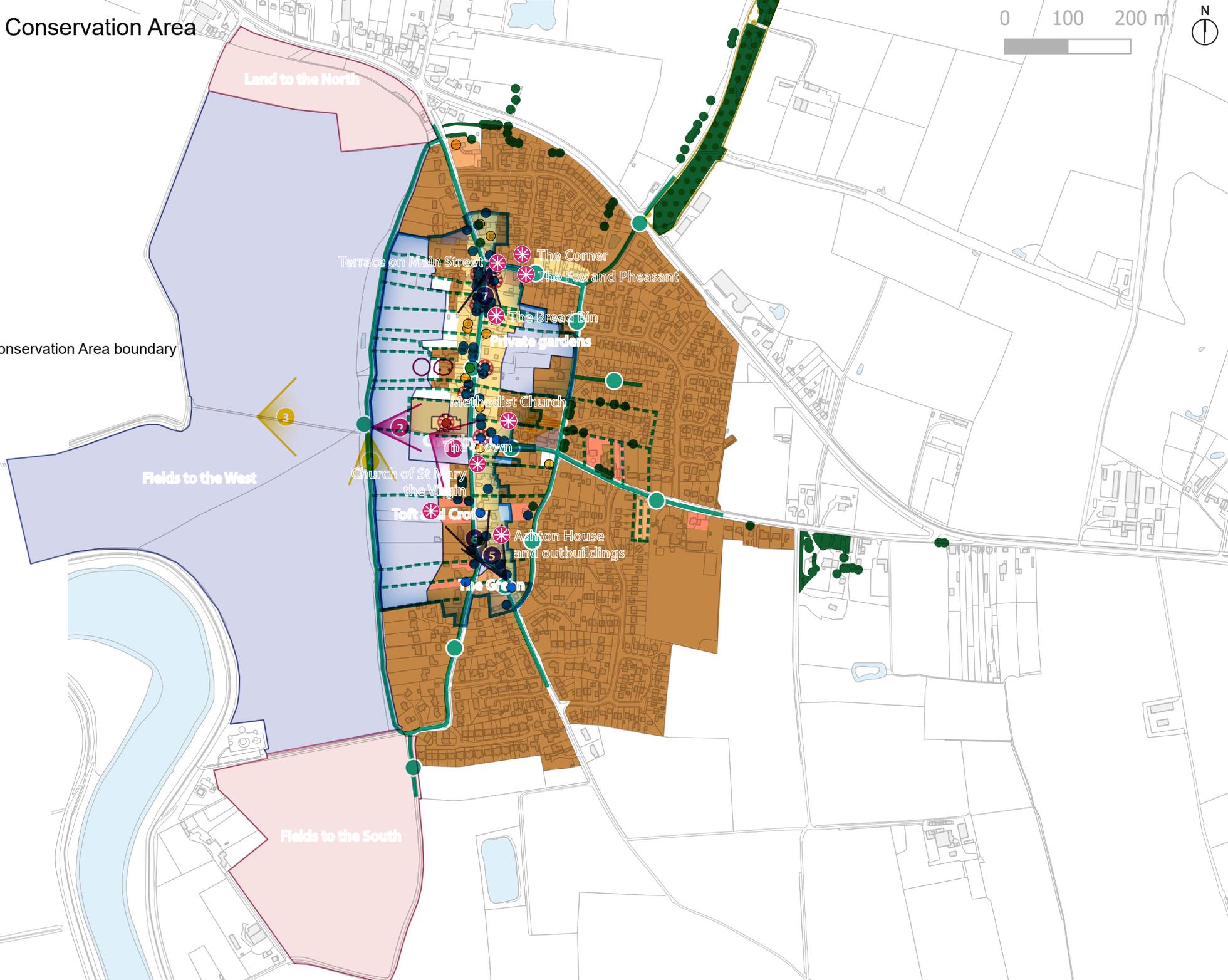
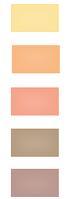
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Hemingbrough Conservation Area



- ▲ (purple)
- ▲ (pink)
- ▲ (yellow)
- ⊗ (pink)
- (red)
- (yellow)
- (blue)
- (green)
- (yellow)
- (light blue)
- (pink)
- (blue)
- (purple)
- (green)
- (yellow)
- (orange)
- (brown)
- (dark brown)

Hemingbrough Conservation Area boundary



2.0 Historical development

Hemingbrough is mentioned in the eleventh century Domesday Book as a relatively small settlement in the smallest 40% of Domesday settlements. A church and a priest are, however mentioned.

Archaeological information is sparse although there are records from the nineteenth century that suggest there is likely to have been some form of Romano-British settlement in the immediate locality. In 1978 an archaeological watching brief to the rear of Tythe Farm to the north of the present church located undated burials of possible Christian origin. Although the archaeological report favours an interpretation based on a possible northerly extension of the present churchyard it also raises that possibility that the burials relate to an earlier Saxon or Anglo-Scandinavian settlement on the banks of the River Ouse.

The church contains eleventh and twelfth century fabric, but the majority is thirteenth century and later.

The village seems to have been relatively large and its layout reflects the former course of the River Ouse which may have been diverted from both Cliffe and Hemingbrough deliberately at some point during the medieval period.

Main Street (previously Town Street) is complemented by Back Lane and Garthends Lane with cross roads of Finkle Street and Water Lane. There are several surviving former farms in the village which date back to the late eighteenth century although the majority of surviving historic boundaries attest to earlier agricultural holdings with toft and croft boundaries leading up to Oldways Lane and Back Lane respectively.

Three former medieval open fields are named on the 1854 6" 1st edition Ordnance Survey map, as Chapel Field, Mill Field and North Field. A corn Mill is shown to the south of the village on Mill Lane.

Clay extraction pits can be seen for some distance along Hagg Lane beyond the by-pass that may be eighteenth century or earlier in date and may be the source of local brick and pantile although archaeological evidence is non-existent. A more modern clay extraction area lies to the north of the by-pass beyond High Street and is shown on the 1854 6" 1st edition Ordnance Survey map. Together with a brick and tile works this clay pit is still functioning today.



