

Armoury Road and Brook Street Conservation Area Appraisal

November 2021

This appraisal for Armoury Road and Brook Street 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 Armoury Road & Brook Street 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

Brook Street forms part of the A19 to Doncaster and comprises a wide street fronted by substantial late-nineteenth-century terraces, some of which on the east side retain ground floor shop fronts. Armoury Road, by contrast, is narrow and wholly residential for

the majority of its length. Both roads lead from Gowthorpe. Brook Street is traffic heavy, being one of the principle routes into and out of, Selby Town. Brook Street also provides the main access to Brayton, a residential dormitory village to the south of Selby Town.

1.3 Conservation Area boundary

The Conservation Area boundary is coterminous with Selby Town Conservation Area to the north and encloses the Brook Street frontage properties and the whole of Armoury Road including the Grade-II listed former Drill Hall.

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.

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

Armoury Road and Brook Street form a small suburb built up in the nineteenth and early-twentieth centuries. Their character consists of:

- small runs of two-storey terraced houses, built to different designs over the course of a century
- these are set back from the street behind little front gardens defined by low boundary walls and railings
- there is a largely uniform building line
- most of the buildings are constructed of red brick, but some are in pale 'Scarborough' brick, and they have slate roofs
- some houses have dormers and few of the later examples have gabled bays with half timbering
- there are shops on Brook Street, some with surviving historic shop fronts that contribute positively to the character of the area

The houses and shops are modest in their architecture, simple in the way they are laid out, and are not designed according to a coordinated or uniform plan. Much of their special interest was derived from the character and appearance of original details such as windows and doors, which provided visual and historical interest.

In the last few decades windows and doors of inappropriate and non-historical form have replaced almost all of the originals. Further loss of historic detail has occurred with the removal of some front boundary walls on Armoury Road and some rear boundaries of Brook Street properties, which has altered the relationship between street and houses and creating gaps in what was historically a consistent and unifying elements. These developments have caused considerable harm to the character and appearance of the Conservation Area. Further harm has been caused by the early-twenty-first-century, cul-de-sac development at the north end of Brook Street, whose layout, materials and details are not consistent with the character or appearance of the Conservation Area.

Cumulatively, the impact of these changes on the character and appearance of the Conservation Area are damaging and further erosion of character needs to be halted.

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'.

