

Selby Town Conservation Area Appraisal

November 2021

This appraisal for Selby Town 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 Selby Town 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

Selby town, North Yorkshire, lies on the A19 from York to Doncaster where it crosses the River Ouse over a late eighteenth-century swing bridge largely replaced in the late twentieth century. To the north is the City of York and to the south is Askern and Doncaster in South Yorkshire. East is Goole and the Humber Estuary and to the west lies Castleford, Pontefract and Leeds. Selby is a District

Council incorporating 54 settlements including Tadcaster, Riccall, Cawood, Escrick, Hemingbrough, Appleton Roebuck and Monk Fryston. Selby itself is a market town with a railway station on the Leeds-Hull line providing a substantial retail service to a broad hinterland of settlements.

1.3 Conservation area boundary

The existing boundary largely encompasses the historic core of Selby, as depicted on the 1851 1st edition Ordnance Survey map. It is recommended that the boundary should be adjusted to take account of View 2 and be extended to the south east to incorporate the 'South Bank of River Ouse South East' open space and the Grade II listed No. 121–122 Ousegate. See [interactive map](#) and Section 6.3 for further details.

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. Following consultation, this appraisal document recommended 2 changes to the boundary, which have been accepted by Selby District Council.

1.5 Topography and geology

Selby town lies within the Humberhead Levels, a flat landscape of largely reclaimed land of eighteenth- and nineteenth-century origin with heavy boundary loss in the late twentieth and early twenty-first centuries. 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

Selby Town Conservation Area forms the core of the historic market town and river port of Selby. Today, the principal features of its special historic and architectural interest, reflecting a combination of its religious, commercial and industrial history, are experienced as:

- The survival of the medieval core including medieval burgage plot boundaries and road system.
- The pivotal role of the Abbey church in the history and townscape of the town; in its scale, architecture and materials it is dominant in many views into and across the conservation area, and the oval churchyard forms the focal point of the town and street pattern.
- Good examples of vernacular and urban architecture from the eighteenth and nineteenth centuries, typically constructed of local red brick and predominantly two or three storeys high.

- The relationship with the sweeping River Ouse, its historic quays and river crossings.
- The survival of industrial buildings and townscape character associated with the river port and transshipment of goods, such as the early-twentieth-century Westmill flour mill, which is prominent on the skyline in many views.
- The presence of one of the oldest mainline railways in the world.
- The survival of yards to the rear of properties in the historic core sometimes giving glimpsed views of outbuildings and cottages e.g. Robert Street off Finkle Street.

Interactive conservation area map

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

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

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

Navigating this electronic document

This pdf contains features to assist navigation:

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

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

Use buttons at the bottom of each page to:

 – return to the contents page

 – access the layered map

 – return to the previous page

2.0 Historical development

Modern archaeological investigations within the town have been limited to desk-based assessments and watching briefs. Whilst there are tantalizing references to, and discoveries of, archaeological material, much of the origin and development of Selby is confined to the study of historic documents and informed speculation.

The origins of the town are therefore obscure. However, sufficient evidence exists to strongly suggest that the site of Selby was settled, or at least utilised, from the Roman period onwards. Selby Abbey was formally founded in 1069 and this led to the development of the historic town as we see it today.