Hemingbrough in 1854 as depicted on the 1854 Ordnance Survey 6" map

The [interactive map](#) incorporates an analysis of historic development, principal archaeological zones or sites and historic boundaries and routes. This data is based solely on historic Ordnance Survey maps, the regional Historic Environment Record and site visits. No further archaeological or historic sources were consulted. See [sections 7.2.7 and 7.2.8](#) for details of the methodology and [section 7.4](#) for sources and further information. .

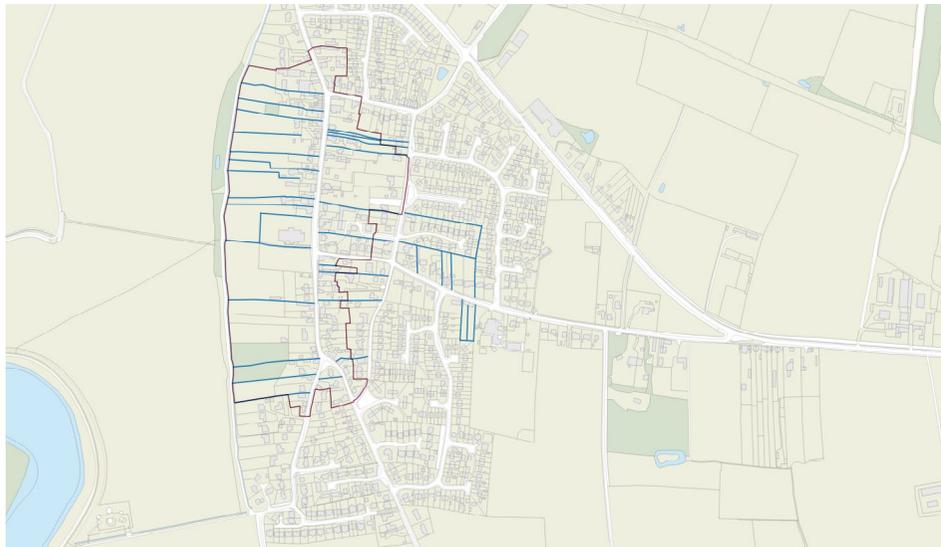
3.0 Architectural and built character

3.1 Spatial and urban character

Hemingbrough is a linear village set around a single street (Main Street/Town Street) with very clear historic boundaries to the west bordering on the Oldmill Field Drain, formerly an old course of the River Ouse now marked by Oldways Lane and pre-dating the early nineteenth century. A back lane (Garthends lane and Back Lane) lies to the east, with two roads joining them to Main Street; Finkle Street and Water Lane. The key characteristics are:

Positive

- Strong survival of medieval toft and croft boundaries between Main Street and Oldways Lane making a substantial contribution to the character and appearance of the conservation area.
- Significant numbers of older properties retain their original substantial garden plots on both sides of Main Street.

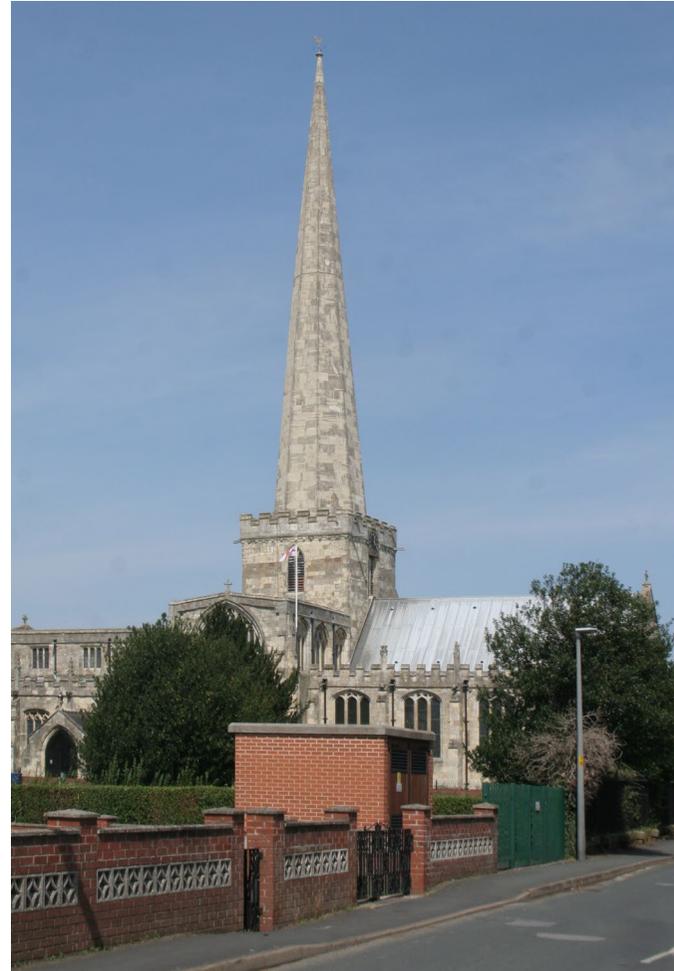


Historic boundaries in Hemingbrough taken from the interactive map



The Grade II listed The Old Hall, a late 18th century house set well back from Main Street

- Some infilling of these open plots in the late twentieth century but generally the legibility of the conservation area is high.
- Several farms and former farms lie on the Main Street with rear barns and other outbuildings surviving within earlier plot boundaries.
- The Grade I listed Church of St Mary the Virgin retains a 60m high spire, a key focal point for the village and visible from the surrounding countryside for some distance.



The Grade I listed St Mary's Church with its 60 metre high spire viewed from Main Street

Negative

- The village has expanded to the east in the mid- to late twentieth century, impacting on the relationship between the rear of Main Street properties and former open fields to the east.



Mid-twentieth century development on Back Lane



Late 20th century development off Back Lane

3.2 Boundaries and streetscape

Hemingbrough retains a significant number of historic boundaries off Main Street which are almost certainly medieval in origin and relate to toft and croft boundaries common in the majority of medieval villages, usually terminating in some form of back lane. Apart from the church, the majority of existing historic buildings date from the eighteenth to the early twentieth century and the majority are set back from the pavement behind low brick walls and the occasional hedge. The key characteristics are:

Positive

- Survival of medieval toft and croft boundaries on either side of Main Street.
- Majority of buildings set back from the road behind low brick walls and the occasional hedge but there are terraces and individual former farms that front directly onto the pavement.
- Street lights comprise LED lanterns on galvanised steel columns and are reasonably well spaced and unobtrusive despite being modern intrusions but could be replaced with examples that are more in-keeping.
- Road markings are sparse.
- Traffic is light and generally relatively slow.