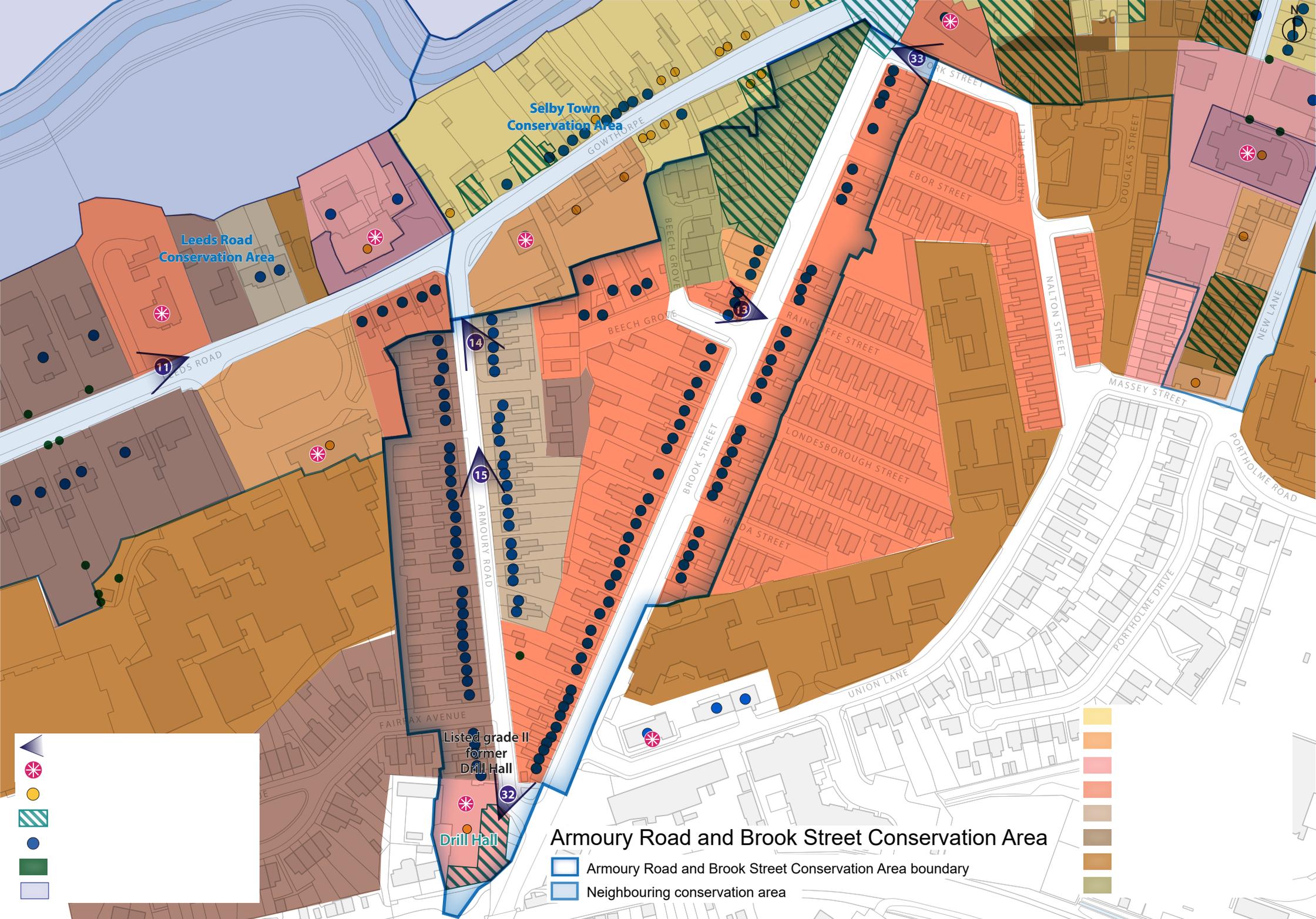
Follow hyperlinks - identified by [blue text](#) – to online resources and documents or other parts of the report.

Use buttons at the bottom of each page to:

 – return to the contents page

 – access the layered map

 – return to the previous page



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Listed grade II
former
Drill Hall

Drill Hall

Armoury Road and Brook Street Conservation Area

-  Armoury Road and Brook Street Conservation Area boundary
-  Neighbouring conservation area

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2.0 Historical development

Armoury Road and Brook Street were both in existence in the 1840s and are depicted on the 1st edition OS map for 1851 (surveyed between 1845 and 1847). Brook Street formed part of the Doncaster and Selby Trust Turnpike Road (Selby to Doncaster - 1740s) which passed through Brayton before crossing the Selby Canal to the south.

Three to four terraced properties are identified on the 1851 1st edition OS map and the 1841 census references three separate families, a surgeon, his wife and children and a nurse suggesting that his practice was on Brook Street, a Clerk and his family and a woman of independent means with her sister. Armoury Road remained un-developed.

By 1851, Brook Street still retained just the three houses, a Roman Catholic Priest, housekeeper and servant (the RC Church of St Mary on Leeds Road was completed in 1854); a landed proprietor, his wife, child, servant and nurse; a landlady (Sarah Ellison), her sister and a lodger. The Selby workhouse (shown on the 1851 map) lay just beyond the conservation area at the junction of Brook Street and Armoury Road. Nos. 6-10 Brook Street survive although No. 6 has been much altered.

By 1861, the three properties appear to have been sub-divided as the 1861 census records five households: a schoolmaster, his family and a servant; two separate farmers widows and their servants (one with a cook also); and Sarah Ellison, now described as a boarding house keeper. Still no further development elsewhere.

The Grade-II listed former Armoury and Drill Hall for the Selby Volunteer Rifles was built in 1864 followed about 30 years later by the development of Brook Street and neighbouring streets including Hilda Street and Londesborough Street. Development of Armoury Lane was begun in the early-twentieth-century on the east side and completed in the mid-twentieth-century on the west side.

The Grade-II listed former Drill Hall became part of the Selby College of Further Education in the late-twentieth-century and is now a tile store. Just outside the Conservation Area boundary, the workhouse has been largely demolished and replaced with North Yorkshire County Council institutional buildings.

