

Appleton Roebuck Conservation Area Appraisal

November 2021

This appraisal for Appleton Roebuck 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.

1.0 Overview of Appleton Roebuck conservation area	1
Interactive conservation area map	4
2.0 Historical development	5
3.0 Architectural and built character	6
4.0 Landscape character	17
5.0 Views	27
6.0 Management risks, opportunities and recommendations	29
7.0 Technical terms, further information and methodology	36



1.0 Overview of Appleton Roebuck 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

Appleton Roebuck is situated in a triangle of land between the River Ouse to the east and the River Wharfe to the south and west. It shares this triangle with the settlements of Bolton Percy to the west, Colton to the north and Acaster Malbis to the east. The A64, the main route to York and Leeds lies to the north. Although there is a bus, the number 21, it is only available every 2 hours and does not operate in the evenings. The community therefore relies on private car transport.

1.3 Conservation area boundary

The conservation area boundary was reviewed in 2002 and again in 2021. No changes were made in 2002, but in 2021, following public consultation on a draft of this appraisal, the boundary was amended to the north and east to include rare examples of medieval ridge and furrow earthworks relating to earlier unenclosed open fields, all associated with the historic village core. The boundary is shown on the [interactive map](#).

1.4 Designation history

The conservation area was first designated in 2000 and reviewed two years later, and again in 2021, when this appraisal was prepared and the boundary extended.

The neighbouring Holme Green area was assessed in 1995 and not recommended for designation as a conservation area.

A draft appraisal was consulted on in 2021 (see 7.3) and some changes made to the boundary.

1.5 Topography and geology

Appleton Roebuck lies in an area of glacial till, a relatively heavy clay based superficial geology prone to waterlogging. The village lies within the large, Landscape Unit 28, The Vale of York, described as vale farmland and plantation woodland and heathland (NYCC). This unit stretches from just north of Raskelf to just north of Selby with York at the centre.

1.6 Summary of special interest

The village retains its visual identity as a linear settlement around two large 'greens' with a wide main street and grass verges. The immediate setting incorporates the strong survival of medieval toft and croft boundaries as well as remnants of the former unenclosed open fields. The historic legibility of the settlement is therefore relatively high. Although there has been substantial expansion of the settlement in the late twentieth century especially to the north, and there has been significant infilling of large gardens and other open spaces, the character and appearance of the conservation area remains relatively intact with one still functioning village farm surviving.

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

 – return to the previous page

2.0 Historical development

The eleventh century Domesday Book (as translated and made available through Open Domesday) makes no mention of Appleton Roebuck. However, this does not imply it was not in existence. The first official records date to later centuries relating to Southwood manor, later Brocket Hall, the scheduled moated site immediately to the east of the village. Although this site has not been securely dated and no archaeological investigations have been undertaken, its medieval form is inferred and the site probably dates to the thirteenth or fourteenth centuries when moat construction was relatively common in England.

The village itself is typical of many Yorkshire linear settlements, and almost entirely agricultural. It is unlikely that there ever was a church in the village until the present Grade II listed Church of All Saints in 1868 was constructed. Having said that the name Chapel Green is interesting and it may be that there was some form of 'chapel of ease' present in the village in the medieval period. The name Church Lane, implies that at least before 1868, villagers who wished would walk to nearby Bolton Percy for worship.

Fields to the north, south and east retain field boundaries that relate to medieval toft and crofts and village open fields. Medieval ridge and furrow earthworks can be seen in fields to the north and east. The survival of historic boundaries and field systems close in to the village is high in an area of predominately improved agricultural landscape of large fields.



Appleton Roebuck in 1849 as depicted on the 1849 Ordnance Survey 6" map

Until the late 1950s the village continued to be largely agricultural with around six farms still in use. Since then, the village has been radically enlarged and become a typical commuter village, with the village shop and post office closing in 2010.