Late eighteenth century Grade II listed Tythe Farm set slightly back from the pavement behind a low hedge. Note the timber sashes and roof pantiles, all of which are restorations.



Townscape View 7: Looking south down Main Street from the junction with Water Lane showing the streetscape at this point. Note the front wall in the foreground.



View of Finkle Street near the Main Street junction showing a street light and the absence of pavement side road markings

Negative

- Back Lane has lost its historic relationship with open countryside through late twentieth-century development.
- Development to the west of Back Lane has resulted in the loss of rear gardens and toft and crofts along most of its length although some historic boundaries survive.
- Although development along Garthends Lane has also disrupted the historic relationship between Main Street properties and open countryside to the east, the more individual approach to development and mature hedges has resulted in a more characterful addition to the village.
- Pavements are asphalt with concrete kerbs throughout. This could be improved by using granite or York stone kerbs and preferably York stone paving, although reasonable alternatives are available.



Scenic View 8: Looking west from Back Lane to the church spire but also showing how much disruption has occurred to the historic grain between Main Street and Back Lane



Although this image is of development on Landing Lane, this is fairly typical of late 20th century development in the village



Image of pavements on Main Street

3.3 Built forms, styles and details

The majority of historic buildings within the conservation area are detached villas or village farms but there are some terraces, the most interesting of which – the terrace near the junction of Main Street and Water Lane – is a landmark and comprises a terrace with ground floor bay windows behind small front gardens. The key characteristics are:

Positive

- Large number of detached villas and former farms.
- An unusual bay-fronted brick terrace.
- Survival of traditional tofts to the west of Main Street and larger gardens to the east as indicated on the [interactive map](#).
- A high degree of historic legibility within the conservation area.



View of the unusual (for a village) terrace on Main Street with its ground floor bay windows. Note the uPVC windows, a negative feature, and the Welsh slate roof, an original feature

Negative

- Use of uPVC in window and door replacements as well as front facing roof dormers and lights significantly detracts from character (noted in the 1995 appraisal and increased).
- Late twentieth-century buildings off Main Street utilise non-local materials and design codes.
- Farm conversions to residential have generally not respected the character and appearance of the conservation area and this has resulted in a high loss of legibility of these historic farms.



View down to the rear of the Grade II listed Tythe Farm and Pebble Dene off Main Street

3.4 Traditional building materials

The 1995 conservation area appraisal pointed out that many traditional properties were then being unsympathetically refurbished with re-roofing, and window and door replacements. This assessment has noted that this practice has accelerated to the present day with little remaining of traditional materials on both designated and non-designated historic buildings. The key characteristics are:

Positive

- Brown-red hand made bricks as the main building material for the earlier periods, in particular the eighteenth-century buildings and a more uniform machine-made reddish brick for the later buildings
- Reddish clay handmade pantiles for traditional roofs for the earlier periods (usually eighteenth-century to mid-nineteenth-century buildings).
- Welsh slate on the majority of mid- to late nineteenth-century buildings as well as early twentieth-century examples.



Traditional pantiles and hand made reddish brown brick on main Street



Late 18th century hand made brick in Hemingbrough

Negative

- uPVC window and door replacements are very common in the conservation area. There are few original timber sashes surviving.
- Replacement clay pantiles and slate has involved reconstituted materials with little regard paid to utilising more appropriate materials (noted in 1995 and increased).



A building at the junction of Landing Lane and Mill Lane which is in the process of restoration. The uPVC window on the right dates to the late 20th century and the timber sashes are early 21st century replacements. The roof is reconstituted stone pantile presumably replaced original clay pantiles in the late 20th century.



Pebble Dash on Main Street with reconstituted stone pantiles with air vents and contemporary clay pantiles beyond

3.5 Heritage assets

The conservation area contains both ‘designated heritage assets’ and other buildings or places that contribute positively to its character and appearance:

3.5.1 Designated heritage assets and positive contributors

Listed buildings (designated heritage assets) are buildings or structures that have been designated by national government as having special historic or architectural interest at a national level, and which are subject to listed building consent. In some conservation areas there are also Scheduled Monuments (archaeology) for which Scheduled Monument Consent is required and Registered Parks and Gardens (landscapes), which are a ‘material consideration’ in the planning system.

These are shown on the [interactive map](#). For further details of listing, see <https://www.historicengland.org.uk/listing/what-is-designation/> and to find individual list descriptions, search the National Heritage List for England at <https://historicengland.org.uk/listing/the-list/>

Note: in the case of listed buildings, this document does not identify the extent of the listed building or associated ‘curtilage’ buildings and structures to which listed building consent might apply. Please consult Selby District Council for advice on the extent and curtilage of individual listed buildings.

3.5.2 Contributions to defined character

The character and appearance of a conservation area is generally defined by its inherited historic character. This appraisal does not identify and describe definitively every undesignated building, structure, landscape, site or place that contributes positively to this historic character. Instead, a Contributions to Defined Character map layer has been created in [the interactive map](#). This maps those non-designated buildings and structures that fall within the sections of the conservation area which were in existence by, approximately, the mid twentieth century. An explanation of the methodology used to create this map layer is set out in [section 7.2.4](#).

(To understand the historic evolution of the conservation area, view the Historic Development Analysis layer within the [interactive map](#).)

Note: The Local Planning Authority reserves the right to make an assessment of any building or site at any given time, based on further information or analysis. For example, in the event that an historic building or place which may contribute positively to character is not included within the Contributions to Defined Character layer (for example, an outlying cottage), or if a building or place has been included that may not contribute positively to character (for example, where an historic building has been replaced by a modern building), a judgement on the contribution to special character will be made by the Local Planning Authority.

3.5.3 Landmarks

The landmark layer of the [interactive map](#) identifies buildings and landscapes that form visual or historical landmarks in the conservation area. This selection is not exhaustive. It includes both designated heritage assets such as listed buildings and non-designated buildings and places.

