

# Brayton Conservation Area Appraisal

July 2022

This appraisal for Brayton 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 Brayton 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

The Brayton Conservation Area separates the extended village of Brayton from the suburban development of Selby Town and lies about 700 metres from the southern end of the Armoury Road and Brook Street Conservation Area. The A19 (Doncaster Road) bisects the conservation area and passes directly by the Grade I listed St Wilfrid's Church.

### 1.3 Conservation area boundary

The boundary follows the historic routes of Foxhill Lane to the West and Baffam Lane to the East with the eighteenth-century Doncaster to Selby Turnpike Trust Road running through the centre. The boundary now largely skirts Brayton Academy to the north and late twentieth century housing to the south.

### 1.4 Designation history

Brayton Conservation Area was designated in 1969 under Section 1 of the Civic Amenities Act 1967. It is one of the earliest conservation areas to be designated in Selby District and unusually is not based on an historic settlement but instead largely takes in the historic setting of two listed buildings, the Grade I St Wilfrid's Church and the Grade II Rectory. The boundary was reviewed in 2000 with a recommendation to de-designate a large proportion of the conservation area but only some minor adjustments were subsequently made.

A draft appraisal was consulted on in 2021 (see 7.3) with no alterations made to the boundary.

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## 1.5 Topography and geology

The conservation area is essentially flat land comprising a mix of pasture and arable surrounded by arable fields and the built-up areas of Brayton and Selby. The geology comprises largely lacustrine clays of the Humberhead Levels. See *North Yorkshire County Landscape Character Type 23, Levels Farmland* (North Yorkshire County Council, 2011).

## 1.6 Summary of special interest

The conservation area was designated for two reasons: first, to protect the rural setting of the medieval Grade I listed St Wilfrid's Church and its nineteenth-century, Grade II listed Rectory; and, secondly, to control the coalescence of Selby and Brayton. The church and its steeple are the dominant element of the conservation area, which is otherwise characterised largely by a flat rural landscape of fields, pasture, hedgerows and treelines. The historic rectory complex is the only other built element, forming a historically and architecturally significant group with the church.

### 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:

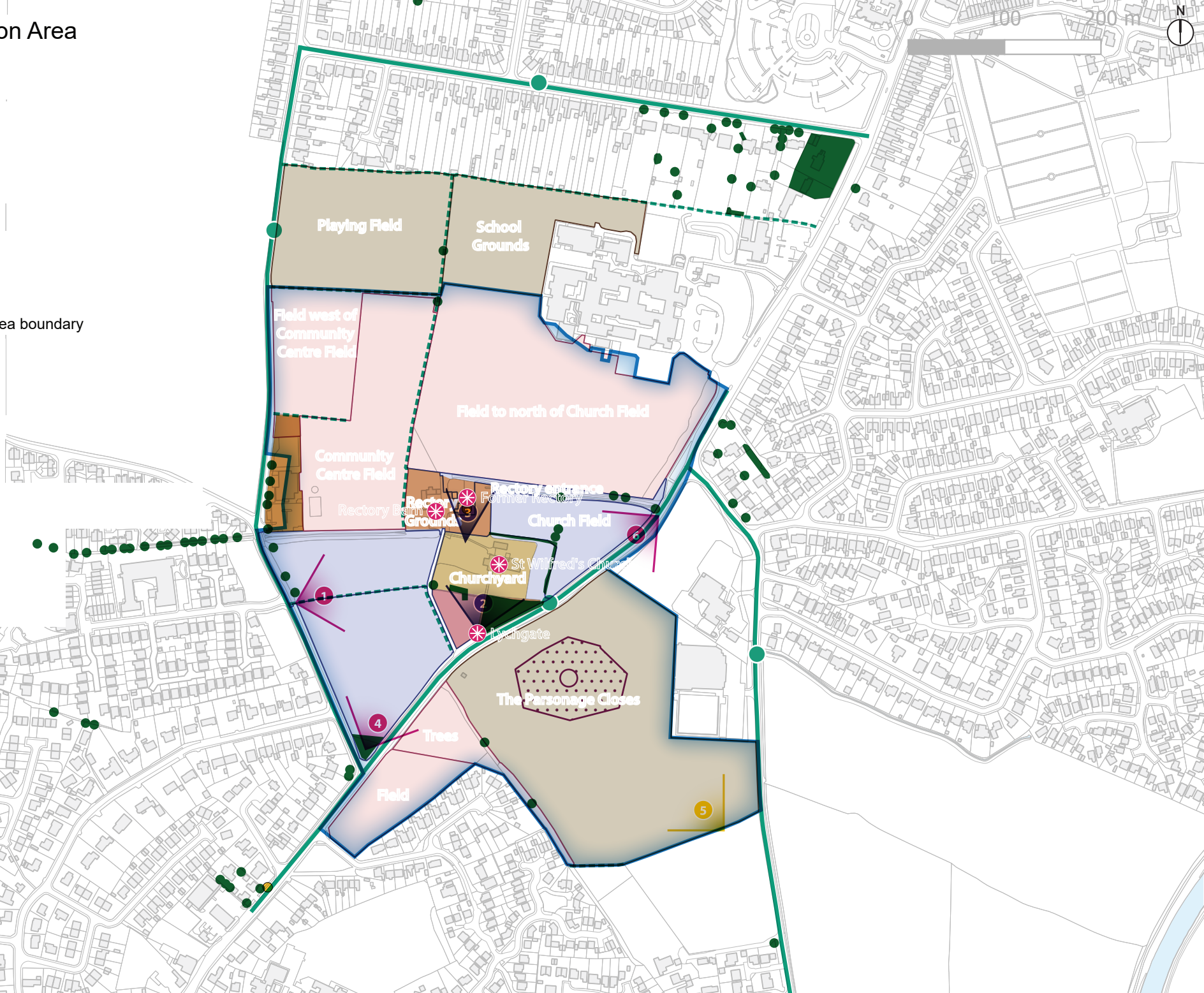
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# Brayton Conservation Area

