

Leeds Road Conservation Area Appraisal

November 2021

This appraisal for Leeds Road 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 Leeds Road 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.

1.2 Location and context

The Leeds Road Conservation Area currently lies immediately west of the Selby Town Conservation Area on the A1238 to Leeds and represents a key suburban extension to the town dating principally to the mid-twentieth century. The listed Gowthorpe

House now forms part of the Selby High School set within an area of playing fields and associated open space.

1.3 Conservation area boundary

The conservation area boundary takes in the townscape development between the Grade II listed Brooklands to the west, the Grade II listed St Mary's Church to the east and the Grade II listed Gowthorpe House (now part of the Selby High School). The boundary includes all land between the rear of Leeds Road properties and the Selby Dam and a strip between Selby Dam and fields beyond.

1.4 Designation history

Selby Town Conservation Area was first designated in 1969 under Section 1 of the 1967 Civic Amenities Act and its boundary incorporated the current separate conservation areas of Millgate; Armoury Road and Brook Street as well as Leeds Road. This boundary was reviewed in 1996 and again in 2003 and separated out into four separate conservation areas, Selby Town; Leeds Road; Millgate; and, Armoury Road and Brook Street. The Selby Town Conservation Area (excluding Millgate; Leeds Road; and, Armoury Road and Brook Street) was last reviewed and appraised in 2008. A draft appraisal was consulted on in 2021 with no change made to the boundary.

1.5 Topography and geology

Selby Town lies within the Humberhead Levels, a flat landscape of largely reclaimed land of eighteenth and nineteenth century origin with heavy boundary loss in the late-twentieth and early-twenty-first century. To the west lies the low ridge of the Southern Magnesian Upland and to the east lie the Yorkshire Wolds and the Coversands of Northern Lincolnshire. The location of Selby town has historically been influenced by the River Ouse to which the Town is connected.

1.6 Summary of special interest

The Leeds Road Conservation Area comprises set back detached and semi-detached residential properties set within well maintained mature gardens incorporating a number of substantial trees, some of which are ornamental.

The overall effect is of a green gateway into Selby town, semi-rural with some interesting late-nineteenth and early- to mid-twentieth-century architecture. The contribution of the properties to the character and appearance of the conservation area is enhanced by some surviving grass verges between road and pavement on the south side of Leeds Road.