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

Appleton Roebuck is a typical linear village with a large 'green' at its northern end (Chapel Green). A second 'green' area is located at the junction of Daw Lane and Main Street. One of the principal views of the village is from the former village mill about 2km to the west along Old Road. The key characteristics are:



The Grade II listed Old Vicarage built in the late 18th century showing the building set back from the road with a low brick front wall and mature shrubs. Note that the clay pantiles have been replaced like for like and the yorkstone roof slates in the eaves have been retained. The windows and door are also replacements but reflect the historic proportions well.

Positive

- The core eighteenth and nineteenth century buildings are generally set back from the roadside with generous wide grass verges.
- The northern 'green', formerly Chapel Green, with the landmark Shoulder of Mutton public house and the landmark Bridge Service Station, are key elements in the layout of the village.



The Shoulder of Mutton Public House and the Bridge Service Station viewed across Chapel Green

- Late nineteenth century and early twentieth century development seems generally to be confined to infill within the historic core.
- The wide Main Street and the greens together with a good survival of historic properties result in a high degree of legibility.
- Areas of former open fields, medieval toft and croft boundaries and early enclosure boundaries (of former strip fields) survive beyond the village core to the north, south and east.
- The scheduled monument known as Brocket Hall Moated Site lies to the east.



View from the publicly accessible Malt Kiln Lane of medieval earthwork ridge and furrow within an area currently outside the conservation area but proposed to be included

Negative

- The River Fleet passes through the conservation area between the site of Brocket Hall and Daw Lane. The Environment Agency records a Zone 3 flood risk (the highest level of flood risk) to either side of the Fleet.
- Late twentieth and early twenty first century development is generally in former farm crew yards and backland leading to a loss of historic legibility.
- All the water courses are dominated by the invasive species, Himalayan Balsam.



Typical suburban style development on North Field Way

3.2 Boundaries and streetscape

Because the majority of the residential buildings within the historic core are set back from the road, boundary legibility is high. There is also a fine setting to the conservation area comprising historic fields which provide a much-needed buffer between the historic village and the much-improved modern fields that form the wider landscape. The key characteristics are:

Positive

- Low brick walls to nineteenth century properties but the majority of later ones are hedged.
- Main Street is unusually wide along most of its length with wide grass verges between the road and property boundaries.



View of two boundary walls on Main Street, one in magnesian limestone and one in brick in front of the Grade II listed Wesleyan Methodist Chapel built in 1818



View of Main Street with the Grade II listed All Saints Church in the background illustrating the width of the road and its grass verges

- Exceptions are the terrace properties between St Katherine's and White Lea which front directly onto the pavement.
- There is some survival of probable late medieval strip field boundaries to the north and south of the historic core, some of which may represent former toft boundaries (see [interactive map](#)).
- The Main Street is part of the wider network of North Yorkshire cycling routes.



View of terraced properties on Main Street, probably former agricultural workers cottages

Negative

- Although traffic is generally light, speeds can be excessive, especially on the approaches to the village envelope and highway infrastructure does not respect the historic character or appearance of the conservation area.



Urban style spayed junction from Main Street to West End Avenue

3.3 Built forms, styles and details

The built forms are generally detached cottages and larger houses for the earlier periods interspersed with former agricultural workers cottages, many of which have been adapted and converted to modern living. The key characteristics are:

Positive

- There is a mix of residential properties in the village.
- There are one or two early nineteenth-century terraces, representing former agricultural workers dwellings.



One of several detached 19th century buildings set well back from the Main Street. This building, is located on Main Street.

- The majority of village properties from the mid-nineteenth century onwards are detached or semi-detached within largish plots and set well back from the road.
- There are some smaller terraces which are set back slightly behind low walls and railings.
- The village comprised a number of former farms including Villa Farm and Town Farm which have been converted to residential in the late twentieth century and early twenty-first century.



