

# Riccall Conservation Area Appraisal

November 2021

This appraisal for Riccall 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 Riccall 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

Riccall lies approximately 14 kilometres south from York, about 7 kilometres north of Selby about half a kilometre east of the River Ouse. The Main Street, also known as York Road in the north, was the original road from York to Selby until construction of the A19 bypass in 1983.

### 1.3 Conservation area boundary

The conservation area boundary – which is shown on the [interactive map](#) – has been drawn around the historic core of Riccall prior to its expansion in all directions from the mid-1970s to the present day. In 2021, a minor amendment was made to incorporate the former police house and its neighbour on Main Street (see [section 6.3](#) for more details).

### 1.4 Designation history

The Conservation Area was designated in 1978 and reviewed in 1995. Since then, the boundary has been adjusted to take account of post-1995 development mainly to the south and some minor changes elsewhere including the expansion on Main Street in 2021 described above, following public consultation on a draft of this appraisal.

## 1.5 Topography and geology

Riccall lies on the edge of Landscape Unit 28, Vale Farmland with Plantation Woodland and Heathland and immediately to the west lies the alluvial flood plain of Landscape Unit 24, River Floodplain (North Yorkshire County Council). The superficial geology comprises heavy lacustrine clays overlying sandstone bedrock. Most of the land to the south and east comprises planned enclosure dating to the early nineteenth century whilst to the north lie fields that represent a more piecemeal and earlier enclosure of medieval open fields.

## 1.6 Summary of special interest

Riccall is a prosperous former agricultural settlement with examples of a variety of buildings largely dating to the eighteenth and nineteenth centuries reflecting the relative wealth of the settlement at that time. The exceptions are: the Grade I listed Church of St Mary the Virgin which incorporates late twelfth and early thirteenth-century architecture; parts of the Grade II\* listed and scheduled York Prebendary Manor House which incorporates the remains of fifteenth and sixteenth-century structures; and, the Grade II listed Bangram Hill Farmhouse which may date back to the seventeenth century. Although the village is almost entirely surrounded by late twentieth-century housing, the historic core remains reasonably legible. Here, though surviving historic plot boundaries are rare, the historic roads and lanes survive well and the focal point is the church located centrally to the west of the Main Street, which was formerly the main road from York to Selby.