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## 2.0 Historical development

Brayton is mentioned in the late eleventh-century Domesday Book and recorded as having a priest. By implication, there must have been a church of some description, which fits local assessments that the present listed Grade I St Wilfrid's Church has Saxon origins. The Manor and its lands seem to have been presented to Selby Abbey soon after the Conquest of 1066 and the survival of twelfth-century architecture, notably the main door and chancel arch suggests a comprehensive rebuilding. The field to the east of Doncaster Road did, until the late nineteenth century, retain a substantial earthwork moat and it is tempting to see these two sites as linked. Although there is limited archaeological evidence, reasonably 'up market' medieval pottery has been found in the field in recent decades. The moat is now significantly ploughed out and only appears as a slight soil mark from the air.

The later village of Brayton lies to the south and was never more than a small collection of cottages and farms. The 1851 Ordnance Survey map shows a relatively dispersed settlement around a crossroads.

St Wilfrid's Church was enlarged in the thirteenth and fourteenth century and again in the fifteenth with nineteenth-century 'restoration work contributing to the contemporary church.



Extract from the 1851 6" Ordnance Survey map courtesy of the National Library of Scotland. Note Parsonage Closes moat to the east of Doncaster Road.

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The Parsonage or Rectory is Grade II listed and was constructed in the early to mid-nineteenth century.

Few historic boundaries have survived to the present day and apart from the churchyard and a few small hedged fields around the church and rectory, the majority of land within and outwith the conservation area is ploughed and has been for some time. Fields to the north have been incorporated into the grounds of Brayton Academy and land to the south has been developed for housing in the late twentieth and early twenty-first centuries.

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 detailed archaeological or historic sources were consulted. For further information see [section 7.4](#).

## 3.0 Architectural and built character

### 3.1 Spatial and urban character

The conservation area comprises a mix of pasture and arable surrounded by arable fields and the built-up areas of Brayton and Selby. There are a limited number of buildings, described in more detail in [Section 3.3](#).

### 3.2 Boundaries and streetscape

Hedges and fenced boundaries define the conservation area with Doncaster Road bisecting the area and the present Foxhill Lane (historic Toad Hill Lane) forming the southern and western boundary.

#### Positive

- Mature mixed hedge and trees on Foxhill Lane to the west
- Other boundaries single species hedge (probably hawthorn)
- Doncaster Road is busy but traffic calmed to an extent



*Mature hedging on Foxhill Lane*



*Hawthorn hedging with Foxhill Lane residential in the background*



**Negative**

- Hedge loss to the north west and replaced with green galvanised security fencing
- Doncaster Road and Foxhill Lane are busy roads, the latter accessing the adjacent housing



*Galvanised security fencing replacing earlier hedge in the early 21st century*



*Doncaster Road with traffic calming evident*

### 3.3 Built forms, styles and details

As it is principally a rural conservation area there are limited buildings.

The key characteristics are:

#### Positive

- The centrepiece of the conservation area is the Grade I listed St Wilfrid's Church, which is constructed of magnesian limestone and has a twelfth-century tower and thirteenth-century chancel with other various twelfth-century elements.



