

# Monk Fryston Conservation Area Appraisal

November 2021

This appraisal for Monk Fryston 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 Monk Fyston 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

Monk Fyston is a linear village on the A63 from Leeds to Selby and beyond. This road links with the A1M at junction 42 and provides a significant transport link for HGVs in particular. The rural setting and the character of the village is substantially affected by this road. To the north lies South Milford and Sherburn in Elmet with its substantial retail distribution centre on the former aerodrome. Castleford lies 19km to the south west and Selby lies 11km to the east. Pontefract is also 11km to the south west.

## 1.3 Conservation area boundary

The conservation area boundary follows the built historic core quite closely and takes in the entire deer park and historic park and garden of Monk Fyston Hall. It incorporates the grounds of Deer Park Grange and Fyston Common Lane. To the south, the boundary has been expanded to incorporate surviving medieval toft and croft boundaries. The boundary is shown on the [interactive map](#).

## 1.4 Designation history

Monk Fyston conservation area was designated in 1969 and was one of the first to be designated in the area now administered by Selby District Council. The boundary was extended southward in 2021, as part of the preparation of this appraisal.

## 1.5 Topography and geology

Monk Fryston is situated at the junction of two National landscape character areas, NCA 39, the Humberhead Levels and NCA 30, the Southern Magnesian Limestone which stretches from north to south and continues to be a source of highly desirable building stone (North Yorkshire County Council). The geology generally reflects this with undifferentiated glacial and lacustrine clays to the east and limestone to the west. An outcropping limestone spur underpins the spine of the village and generates a spring line, which in turn has helped develop peat beds to its north. Near the eastern end of the outcrop a second, north - south spur links the village to nearby Hillingham. The historic landscape outwith the village boundaries and the historic park and garden is principally, planned parliamentary enclosure of former open fields.

## 1.6 Summary of special interest

Monk Fryston is a linear village along the modern A63 which is almost exclusively constructed of local magnesian limestone for residential buildings, outbuildings and barns as well as boundary walls set against a backdrop of large mature trees nurtured by the spring fed, high water table.. The northern boundary of the conservation area incorporates the historic park and garden of the Grade II\* listed Monk Fryston Hall which makes a substantial contribution to the character and appearance of the conservation area. It is the juxtaposition of the historic park, village setting and historic boundaries to the south that contribute to Monk Fryston's uniqueness.

### 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

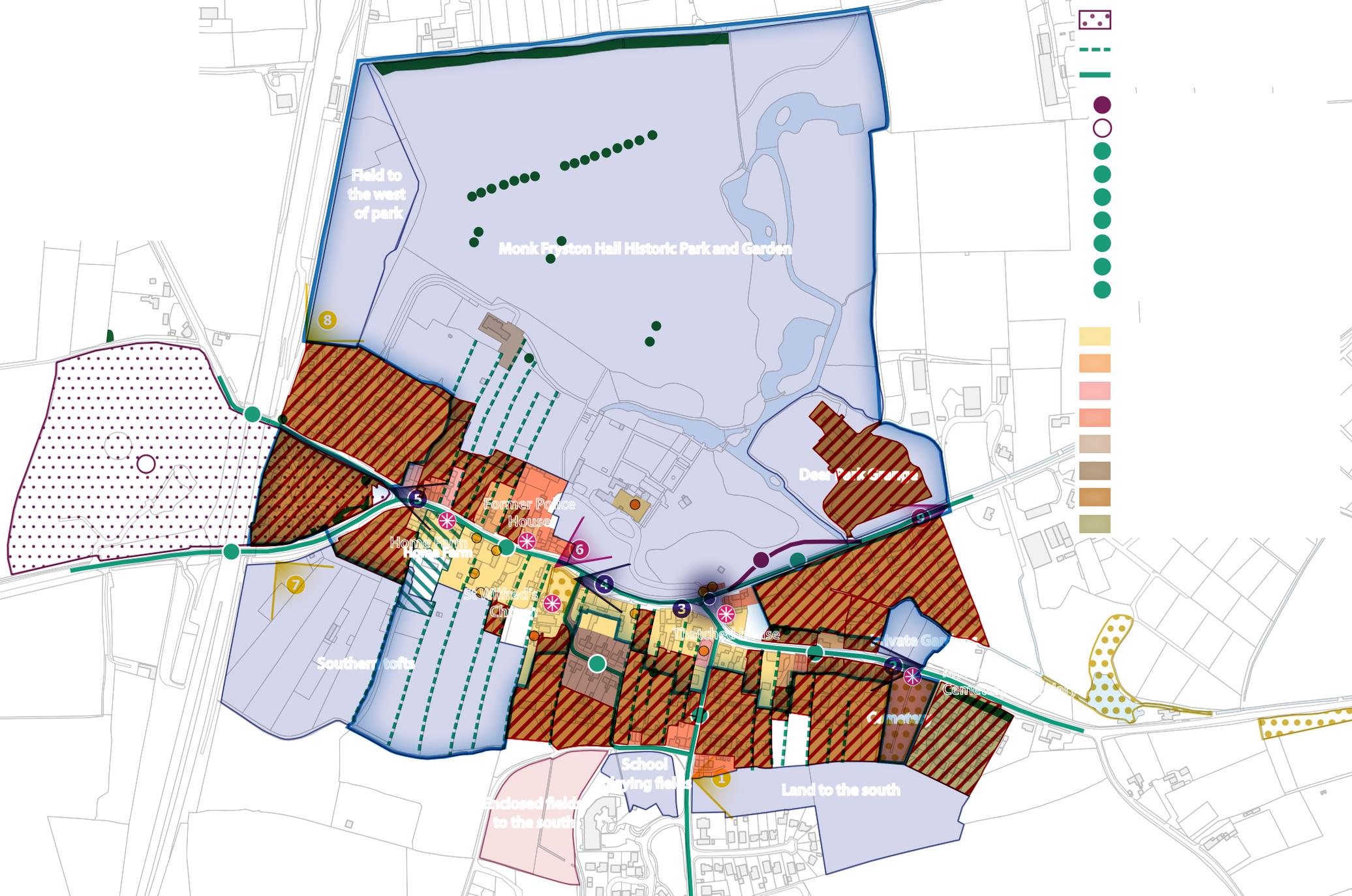
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# Monk Fryston Conservation Area