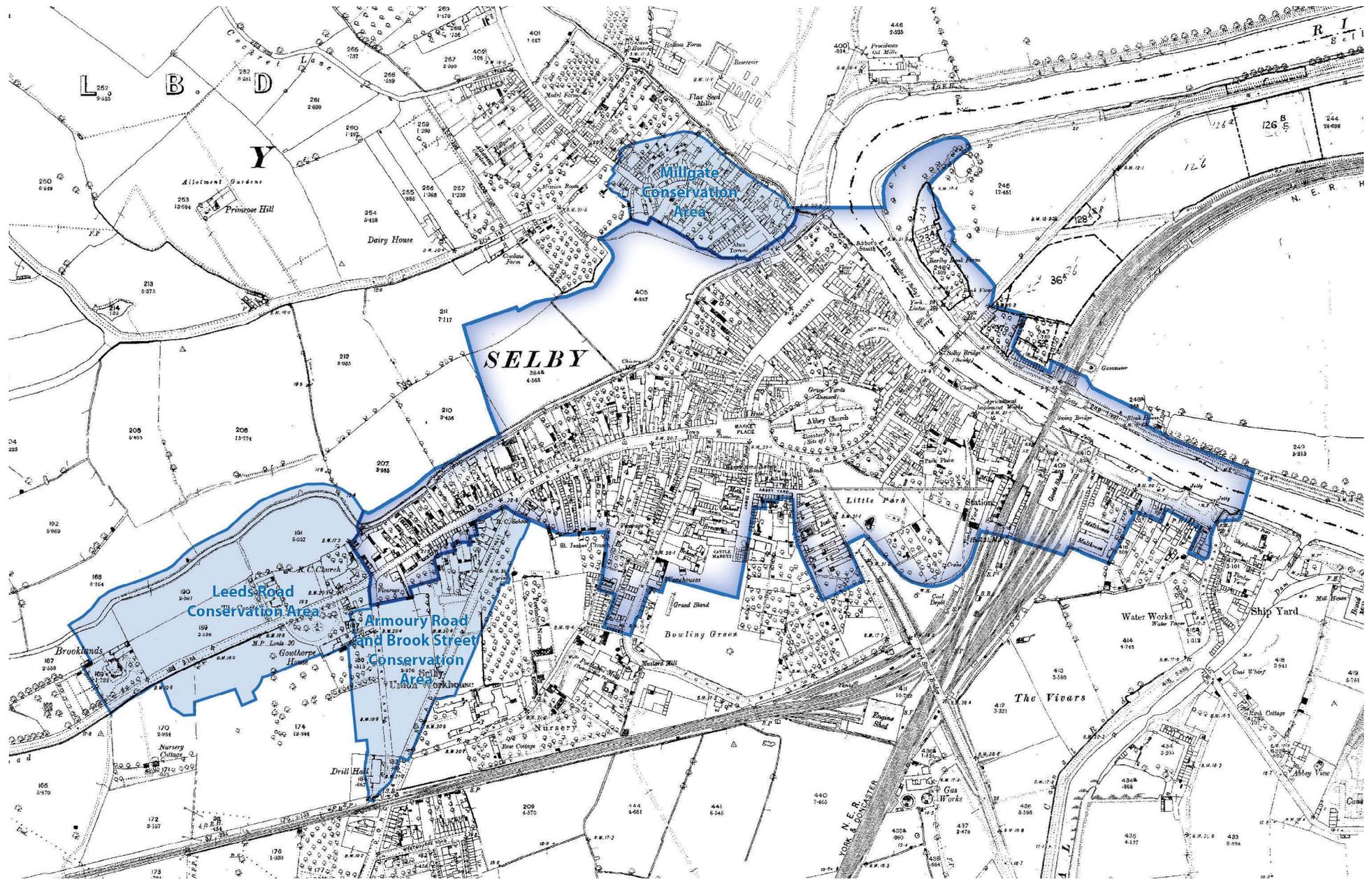
There are intriguing nineteenth-century references to pegged timber coffins with burials accompanying hazel 'wands' from the Church Hill area. These are reminiscent of similar burials found in the earliest levels at St Peter's Church, Barton-on-Humber, interpreted as the burials of late Saxon 'monks' associated with an early monastic site around the church. It may be that these early burials in Selby (aligned east-west) are associated with an early monastic foundation. Evidence of Roman activity has been found variously around Finkle Street and Ousegate.

However, it is due to the foundation of the Norman Abbey that Selby owes its subsequent prosperity as an inland river port, trading centre and trans-shipment centre since the eleventh