*The 12th century tower of St Wilfrid's Church*



*13th century door and 13th century lancet window to the left with later 14th century windows to the right. The whole elevation has been extensively restored in the 19th century*

- The Rectory is Grade II listed and appears to have been converted into two separate residential properties.
- There are also several former Rectory outbuildings which have been converted to residential in a manner that, externally, retains historic legibility.



*Townscape view 3: The main entrance to the Rectory from the churchyard*



*The former historic rectory outbuildings converted to residential use*

### 3.4 Traditional building materials

- Magnesian limestone for the church and boundary walls.
- Brick and Welsh slate for the Rectory and outbuildings.



*Churchyard boundary wall on Doncaster Road*

## 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 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, for any changes, 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.

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.

## 3.6 Landmarks

St Wilfrid’s church is the visual and historic landmark in the conservation area.

## 3.7 Exceptions to defined character

There are no exceptions to defined character in Brayton (see [7.2.4](#)).

## 4.0 Landscape character

### 4.1 Open space assessment

The character and appearance of this 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. 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. A description of the details of the methodology used in the assessment are contained in [section 7.2](#).

## 4.2 Open space inside the conservation area

### 4.2.1 The Parsonage Closes

#### *Negligible contribution*

- A ploughed field with limited surviving boundary on Baffam Lane and what appears to be a single species hedge, with gaps, along Doncaster Road.
- Limited contribution to the character and appearance of the conservation area but an important element in the open setting of the designated heritage assets within it.
- Views across from Baffam Lane show the church and its immediate setting well.
- Typical arable field for the area.



*Parsonage Closes from Baffam Lane*

### 4.2.2 Trees

#### *Some contribution*

- Mainly young birch plantation that softens the relationship between Parsonage Closes and the field to the south
- Adds some interest in an otherwise unremarkable group of fields to the east of Doncaster Road.



*View of the birch plantation across arable land with Doncaster Road to the left. Note mature hedge.*

#### 4.2.3 Field

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

- Limited contribution to the character and appearance of the conservation area but an important element in the open setting of the designated heritage assets within it.
- Typical arable field for the area.
- Strong mature hedge boundary to Doncaster Road

#### 4.2.4 Foxhill Lane Field

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

- Open pasture but signs that it has been ploughed in the past.
- Boundary with public footpath that gives access to the church from Foxhill Lane
- Two key views identified across this field, Views 1 & 4.



*Contextual View 4: From Doncaster Road to St Wilfrid's Church over Toad Hill Lane Field with Doncaster Road to the right*



#### 4.2.5 Upper Foxhill Lane

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

- Shares boundary with Foxhill Lane Field to the South and the Community Centre Field to the north
- Open pasture but signs that it has been ploughed in the past.



*Upper Foxhill Lane Field with the Rectory in the background*

#### 4.2.6 Rectory Grounds

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

- Mature hedged boundary with the Churchyard
- Gardens
- Some mature trees adding diversity to the character and appearance of the conservation area
- The setting to the Grade II listed Rectory



*View of the Rectory Grounds from the churchyard showing the mature boundary*

#### 4.2.7 Churchyard

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

- Historic setting of the Grade I listed St Wilfrid's Church
- Comprises the medieval and later parish burial ground



*The Churchyard looking towards Doncaster Road and the lychgate*

#### 4.2.8 Church Field

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

- Open buffer between the churchyard and Brayton Academy playing fields
- Currently pasture but clearly ploughed in the recent past.
- However, the present boundary with the churchyard, which has many gaps, does not contribute to the character of the space



*Church Field from the churchyard with the church hall to the left*

#### 4.2.9 Field to north of Church Field

##### *Some contribution*

- Brayton Academy playing field with galvanised steel security fence
- Levelled and grassed

#### 4.2.10 Community Centre Field

##### *Some Contribution*

- Arable field

#### 4.2.11 Field west of Community Centre Field

##### *Some contribution*

- Arable land
- Part of the rural setting of the conservation area



*View through Church Field from churchyard showing the galvanised security fence boundary of the field to the north, now part of Brayton Academy grounds*



*Field to the north of the Community Centre*

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## 4.3 Open space outside the conservation area

### 4.3.1 Playing Field

#### *Negligible contribution*

- Loss of historic boundaries
- Present boundary galvanised steel security fence an intrusion into an essentially rural landscape
- Landscaped and used as a school playing field

### 4.3.2 School grounds

#### *Negligible contribution*

- Loss of historic boundaries
- Present boundary galvanised steel security fence an intrusion into an essentially rural landscape
- Landscaped and used as a school playing field

## 5.0 Views

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

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.