- ▲ (purple)
- ▲ (pink)
- ▲ (yellow)
- ⊗ (pink)
- (red)
- (orange)
- (yellow)
- ▨ (green)
- ▨ (red)
- (green)
- (blue)
- (pink)

- (dark purple)
- (purple)
- (dark green)
- (green)
- (light green)
- (yellow)
- (orange)
- (red)
- (brown)
- (tan)
- (olive)



## 2.0 Historical development

Monk Fryston is not mentioned in the eleventh century Domesday Book but a settlement clearly existed here in the late Saxon period at least: The Grade I listed Church of St Wilfrid's has known Saxon origins (there are documentary references to Fryston in 960 and 1030).

By the early twelfth century, the Manor was in the hands of Selby Abbey having been gifted to them by the Archbishop of York, the previous owner. It may be that this ecclesiastic relationship pre-dates the Norman Conquest. Selby Abbey were principally interested in the proximity of abundant magnesian limestone which they needed for Selby Abbey. Contrary to popular belief and cartographic evidence, Monk Fryston Hall was not the site of a monastery or Abbey but instead, may have originated as the rather grand accommodation of a "Master of Works" for which there is primary documentary evidence dating to 1320.

Some, if not all, of the former quarries indicated on early maps and identified on the [interactive map](#) may be medieval in origin. The Causeway Dyke (shown on the [interactive map](#)) may be a medieval extension of the Selby Dam constructed by the Abbey in the fourteenth century.



1st edition 6" map of Monk Fryston in 1851

Archaeological investigations have been rare in the village but notably, a local Time Team group inspired by the TV programme of that name carried out an investigation with local residents (and Heritage Lottery funding) of the former line of Fryston Common Lane in 2009. Late eighteenth-century houses and the original eighteenth or nineteenth-century road surface were found. An earlier medieval plough soil lay beneath (see below for reference to published research).

The village is rich in the survival of medieval tofts and crofts, especially on the south side of Main Street, both to the west and east, clearly evidencing the relationship between the historic core and the former open fields surrounding the village until they were enclosed in the eighteenth century.

Main Street comprised a number of farms, the majority of which have been converted to residential dwellings in the late twentieth century. Other buildings are a mix of nineteenth-century villas set within extensive grounds or small cottages and former agricultural workers terraces. What the majority have in common is the use of the local magnesian limestone as the main construction material.

The A63 was originally the Leeds to Selby Turnpike (created by an Act of Parliament in 1740) representing the formalisation of an earlier route between Hambleton and Ledsham.

The York and North Midland Railway immediately to the west of the village was opened in 1840 but it took a further 60 years or so for Monk Fryston to have its own station, as shown on the [interactive map](#). This station, which gave access to Wakefield and York, was closed to passengers in 1959 and used for goods only until 1964. In the 1851 census returns nine household heads were employed by the railway company of whom one was Station Master.

The Grade II\* listed Monk Fryston Hall, fell into private hands following the Dissolution of the Monasteries in the sixteenth century and the deer park and pleasure grounds were created in the mid-nineteenth century. The Main Street boundary and main entrance with its Grade II listed gate piers also date to this time.