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

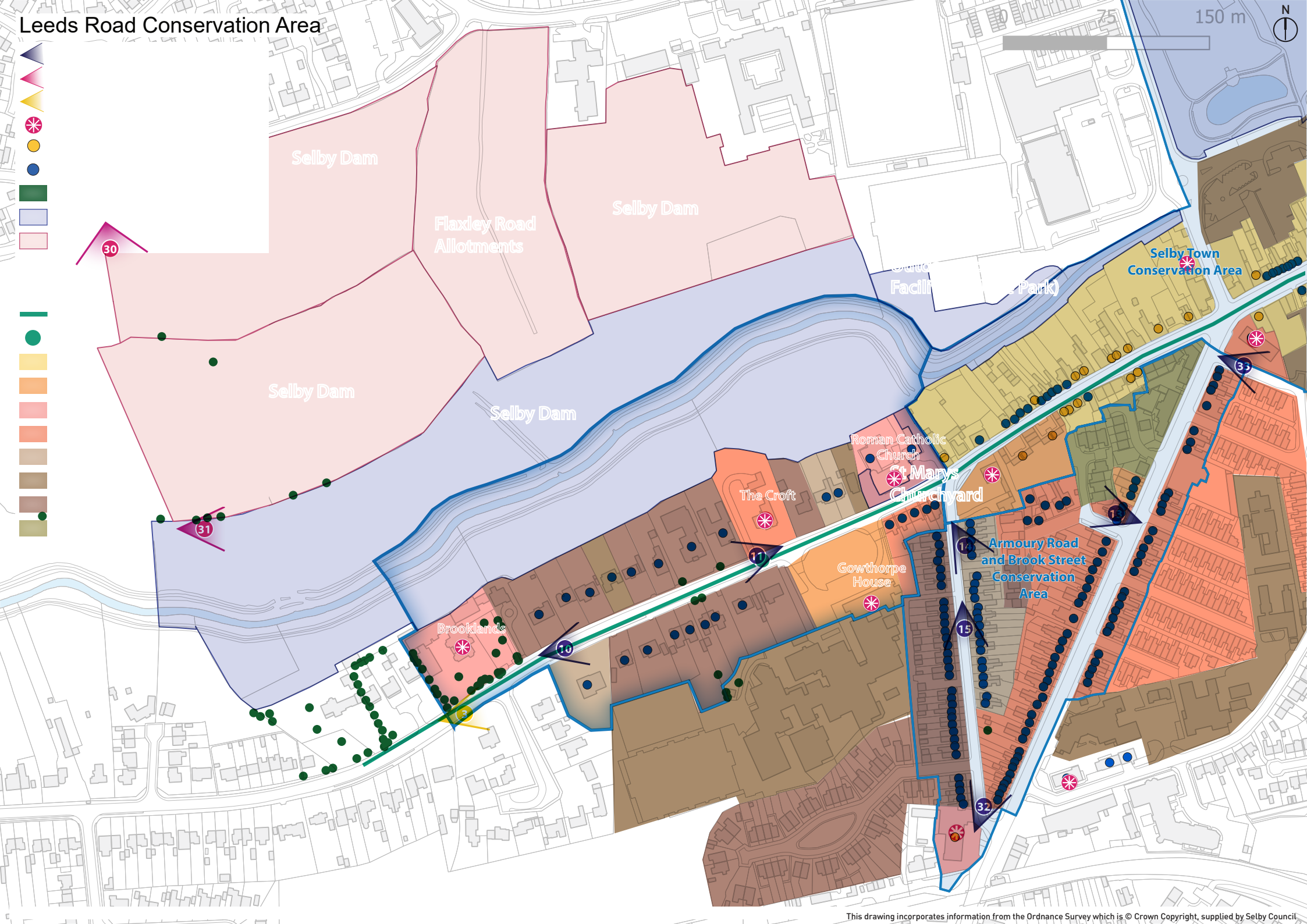
 – return to the previous page

Leeds Road Conservation Area

150 m



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



2.0 Historical development

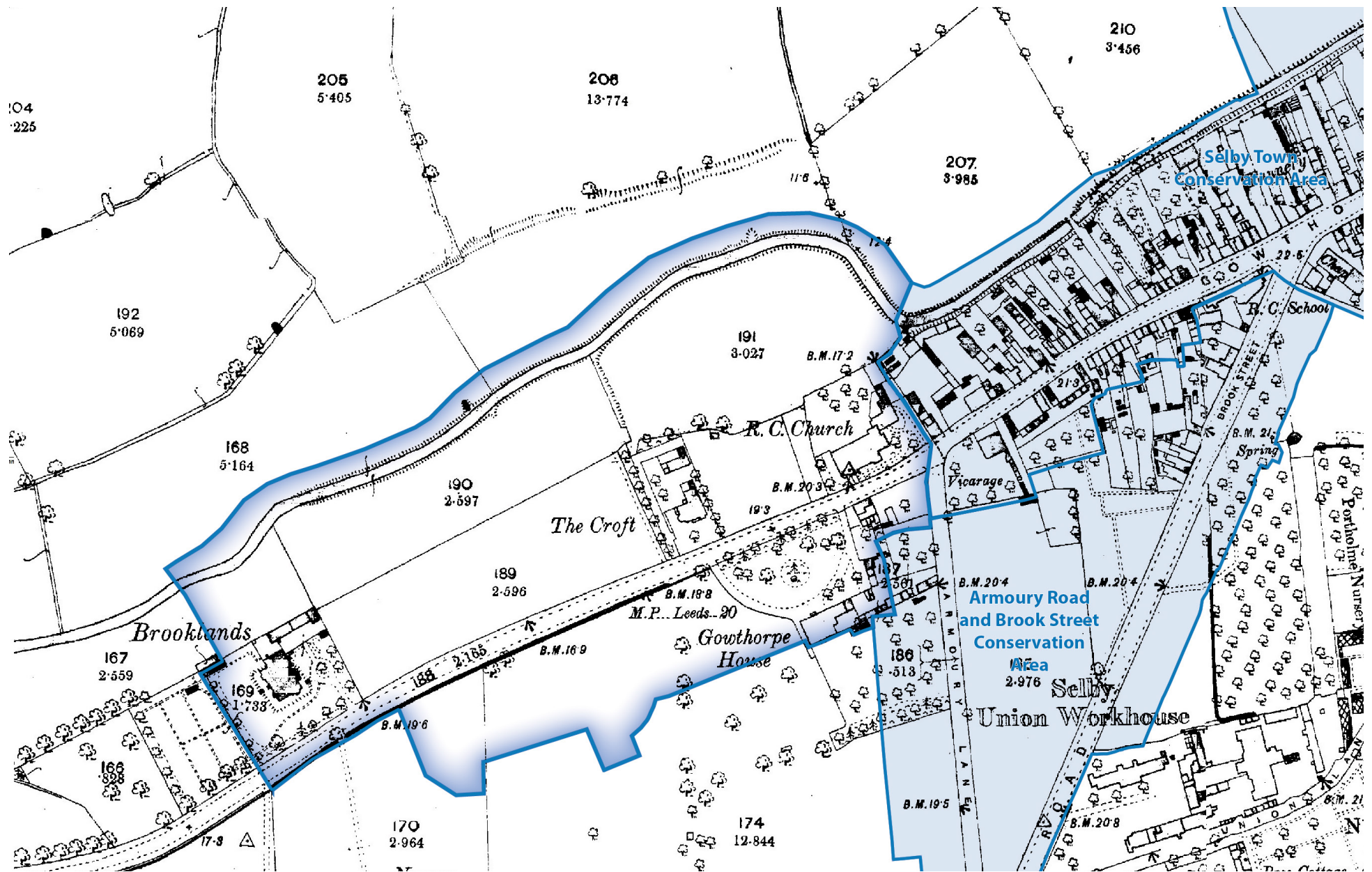
Prior to the late eighteenth century Leeds Road was little more than a country lane affording access to the villages of Thorpe Willoughby, Hambleton and Monk Fryston. Leeds Road was known locally as Thorpe Lane, later Thorpe Road which followed through from Gowthorpe at the early-nineteenth-century junction with Armoury Lane broadly parallel to the Selby Dam.

This country lane was amalgamated into the Selby to Leeds Turnpike Road (created by Act of Parliament in 1740) managed by the Selby Leeds Turnpike Trust from which Leeds Road gets its name.

Apart from the Grade II listed Gowthorpe House (early nineteenth century) the landscape on either side of the road within the conservation area was principally agricultural until the construction of the Grade II listed Brooklands (mid-nineteenth century) and the non-designated The Croft (late nineteenth century).

The rest of the conservation area has been variously developed from the early to mid-twentieth century (around 1930 to 1950) onwards as a relatively typical suburban residential area for the upper middle classes.

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. It does not assess detailed archaeological or historic sources. For further information see [section 7](#).



1892-93 Ordnance Survey map

3.0 Architectural and built character

3.1 Spatial and urban character

This conservation area comprises a relatively typical suburban residential development of semi-detached and detached properties aimed at the rising middle class of the 1930s onwards. The properties are set back from the road central to generous plots bounded to the rear and front by hedges. The road is wide, the pavements generous. Other key characteristics include:

- Suburban green gateway into Selby town.
- Mature trees and hedges.
- Mature and well-maintained gardens.
- Survival of original plot size reasonable with little infilling.
- Landmarks comprise the Grade II-listed St Mary's Church, Brooklands, the former Gowthorpe House and the undesignated, The Croft.
- Some survival of grass verges.



View of early 20th century residential plots on Leeds Road showing mature gardens with trees as well as grass verges between pavement and road

3.2 Boundaries and streetscape

Property boundaries to the front are a mix of low walls, hedges with mature trees and some contemporary iron railings and timber picket fencing. Other key characteristics include:

- Well-maintained mature hedges interspersed with brick walls.
- Wide pavements.
- Wide road.



