

Millgate Conservation Area Appraisal

November 2022

This appraisal for Millgate 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 Millgate conservation area	1
Interactive conservation area map	4
2.0 Historical development	5
3.0 Architectural and built character	6
4.0 Landscape character	14
5.0 Views	15
6.0 Management risks, opportunities and recommendations	17
7.0 Technical terms, further information and methodology	21



1.0 Overview of Millgate 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

Millgate lies to the north of the core medieval town of Selby and may link to the possible site of the historic settlement of Over Selby or Bondgate as it is sometimes referred to. It is now bounded to the east by New Millgate (the B1223) which cuts the historic street

into two. Historically, Millgate was the principal access to the north prior to the construction of the Selby swing bridge in 1792.

1.3 Conservation area boundary

The Conservation Area boundary is contiguous with the Selby Town Conservation Area boundary to the south and approximately outlines the mid- to late-nineteenth-century developments up to the B1223.

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. The latest review was undertaken in 2020-2021 and the northern area of Millgate has been excluded from the Conservation Area.

1.5 Topography and geology

Selby 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 has historically been influenced by the River Ouse to which the Town is connected.

1.6 Summary of special interest

Millgate is an historic suburb extending out along an arterial route into Selby, developed from the early-nineteenth century onwards to house labourers and low-skilled workers.

This history is still reasonably legible in the character and appearance of the street form and the design and materials of the buildings along it.

The historic character survives strongly to the south where its terraces of two-storey workers' cottages fronting the street allow the casual and informed observer to understand its significance.

There are few statutorily listed buildings but Millgate retains a significant number of good, non-designated buildings.

Late-twentieth century initiatives to quieten the street (Millgate is a designated 'quiet street') and create a more people-focused environment have been largely successfully integrated with its historic character and appearance.

The creation of New Millgate as a bypass and the associated construction of buildings across the historic street has had an effect of isolating the northern end of Millgate from the rest of historic Selby.

Interactive conservation area map

The interactive map on the following page contains series of layers, each displaying a different piece of information. For example, listed buildings, historic Ordnance Survey maps, the conservation area boundary, etc.

These layers can be hidden and revealed in any combination by using the 'Layers panel', which is displayed by clicking the 'Layers' button on the left-hand side of the screen. On the panel, click the small boxes alongside the layer names to hide or reveal them.

Note: interactive maps do not currently work on some pdf readers, or on the version of Adobe Reader which is used on many mobile devices such as iPads and mobile phones.


Navigating this electronic document


This pdf contains features to assist navigation:


Click the contents page to reach individual sections, or use the 'bookmarks panel'.

Follow hyperlinks - identified by [blue text](#) – to online resources and documents or other parts of the report.

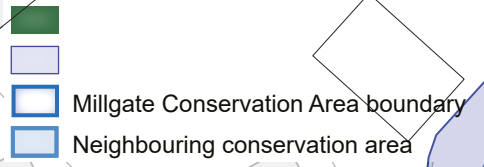
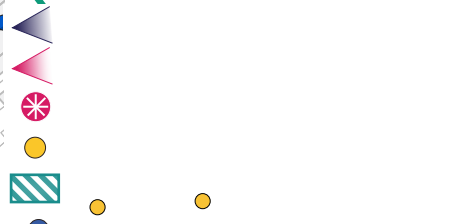
Use buttons at the bottom of each page to:

 – return to the contents page

 – access the layered map

 – return to the previous page

Millgate Conservation Area



The Stagnum

Selby Town Conservation Area

Millgate Chapel

8

9

19

7

4

2.0 Historical development

Millgate is part of the medieval townscape of Selby, mentioned in early Abbey documentation from the thirteenth century onwards. It was named principally through the siting of the main Monastic mill at the junction of the Selby Dam and the River Ouse. The nineteenth-century Soke Mill (depicted on the 1851 1st Edition 6" Ordnance Survey map) may well have retained elements of this earlier medieval structure. In 1851 (1st ed Ordnance Survey map) the northern extent of the built-up Millgate was the Grade-II listed Dobson's Row dating to the early-nineteenth century.