### 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.

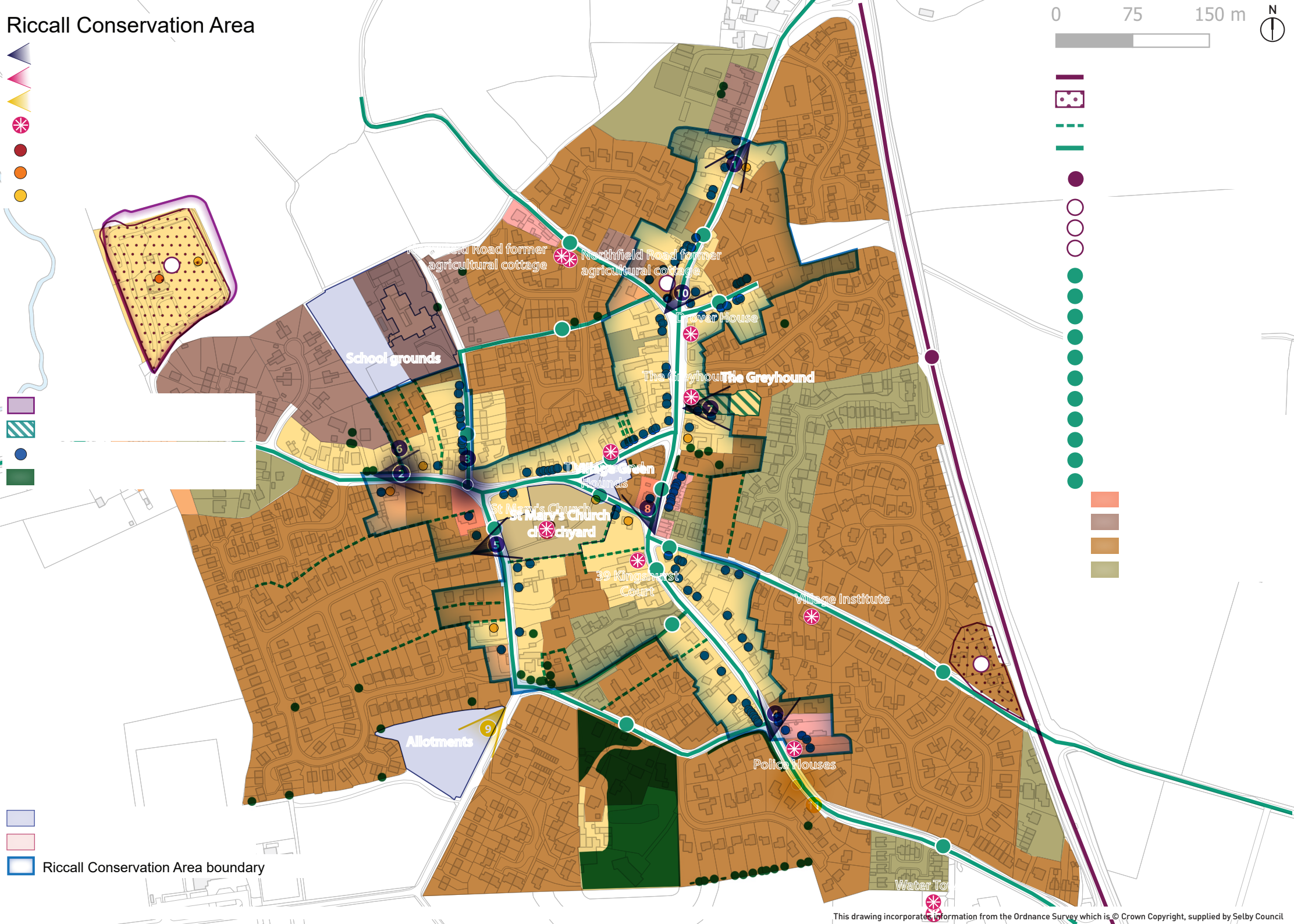
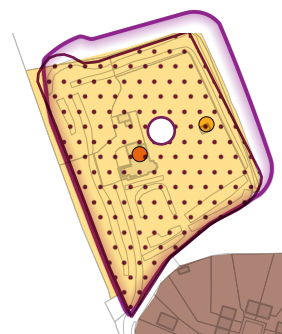
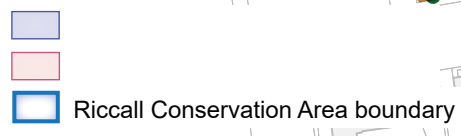
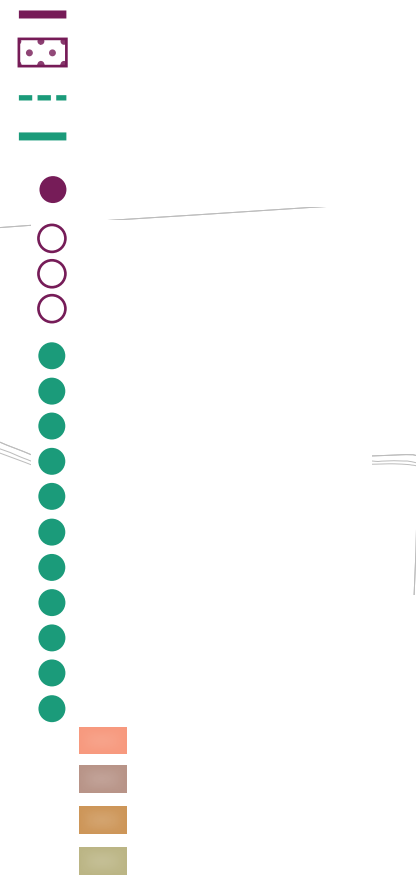
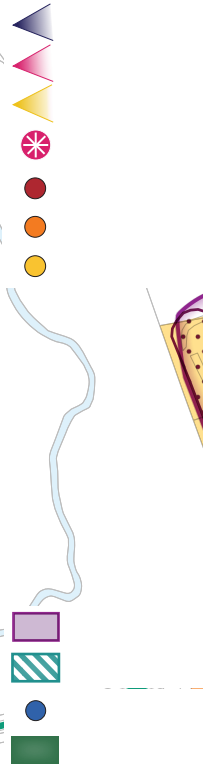
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 – return to the contents page