Throughout the late twentieth century the village morphed into a dormitory community, with a reduction from three to one public houses, (at least) six to one traditional farms and a single post/office shop.

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. For further information see [section 7](#).

## 3.0 Architectural and built character

### 3.1 Spatial and urban character

Monk Fryston is a typical linear village with agricultural origins that is uniquely dominated by Monk Fryston Hall, a Grade II\* building set within an extensive designed landscape, the largest part of which is an historic park and garden incorporating a former deer park. The key characteristics are:

#### Positive

- Characterful stone-built houses utilising the local magnesian limestone.
- The historic park and garden provides important open space to the north as well as mature tree cover along the Main Street frontage.



*Townscape view 3, looking west along Main Street from the junction with Fryston Common Lane. This image illustrates the variety of stone built housing in the village. Note the tall streetlights reflecting the trunk road status of the A63.*



*Contextual view 6, looking to Monk Fryston Historic Park and Garden from St Wilfrid's Church showing the mature trees and boundary wall.*

- The former deer park is visible from the late nineteenth-century Ingthorpe Lane.
- The Grade I listed Church of St Wilfrid is highly visible on higher ground in the centre of the village on Main Street.
- The raised area in front of the church also retains a rare area of open grass with a seat.



View of the Grade I listed Church of St Wilfrid from the Main Street pavement



Scenic view 8, looking across fields from Ingthorpe Lane showing the western part of the former deer park.



View of the raised grass area with seat taken from the main entrance to the churchyard.

## Negative

- There has been substantial infilling of historic village plots on Main Street, especially to the north opposite the church and on either side of the cemetery.
- Former farms on Main Street, especially to the north have been converted to residential use, resulting in a significant loss of character and legibility.
- The A63 is a substantial negative feature within the conservation area by virtue of the amount of traffic and the infrastructure required by its designation as a major trunk road.
- Main Street in particular has suffered from extensive improvements over past decades and character has been eroded, a point also made in 1996 during the previous conservation area assessment.



*The foundations of an infill development in the grounds of 16 Main Street*



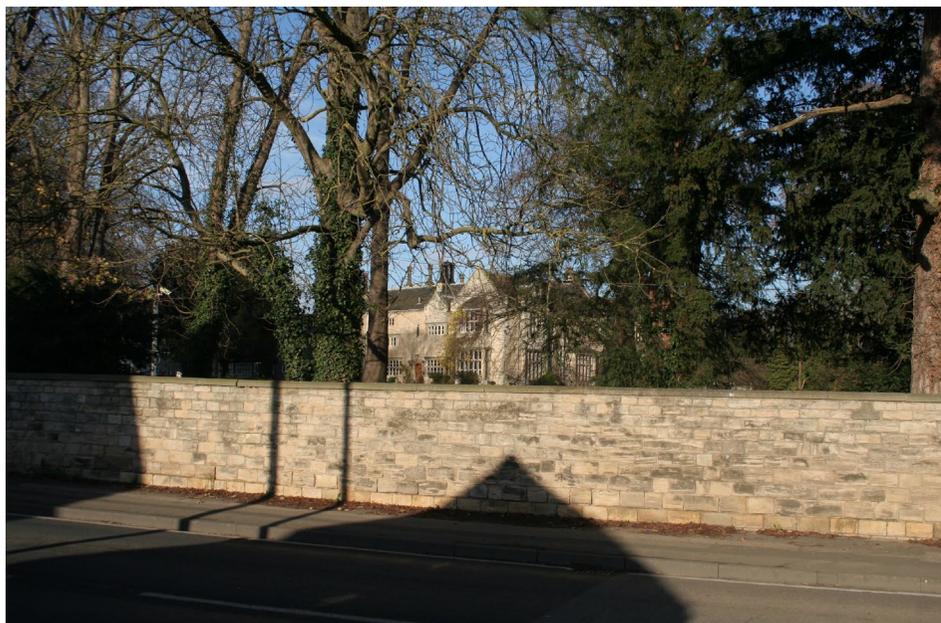
*Late 20th century development behind 10 Main Street showing extent of the development of former village farms and former historic tofts and crofts.*

### 3.2 Boundaries and streetscape

There is an excellent survival of medieval tofts and crofts as shown on the [interactive map](#) especially along Main Street and within the grounds of Monk Fryston Hall. Within the village itself boundaries tend to be brick and stone. The key characteristics are:

#### Positive

- Cast iron railings on low stone walls together with high stone walls and ornate gates (Grade II listed) to the historic park and garden.
- Original railings to the nineteenth-century cemetery off Main Street.