Management Recommendation 1 of this appraisal (see [section 6.1](#)) advises that Selby District Council adopts a Local List of non-designated heritage assets. Buildings and landscapes identified as landmarks on the [interactive map](#) might be considered for inclusion on such a list. In addition, there be further buildings, structures and landscapes that the District Council might consider non-designated heritage assets.

4.0 Landscape character

4.1 Open space assessment

The character and appearance of Hemingbrough conservation area is derived not just from the buildings in it, but also from open space inside and outside its boundaries. Open space contributes in two main ways:

- It allows views across the conservation area and forms the setting to its historic buildings.
- It defines the pattern of historic settlement and its relationship to the landscape around.

The extent of the contribution of individual parcels of open space often depends on the way they are experienced. Hence, those which are visible in views from the streets of the conservation area or from public footpaths tend to be the most important.

The methodology used in this appraisal to assess the contribution of open space to the character and appearance of the conservation area is described in [section 7.2.6](#). Open space is defined as common land, farmland, countryside and recreational spaces (including allotments, school grounds, churchyards and cemeteries). Private gardens and private car parks are usually excluded although it should be recognised that these features can make a positive contribution to the character and appearance of the Conservation Area both in terms of their management and historic form and function. In the case of Hemingborough, private

gardens clearly make a significant impact on character (see [4.2.1](#) and [4.2.3](#) below). Trees are a particular feature of open space as well as streetscape and views, providing substantial positive contributions to the character and appearance of a conservation area.

Individual parcels of land are mapped on the [interactive map](#) at the front of this appraisal according to how much contribution they make to the character and appearance of the conservation area: strong, some, none / negligible.

4.2 Open space inside the conservation area

4.2.1 Toft and Crofts

Strong contribution

- Area of open space that is largely private gardens.
- An area with a high survival of medieval toft and croft boundaries running from Main Street to the old course of the River Ouse.
- Incorporates mature orchard trees.

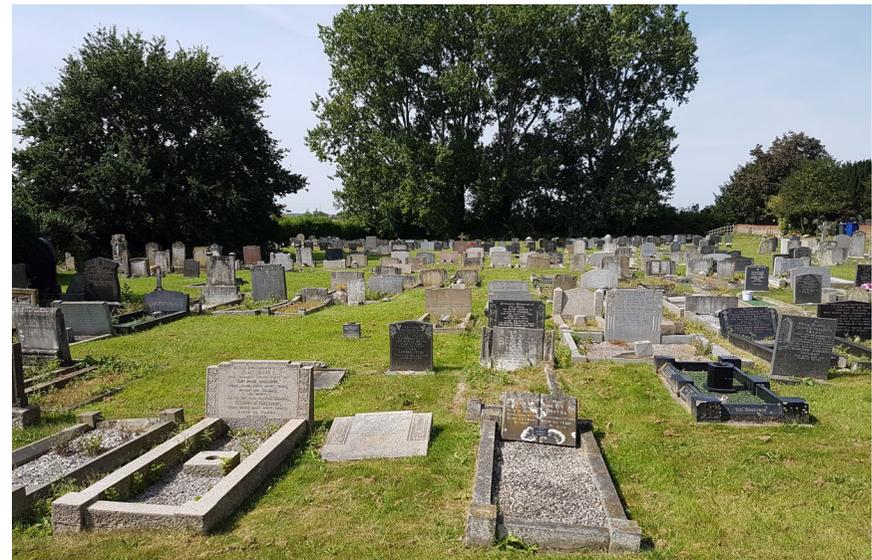


View of the Tofts and Crofts area from Old Ways Lane

4.2.2 Churchyard

Strong contribution

- Area of historic churchyard and later extension.
- Provides public open space bounded by Main Street to the east.
- Public footpath bisects the area providing access to the River Ouse to the west and Oldways Lane, a permissive right of way.



The 19th century churchyard extension

4.2.3 Private Gardens

Strong contribution

- Although private, these areas, and to a lesser extent all of the back land behind Main Street properties, provide a visual remainder of the historic form of the village between Main Street and Back Lane.

4.2.4 The Green

Some contribution

- Has the appearance of a traditional village green.
- Area of seating from where a key view of the Main Street can be had (View 6).
- Important historic area of open green space at the junction of Mill lane and Landing Lane.



The Green

4.3 Open space outside the conservation area

4.3.1 Fields to the West

Strong contribution

- Area of arable farmland between the conservation area and the River Ouse.
- Public footpath bisects the area providing access to the River Ouse to the west and Oldways Lane, a permissive right of way to the east.
- Key views of the church spire and the western conservation area boundary (View 3).

4.3.2 Fields to the south

Strong contribution

- Open farmland that forms part of the setting of Hemingbrough.

4.3.3 Land to the north

Some contribution

- Important landscape buffer between the A63 (Hull Road) and the conservation area.



View of fields to the west from public footpath



View of fields to the south from landing Lane with Drax Power Station in the distance

5.0 Views

Views make an important contribution to our ability to appreciate the character and appearance of the conservation area. A representative selection has been identified in the appraisal that encapsulate and express the special and unique character of the conservation area (and in some cases the contribution of its landscape setting). More information about the methodology used to assess views can be found in [section 7.2.5](#).

Hemingbrough views are dominated by dynamic views along the high Street and across the toft and croft boundaries between the High Street and the former course of the River Ouse, there are glimpsed views of particular features fro other locations but the church spire dominates.

Three types of view have been identified. These are mapped on the [interactive map](#) and illustrated on the following pages. The selection is not exhaustive and other significant views might be identified by the council when considering proposals for development or change.

- **Townscape views** within the conservation area which give a sense of the spatial character and architectural quality of the village/townscape. Trees play an important part in these views, but are sometimes intrusive. Because of this, views can vary with the seasons. Views usually blocked by tree cover in the summer can become glimpsed or revealed in the winter months (Views 5, 6, 7).



Townscape view 5, looking north down Mill lane with the church spire in the distance

- **Contextual views** which look out to the landscape beyond the conservation area and give an understanding of its topography and setting (Views 1 & 2).

- **Setting views** from outside the conservation area which enable its boundaries and rural setting to be understood and appreciated (Views 3, 4, 8).

Some of these views are dynamic, in which moving along a street or path reveals a changing streetscape or landscape.