 – access the layered map

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# Riccall Conservation Area



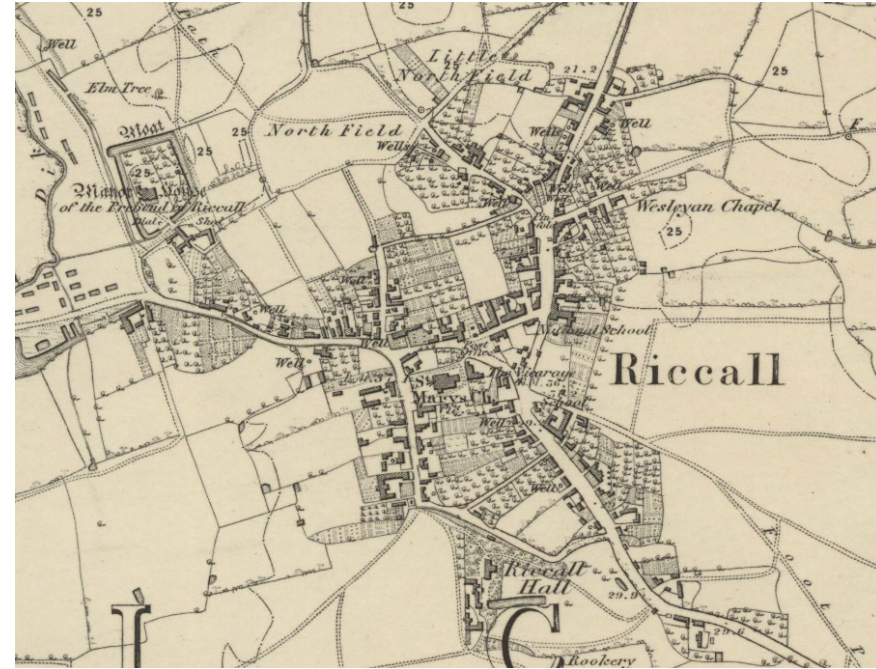
## 2.0 Historical development

The late eleventh-century Domesday Book records Riccall as having a large population of 27 households, putting it in the largest 40% of settlements recorded. The settlement and its land were shared between the Archbishop of York and the Bishop of Durham at the time of Domesday but in 1066 the manors were shared between the King (Edward) and the Archbishop of York. The scheduled York prebendary manor moated site is a surviving testament to the relationship between York and Riccall. Although the moat itself probably dates to the thirteenth century and the Grade II\* listed Manor House incorporates a fifteenth-century tower and turret, the site is clearly much older.

Riccall itself appears to have been a substantial settlement from at least the late Saxon period and is often associated with the landing of the Viking army prior to the Battle of Stamford Bridge in 1066. The 1995 conservation area appraisal records that a burial ground associated with this period was, 'discovered under new housing development in recent years', although no primary sources for this have been identified.

The settlement grew throughout the medieval period and continued to be significant as its size in 1851 (6" OS map) attests.

The church is central to the village and incorporates some twelfth-century masonry although is not now visible from large parts of the village.