Villa Farm showing loss of legibility of the former farm despite the obvious retention of some of the barn features

- West Farm is the only working farm left in the village although several of its buildings have been converted to residential in the late twentieth century. The farmhouse itself incorporates some courses of magnesian limestone rubble indicative of an earlier construction.



Detail of the main farmhouse at West End farm showing the magnesian limestone walling that may be part of an earlier building



Barn at West End Farm

Negative

- uPVC windows and doors are common replacements on historic properties, both designated and non-designated leading to a significant erosion of character.
- Late twentieth-century developments incorporate asphalt driveways, entrance splays and parking areas. The late twentieth-century developments to the north of the conservation area are typical suburban cul-de-sac forms which adversely impact on the setting of the conservation area.



Detail of a uPVC window replacement that lacks any reference to the original timber sash



The junction of North Field Way and Main Street demonstrating the impact of standard late 20th century road design on character

3.4 Building materials

The village reflects the character of most similar villages in the region in that brick, clay pantiles and welsh slate became the dominant building materials by the late eighteenth century in an area close to the magnesian limestone southern uplands. There are some notable exceptions. The key characteristics are:

Positive

- The most common traditional material, found on the majority of historic buildings in the village, is a brown-red brick, either early (eighteenth and early nineteenth century) handmade or later machine made.
- A few buildings are constructed of rough coursed magnesian limestone such as the Stone Cottage on Main Street and some coursing in the main West Farm farmhouse. This may indicate an earlier origin. The nineteenth-century, Grade II listed All Saints Church is also stone.



Detail of brown-red hand made brick in Appleton Roebuck



The Stone Cottage on Main Street

- Traditional roofing is clay pantile on the earlier properties and Welsh slate for the later ones. Buildings dating to the late twentieth century tend to be roofed with reconstituted stone tile and pantile.
- Windows and doors are timber where they survive in their original form and are generally six-over-six panes for the earlier properties and one-over-one for the later properties.

Negative

- There has been a significant restoration programme in the village on individual historic properties both listed and unlisted, however these have utilised uPVC window and door replacements as well as changes to roofing material. Many of these properties have utilised uPVC mock sashes in an attempt to conserve character.



uPVC replacement windows on a non-designated historic property 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.

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.



Landmark building, Bridge Service Station on Chapel Green

4.0 Landscape character

4.1 Open space assessment

The character and appearance of the Appleton Roebuck 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.

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. 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.

More details of the methodology used in the assessment are contained in [section 7.2](#).

4.2 Open space inside the conservation area

North Chapel Green

Strong contribution

- Historic green (Chapel Green) providing a green setting to the north part of the village.
- Site of the historic (non-designated) Shoulder of Mutton public house and the landmark, Bridge Service Station and ornamental landmark beech tree.
- Part of entrance to the village from the north.



View of North Chapel Green with the landmark Copper Beech tree and the Shoulder of Mutton behind

South Chapel Green

Strong contribution

- Historic green (Chapel Green) providing a green setting to the north part of the village.
- Contains a feeder drain to the River Fleet.
- Strong open space and part of the historic Chapel Green separated from North Chapel Green by road junction formed by Broad Lane, Malt Kiln Lane and Main Street.



View of South Chapel Green with relatively new trees

West Chapel Green

Strong contribution

- Historic green (Chapel Green) providing a green setting to the north part of the village.
- Contains a feeder drain to the River Fleet.
- Strong open space and part of the historic Chapel Green separated from North Chapel Green by road junction formed by Broad Lane, Malt Kiln Lane and Main Street.
- Green frontage to late twentieth century properties on Main Street.



View of West Chapel Green looking to North Chapel Green with the landmark copper beech in the background

Central Green 1

Strong contribution

- With Central Green 2 and land adjacent the Church this site is a key green area in the centre of the village and a key component of the conservation area.
- Historic open space within the village.
- Location of a bench and tree planting.