Contextual View 2 looking to the Grade I listed Church of St Mary the Virgin from Old Ways Lane



Scenic View 4 looking south along the Old Course of the River Ouse

6.0 Management risks, opportunities and recommendations

Selby District Council has a statutory duty to review the management of conservation areas from time to time. The following analysis and recommendations have emerged from the assessment of Hemingbrough Conservation Area in the preparation of this appraisal:

6.1 Recommendations

Recommendation 1: list of local heritage assets

Selby District Council actively supports the creation of a Selby District list of local heritage assets for Hemingbrough and adopts it for development management purposes.

Reason

To ensure appropriate conservation and enhancement of Selby's non-designated heritage assets through an enhanced development management evidence base.

Responsibility

Selby District Council in partnership with Hemingbrough Parish Council and neighbourhood planning group, Historic England, The University of York Archaeology Department and the Council for British Archaeology.

Recommendation 2: evidence base to support development management

Selby District Council works with other organisations and partners to prepare and adopt design guidance for all development within conservation areas including use of materials that can be used by development management and conservation advisers to inform the development management process.

Reason

To ensure that the character and appearance of the conservation area is appropriately enhanced through any approved developments and that harm to character and appearance is minimised. Also, to ensure that development management officers have access to appropriate advice and guidance.

Responsibility

Selby District Council in partnership with North Yorkshire Highways Authority, Historic England and the Hemingbrough Parish Council and neighbourhood planning group.

Recommendation 3: article 4 directions

We recommend that the Council uses its powers to implement an Article 4 Direction or Directions that withdraws the Permitted Development Rights of householders to alter, replace or remove, doors, windows, boundary walls and roofs within all Conservation Areas in the District. This is to offer an opportunity for Development Management Officers and their advisers to scrutinise development plans against this conservation area appraisal and other relevant documents to ensure that the character and appearance of conservation areas is maintained and enhanced.

Reason

To ensure that any future proposals to replace windows, doors and roofing material as well as rear yard and garden development is informed by design guidance (see above) and conservation advice.

Responsibility

Selby District Council.

Recommendation 4: highways design

Specific design guidance is required for the maintenance and management of highways, roads, pavements and private driveways within the conservation area, that seeks to enhance its character and appearance. We strongly recommend that Historic England's *Streets for All* and the government's *Manual for Streets 2* guides this work.

Reason

To ensure that all upgrades and repairs to existing highways including street lights, signage and painted lines and all new development enhance rather than detract from the character and appearance of the conservation area.

Responsibility

Selby District Council, North Yorkshire Highways Authority, Historic England.

Recommendation 5 : tree preservation orders

The existing list of Tree Preservation Orders for Hemingbrough should be reviewed and updated and a programme of tree planting encouraged.

Reason

To enhance the character and appearance of the conservation area through appropriate planning controls and evidence. Also noted in the 1995 appraisal by Roger Wools Associates.

Responsibility

Selby District Council in partnership with the Hemingbrough Parish Council and neighbourhood planning group as well as landowners and residents.

Recommendation 6: open space

To ensure that all the open spaces that make a strong contribution to the character and appearance of the conservation area as shown on the [interactive map](#) are not developed and are retained.

Reason

To ensure that the character and appearance of the conservation area is conserved and managed.

Responsibility

Selby District Council in partnership with owners and Hemingbrough Parish Council and neighbourhood planning group.

Recommendation 7: carbon reduction and climate adaptation

Selby District Council should prepare and publish guidance for climate adaptation retrofitting of historic properties within conservation areas, to provide guidance to homeowners and developers on how to retrofit buildings whilst conserving and enhancing the character and appearance of both historic properties and conservation areas. This guidance should incorporate advice on appropriate insulation strategies, Sustainable Urban Drainage Systems (SUDS), window and door enhancement or replacements (see recommendation 3), photovoltaic panels as well as the siting of air source heat pumps and the impacts of ground source heat pumps on sub-surface archaeology.

Reason

To ensure that the carbon reduction and climate adaptation and retrofitting of historic and older properties conserves the character and appearance of conservation areas.