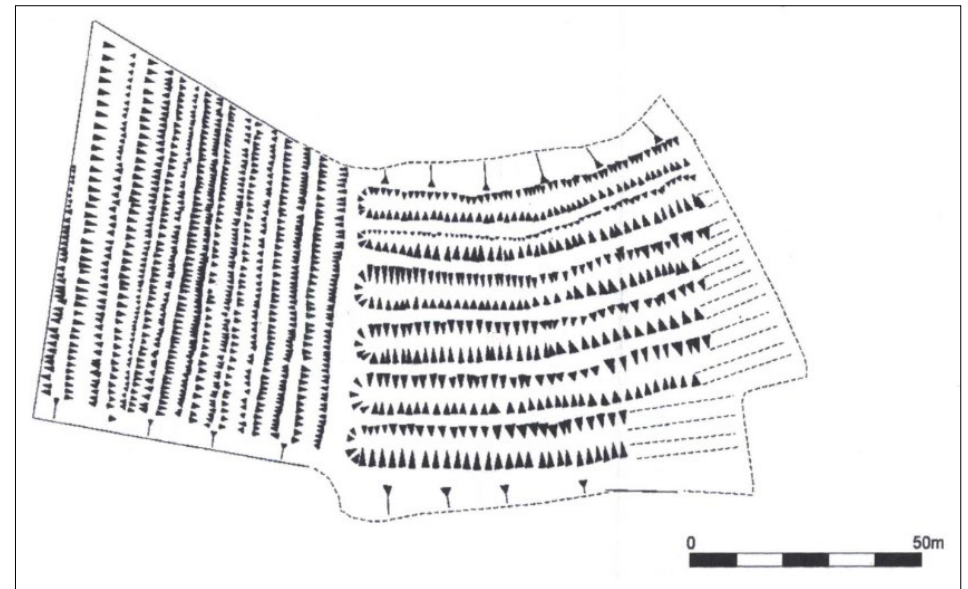
1st edition 6" map of Riccall in 1851

A brief examination of the 1841 and 1851 census returns suggests that the majority of Riccall's inhabitants were employed in agriculture with a larger than usual number of independent farmers, some only working 6 or so acres. Probably reflecting this, the settlement also supported a number of blacksmiths, a sheep doctor and a veterinary surgeon. The census also records a significant number of shoemakers and brickyard labourers presumably employed at the brick and tile yard by the River Ouse to the west. The 1995 appraisal mentions a brick and tile works at Bangram Hill Farm but this has been unsubstantiated by the current assessment.

The North Eastern Railway direct line from Doncaster to York via Selby was opened in 1871 and ran past Riccall until this section of the route was superseded by the Selby Diversion of the main East Coast Main Line in the early 1980s and closed. A station existed on Station Road (closed to passengers in 1958). The formation of disused line was used to create the Riccall by-pass in the early 1980s.

Riccall changed little spatially until the 1970s when the village was chosen as one of six expansion settlements. The subsequent growth of Riccall has all but enclosed the historic core and contributed very little to the character and appearance of the conservation area. Once a large and prosperous village with a substantial number of shops and businesses, Riccall is now a dormitory settlement supporting two public houses and a couple of shops (Riccall Village Store and Costcutter).

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 7.4](#).



*Ridge and furrow earthwork survey at Hawthorne Farm before development, 2004 – Humber Field Archaeology Unit*

## 3.0 Architectural and built character

### 3.1 Spatial and urban character

The historic core of Riccall is surrounded by planned housing estates dating to the late twentieth century, the majority of which date to the later phases of the 1990s. Most former 'empty' plots and former large gardens have been infilled but the historic grain survives, principally through the survival of most of Riccall's historic routes (see [interactive map](#)). The A19 has effectively divorced Riccall from its historic context of the main route from York to Selby via Escrick. The key characteristics are:



*St Mary's Church from Silver Street showing 12th century tower and 13th century chancel*

#### Positive

- The village retains a varied collection of historic buildings representing former farms, villas and former agricultural workers' cottages and terraces.
- The Grade I listed Church of St Mary and its extensive graveyard retains some medieval masonry (twelfth and thirteenth century) and is a landmark within the centre of the village.
- The historic routes are largely intact, including the Main Street and its former animal pound (pinfold, but much restored and only part remaining) and the junction with Northfield Lane.



*Half the village Pinfold shown on the 1851 OS map but restored and rebuilt in the late 20th century*



**Negative**

- The historic core is surrounded by late twentieth-century development completely obscuring the relationship between the historic settlement and the surrounding countryside.
- Late twentieth-century traffic infrastructure is intrusive.



*View of late 20th century housing on Hawthorns looking west from Church Street. Note the slayed junction and rebuilt brick wall to the right.*



*Traffic infrastructure on Main Street in from of number 62a, a late 20th century infill property inbetween some mid 19th century terraces*

- Main Street in particular has suffered from extensive improvements over past decades and character has been eroded, a point also made in the 1995 appraisal.
- The former farms themselves have lost legibility due to the loss of their former crew yards and outbuildings.