Winter view of Central Green 1 showing the mature trees and scrubs

Central Green 2

Strong contribution

- Site coincides with a Local Plan Local Amenity Space (Policy ENV29).
- Location of a bench.
- Historic open space within the village together with Central Green 1.



View of Central Green 2 with the much altered Grade II listed Southfield in the background

Bond Lane Green

Strong contribution

- Site coincides with a Local Plan Local Amenity Space (Policy ENV29).
- Historic open space in the village formed by the junction between Main Street and Bond Lane.
- The site incorporates some ornamental trees and a mature chestnut tree.
- Behind is the brick and stone boundary wall to an historic farm.

South of the Roebuck Inn

Strong contribution (see below and [section 3.5](#))



Winter view of Bond Lane Green from Bond Lane

4.3 Open space outside the conservation area

South of the Roebuck Inn

Strong contribution

- This area incorporates the rear of the Roebuck Inn which is inside the conservation area as well as all the land between the rear of Main Street properties and the Brumber Carr Drain.
- The land comprises pasture and several field boundaries that reflect the boundaries of former medieval tofts (individual small holdings associated with village crofts (houses)). The land to the rear of the Roebuck Inn is a classic example (see [interactive map](#)).
- It may also comprise former medieval strip fields enclosed at some point in the sixteenth century or earlier according to the North Yorkshire County Council Historic Landscape Characterisation Project – “This is a small area of strip fields which consists of small semi irregular fields defined by curved overgrown hedgerow boundaries. This area has significant legibility with only a small amount of boundary loss”.
- Contributes to the legibility of the historic village, especially the former village farms on the Main Street.
- Provides a clear separation (context) between the wider landscape of planned enclosure of former open fields and the historic village.



Setting View 9 looking east from Bond Lane. The hedged boundaries in the middle distance represent historic field boundaries to medieval village tofts and crofts

South of Main Street

Strong contribution

- As with land south of the Roebuck Inn, this area comprises former medieval strip fields enclosed at some point in the sixteenth century or earlier.
- Several historic boundaries survive to the present as indicated on the [interactive map](#).
- Contributes to the legibility of the historic village, especially the former village farms on the Main Street.
- Provides a clear separation (context) between the wider landscape of planned enclosure of former open fields and the historic village.
- Part of this area lies within the conservation area immediately adjacent West Farm and is an important area of agricultural land in the village envelope.



Winter view through boundary hedge on Church Lane towards the rear of properties on Main Street

Site of Brocket Hall and Land South of Brocket Hall and Land North of Brocket Hall

Strong contribution

- The former moated site of Brocket Hall is a scheduled monument and represents a significant archaeological and historic site to the village of Appleton Roebuck.
- The site is heavily overgrown and the moat and adjacent River Fleet are choked with the invasive Himalayan Balsam.
- The River Fleet forms the western edge of this area.
- A public right of way accesses the site along the southern border of Brocket Hall from the village.
- A second, permissive footpath runs along the River Fleet from north to south.
- The majority of the site lies in the Environment Agency's Flood Zone 3.



View of the site of Brocket Hall from the permissive footpath off Daw Lane. Note the Himalayan Balsam in the moat

Setting of the Scheduled Monument of Brocket Hall

Some contribution

- Although very much a part of the setting of the scheduled monument, this area of land is not part of the immediate historic setting of the Appleton Roebuck conservation area.
- The land is principally given over to commercial conifer plantation.
- A public right of way forms the western boundary of this site and a second public right of way bisects the site to the east of Brocket Hall.



Site of Brocket Hall. Note the Himalayan Balsam

Field to East (north of the Church)

Strong contribution

- The site is clearly visible from Daw Lane, Broad Lane and the River Fleet.
- The site is pasture and comprises well preserved medieval ridge and furrow.
- It is unlikely that the area was utilised for medieval tofts and crofts and represents a rare survival of a village medieval open field system.
- Views across the site from Daw Lane are significant.
- Contributes to the legibility of the historic village, especially the former village farms on the Main Street.
- Almost the entire field lies in the Environment Agency's Flood Zone 3.
- Recommended for inclusion within the existing conservation area (see [section 6.2](#))



View across the field from Broad Lane

Churchyard and Church Land

Strong contribution

- Historic fields bounded to the north by an historic boundary.
- Important green space to the setting of the conservation area and the Grade II listed All Saints Church.