*Magnesian limestone boundary wall running along Main Street with Monk Fryston Hall beyond. Note the mature trees in the foreground.*



*The detailing of the 19th century cemetery railings on Main Street*

- Good survival of former medieval toft and croft boundaries as shown on the [interactive map](#). They lie to the north and south of Main Street but mainly to the south, Monk Fryston Hall grounds having removed other earlier examples.
- The speed limit through the village is 30mph.
- There is a difference in character west and east of the raised area by the church and remaining public house – to the east, properties are mainly set back behind front boundary walls or hedges and to the west, properties front straight onto a narrow pavement.



*Looking down Main Street by the Grade II listed Malvern House. Note the width of the pavement.*

**Negative**

- There is no traffic calming measures or formalised crossing points across the A63.
- Properties on the Main Street to the west face substantial traffic and pedestrian movement is limited.
- Highway infrastructure including new development junctions and entrances reflect the status of the A63 rather than the character and appearance of the conservation area.



*View from Water Lane looking to the main entrance of Monk Fryston Hall. The village shop is to the right and vehicles approach from all directions as illustrated here. Pedestrians wishing to cross do so without any assistance.*



*Traffic volumes on Main Street during the site visit. Although traffic was intermittent in that there were gaps, this image captures the generality of the situation. HGVs were seen a lot of the time but not visible in this image.*



*View off Main Street showing a typical suburban splayed junction in a village setting*

### 3.3 Built forms, styles and details

The village is a mix of styles with a high degree of individuality that is picked up in the contribution made by many late twentieth-century properties with varying degrees of success. The key characteristics are:

#### Positive

- Individual styles of traditional properties dating to the late seventeenth, late eighteenth, and the late nineteenth centuries.

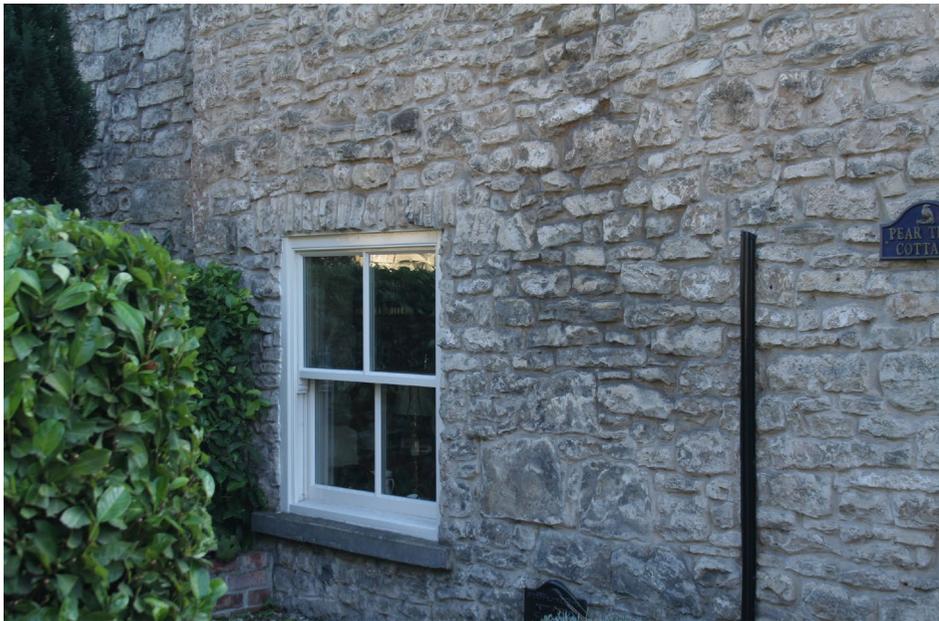


*The Grade II listed Stone House Farm House on Main Street*



*19th century terrace, now 76 and 78 Main Street but probably 4 individual dwellings when first constructed. Note the Welsh slate roof*

- The majority of properties are constructed of local magnesian limestone which makes a substantial contribution to the character and appearance of the conservation area. Exceptions are some rendered brick buildings on Main Street east.
- The village supports individual small traditional cottages, former farms and individual villa style properties.



*Pear tree Cottage on Main Street with a detail of magnesian limestone in shadow.*



*Magnesian limestone on the Grade II listed The Manor House in sunshine*

## Negative

- Late twentieth-century and early twenty-first-century developments conform to a contemporary 'pattern book' in terms of design and although they have attempted to pick up on local design features, they are nevertheless generally intrusive in the streetscape.