Early 20th century iron boundary railings and hedges and a mature beech tree on Leeds Road



View of St Mary's Church Spire looking east down Leeds Road with timber boundary fence, hedge and mature garden trees



Detail of a carefully managed hedge on Leeds Road with a brick boundary wall in the background

3.3 Built forms, styles and details

The form and style of the buildings represent individuality in design and vary from arts and crafts 'informality' to suburban 'pattern book' architecture. The key characteristics are:

- The Croft is an early example of arts and crafts architecture with a semi-circular turret. Timber now painted in an unusual lilac.
- Generally, the architecture is individualised.
- Semi-detached are mostly on the south side of the road.
- The north side comprises detached dwellings of varying size, complexity and design.
- Street lights are modern and consistent with Leeds Road being an 'A' road. They are tall and simple.



Detailing of number 20 Leeds Road showing timber framing, barge boards and brick work



The building known as the Tudor House with timber framing and an oriel style first floor window with mature trees framing the view



An unusual building on Leeds Road (The Croft) exemplifying the individual architectural approaches taken from the late 19th century onwards on Leeds Road

3.4 Traditional building materials

Building materials reflect the period of design and build with the Grade II listed Brooklands (recently The Grange care home) constructed of brick with slate roofing material. Later buildings incorporate Tudor revival timber work and 'jetties'. Other key characteristics are:

- Red brick with occasional render is the dominant construction material.
- Elizabethan revival timber work on brick. Some herringbone brickwork infill, e.g. 20 Leeds Road.
- Roofing a mix of Welsh slate and red clay pantile.
- Some grey brick and ashlar work in the earlier properties.
- Doors and windows timber.

3.5 Character zones

There are no character zones in this conservation area.



Detail of weatherboarding and herringbone brickwork on 20 Leeds Road



Detail of timber framing and oriel window on the Tudor House

3.6 Heritage assets

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

3.6.1 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.

3.6.2 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.

3.6.3 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 6 of this appraisal (see [section 6.2](#)) advises that Selby District Council adopts a Local List of non-designated heritage assets. Buildings and landscapes identified as landmarks on the [interactive map](#) might be considered for inclusion on such a list. In addition, there be further buildings, structures and landscapes that the District Council might consider non-designated heritage assets.

4.0 Landscape character

4.1 Open space assessment

The character and appearance of the Leeds Road 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.

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 St Mary's Churchyard

- Well managed green space with some mature trees.
- Setting of the Listed grade II St Mary's Church.
- Landmark site.



Early 20th century terrace opposite St Mary's Church with the low brick wall fronting the grounds of the School and timber fencing to the left

4.3 Selby Dam

- Area of rough ground prone to flooding.
- Setting of rear of Leeds Road properties and important green corridor.
- Route of historic Selby Dam.
- Both inside and outside the conservation area and forming part of the setting of both Leeds Road Conservation Area and Selby Town Conservation Area.



The context of Selby Dam which forms the northern setting of Leeds Road properties

4.4 Flaxley Road Allotments

- Well kept allotments
- Part of open setting for Leeds Road conservation area and buffer between residential development on Flaxley Road and Selby Dam.



Aerial photograph of Flaxley Allotments from google maps

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](#).

The key view within the conservation area is of the Grade II listed St Mary's Church, the spire of which is clearly visible for some distance from the west end of the conservation area (The Grange, formerly Brooklands) but mature trees hide the church from road and pavement going west until View 3 which affords a clear full view of the church spire in its setting. Other views are general dynamic townscape views and glimpsed views through to some of the more interesting properties such as The Croft and No. 20 Leeds Road.

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

- **Townscape views** within the conservation area which give a sense of the spatial character and architectural quality of the village/townscape. Trees play an important part in these views, but are sometimes intrusive (Views 10 and 11).
- **Setting views** from outside the conservation area which enable its boundaries and rural setting to be understood and appreciated (View 3).

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



View 10 looking east down Leeds Road from the western extent of the Leeds Road Conservation Area



View 11 looking west along Leeds Road from the centre of the conservation area



View 3 looking towards the spire of St Mary's Church from outside the grounds of the Grade II listed Brooklands

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 Leeds Road Conservation Area in the preparation of this appraisal:

6.1 Risks

The main risks to this conservation area are:

- Continuing positive management of hedges and trees.
- Potential plot infill and rear garden development.