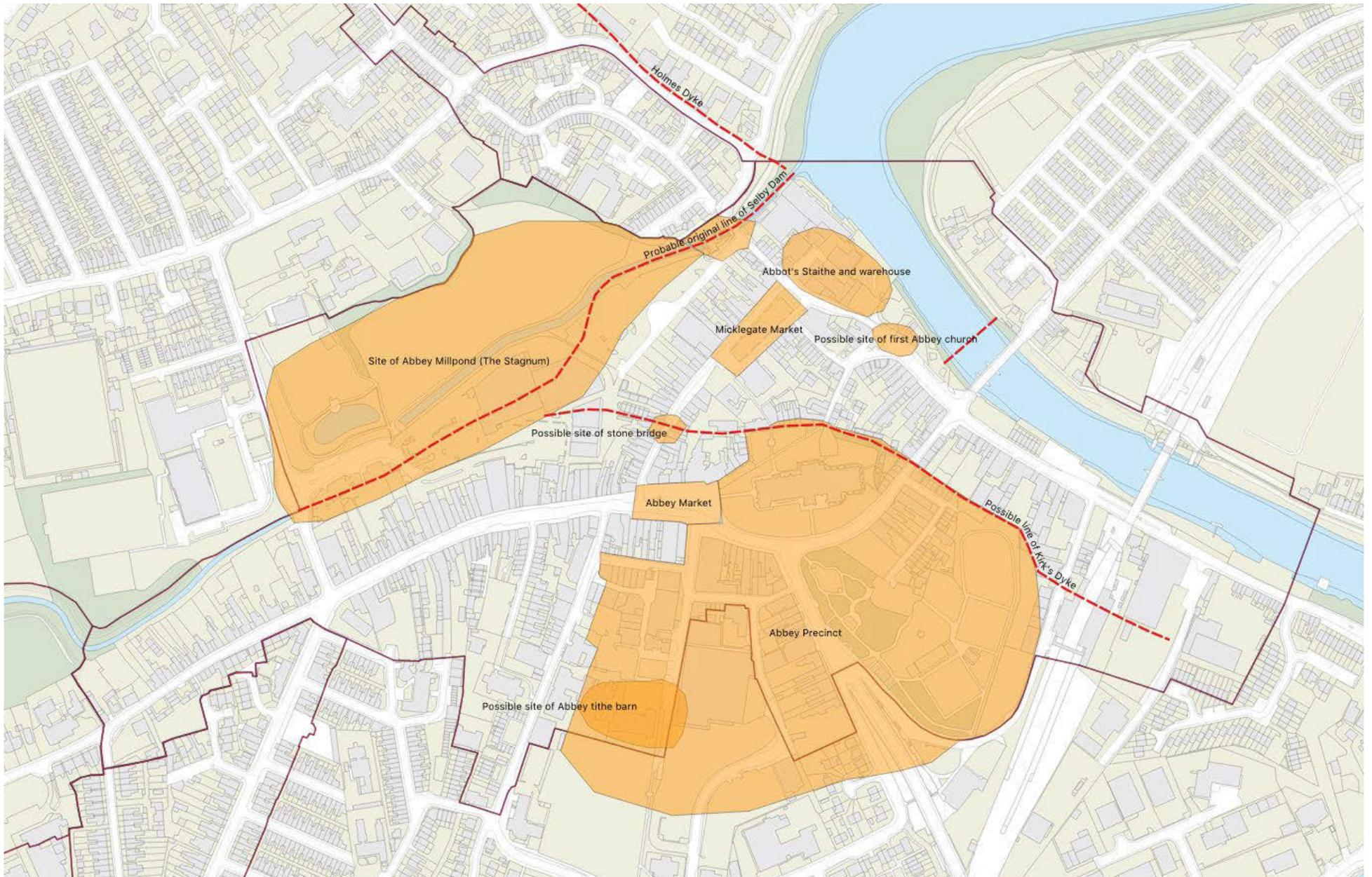
century onwards. Its heyday seems to have been between the twelfth and fourteenth centuries until Kingston upon Hull increasingly provided the majority of international trade with the Baltic ports in particular. Many of the medieval property boundaries and streets, road, and lanes survive to the present.

Selby continued to prosper up to and including the eighteenth and nineteenth centuries as evidenced by the quality of buildings along The Crescent, Market Place, Gowthorpe, Park Street and New Lane. The two turnpike roads (Leeds–Selby and Selby–Doncaster), the railway and the river cemented Selby's place in the regional hierarchy of important places. It is with regret that the waterfront, the railway and Selby Canal have taken more of a back seat in the late twentieth and early twenty-first century with the general evidence of economic distress in 2007 (identified in the previous Conservation Area Appraisal) continuing to the present with the construction of The Waterfront and the terrace of houses on the north side of Ousegate.

The [interactive map](#) incorporates an analysis of historic development, principal archaeological zones or sites and historic boundaries and routes. This data is based solely on historic Ordnance Survey maps, the regional Historic Environment Record and site visits. It does not assess detailed archaeological or historic sources. For further information see [section 7](#).