*Late 20th century housing to the rear of 30 Main Street. Note the intrusive block paving and property design.*



*View up Chapel Walk from Main Street. Note the intrusive highway and house design giving glimpses of suburbia from the more traditional Main Street.*

### 3.2 Boundaries and streetscape

Very few historic property boundaries associated with the former agricultural life of the village survive largely due to the extensive development of the settlement in the late twentieth century. Those few that do survive are mainly between Coppergate and Silver Street. However, residential property boundaries survive well. The key characteristics are:

#### Positive

- The historic routes as shown on the 1849 6" OS map all survive and probably represent the former medieval route pattern through the village.
- Front property walls of the mid- to late nineteenth-century houses in the village survive well. Many of these are brick but mature hedges are also common.



*View of a 19th century property on Main Street illustrating a typical front boundary hedge in the village.*



*Hedge boundary and brick wall at the Grade II listed Red House on Silver Street illustrating the importance of out buildings to the character and appearance of the conservation area.*



*Low brick boundary walls and hedges on Church Street. This image also shows a probable former thatched cottage (number 3 Church Street) of possible 17th century date.*

- The churchyard boundary on Church Street and part of Silver Street is a three to four course magnesian limestone rubble and ashlar wall topped with magnesian limestone coping and cast iron railings (renovated in the 1860s). The largest part of Silver Street is hedged and according to local knowledge was never 'walled'.



*Townscape view 5, looking east to the church tower from Hawthorns and showing the use of magnesian limestone for the churchyard boundary wall.*

## Negative

- Very few historic boundaries associated with former tofts and crofts have survived the late twentieth-century development of Riccall.
- The former farms, such as Hawthorne Farm have not survived well. The main farmhouses tend to survive but the former crew yards and barns have not. Their original function has become illegible.



*The main farmhouse for the former Hawthorn Farm with security gates just visible to the right. The former in fields have been developed for housing and the outbuildings and barns demolished.*



*This image is of a former farm on York Road. The farmyard has been developed for housing and the barn in the foreground converted. Asphalt and other materials together with a large dropped kerb have suburbanised a farm setting to the extent that character has been eroded.*

### 3.3 Built forms, styles and details

As with the majority of Selby District's settlements, Riccall retains a number of detached villas and former farm houses. However, they tend to be contextually divorced from their original historic settings. The key characteristics are:



*Former police houses on Main Street. Note the plaque in the centre that reads, "East Riding Constabulary". These properties used to be included in the conservation area and are now recommended for re-inclusion.*

### Positive

- There are examples of building types from discrete, set back, mid- to late nineteenth-century villas (a common feature of villages at this time, reflecting changes in population) and earlier, late eighteenth-century farmhouses to specific buildings such as the former police house on Main Street and the possible industrial building of No. 39 Main Street (it is understood from local sources that this building was constructed in the mid nineteenth century as a joiners shop, taken over by the Co-op in 1878 until 1977, when the building was converted into flats).



*39 Main Street, a possible 19th century industrial building. Note the blind central windows and the Welsh slate roof.*

- Some traditional outbuildings still survive.



*Outbuildings to the rear of 33 Main Street. Note the clay pantiles.*



*The Grade II listed Red House outbuilding. Note the Welsh slate roof.*



*Outbuilding on Chapel Lane. Note the clay pantiles.*

### 3.4 Building materials

Apart from the Grade I listed Church of St Mary, the traditional buildings are all in brick with clay pantile roofs. There are some hints of earlier timber framed buildings still in existence such as the Grade II listed Bangram Hill Farmhouse.. The key characteristics are:

#### Positive

- Reddish brown brick, probably from local brick works constitutes the principle building material in the village and is typical for this part of Yorkshire. A possible brick and tile work is situated at Bangram Hill Farm according to the 1995 appraisal but more likely is the brick and tile works by the River Ouse to the west which is recoded on the 1851 OS map.
- There are many examples of buildings constructed of handmade brick of the late eighteenth and early nineteenth-century as well as the later machine-made brick of the later nineteenth-century.