Although unproven, Millgate may link historic Selby with the documented settlement of Over Selby (sometimes referred to as Bondgate – beyond Annie Street Millgate actually becomes Bondgate).

The 1841 census records that the majority of male residents were general labourers or workers at the local flax mill and maltings. Although medieval in origin, the present character of Millgate is principally nineteenth century and late twentieth century.

New Millgate has severed the historic connection between Millgate and the historic Le Kirk or Holmes Dyke which historically formed the eastern boundary. The creation of New Millgate and the construction of residential properties along it has effectively severed the relationship between Lower Millgate and Upper Millgate. The historic junction with Flaxley Road has also been obscured by New Millgate and the insertion of a mini-roundabout. The late-twentieth-century properties at the end of Lower Millgate form a 'bridge' effectively sealing off this stretch of the Millgate Conservation Area.

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](#).

3.0 Architectural and built character

3.1 Spatial and urban character

Millgate is now separated into two sections by the B1223, New Millgate and Flaxley Road. For the purposes of this document Lower Millgate refers to the southern part and Upper Millgate (the B1223) refers to the northern part. At the northern end of Lower Millgate, late-twentieth-century development has 'bridged' the street at its junction with Flaxley Road. The historic legibility of Millgate has been lost through this process. Upper Millgate now retains a different character from Lower Millgate principally because Upper Millgate is more traffic dominated than Lower Millgate which is relatively traffic free. The key characteristics are:

Positive

- Roads and pavements tend to be in good condition.
- Millgate is a designated 'quiet street' and almost exclusively residential.



Rebuilt chapel on lower Millgate which is a landmark building

Negative

- There is significant late-twentieth and early-twenty-first-century development throughout Millgate. Some of it references traditional character relatively well but some, the more recent developments, do not.
- Designated and non-designated heritage assets, including the character and appearance of the conservation area have been compromised through the use of uPVC (or equivalent) window and door replacements and unsympathetic new development.
- Landmarks are low-key architectural statements and include the nineteenth-century rebuild of an earlier medieval chapel and the late-nineteenth-century terrace opposite.



132 -134 Millgate with uPVC replacement windows and doors. The windows are top opening to compound the negative impact on historic character

3.2 Boundaries and streetscape

The difference in character between Upper Millgate and Lower Millgate is exemplified through the treatment of its streetscape. The key characteristics are:

Positive

- Generally, the majority of properties front straight onto the pavement.
- Generally, properties on, and just off, Millgate are set back behind low front walled gardens.
- Streetlights on Millgate are of the heritage lantern style, occasional, and attached to buildings. These make a positive contribution to the character and appearance of the conservation area as they tend to be relatively discrete.



Set back properties behind boundary walls with small front gardens on Upper Millgate



Lower Millgate with on-street parking, streetlight attached to building and the general roofscape



Use of Yorkstone setts as traffic calming measure and to break up the asphalt on Lower Millgate

- Whilst there is some on-street parking and occasional moving traffic, Millgate is a very quiet street not dominated by traffic.
- Pavements are asphalt with concrete kerbs and are in good condition.

Negative

- Vehicle access points to rear plot developments off Millgate conform to Manual For Streets 2 advice. The wide visibility splays do not contribute to the character of the historic streetscape.
- Road surfaces throughout are asphalt with occasional areas of Yorkstone setts as part of Millgate's late-twentieth-century redesign as a 'quiet' street.
- Traffic restrictions in the form of single and double yellow lines are common throughout.

3.3 Built forms, styles and details

The predominant character in Lower Millgate is mid- to late-nineteenth-century, two-storey, cottage-style terraces interspersed with late-twentieth and early-twenty-first-century development including Firth Mews; Millgate Mews and Friendship Court. The key characteristics are:

Positive

- The earlier properties on Millgate are generally built in Selby dark red brick but roofing material is a mix of Welsh slate and clay pantile reflecting the age of the various properties (welsh slate tends to be most common in the late nineteenth/early twentieth century). Many of the roofs appear to have been renewed in recent years with ‘modern’ clay pantiles (e.g. Nos. 70–84 Millgate);
- Detail is usually plain but Nos. 86–90 are a group of three, curved-frontage terraced houses probably dating to the late-nineteenth century which retain significant detail in brick below the windows and along the roof line. This terrace is also slightly higher than the earlier buildings to the sides and contributes positively to the historic architecture of the area.