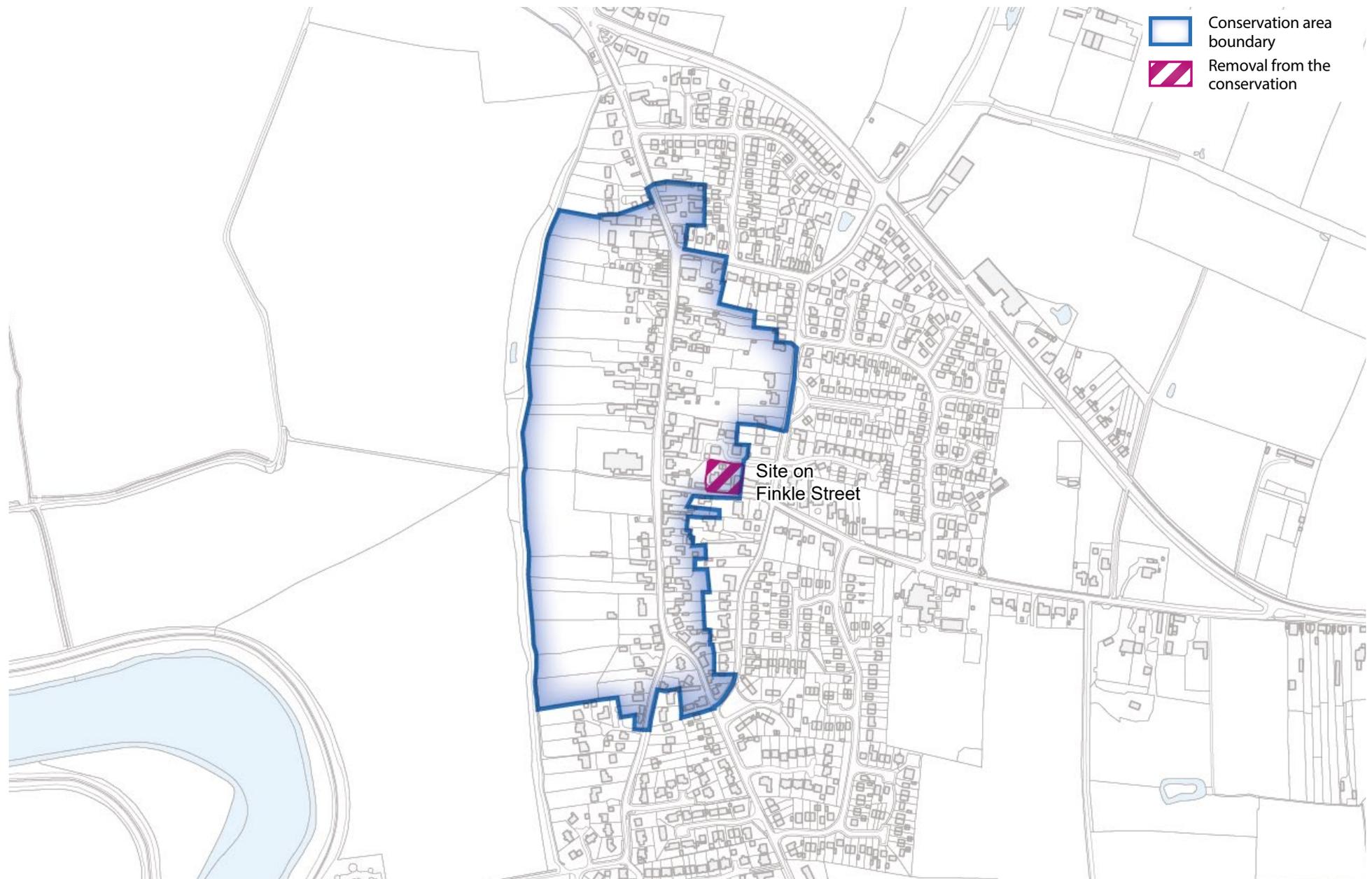
Responsibility

Selby District Council in partnership with Historic England (HE); the Society for the Protection of Ancient Buildings (SPAB), and the Energy Saving Trust, and the Institute for Historic Building Conservation (IHBC).

6.2 Boundary changes

A draft version of this report was consulted in 2021 (see [section 7.3](#) for more details). This proposed reducing the boundary of the conservation area where late twentieth century residential dwellings that form part of the eastern expansion of the village along Finkle Street, beyond the rear garden of Ashton House and the Old Vicarage, do not contribute the special character and appearance of the conservation area as it is identified in the appraisal.

Following public consultation, this proposal to adjust the conservation area boundary was adopted by Selby District Council, and the boundary has been amended accordingly.



Hemingbrough Conservation Area – 2021 boundary changes

7.0 Technical terms, further information and methodology

7.1 Technical terms and definitions

HISTORIC ENVIRONMENT	
Term	Definition
At risk:	an historic building, structure, landscape, site, place or archaeology, which is threatened with damage or destruction by vacancy, decay, neglect or inappropriate development
Designated heritage asset:	buildings, monuments, sites, places, areas, landscapes or archaeology that are protected by legislation: World Heritage Site, Scheduled Monument, Listed Building, Registered Park and Garden, Registered Battlefield and Conservation Area
Non-designated heritage asset:	a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, but which does not have the degree of special interest that would merit designation at the national level, e.g. listing
Setting:	the aspects of the surroundings of an historic building, structure, landscape, site, place, archaeology or conservation area that contribute to its significance
Significance:	the special historical, architectural, cultural, archaeological or social interest of a building, structure, landscape, site, place or archaeology – forming the reasons why it is valued

STREETSCAPE/LANDSCAPE ELEMENTS AND WAYS OF DESCRIBING THEM	
Term	Definition
Active frontage:	ground floor level frontages that are not blank, in order to encourage human interaction. For example, windows, active doors, shops, restaurants and cafes
Amenity:	elements that contribute to people's experience of overall character or enjoyment of an area. For example, open land, trees, historic buildings and the interrelationship between them, or less tangible factors such as tranquillity
Building line:	the position of buildings relative to the edge of a pavement or road. It might be hard against it, set back, regular or irregular, broken by gaps between buildings, or jump back and forth
Burgage plot:	A medieval property in a town or village typically consisting of a house on the narrow street frontage of a long and narrow plot of land.
Enclosure:	the sense in which a street feels contained by buildings, or trees
Historic plot:	for the purposes of this document, this means the land and building plot divisions shown on nineteenth-century Ordnance Survey maps
Landmark:	a prominent building or structure (or sometimes space). Its prominence is normally physical (such as a church spire) but may be social (a village pub) or historical (village stocks)
Legibility:	the ability to navigate through, or 'read', the urban environment. Can be improved by means such as good connections between places, landmarks and signage

STREETSCAPE/LANDSCAPE ELEMENTS AND WAYS OF DESCRIBING THEM

Term	Definition
Massing:	the arrangement, shape and scale of individual or combined built form
Movement:	how people and goods move around – on foot, by bike, car, bus, train or lorry
Public realm:	the publicly-accessible space between buildings – streets, squares, quaysides, paths, parks and gardens – and its components, such as pavement, signage, seating and planting
Roofscape:	the ‘landscape’ of roofs, chimneys, towers, spires etc.
Streetscape:	the ‘landscape’ of the streets – the interaction of buildings, spaces and topography (an element of the wider townscape, see below)
Tofts and crofts:	Tofts were the enclosed productive land of a house plot in the Middle Ages. A croft was an enclosed field used for crops or pasture, typically attached to the toft and worked by the occupier.
Townscape	the ‘landscape’ of towns and villages – the interaction of buildings, streets, spaces and topography
Urban grain:	the arrangement or pattern of the buildings and streets. It may be fine or coarse, formal or informal, linear, blocky, planned, structured or unstructured

ARCHITECTURAL PERIODS/STYLES

Term	Definition
Edwardian:	correctly refers to the period from 1901 to 1910, the reign of King Edward VII, but often used in a more general way to refer to the whole period from 1900 to 1914.