*Roof detail, hand made brick and replacement clay pantile roof*



*Late 19th century machine made brick with police house plaque on Main Street*



*Welsh Slate and other roof detail on 44 Main Street*



- Magnesian limestone, typically for the area, was historically reserved for the parish church. It was presumably sourced from the Monk Fryston area and shipped to Cawood via the Abbot's Dyke and the River Ouse.



*Close up of the 13th century chancel showing one of the lancet windows and contemporary doorway.*



*Magnesian limestone construction on the Grade I listed St Mary's Church. Note the Welsh slate chancel roof.*



*Close up of the 12th century west door of the church.*

**Negative**

- Many roofs on designated and non-designated historic buildings have been repaired over past decades and original red clay pantiles replaced with reconstituted stone versions resulting in a substantial loss of character.



*Reconstituted stone pantiles and uPVC windows on an early to mid 19th century former farmhouse (8 Church Street)*



*Reconstituted stone pantiles on an otherwise very characterful former public house on Main Street (Drovers Cottage). Note the surviving timber sash windows*



*Number 49 main Street, a 19th century former farm house much altered with new reconstituted stone pantiles, uPVC windows and doors and shutters*

## 3.5 Heritage assets

### 3.5.1 Designated heritage assets and positive contributors

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

- Listed buildings (designated heritage assets). 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. 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/>
- Unlisted buildings, structures, landscapes, sites, places and archaeology that help to shape the character and appearance of the conservation area. Some may have suffered from superficially unsympathetic alteration such as a modern shopfront, but nevertheless make a positive contribution because of the underlying integrity of the historic building or place. Selby District Council considers that, unless they are specifically identified as an ‘exception to defined character’ (see [section 3.7](#)), all unlisted buildings contribute to the special character and appearance of the conservation area as this is defined in [sections 3.1 to 3.4](#). [Section 7.2](#) provides more details of the methodology used to identify ‘exceptions to defined character’.

- 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 and yards.

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 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.

### 3.6 Exceptions to defined character

Not all buildings, structures, landscapes, sites and places contribute to the special interest of the conservation area. These are identified on the [interactive map](#) as ‘exceptions to defined character’. [Section 7.2](#) provides more details about the methodology used to identify them.



*The Greyhound public house in Main Street, a non-designated Landmark in the village. Note the outbuildings on the right and the newly surfaced road (spring 2021)*

## 4.0 Landscape character

### 4.1 Open space assessment

The character and appearance of the Riccall 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 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.

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.

Riccall possesses little in the way of external open space that shares a boundary with the conservation area and only two internal areas of open space. The historic core is almost entirely surrounded by late twentieth-century housing. The historic relationship between the village and its rural setting has therefore been lost.

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 (see [recommendation 6](#)).

## 4.2 Open space inside the conservation area

### 4.2.1 St Mary's Churchyard

#### Strong contribution

- Substantial area of open ground in the centre of Riccall.
- Bounded by a low magnesian limestone wall, hedge and brick wall.
- The majority of gravestones seem to be intact and in situ.
- Tree planting has occurred at some point in the late twentieth century.

### 4.2.2 Village Green

#### Strong contribution

- Open area of green owned or managed by the parish council.
- Boundaries are post and rail fencing.
- One reasonably mature lime tree, planted in 1897 to commemorate the Diamond Jubilee of Queen Victoria, and a few smaller trees planted at some point in the late twentieth century.
- There is a notice board, some seating and cycle racks.

### 4.2.3 Garden of Remembrance

#### Some contribution

- Peaceful cemetery extension with seating.
- Part of the setting of designated and non-designated assets.



*The churchyard main path with the Village Green beyond in the spring of 2021*

## 4.3 Open space outside the conservation area

### 4.3.1 Allotments

#### Strong contribution

- Important open amenity space on the edge of the conservation area.
- Provides a contemporary reminder of the historic relationship between the historic built village and open country beyond reflecting the lost toft and croft boundaries of the village.