Different scales of buildings on Millgate showing a contemporary splayed junction to the centre and late 20th century terracing on the right



The Grade II listed Dobson's Row, showing replacement windows

Negative

- Demolition of the former public house (The Friendship) and land at Friendship Court (a mix of approvals dating first to 1979 and latterly to 2019) is still ongoing and introduces building designs, layout and material that does little to contribute to the character and appearance of the conservation area.
- Although Firth Mews includes some relatively well-designed replacements of earlier nineteenth-century terracing along Millgate they nevertheless make no contribution to the character and appearance of the conservation area through their use of materials (reconstituted stone pantiles on the roof for example) and the absence of traditional features such as brick chimneys.



Annie Steet terrace in the Millgate conservation area and illustrating whole-sale refurbishment including a variety of uPVC window and door replacements as well as a new roof with reconstituted stone tiles



127 Millgate showing unusual timber windows with a ground floor bay all set back behind a boundary wall

3.4 Traditional building materials

The traditional building materials are the same as elsewhere in Selby: brown-red brick, Welsh slate and red clay pantile. Stone (usually sandstone) is restricted to coping above walls, window cills and heads and in some cases window reveals. The key characteristics are:



Late 20th century projecting bay at Friendship Court fronting onto Millgate adding an incongruous contemporary element into the historic street scene



Traditional Welsh slate roof contrasting with modern reconstituted stone tiles to either side on Millgate



Firth Mews, although similar in form from the replaced 19th century terraces, demonstrates a departure from historic styles in the window and door detailing

Positive

- The main construction material is the local brown-red to dark red brick. The earliest buildings (early-nineteenth century) use narrow hand-made brick. The later buildings have a mixture of brick types but generally the brick is larger and ‘machine’ made.
- Segmented brick arches are common for side passages.
- Window heads are generally brick.
- Brick is occasionally used for decoration as at No 86 to 90 Millgate.

Negative

- Repairs and replacements of roofs tend to utilise reconstituted stone slates/tiles and pantiles which do not reflect historic character.
- Contemporary clay pantiles and slate are often used on late-twentieth- and early-twenty-first-century developments together with stock red brick that does not reflect historic character. Friendship Court for instance, uses monotone red brick in its construction.

3.5 Character zones

There are no character zones in this conservation area.



Well cared for traditional timber sashes at 131 Millgate

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 2 of this appraisal (see [section 6.3](#)) 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

Millgate does not have a strong visual connection with the surrounding landscape because it is largely built-up. As a result, the most important open space is The Spagnum character zone, within the adjacent Selby Town Conservation Area and accessed from Alma Terrace.

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.

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

4.2 Open space inside the conservation area

There is no open space inside the Millgate conservation area.

4.3 Open space outside the conservation area

The main open space outside the conservation area is the Spagnum Character Zone within the Selby Town Conservation Area which can be best appreciated from View 4. From here are views of the Character Zone itself as well as the Abbey Church beyond. In the middle distance is the Back Micklegate carpark.

5.0 Views

Views make an important contribution to our ability to appreciate the character and appearance of the conservation area. A representative selection has been identified in the appraisal that encapsulate and express the special and unique character of the conservation area (and in some cases the contribution of its landscape setting). More information about the methodology can be found in [Section 7.2](#).

Views in the conservation area are mostly townscape views taking in the general streetscape and the specific architectural detail. The one exception is View 4 which is a contextual view across the former Spagnum.

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 townscape. (Views 7, 8, 9, 29, 35).
- **Contextual views** which lead out to the landscape or townscape beyond the conservation area and give an understanding of its topography and setting (View 4).