Fields to the North

Strong contribution

- The site is pasture and comprises well-preserved medieval ridge and furrow associated with former crofts, tofts and the medieval open field system.
- Contributes to the legibility of the historic village.
- Visible from Malt Kiln Lane and late twentieth-century developments to the west of Malt Kiln Lane and north of Main Street.



View of church land between the churchyard and Daw Lane from the Main Street entrance

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](#).

Three types of view have been identified. These are mapped on the views and landmarks layer of the [interactive map](#) and illustrated on the following pages.

Although Appleton Roebuck has a substantial amount of late twentieth century development, the relationship between the remnant historic landscape, the village and the wider, more modern improved agricultural landscape is strong. Views from the immediate setting of the historic core are extremely important as are dynamic views along Main Street.

The views 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 3, 7 & 8).



Townscape View 3 looking south down Main Street from Chapel Green

- **Contextual** views which lead out to the landscape beyond the conservation area and give an understanding of its topography and setting (View 1, 11).
- **Setting** views from outside the conservation area which enable its boundaries and rural setting to be understood and appreciated (Views 2, 4, 5, 6, 9).

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



Contextual view 1 looking to Chapel Green from the east gateway



Setting View 5 looking east from the windmill on Old Road



Contextual view 11, looking across West Farm fields 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 Appleton Roebuck Conservation Area in the preparation of this appraisal:

6.1 Opportunities

Development opportunities within villages are rare and generally comprise the conversion of former crew yards or infill of large village plots. Therefore, the majority of development tends to occur at the outside edges of villages. Appleton Roebuck is no exception to this, as evidenced in the late twentieth century developments to the north of Main Street and Chapel Green, the conversion of Villa Farm and the general infill of formerly large and empty plots along Main Street in the late twentieth and early twenty-first centuries. Two potential development sites have been identified as follows.

6.1.1 Roebuck Inn

The Inn is currently closed and the land to the rear which includes the former car park is unused. Some form of residential re-use of the site could be achieved in a way that enhances this part of the conservation area, respects the significance of the open land to the rear and retains the legibility of the public house.



View from the Main Street of the rear of the Roebuck Inn and land beyond

6.1.2 West End Farm

This is the only surviving working farm in the village which until the 1960s supported six working farms. All the other farms have been developed for residential in the latter part of the twentieth century. Although some of the farm buildings have been converted and/or retrofitted for twentieth century living, the farm buildings and their immediate open fields are an important contributor to the character and appearance of the conservation area. Any future plans to develop this site will need to consider this significance in any designs. Some form of residential re-use of the site could be achieved in a way that enhances this part of the conservation area, respects the significance of the open land to the rear and retains the legibility of the farm complex.



West End Farm nameplate. Note the corrugated iron roof, presumably replacing earlier clay pantiles

6.2 Recommendations

Recommendation 1: a local list

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

Reason

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

Responsibility

Selby District Council in partnership with the Appleton Roebuck Parish Council, the Appleton Roebuck 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 Appleton Roebuck 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: West Farm

Any future development of West Farm off the Main Street should ensure that every effort is made to incorporate the historic farm buildings into development and that views from the Main Street are maintained and enhanced. Any future development of this site should ensure that the legibility of West Farm is maintained and that West Farm can still be ‘read’ as a former farm complex.

Reason

To ensure that any future development of the West Farm site respects the character and appearance of the conservation area and the integrity of non-designated heritage assets

Responsibility

Selby District Council.