6.2 Recommendations

Recommendation 1: consider an Article 4 Direction to allow greater control over property boundaries

Consider an Article 4 Direction to allow greater control over property boundaries within the character zone/conservation area.

Reason

To ensure that any future proposals to change boundaries is informed by design guidance and conservation advice.

Responsibility

Selby District Council.

Recommendation 2: consider increasing the spread of Tree Preservation Orders to incorporate all trees within the conservation area

Consider increasing the spread of Tree Preservation Orders to incorporate all trees in this character zone/conservation area.

Reason

To ensure that the current tree cover is maintained and appropriately managed.

Responsibility

Selby District Council.

Recommendation 3: any proposal to infill existing plots is carefully considered

That infilling of existing plots is avoided through appropriate development management and conservation advice.

Reason

To ensure that the character and appearance of the conservation area is maintained and enhanced.

Responsibility

Selby District Council.

Recommendation 4: continue careful maintenance and management of surviving grass verges

The surviving grass verges continue to be carefully maintained and managed and no further loss occurs.

Reason

To ensure that the character and appearance of the conservation area is maintained and enhanced.

Responsibility

Selby District Council in partnership with North Yorkshire Highway Authority.

Recommendation 5: Selby District Places and Movement Study

To ensure that the current Selby District Places and Movement Study options reflect the need to enhance the character and appearance of the conservation area and take account of Historic England's Streets for All document and Manual for Streets 2 in all its options for Selby Town.

Reason

To ensure that the character and appearance of the conservation area and its setting is properly considered in all traffic and traffic related studies and outcomes.

Responsibility

Selby District Council in partnership with Historic England, the North Yorkshire Highway Authority and others including the Selby Civic Society and local retailers.

Recommendation 6: creation and adoption a list of local heritage assets

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

Reason

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

Responsibility

Selby District Council in partnership with Selby Town Council and Selby Civic Society.

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 for preparing this appraisal

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

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

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

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

7.2.3 Designated heritage assets

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

- **Statutory listed buildings** are buildings and structures that have, individually or as groups, been recognised as being of national importance for their special architectural and historic interest. The high number of nationally listed building plays an important part in the heritage significance of many of district's conservation areas. Listed buildings are referred to as designated heritage assets. 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 townscape

- **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 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

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

7.2.8 Archaeology, including historic routes and historic boundaries

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

7.3 Statement of community engagement

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

A meeting with the local District Councillor revealed that there were no burning local issues that needed to be taken account of other than the ones raised through data gathering.

The online public consultation for the four Selby Conservation Areas (Armoury Road & Brook Street, Millgate, Leeds Road and Selby Town) ran by Selby District Council between 3 December 2020 and 28 January 2021 recorded responses from: one resident, Selby Civic Society; Selby District Council Economic Regeneration and Historic England. Issues raised were:

- Proposed additional extensions to the Selby Town Conservation Area including taking into account 'View 2' on the Barlby riverbank and to be extended south-east to incorporate more of the River Ouse south bank and Grade II listed 121–122 Ousegate
- Proposed de-designation of Armoury Road & Brook Street Conservation Area
- Special interest of the extensive number of 'yards' in Selby Town and Millgate
- Enforcement
- Poor condition of the Maltings building
- Identification of exceptions to defined character

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 (June 2019). <https://www.gov.uk/guidance/national-planning-policy-framework>

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

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

7.4.2 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>

7.4.3 Reference

National Heritage List for England, Historic England <https://historicengland.org.uk/listing/the-list/>

North Yorkshire and York Landscape Characterisation Project, North Yorkshire County Council (May 2011). northyorks.gov.uk/sites/default/files/fileroot/Environment%20and%20waste/Conservation/North_Yorkshire_and_York_landscape_character_assessment_report.pdf

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

North Yorkshire Historic Environment Record.

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

Alan Baxter

Prepared by Bob Sydes, Victoria Bellamy, Vera Fabiankova

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