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



Contextual. View 4. A panoramic view of the Spagnum and Back Micklegate carpark from the end of Alma Terrace



Townscape. View 9. Looking north to 83 Millgate and the general streetscape of lower Millgate with Yorkstone setts in the foreground



Townscape. View 7. Looking north to the corner of Alma Terrace showing a former shop with an unusual projecting first-floor bay window

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 Millgate Conservation Area in the preparation of this appraisal.

6.1 Risks

Although the street calming measures introduced in Millgate sit quite successfully in the historic character of Millgate – and may be a model for other areas of Selby – the example of recent development at the site of The Friendship pub illustrates that there are ways in which management of the conservation area should be reviewed in order to prevent further loss of historic character and grasp opportunities to enhance its appearance in ways that will support economic and social development. These are outlined in [Section 6.3](#).

6.2 Opportunities

A number of sites have been identified where there is an opportunity to enhance the character and appearance of the conservation area. Most of the opportunities for enhancement through development have been lost over the past few decades and little remains to offer scope. The recent redevelopment of the Friendship pub site has been regrettable in that it fails to contribute any enhancement to the character and appearance of the Millgate conservation area. Having said that, further opportunities will present themselves as home owners and others set about improving existing homes. There will be opportunities for development management and other to influence how roofs are replaced and any other changes to existing buildings. Attention to enhancing the character and appearance of the Conservation Area should be a priority.

6.3 Recommendations

Recommendation 1: Preparation of design guidance

Specific design guidance for Millgate should be prepared to incorporate highways matters, door and windows, roof coverings and external fixtures and fittings.

Reason

To ensure that any future proposals to replace windows, doors and roofing material is informed by design guidance (see also below) and conservation advice.

Responsibility

Selby District Council

Recommendation 2: creation and adopt a list of local heritage assets

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

Reason

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

Responsibility

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

Recommendation 3: Implementation of Article 4 Directions

Article 4 Directions should be implemented that withdraw permitted development rights for all improvement works affecting the external appearance of designated and non-designated heritage assets.

Reason

To ensure that any future proposals to replace windows, doors and roofing material is informed by design guidance (see above) and conservation advice.

Responsibility

Selby District Council

Recommendation 4: 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.

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.