*8 and 14 Main Street opposite The Meadows showing standard contemporary dwellings but stone cladded and with modern red pantiles. Note to tall street lights and timber sash copies as well as the front boundary walls.*

### 3.4 Building materials

Monk Fyston is a typical magnesian limestone village of medieval origins attached to a prestigious medieval church and hall. Documentary, archaeological and cartographic evidence attest to the presence of limestone quarries to the west, south and north providing a ready supply of building stone, which is a key feature of village character. The key characteristics are:

#### Positive

- Majority of historic properties both designated and non-designated are constructed of local magnesian limestone rubble.
- The Grade I listed Church of St Wilfrid is constructed principally of local magnesian limestone ashlar.
- Roofing material is principally red clay pantile for the late eighteenth and early nineteenth century and Welsh slate for the later nineteenth century both of which are imported from outside the parish as no brick and tile works have been identified.



*Close up of the Grade II listed Methodist Church boundary at the junction of Water Lane and Main Street*



*The Grade I listed Church of St Wilfrid seen from The Crown carpark*



*Welsh slate roof of the Grade II listed Methodist Church on Water Lane.*

- Earlier roofing is more traditional stone slate and can be seen on some properties.
- Unusually, thatch is used as a roofing material on the two properties fronting onto the junction of Main Street and Fryston Common Lane.



*The thatched cottage at the junction of Main Street and Fryston Common Lane. Note contrast with the late 20th century buildings to the left.*

- A few of the earlier properties, the Grade II listed Stone House farmhouse and the Grade II listed Malvern House for example, retain traditional chamfered stone mullions probably dating to the late seventeenth century.
- Later properties (principally nineteenth century) retain traditional timber sliding sashes with limestone cills although they are now few and far between.



*Timber sliding sashes on a traditional Magnesian limestone dwelling. Note the slight difference between the upper and lower sash. The upper is probably a recent replacement. Contrast this to the windows on the right.*

**Negative**

- Late twentieth-century and early twenty-first-century developments do not use locally derived limestone and are clearly stone clad rather than fully stone constructed and therefore stand out and are highly visible within the streetscape.
- New windows and doors as well as window replacements tend to be uPVC of indifferent design and therefore harm the character and appearance of the conservation area.
- Converted former farm buildings and the use of new materials rather than traditional materials have eroded character.
- Late twentieth-century asphalt and other surfacing (including block paving) of former crew yards has eroded the character of former farms.



*uPVC windows and door on a traditional magnesian limestone property on Main Street*



*uPVC windows in brown on a traditional magnesian limestone property on Main Street*



*Converted farm building illustrating the use of new materials and block paving making it extremely hard to interpret the former farm on Main Street.*

## 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.

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### 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 6.2](#)) 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 the Monk Fryston 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 Monk Fryston, private gardens clearly make a significant contribution to the conservation area (see [4.2.5](#) 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.

The landscape setting of Monk Fryston is dominated by the historic designed landscape of Monk Fryston Hall which lies to the north of the Main Street. To the south, the survival of medieval toft and crofts ensures that the historic core of the village remains legible although the coalescing of Monk Fryston with Hillam along Water Lane is regrettable. However, the school playing fields and land to the south currently ensure that this is restricted.

## 4.2 Open space inside the conservation area

### 4.2.1 Monk Fryston Hall Historic park and garden

#### ***Strong contribution***

- Mature trees and railings along Main Street frontage.
- Important open space to the north of the settlement.
- A key part of the setting of the conservation area and the setting of the Grade II\* Monk Fryston Hall.
- Glimpsed views of the Hall's important context from Main Street.
- Former Deer Park.



*View of Monk Fryston Hall from Main Street*

### 4.2.2 Deer Park Grange

#### ***Strong contribution***

- Despite being a late twentieth-century building, the setting of mature trees and open space continues the character and appearance of the historic park.
- Mature trees and railings along the north side of Fryston Common Lane.
- Important part of the Fryston Common Lane gateway into the conservation area.
- Glimpsed views from the public footpath off Fryston Common Lane and the Lane itself.



*Main Gate into Deer Park Grange with the house beyond.*

#### 4.2.3 Field to the west of park

##### **Strong contribution**

- Part of former deer park and part early limestone quarry (possibly medieval in origin).
- Good views from Ingthorpe Lane to the Historic Park and Garden.

#### 4.2.4 Cemetery

##### **Strong contribution**

- Historic cemetery dating to the mid-nineteenth century.
- Important open space of Main Street.
- Original railings and restored gate pia.

#### 4.2.5 Private Gardens

##### **Strong contribution**

- Large private gardens to properties on Priory Park Grove cu-de-sac off Fryston Common Lane.
- Mature boundary along the A63 with trees and hedge planting opposite the cemetery and part of the eastern gateway into the village on the A63.
- Important open space within the conservation areas which incorporates the historic Causeway Dyke.