### 4.3.2 School Grounds

#### Strong contribution

- The only remaining open space that borders on the Riccall conservation area.
- An important amenity space for Riccall Primary School bounded by a public footpath to the west providing access to open countryside to the north.



*The allotment viewed from Landing Lane*

## 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 can be found in [section 7.2](#).

Views within Riccall are mixed but tend to be fairly specific. Because the extent of late twentieth century development is substantial, it is difficult for the average viewer to appreciate the historic grain of the settlement. That said, there are some areas where the original layout of the villages can be appreciated and there are some particularly fine key views of groups of houses and the historic roads and lanes. There are no contextual views.

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 1, 2, 3, 4, 5, 6, 7, 8, 10).



*Townscape view 1, looking down Main Street/York Road from the northern gateway into the conservation area*



*Townscape view 3, looking up Coppergate to the north from Silver Street*



- **Contextual views** which look out to the landscape beyond the conservation area and give an understanding of its topography and setting (None).
- **Setting views** from outside the conservation area which enable its boundaries and rural setting to be understood and appreciated (Views 9, 11).

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



*Townscape view 8, looking to number 43 High Street*



*Townscape view 4, looking down Main Street to the north from the junction with Back Lane*



*Setting view 11, view of the water tower from Main Street*

## 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 Riccall Conservation Area in the preparation of this appraisal:

### 6.1 Enhancements opportunities

Throughout the conservation area there are surviving gardens and farm outbuildings relating to the nineteenth century and earlier village and these sites will come under pressure from future infill development. This should be resisted as these sites make a substantial contribution to the character and appearance of the conservation area. Public houses are another possible source of future development pressure as they tend to have large car parks and gardens. One such site has been identified.

#### 6.1.1 The Greyhound public house

- Currently closed due to the COVID 19 emergency and may well close permanently as a consequence.
- The main building, although non-designated, is a landmark building and together with its outbuildings makes a substantial contribution to the character and appearance of the conservation area.

- The rear car park and garden is substantial and represents a rare survival of a plot that is shown on the 1851 OS map.
- Any future re-development proposals of this site should ensure that the character and appearance of the conservation area is enhanced and development is conservation led. It's principal purpose is as a public house and character and appearance of the conservation area will be ensured through its continuing use as a public house.



*Townscape view 7, looking to the rear of the Greyhound Inn*

## 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 Riccall 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 Riccall 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 Riccall 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 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: tree preservation orders

The existing list of Tree Preservation Orders for Riccall 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. As stated in [section 4.1](#), 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

##### Responsibility

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

#### Recommendation 6: carbon reduction and climate adaptation measures

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.