Views in this conservation are principally rural but dominated by St Wilfrid's Church and its spire which can be seen from several km away. Having said that, only key views have been identified for the purposes of this report and they are all within the conservation area. Because setting views would be numerous, they are not identified in this appraisal.

This selection is not exhaustive and other significant views might be identified by the Council when considering proposals for development or change.

- **Townscape views** within the conservation area which give a sense of the spatial character and architectural quality of the village/townscape. Trees play an important part in these views, but are sometimes intrusive. Because of this, views can vary with the seasons. Views usually blocked by tree cover in the summer can become glimpsed or revealed in the winter months (Views 2 & 3).



*Townscape View 2: Looking from the lychgate to Wilfrid's Church*

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

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



*Contextual View 1: Looking east to St Wilfrid's Church from Footpath*



*Contextual View 5: Looking northwest to St Wilfrid's Church from Baffam Lane*

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## 6.0 Management recommendations

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

### Recommendation 1: design guidance

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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 Brayton Parish Council.

### Recommendation 2: highway design

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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.

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

- There are many **unlisted buildings, structures, sites, places and archaeology** that contribute to the character and appearance of the area. Historic England's [Conservation Area Designation, Appraisal and Management; Advice Note 1 \(2019\)](#) includes a set of criteria that has been used to identify these, 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 advice contained in the Historic England publication [Local Heritage Listing: Historic England Advice Note 7 \(2016\)](#)

### 7.2.4 Exceptions to defined character

Not every aspect of the conservation area will contribute to the characteristics that make it special. In this appraisal these are identified on the [interactive map](#) as 'exceptions to defined character'. These might be buildings, structures, landscapes, sites

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or places. They may not contribute to the defined character and appearance of the conservation area by virtue of:

- inappropriate scale or massing
- poor quality materials or detailing
- extent and nature of alterations
- negative impact on the character and appearance of streetscape or landscape
- poor relationship to neighbouring buildings and spaces
- not reflecting historic plot boundaries and street patterns
- impact of poor-quality elements such as street clutter and furniture and hard landscaping

### 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 show 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.

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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. Nevertheless, the principal author benefited from discussions with District Ward Cllrs John and Judith Chilvers where many of the emerging themes and ideas were tested.

The principal author also benefited from several conversations with Selby District Council Officers during the final data gathering phase which revealed a number of concerns that had previously been picked up by the appraisal team.

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 two residents and the North Yorkshire Principal Archaeologist. Key issues raised were:

- The retention of the existing conservation area boundary in order to preserve the open space between Brayton and Selby.
- The archaeology of the former moat.

## 7.4 Sources and further information

### 7.4.1 Legislation and policy

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

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

Selby District Core Strategy Local Plan. Selby District Council (2013)  
[selby.gov.uk/sites/default/files/Documents/CS\\_Adoption\\_Ver\\_OCT\\_2013\\_REDUCED.pdf](http://selby.gov.uk/sites/default/files/Documents/CS_Adoption_Ver_OCT_2013_REDUCED.pdf)

Selby District Local Plan, Selby District Council (2005)  
[selby.gov.uk/selby-district-local-plan-sdlp-2005](http://selby.gov.uk/selby-district-local-plan-sdlp-2005)

### 7.4.2 Supplementary planning documents

A Brayton Village Design Statement. Selby District Council (2009).

### 7.4.3 Guidance

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

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

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

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

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

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

Historic England advice

The Society for the Protection of Ancient Buildings (SPAB) advice  
Building Conservation – Retrofit in Heritage Buildings

Sustainable Traditional Buildings Alliance (STBA) – Responsible Retrofit Knowledge Centre

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#### 7.4.4 Reference

National Heritage List for England, Historic England

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

National Library of Scotland 1st edition OS maps 1849 to 1936 for England

<https://maps.nls.uk/>

North Yorkshire and York Historic landscape Characterisation

<https://maps.northyorks.gov.uk/connect/analyst/mobile/#/main?mapcfg=HLC>

North Yorkshire and York Landscape Character

[https://maps.northyorks.gov.uk/connect/analyst/mobile/#/main?mapcfg=Landscape\\_characterisation](https://maps.northyorks.gov.uk/connect/analyst/mobile/#/main?mapcfg=Landscape_characterisation)

Heritage Gateway

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

Open Domesday

<https://opendomesday.org/>

North Yorkshire Historic Environment Record

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



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