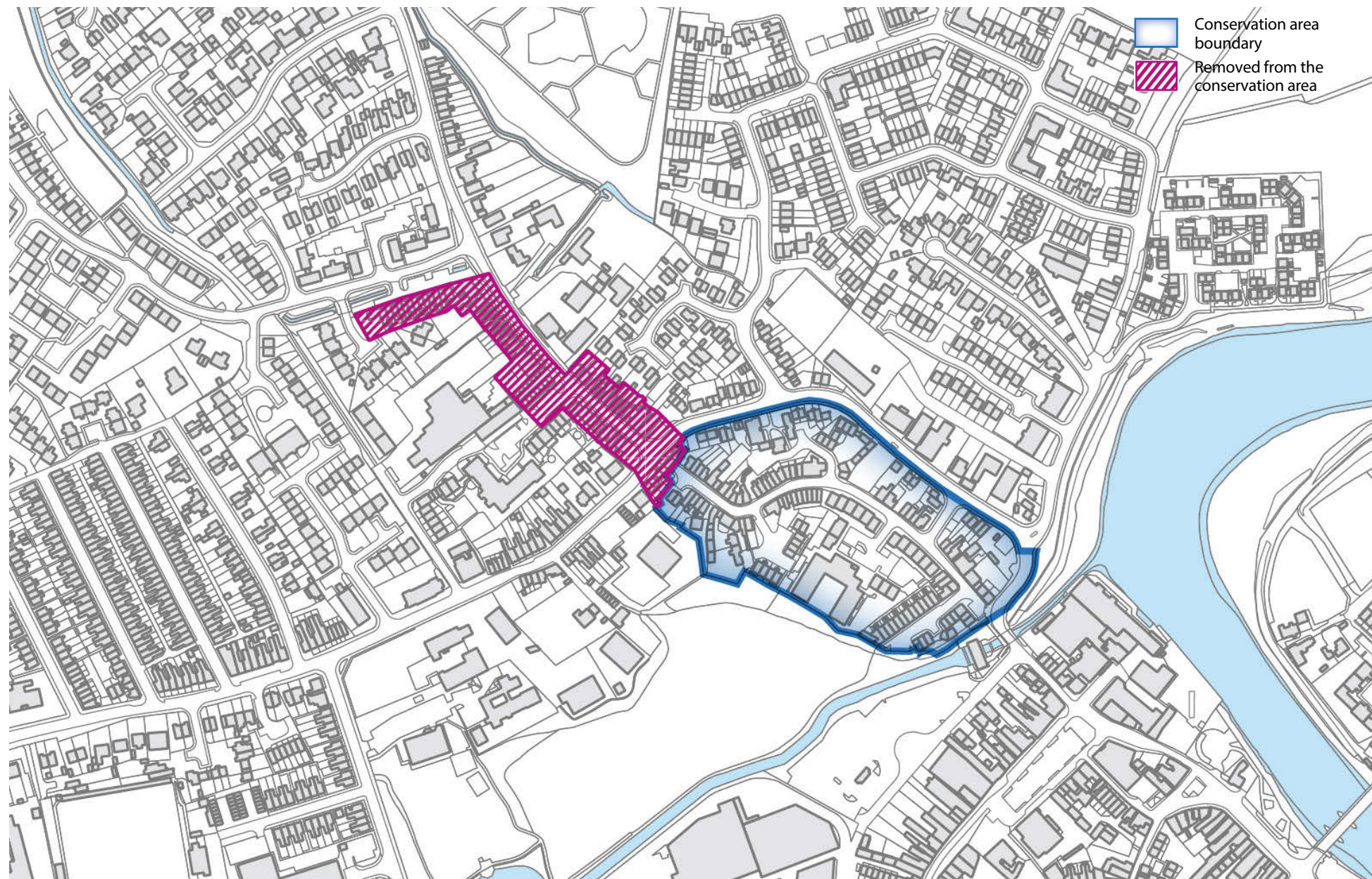
Responsibility

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

6.4 Boundary changes

A draft version of this report was consulted on between 3 December 2020 and 28 January 2021. This proposed the de-designation of the northern part of the Millgate Conservation Area. This was proposed because:

- The creation of New Millgate (the B1223) as a bypass and the associated construction of buildings across the historic street has had the effect of isolating the northern end of Millgate from the rest of historic Selby.
- In addition, there has also been wide-ranging, small-scale, harmful alterations, for example, the loss of traditional windows and replacement with uPVC and unsympathetic roof replacements.
- Therefore, this part of Millgate was considered to have insufficient historic character and appearance to warrant continued designation as a conservation area.
- The proposal to de-designate this part of Millgate has been adopted by Selby District Council.



Millgate Conservation Area – 2020 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 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 village

- **Contextual views** which look out to the landscape beyond the conservation area and give an understanding of its topography and setting
- **Setting views** from outside the conservation area which enable its boundaries and rural setting to be understood and appreciated.

In addition, these three types of views can also be categorised as either:

- views from fixed positions to focal points (such as a church), or as
- dynamic views (experience and evolving along a route, such as a street).

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

7.2.6 Open space assessment

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

Definition

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

Analysis

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

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

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

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

7.2.7 Historic Development analysis

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

7.2.8 Archaeology, including historic routes and historic boundaries

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

7.3 Statement of community engagement

Due to Corona Virus restrictions throughout 2020 and the early part of 2021, 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 members of the Selby Civic Society where many of the emerging themes and ideas were tested. In particular, Civic Society members were asked about their views regarding the potential loss of Upper Millgate to the Millgate conservation area.

The principal author also 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. These included: the future of retail; the continuing negative impact of traffic (especially in Upper Millgate and the junction of Millgate and Water Lane); and concerns for specific buildings such as the former listed Grade II public house on Millgate.

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 Armory 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).
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

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

Streets for All, Historic England (2018).

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

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

Reviewed by Robert Hradsky

Draft issued September 2020

Consultation draft issued November 2020

Issued November 2021

T:\1733\1733-070\12 DTP Data\Conservation Area Appraisals\Millgate\1733-70_Millgate_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.