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

The character and appearance of this Conservation Area is defined principally by the line of the late-eighteenth-century Selby to Doncaster Turnpike Road (Brook Street) which today is a heavily traffic dominated trunk road.

- Brook Street is a former Turnpike Road from Doncaster to Selby and is therefore relatively wide.

- Brook Street was developed for terraced housing at some point between 1888 and 1905.
- Armoury Road (formerly Lane) was not developed until the early-twentieth century on east side (by the 1905 OS map).
- Armoury Lane named as Armoury Road by 1938 and fully developed on the west side.



The Grade II listed former Drill Hall at the junction of Armoury Road and Brook Street



Remaining parts of the old workhouse lying just outside the conservation area off Brook Street

- The termination of Armoury Road to the south is the Grade-II listed Drill Hall and the termination of the Brook Street to the south is the site of the former Selby Workhouse now principally a collection of late-twentieth-century Council offices and sheltered housing.
- The Grade-II listed former Drill Hall is the only landmark building within the Conservation Area and the surviving elements of the former workhouse are a landmark immediately outside the Conservation Area.



The earliest terrace on Brook Street dating to the early 19th century. The one on the left is the least altered.



The junction of Brook Street and Gowthorpe is marked by this early 21st century development that bears no relation to the prevailing historic character and introduces a suburban cul-de-sac form into an area of terraces

3.2 Boundaries and streetscape

Armoury Road and Brook Street properties are set back from the pavement behind low front walls which retain their integrity on Brook Street but have been removed in some cases on Armoury Road. The rear boundaries of Brook Street properties that back onto Armoury Road have also lost their boundaries to off-street parking. The majority of windows and doors have been replaced over past decades, often with uPVC replacements.

- Brook Street houses are set back behind low, brick, front walls originally with railings above, on sandstone coping stones. Some railings on both Armoury Road and Brook Street have been replaced.

- Armoury Road houses with front gardens bounded by low walls formerly topped with iron railings.
- Some front boundary walls on Armoury Road have been removed and their front gardens used for car parking.
- Some rear boundary walls to Brook Street properties have been removed to facilitate off-street parking accessed from Armoury Road.
- On street parking is restricted to the west side of Armoury Road. There is controlled on-street parking on the east side of Brook Street.



Modern iron railings reimagining 19th century railings on an original boundary wall



View of Armoury Road properties that have lost their front boundary walls and gardens to off street car parking



View of the rear of Brook Street properties from Armoury Road showing boundary loss and use of rear plots for off street car parking

3.3 Built forms, styles and details

The built form and design of both streets reflect two distinct periods of Selby's development well; the late-nineteenth century and the early- to mid-twentieth century.

- Both streets retain brick two-storey terraced houses
- The first terrace of five on Armoury Road retains its original front garden wall and a roof dormer. This is clearly different from the terrace further down.
- The second terrace of five is constructed of cream brick with red brick banding. Front doors are set back.
- Nos. 66–80 Brook Street are a terrace that fronts directly onto the pavement.
- All other properties on Brook Street are set back with ground floor bay windows on the west side and ground and first floor bays on the east side.
- Properties on Armoury Road are a mix of styles with ground and first floor bays generally to the west and ground floor bays only to the east.
- Properties to the north-east have been converted to shops at some point in the twentieth century.
- Shop fronts on Brook Street vary but generally either have a neutral or positive impact on character and appearance.
- Only two properties on Brook Street retain original timber sash windows and timber doors.



View of 60-62 Brook Street showing traditional timber sashes on the left and later replacement timber windows on right



At the south end of Brook Street, traditional brick terraces front straight onto the pavement as this image shows. Note that no traditional sash windows or doors remain.



An unusual terrace of shops at the north end of Brook Street



Examples of building styles on Armoury Road dating to the mid 20th century

3.4 Traditional building materials

Both Armoury Road and Brook Street reflect their specific periods well architecturally.

- Brick, slate, timber and cast iron
- Roofs are generally welsh slate
- Brick is of two types, dark red and cream
- Front boundary walls are brick with sandstone capping, all showing evidence of original cast iron railings
- Some properties on the west side of Armoury Road are rendered over brick and some have projecting gables with first and ground floor bay windows. Some timber work evident in these gables.