ARCHITECTURAL PERIODS/STYLES

Term	Definition
Georgian:	dating to between 1714 and 1830, i.e. during the reign of one of the four Georges: King George I to King George IV
Vernacular:	traditional forms of building using local materials. In Selby District this typically features pan tile roofs, sliding sash windows, handmade red bricks and Magnesian limestone
Victorian:	dating to between 1837 and 1901, i.e. during the reign of Queen Victoria

BUILDING MATERIALS AND ELEMENTS

Term	Definition
English bond brickwork:	an arrangement of bricks with courses showing the short side (headers) separating courses showing the long side (stretchers)
Flemish bond brickwork:	an arrangement of bricks in which the short side (headers) and long side (stretchers) alternate in each course
Roughcast:	outer covering to a wall consisting of plaster mixed with gravel or other aggregate, giving a rough texture.
Rubble stone:	irregular blocks of stone used to make walls
Ashlar:	stone walling consisting of courses of finely jointed and finished blocks to give a smooth appearance
Hipped roof:	a pitched roof with four slopes of equal pitch
Pitched roof:	a roof with sloping sides meeting at a ridge. Include m-shaped roofs, hipped roofs and semi-hipped

7.2 Methodology

7.2.1 Designation and management of conservation areas

What are conservation areas?

Conservation areas are areas of 'special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' – in other words, they exist to protect the features and the characteristics that make a historic place unique and distinctive.

- They were introduced by the Civic Amenities Act 1967. They need to have a definite architectural quality or historic interest to merit designation.
- They are normally designated by the local planning authority, in this case Selby District Council.

Effects of conservation area designation

- The Council has a duty, in exercising its planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.
- Designation introduces some extra planning controls and considerations, which exist to protect the historical and architectural elements which make the areas special places.
- To find out how conservation areas are managed and how living in or owning a business in a conservation area might affect you, see Historic England's guidance pages on [Conservation Areas](#) and [Works in a Conservation Area](#).

Best practice

Two Historic England publications provided relevant and widely-recognised advice that informed the methodology employed to prepare the appraisal:

- [Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1 \(Second edition\), English Heritage \(2019\)](#)
- [The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 \(Second Edition\) 2017](#)

Other documents and sources that were consulted are listed in [section 7.4](#) below.

7.2.2 Process for preparing this appraisal

The preparation of an appraisal for the conservation area involved the following steps:

- A re-survey of the area and its boundaries;
- A review of the condition of the area since the last appraisal was undertaken to identify changes and trends;
- Identification of views which contribute to appreciation of the character of the conservation area;
- A description of the character of the area and the key elements that contribute to it;
- Where appropriate, the identification of character zones where differences in spatial patterns and townscape are notable that have derived from the way the area developed, its architecture,

social make-up, historical associations and past and present uses;

- An assessment of the contribution made by open space within and around the conservation area
- Identification of heritage assets and detracting elements; and,
- Recommendations for future management of the conservation area.

7.2.3 Designated heritage assets

The appraisal identifies buildings, structures, sites, places and archaeology which contribute to the character and appearance of the conservation area, and those that do not. These include:

- **Statutory listed buildings** are buildings and structures that have, individually or as groups, been recognised as being of national importance for their special architectural and historic interest. The high number of nationally listed building plays an important part in the heritage significance of many of district's conservation areas. Listed buildings are referred to as designated heritage assets. Listed buildings are referred to as designated heritage assets. The location and grade of listed buildings in this conservation area are taken from GIS files from the National Heritage List for England, which is maintained by Historic England (<https://historicengland.org.uk/listing/the-list/>).
- **Scheduled monuments** are nationally important archaeological sites (and sometimes historic buildings and structures) that are given legal protection against unauthorised change. Scheduled monuments are designated heritage assets. The location and

details of any scheduled monuments in this conservation area have been taken from GIS files from the National Heritage List for England, which is maintained by Historic England (<https://historicengland.org.uk/listing/the-list/>).

7.2.4 Contributions to defined character

The character and appearance of a conservation area is generally defined by its inherited historic character. This appraisal does not identify and describe definitively every building, structure, landscape, site or place that contributes positively to this historic character. Instead, a Contributions to Defined Character map layer has been created in the [interactive map](#). By applying the following methodology, this la maps those non-designated buildings and structures that fall within the sections of the conservation area that were in existence by, approximately, the mid twentieth century:

- The map layer has been created by combining analysis of historic mapping and settlement evolution with site visits and Google Street View.
- Historic England's [Conservation Area Designation, Appraisal and Management; Advice Note 1 \(2019\)](#) includes a set of criteria that has been used to help identify buildings and structures, including:
 - Does it have significant historic associations with features such as the historic road layout, burgage plots, a town park or a landscape feature?
 - Does it have historic associations with local people or past events?

- Does it reflect the traditional functional character or former use in the area?
- Does its use contribute to the character or appearance of the area?
- Reference was also made to advice contained in the Historic England publication Local Heritage Listing: Historic England Advice Note 7 (2016)
- Buildings and structures may make a positive Contribution to Defined Character regardless of recent alterations such as window, door, shopfront or roof replacements, or extensions, if the underlying historical integrity or authenticity of the asset is preserved.
- The extent of the contribution made by a building to the character and appearance of the conservation area is not limited to its street elevations but also depends on its integrity as an historic structure and the impact it has in three dimensions. Rear elevations can be important, as can side views from alleys, yards, lanes, footpaths and open space.
- Buildings, structures, landscapes, sites or places that lie outside the zone identified in the Contributions to Defined Character map layer are, on the whole, considered to be those which do not contribute positively to the character of the conservation area. In many instances, these buildings are part of mid to later twentieth century housing development that is not considered to reflect the defined character and appearance of the conservation area (by virtue of scale, massing, materials of buildings and/or by nature of factors such as the layout of the development).
- Outside of such housing developments there may be examples of modern buildings that have been designed to reflect local character, but because these are modern dwellings, they do not contribute to the defined character of the conservation area.
- The Local Planning Authority reserves the right to make an assessment of any building or site at any given time, based on further information or analysis. For example, in the event that an historic building or place which may contribute positively to character is not included within the Contributions to Defined Character layer (for example, an outlying cottage), or if a building or place has been included that may not contribute positively to character (for example, where an historic building has been replaced by a modern building), a judgement on the contribution to special character will be made by the Local Planning Authority.

7.2.5 Assessing views

Views make an important contribution to our ability to appreciate the character and appearance of the conservation area.

A representative selection has been identified in the appraisal that encapsulate and express the special and unique character of the conservation area (and in some cases the contribution of its landscape setting).

Three types of view have been identified:

- **Townscape views** within the conservation area which give a sense of the spatial character and architectural quality of the village

- **Contextual views** which look out to the landscape beyond the conservation area and give an understanding of its topography and setting
- **Setting views** from outside the conservation area which enable its boundaries and rural setting to be understood and appreciated.