*View of fields to the west of the park from Ingthorpe Lane*



*Townscape view 2, looking west along Main Street from opposite the cemetery gates*

## 4.3 Open space outside the conservation area

### 4.3.1 Southern Tofts

#### ***Strong contribution***

- Good survival of medieval toft and croft boundaries associated with properties on Main Street including the only remaining village farm, Town Farm.
- Part of the western gateway into the settlement.
- Important open space defining the southern boundaries of the settlement with a high degree of historic legibility and part recommended for inclusion into the conservation area.

### 4.3.2 Land to the south

#### ***Strong contribution***

- Part of the setting of the settlement with a clear boundary formed by a public footpath and hedge boundary between former village open fields and village toft and croft boundaries.



*Scenic view 7, looking to the east across the southern Tofts from the A63*

### 4.3.3 School Playing Fields

#### ***Strong contribution***

- Mature trees lining Water lane and Church Lane.
- Despite recent levelling to create the school playing field, medieval ridge and furrow can still be viewed.
- Rare surviving part of medieval open field systems.
- Important open space for the Primary school.
- Part of the setting of the southern boundary of the conservation area and a buffer between housing on Chestnut Green and Monk Fryston village.



*School Playing fields from Church Lane*

### 4.3.4 Enclosed fields to the south

#### ***Some contribution***

- Physically separated from the southern boundary of the existing conservation area by gardens.
- Agricultural fields contribute to the character and appearance of the setting of the conservation area.
- Bounded to the east by a public footpath.



*Enclosed fields to the south from public footpath entrance off Church Lane*

#### 4.3.5 Land to the south

##### ***Strong contribution***

- Comprises an important area of agricultural land on the southern boundary of the conservation area and a buffer between housing on Hillcrest and Monk Fryston village.
- Public footpath from Water lane to Main Street from which historic boundaries of properties on Main Street East can be appreciated.
- Magnesian limestone rear boundary wall of the nineteenth-century cemetery and mature hedges form the southern boundary of the conservation area.
- Open aspect to agricultural hinterland to the south.



*View of the southern boundary with mature trees and hedging from the public footpath*

## 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](#).

In the Monk Fryston conservation area, views tend to be dynamic (moving along a street or path revealing a changing streetscape or landscape), from pavements and footpaths (with a significant number of glimpsed views off the Main Street) or from outside the conservation area looking in to the rear gardens of Main Street properties. Views of the Grade I listed Church of St Wilfrid are had from a number of locations around the conservation area but views of the hall tend to be glimpsed through summer foliage or through winter trees from the Main Street or the raised area by the church. Townscape View 2 has been chosen to represent views of the church with the church tower in the background.

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 2, 3, 4, 5 and 9).



*Townscape view 5, looking down Main Street from the junction with Lumby Lane with Home Farm on the right*

- **Contextual views** which look out to the landscape beyond the conservation area and within the conservation area and give an understanding of its topography and setting (View 8).
- **Setting views** from outside the conservation area which enable its boundaries and rural setting to be understood and appreciated (Views 1, 7 & 8).

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



*Contextual view 9, looking down Fryston Common Lane from the east*



*Townscape view 4, looking east down Main Street by St Wilfrid's churchyard*

## 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 Monk Fryston Conservation Area in the preparation of this appraisal.

### 6.1 Opportunities

Development opportunities are few and far between within the conservation area itself but infill development of large gardens is an ongoing issue which needs to be addressed. Equally, the existence of a major trunk road (the A63) through the village creates significant challenges for residents and the character and appearance of the conservation area. There are, therefore many enhancement opportunities for the public realm which are dealt with through generic recommendations in [section 6.2](#). The most significant site that appear ripe for development is as follows:

#### 6.1.1 Home Farm

This former farm, the only one surviving in the village is semi derelict and in need of substantial restoration work. It comprises the main farmhouse and a range of barns and outbuildings around a traditional crew yard. There is hard standing to the rear, which cannot currently be seen from the Main Street although the main farm complex fronts directly onto High Street. This farm, although semi-derelict, makes a substantial contribution to the character and appearance of the conservation area as the only surviving example of Monk Fryston's former status as an agricultural community.

The site is the last such site not developed for residential in the village and will at some point in the near future will be developed. It is essential that any future plans ensure that re-use of the site respects the current farm legibility and character. The design of the entrance and treatment of the crew yard will be particularly important. Although the buildings are not designated, the farm probably has its origins in the eighteenth century and will almost certainly retain fabric from this period. There will also be significant opportunity for archaeological evidence to survive both in the buildings and on the site in general.