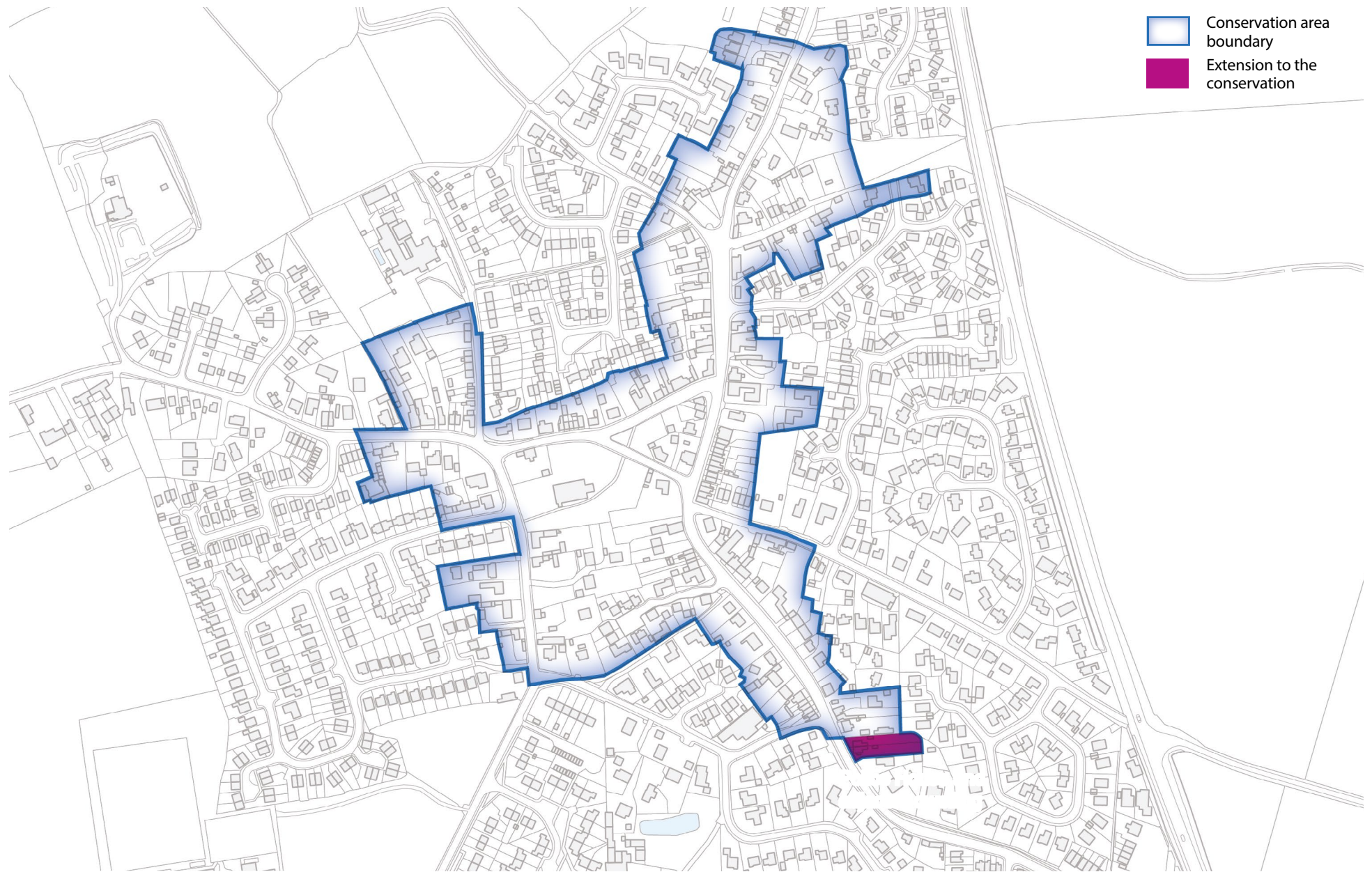
##### Responsibility

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). Representations were made concerning extension of the conservation area along Station Road. Following this, the boundary of the conservation area was amended to incorporate a former police house and adjacent dwelling dating to the late nineteenth-century, complete with original plaque and rear and front gardens. These houses were previously included within the Riccall Conservation Area (as detailed in the 1995 appraisal). As a related pair, the two houses continue to contribute to the character and appearance of the conservation area despite the left-hand dwelling being considerably altered. They retain significant communal and evidential values associated with late nineteenth-century Riccall and the growth of the rural police force.



Riccall 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, 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.

On this map layer, historic routes are identified from a study of historic maps using professional judgement, to illustrate the historic grain of a settlement. Historic boundaries are based on an assessment of early maps, the regional historic landscape characterisation project and professional judgement. They are not definitive and should be used as a guide only.

## 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 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 nineteen residents, the Riccall Community Archive Group and, the North Yorkshire Principal Archaeologist. Key issues raised were:

- Station Road and proposals to demolish Tamwood House with regard to possibly extending the conservation area up Station Road.
- Historical and archaeological corrections.
- The Police House and proposals to extend the current conservation area to include it.

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

Riccall 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)  
[historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/heag-268-conservation-area-appraisal-designation-management/](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/](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)  
<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

[historicengland.org.uk/listing/the-list/](https://historicengland.org.uk/listing/the-list/)

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](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

*Archaeological Observation Investigation and Recording at Church Street Riccall*, Humber Field Archaeology (2004)

*Riccall: An Assessment of the Architectural and Historic Interest of the Village*, Roger Wools (1995)

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

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**Draft issued** January 2021

**Consultation draft issued** May 2021

**Issued** November 2021

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