In addition, these three types of views can also be categorised as either:

- views from fixed positions to focal points (such as a church), or as
- dynamic views (experience and evolving along a route, such as a street).

The methodology applies best practice from Historic England's advice document [The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 \(Second Edition\) 2017](#). Central to this is an analysis of the 'significance' of each view in terms of its historical, architectural, townscape, aesthetic and community interest, and of the key landmarks or heritage assets visible within it.

7.2.6 Open space assessment

The character of a conservation area can be affected not just by the buildings in it, but also by open space inside and outside its boundaries. The appraisals therefore include an assessment of the value of such spaces to the character and appearance of the conservation area.

Definition

Open space is defined as common land, farmland, countryside and recreational spaces (including allotments, school grounds, churchyards and cemeteries). Private gardens and private car parks are excluded.

Analysis

The analysis considered open space inside and immediately outside the conservation area. Seasonal variations, particularly leaf growth, may make a difference to the contribution of open space at different times of year.

Fieldwork was combined with an analysis of historic mapping and other secondary sources. From this, the following factors were taken into account in assessing the contribution of open space to the character and appearance of each Conservation Area:

1. the historical relationship and function of open space
2. its contribution to the form and structure of historical settlements
3. how open space is experienced and viewed from within the Conservation Area
4. how the pattern of historic settlements and their relationship to the wider landscape can be understood when looking in from outside

Based on this assessment, the contribution of open space to the conservation area is shown on the [interactive map](#). It is graded into three different categories: 'strong contribution', 'some contribution' and 'no / negligible contribution'.

7.2.7 Historic development analysis

The 'Historic development analysis' layer of the [interactive map](#) is based on an assessment of the 1854 6" Ordnance Survey map (OS), the 1888 25" OS and subsequent 1904, 1933 and 1954 25" OS maps. The Historic Core shown on this map layer is the extent of the settlement at the time of the 1st edition 6" OS map and information in the regional historic landscape characterisation project. All subsequent phases of development shown on the map layer are determined from an analysis of historic maps and on-site observations.

This analysis is not definitive or precise: it is a broad guide to the general pattern of settlement growth. Unless otherwise stated, eighteenth century development is generally subsumed into the Historic Core.

7.2.8 Archaeology map layer, including historic routes and historic boundaries

The layer of the [interactive map](#) titled 'Archaeology' contains archaeological analysis that is intended to highlight areas of significant interest rather than the presence or absence of all archaeological potential. The analysis is derived from brief assessments of the regional Historic Environment Record and key recent archaeological texts, and is not exhaustive or comprehensive.

7.3 Statement of community engagement

Due to Coronavirus restrictions throughout 2020 and the early part of 2021, community engagement in the preparation of this conservation area appraisal prior to formal public consultation was limited.

The principal author had several impromptu conversations with members of the public during the final data gathering phase which revealed a number of concerns including local bus services that had previously been picked up by the appraisal team and Selby District Council.

An online public consultation for the draft appraisal was run by Selby District Council between 18 June 2021 and 30 July 2021. Responses were received from one resident, and the North Yorkshire Principal Archaeologist. No substantive issues were raised.

7.4 Sources and further information

7.4.1 Legislation and policy

The Planning (Listed Buildings and Conservation Areas) Act 1990
<https://www.legislation.gov.uk/ukpga/1990/9/contents>

National Planning Policy Framework (July 2021ne 2019)
<https://www.gov.uk/guidance/national-planning-policy-framework>

Selby District Core Strategy Local Plan. Selby District Council (2013)
https://www.selby.gov.uk/sites/default/files/Documents/CS_Adoption_Ver_OCT_2013_REDUCED.pdf

Selby District Local Plan, Selby District Council (2005). 2005)
<https://www.selby.gov.uk/selby-district-local-plan-sdlp-2005>

7.4.2 Supplementary planning documents

Hemingbrough Village Design Statement. Selby District Council (2009).

Hemingbrough: An Assessment of the Architectural and Historic Interest of the Village: Roger Wools, 1995

7.4.3 Guidance

Conservation Area Designation, Appraisal and Management; Historic England Advice Note 1 (Second edition), Historic England (2019)
historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/heag-268-conservation-area-appraisal-designation-management/

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Second edition), Historic England (2017)
historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/

Streets for All, Historic England (2018)
<https://historicengland.org.uk/images-books/publications/streetsfor-all/heag149-sfa-national/>

Manual for Streets 2: The Chartered Institution of Highways and Transportation (2010)
<https://tsrgd.co.uk/pdf/mfs/mfs2.pdf>

Traditional Windows, their care, repair and upgrading: Historic England (2017)
historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/

Sustainability and carbon reduction: There is a growing body of information on the internet to help homeowners adapt their buildings for climate change, including advice aimed at the particular challenges of historic buildings. These are some of the most useful:

[Historic England advice](#)

[The Society for the Protection of Ancient Buildings \(SPAB\) advice](#)

[Building Conservation – Retrofit in Heritage Buildings](#)

[Sustainable Traditional Buildings Alliance \(STBA\) – Responsible Retrofit Knowledge Centre](#)

7.4.4 Reference

Tythe Farm, Main Street, Hemingbrough, Selby, North Yorkshire ,
Watching Brief Report, York Archaeological Trust, 1978

National Heritage List for England, Historic England

Ordnance Survey mapping

National Library of Scotland 1st edition OS maps 1849 to 1936 for
England
<https://maps.nls.uk/>

North Yorkshire and York Historic landscape Characterisation
<https://maps.northyorks.gov.uk/connect/analyst/mobile/#/main?mapcfg=HLC>

North Yorkshire and York Landscape Character
https://maps.northyorks.gov.uk/connect/analyst/mobile/#/main?mapcfg=Landscape_characterisation

Heritage Gateway
<https://www.heritagegateway.org.uk/gateway/>

Open Domesday
<https://opendomesday.org/>

North Yorkshire Historic Environment Record

British History on-line
<https://www.british-history.ac.uk/vch/yorks/east/vol3/pp17-28>

Alan Baxter

Prepared by Bob Sydes, Victoria Bellamy, Vera Fabiankova

Reviewed by Robert Hradsky

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