*View of Home Farm taken from Main Street looking west*

## 6.2 Recommendations

### Recommendation 1: list of local heritage assets

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

#### Reason

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

#### Responsibility

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

### Recommendation 2: design guidance

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 Monk Fryston 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 guidance

Specific design guidance is required for the maintenance and management of highways, roads, pavements and private driveways within conservation areas that seeks to enhance the character and appearance of conservation areas. 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: traffic management

Traffic through the village on the A63 is extremely heavy (at the time of our survey the M62 was closed for repairs so the traffic was heavier than usual but the A63 is a major trunk road nevertheless) and people clearly find it challenging to cross the road, especially to visit the village shop and post office. It is essential in the context of enhancing the character and appearance of the conservation area that the current situation is ameliorated through traffic calming and formal pedestrian crossings. The traffic controls in Cawood are a possible model worth examining. At the very least there should be a 20mph speed

limit through the village and gateway traffic calming chicanes constructed at the village entrances.

##### Reason

To enhance the character and appearance of the conservation area through appropriate planning controls and evidence.

##### Responsibility

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

#### Recommendation 6: Home Farm

If proposals for the development of Home Farm (see [section 3.6](#) above) are brought forward, the Council should prepare a brief for the site which references the guidance in the recommendations listed above. Because there is significant local interest in archaeology as attested through the work of the local Time Team group in 2008, we strongly advise that a community focussed programme of archaeological work and building recording is outlined in the brief.

##### Reason

To ensure that the character and appearance of the conservation area continues to be conserved and enhanced and that the evidential, historic and architectural values embodied within Home farm are respected, recoded and enhanced.

**Responsibility**

Selby District Council in partnership with the North Yorkshire County Council Archaeology Service, the Monk Fryston Time Team Group and the Monk Fryston Parish Council.

**Recommendation 7: tree preservation orders**

The existing list of Tree Preservation Orders for Monk Fryston 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.

**Responsibility**

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

**Recommendation 8: 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**

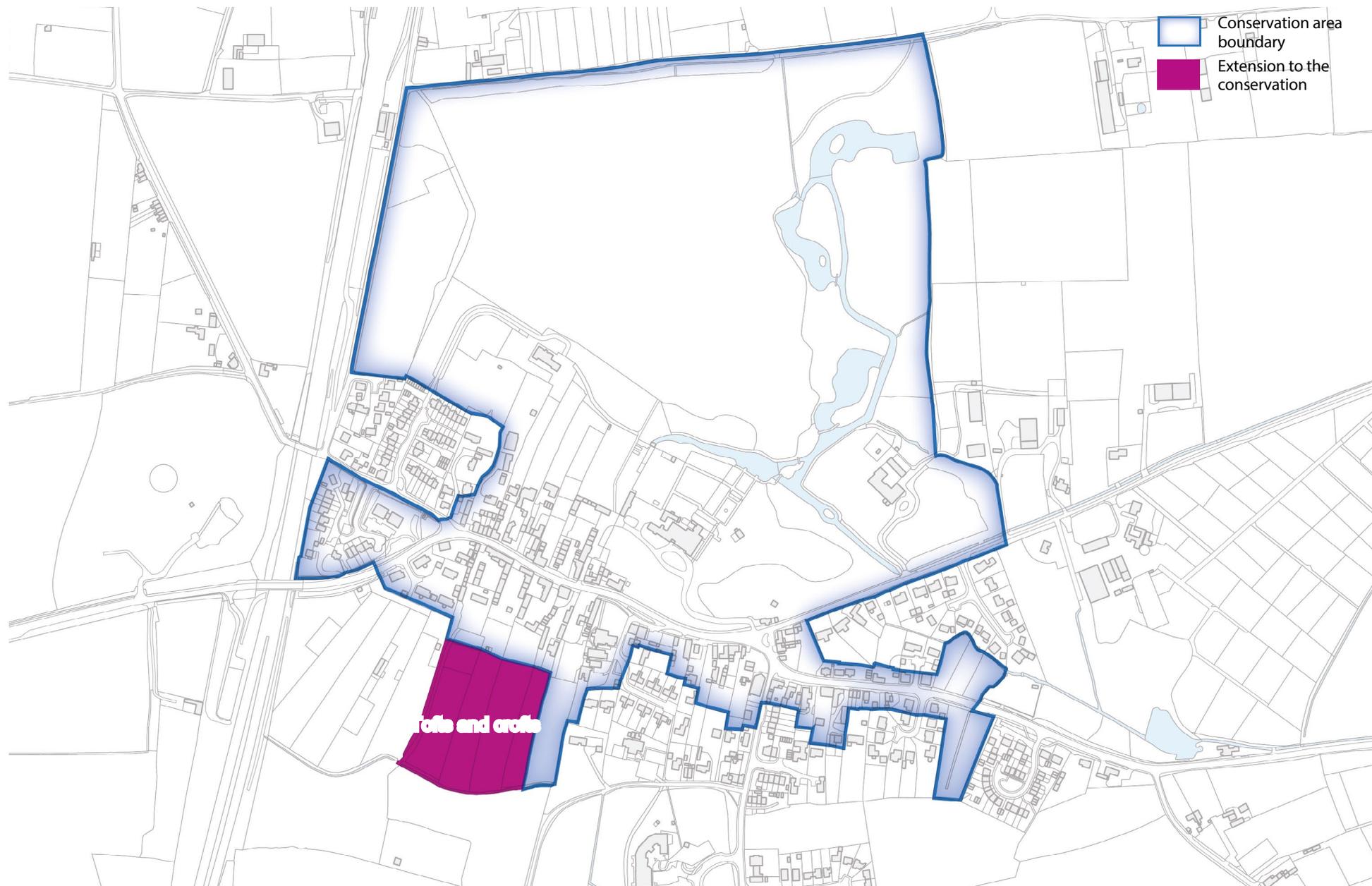
Selby District Council in partnership with Historic England (HE); the Society for the Protection of Ancient Buildings (SPAB), and the Energy Saving Trust, and the Institute for Historic Building Conservation (IHBC).