Example of the use of cream coloured bricks on Armoury Road



Use of timber framing on a gable on Armoury Road. Mid 20th century



Use of timber barge boards and finials on the shops at the north end of Brook Street. Note the different roof tiles.

3.5 Character zones

There are no character zones in this conservation area.

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 7.2.3](#).

(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 4 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

There is no open space within the conservation area or within its setting which is largely built up. The grounds of Selby High School may contribute to the setting of the rear of some Armoury Road properties. Similarly, the garden of the former Vicarage (now funeral directors) with its mature trees may contribute to some Armoury Road properties.

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 views within this conservation area are principally the long views up and down Armoury Road and Brook Street. Although they are not distinctive, they do illustrate the character and appearance of each street. There are specific views of the Grade II listed former Drill Hall and individual properties along both streets.

One type of view has been identified. This is mapped on the [interactive map](#) and illustrated on the following page. 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 its spatial character and architectural quality (Views 13, 14, 15, 32, 33).

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



Townscape. View 32. looking north up Armoury Road from the forecourt of the Grade II listed Drill Hall



Townscape. View 14. Looking south down Armoury Road

6.0 Management 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 the Brook Street and Armoury Road Conservation Area in the preparation of this appraisal:

6.1 Risks

There has been substantial erosion of character over past decades, the most recent of which is the development at the north end of Brook Street which introduces a suburban form to a street that is defined principally by mid- to late-nineteenth-century terraces set back behind small gardens. The materials and site design do little to enhance this conservation area. The front boundary walls and gardens on both Brook Street and Armoury Road are a key feature of the character and appearance of this part of Selby but conservation area designation has not prevented several of the Armoury Road walls from being removed to facilitate car parking. Equally, window and door replacements, commonly using uPVC, have eroded the original form of sash windows and timber casements to the extent that only one or two original examples can still be found. The setting of the only designated heritage asset, the Grade-II listed former Drill Hall is poor and could be enhanced, in our opinion. An Article 4 Direction should be implemented that withdraws permitted development rights for a variety of key development issues that will continue to negatively impact on character and appearance.

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. The most important of these sites, which has the potential to generate the greatest positive change, is:

6.2.1 Drill Hall setting

This site forms the setting of the Grade II listed former Drill Hall and comprises an area of car parking and some raised planting beds. The key characteristics are:

- Non-uniform street furniture as in street lights, bollards and signage;
- Poorly maintained asphalt surfaces;
- Raised bed planting bordered by low stone walls that are not in keeping with the local character;
- Relationship between the site and the designated asset is poor.

6.3 Recommendations

Recommendation 1: Implementation of Article 4 Directions

That Selby District Council consider the implementation of an Article 4 Direction or similar on Armoury Road and Brook Street to remove permitted development rights for the purposes of controlling further front boundary loss and to protect surviving original doors, windows and other historical features on both Armoury Road and Brook Street.

Reason

To ensure that development management decision-making can be properly informed through appropriate advice.

Responsibility

Selby District Council.

Recommendation 2: Improve the setting of the listed Grade II Drill Hall

That Selby District Council use its powers and resources to ensure an appropriate enhancement of the setting of the listed Grade II Drill Hall.

Reason

To ensure that the character and appearance of the southern gateway into the Armoury Road and Brook Street portion of the wider Selby conservation area as well as the setting of the listed Grade II Drill Hall is enhanced.

Responsibility

Selby District Council in partnership with owners and North Yorkshire Highways.

Recommendation 3: 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.

Recommendation 4: 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 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.

Process

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.

7.2.2 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 (historicengland.org.uk/listing/the-list/).

Scheduled monuments are nationally important archaeological sites (and sometimes historic buildings and structures) that are given legal protection against unauthorised change. Scheduled monuments are designated heritage assets. The location and

details of any scheduled monuments in this conservation area have been taken from GIS files from the National Heritage List for England, which is maintained by Historic England (historicengland.org.uk/listing/the-list/).

7.2.3 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

7.2.4 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.

7.2.5 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'.

7.2.6 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.

7.2.7 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.

The principal author had several impromptu conversations with members of the public during the final data gathering phase which revealed a number of concerns that had previously been picked up by the appraisal team and Selby District Council. These included the availability of parking and the negative impact of traffic.

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/>

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Reviewed by Robert Hradsky

Draft issued September 2020

Consultation draft issued November 2020

Issued November 2021

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