Recommendation 5: 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. It is strongly recommended 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 6: Himalayan Balsam

Work in partnership with others to seek the eradication of invasive Himalayan Balsam from the village paying particular attention to the River Fleet and the Scheduled Monument known as Brocket Hall.

Reason

To enhance the setting of the conservation area and to ensure the eradication of a key invasive species from the village.

Responsibility

Selby District Council in partnership with Historic England, the Environment Agency, Natural England, Appleton Roebuck Parish Council, local residents and local Internal Drainage Boards.

Recommendation 7: tree preservation orders

The existing list of Tree Preservation Orders for Appleton Roebuck 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 Appleton Roebuck Parish Council and neighbourhood planning group as well as landowners and residents.

Recommendation 8: climate adaptation and carbon reduction

Selby District Council should prepare and publish guidance for climate adaptation and carbon reduction 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, photovoltaic panels as well as the siting of air source heat pumps and the impacts of ground source heat pumps on sub-surface archaeology.

Reason

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

Responsibility

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

6.3 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 to encompass:

- *Fields to the East* – This is a large area of surviving earthwork medieval ridge and furrow that relates to the former village open fields between Main Street and the River Fleet. The majority of the area is in the Environment Agency’s Flood Zone 3 and not suitable for general development. It is an important contributor to the setting of the conservation area and integral to the legibility of the historic settlement.
- *Fields to the North* – These fields comprise medieval earthwork ridge and furrow as well as historic field boundaries associated with former village croft and tofts as well as former village open fields. These fields are a remnant of a much more extensive historic setting impacted by late 20th century development and clearly visible from Malt Kiln Lane, an historic routeway and these later developments. The fields are an important contributor to the legibility of the historic settlement of Appleton Roebuck bordering later enclosed fields and 20th century arable land.

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



Appleton Roebuck 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)

STREETSCAPE/LANDSCAPE ELEMENTS AND WAYS OF DESCRIBING THEM

Term	Definition
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
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.
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 of 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. 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 layer 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 (experienced and evolving along a route, such as a street).

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

7.2.6 Open space assessment

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

Definition

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

Analysis

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

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

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

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

7.2.7 Historic Development analysis

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

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

7.2.8 Archaeology map layer, including historic routes and historic boundaries

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

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, face-to-face 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 the Appleton Roebuck Parish Council; a single resident and the North Yorkshire Principal Archaeologist. Key issues raised were:

- The challenges of Himalayan Balsam removal and the relationship between the Internal Drainage Board, Selby District Council and local residents.
- The challenges of enforcing Article 4 Directions in the conservation area.
- Archaeology.

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

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

Appleton Roebuck 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).
<https://historicengland.org.uk/images-books/publications/streets-for-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](#)

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

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), Harman, Pevsner and Sharples (2017)

Alan Baxter

Prepared by Bob Sydes, Victoria Bellamy, Vera Fabiankova

Reviewed by Robert Hradsky

Draft issued December 2020

Consultation draft issued May 2021

Issued November 2021

T:\1733\1733-070\12 DTP Data\Conservation Area Appraisals\Appleton Roebuck\1733-70_Appleton Roebuck_Conservation Area Appraisal.indd

This document is for the sole use of the person or organisation for whom it has been prepared under the terms of an invitation or appointment by such person or organisation. Unless and to the extent allowed for under the terms of such invitation or appointment this document should not be copied or used or relied upon in whole or in part by third parties for any purpose whatsoever. If this document has been issued as a report under the terms of an appointment by such person or organisation, it is valid only at the time of its production. Alan Baxter Ltd does not accept liability for any loss or damage arising from unauthorised use of this document.

If this document has been issued as a 'draft', it is issued solely for the purpose of client and/or team comment and must not be used for any other purpose without the written permission of Alan Baxter Ltd.

Alan Baxter Ltd is a limited company registered in England and Wales, number 06600598.

Registered office: 75 Cowcross Street, London, EC1M 6EL.

© **Copyright** subsists in this document.