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### 6.3 Boundary changes

A draft version of this report was consulted in 2021 (see [section 7.3](#) for more detail). This proposed extending the conservation area southward to incorporate an area of fields that is part of the open space called southern tofts and crofts. Here there is a significant survival of medieval toft and croft boundaries that collectively make a strong contribution to the character and appearance of the conservation area. The area also possesses high evidential and historic values associated with the historic village and surviving historic properties on Main Street.

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



Monk Fyston 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

This layer is based on an assessment of the 1854 6" OS map, the 1888 25" and subsequent 1904, 1933 and 1954 25" OS maps. The Historic Core is based on both the extent of settlement at the time of the 1st edition 6" map and the regional historic landscape characterisation project. All subsequent graphic depictions are based on an analysis of historic maps and on-site observations. The layers are not meant to be definitive. They are a reasonable guide to the general pattern of settlement growth. Unless otherwise stated, the eighteenth century is generally subsumed into the historic core.

### 7.2.8 Archaeology, including historic routes and historic boundaries

Historic routes are based on a study of historic maps and are designed to illustrate the historic grain of a settlement. The historic boundaries are based on an assessment of early maps, the regional historic landscape characterisation projects and professional judgement. They are not definitive and should be used as a guide only. Archaeological depictions are designed to illustrate areas of significant interest rather than the presence or absence of all archaeological potential. Archaeological areas are based on brief assessments of the regional Historic Environment Record and key recent archaeological texts.

## 7.3 Statement of community engagement

Due to Corona Virus 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 traffic 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 five residents, the Monk Fryston Parish Council, the Monk Fryston Time Team and, the North Yorkshire Principal Archaeologist. Issues raised were:

- Historical and archaeological narrative needed checking.
- Traffic speed and traffic calming.
- Evidence to support the conservation area extension to the south.

## 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 2021)

<https://www.gov.uk/guidance/national-planning-policy-framework>

Selby District Core Strategy Local Plan. Selby District Council (2013)

[selby.gov.uk/sites/default/files/Documents/CS\\_Adoption\\_Ver\\_OCT\\_2013\\_REDUCED.pdf](http://selby.gov.uk/sites/default/files/Documents/CS_Adoption_Ver_OCT_2013_REDUCED.pdf)

Selby District Local Plan, Selby District Council (2005). 2005).

[www.selby.gov.uk/selby-district-local-plan-sdlp-2005](http://www.selby.gov.uk/selby-district-local-plan-sdlp-2005)

### 7.4.2 Supplementary planning documents

Monk Fryston Village Design Statement. Selby District Council (2012).

### 7.4.3 Guidance

Conservation Area Designation, Appraisal and Management; Historic England Advice Note 1 (Second edition), Historic England (2019)

<https://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)  
<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/>

Streets for All, Historic England (2018).

[historicengland.org.uk/images-books/publications/streetsfor-all/heag149-sfa-national/](http://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)

<https://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](#)

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#### 7.4.4 Reference

National Heritage List for England, Historic England

<https://historicengland.org.uk/listing/the-list/>

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](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

*Yorkshire West Riding: Sheffield and the South* (Pevsner Architectural Guides: Buildings of England), Harmell, Pevsner and Sharples (2017)

Monk Fryston Time Team 2018 Publication, Finding Fryston -Discovering our heritage from the Monks to the Victorians.

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