1892-93 Ordnance Survey map



The general archaeology of Selby Town

3.0 Architectural and built character

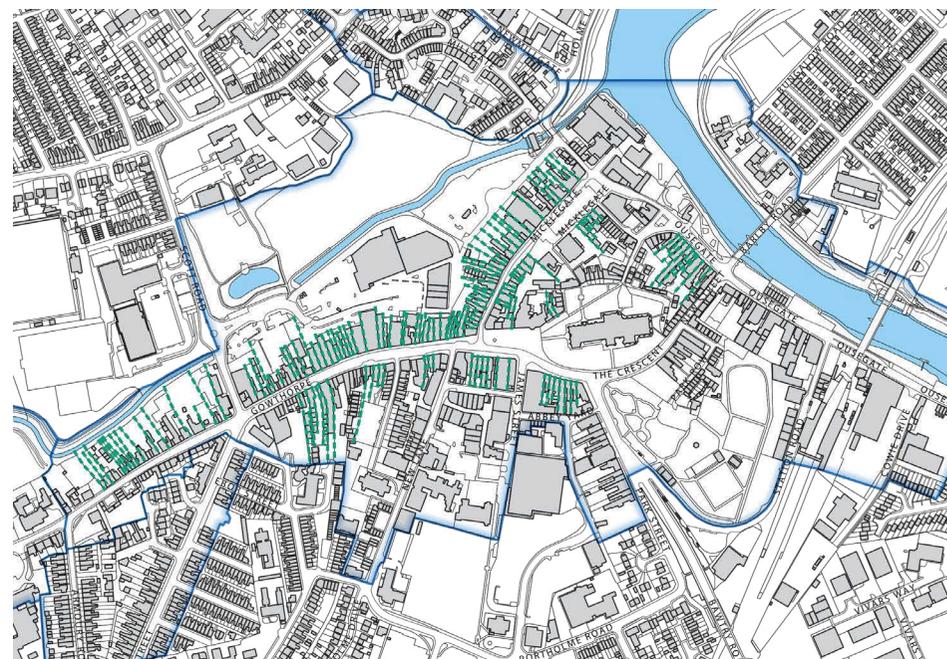
3.1 Spatial and urban character

Unusually for a market town of Selby's size, twentieth- and twenty-first-century development have not overly impacted on its historic townscape as present in the first half of the nineteenth century (1851 1st edition Ordnance Survey map). The medieval roads are all largely intact and the core of the medieval and post-medieval town outwith the former monastic enclosure is also principally intact. Nine key aspects therefore define spatial and urban character. These are:

Positive

- Gowthorpe and Market Place comprise a continuous street with shops for some distance (up to the junction with Brook Street).
- Although the shop fronts are predominately late twentieth century or early twenty-first century, the building forms and styles remain traditional.
- The Abbey church, visually dominant and key to understanding Selby can be seen from a number of locations. Its relationship with the town is best experienced from Gowthorpe (see View 24a).
- Glimpses of the Abbey Church can be obtained from various locations within, and outside, the conservation area and provide spatial context to the historic core.
- The industrial flour mill is visually the most dominant feature of Selby's skyline and can be seen from a number of key locations and is higher than the Abbey Church.

- The River Ouse is a visual and historic asset as well as a challenge due to its tidal nature and its propensity to flood.
- The historic grain survives well and provides the key significance of the conservation area. Legibility is very high.
- Some of the historic yards such as Robert Street survive well with outbuildings/former workshops and cottages surviving relatively intact.
- Landmarks include the Grade II listed New Inn, the Grade I listed Abbey church and the non-designated Town Hall and former chapel on Gowthorpe.



Historic boundaries

Negative

- Traffic and traffic related infrastructure (signage, surfaces, drop kerbs etc.) dominate throughout the conservation area. Ousegate, Water Lane, Micklegate and the Gowthorpe/Brook Street junction are the clearest examples of this.
- To the rear of the historic core, public and private car parks and other areas of hard standing (asphalt and concrete surfaces) cover a substantial percentage of the conservation area and its setting.
- Many of the rear yards and other historic backland features have been demolished or converted to residential.



Westmill flour mill taken from the north bank of the River Ouse



The Grade II listed New Inn much restored but retaining magnesian limestone detailing and timber sashes on the first floor

3.2 Boundaries and streetscape

Historic character survives well, in particular, the historic grain of Selby town which is highly legible through the survival of its boundaries and some streetscape features. The key characteristics are:

Positive

- In the historic core, the building line is hard against the pavement with some late twentieth century exceptions.
- Probable medieval burgage plot boundaries and historic streets, lanes and alleyways (as recorded from the 1851 6" Ordnance Survey map and depicted on the [interactive map](#)) survive very well and make a considerable contribution to the legibility of Selby as an historic market town as well as the character and appearance of the conservation area generally.

Negative

- Street signage and other clutter tends to be poorly positioned within the conservation area.
- Traffic is overly dominant with roads forming strong boundaries with limited crossing points. Gowthorpe is a clear example of this.
- Yorkshire Forward funded 'makeover' for the Market Place not really considering local character apart from the use of Yorkstone flags.
- Street lighting in the historic core is of the heritage 'hanging tulip' variety but might be considered over large for the conservation area (see also the 2007 Conservation Area Appraisal which made the same observation).
- Improvement works to Micklegate and the Market Place have been variously successful but both have introduced new materials and new design elements into a traditional street scene.



18th century brick boundary walls to the rear of the Crescent with narrow passage between surfaced with yorkstone flags



Narrow passage adjacent the 23a off Gowthorpe with a Yorkstone surface but probably not original



Over use of street furniture on Church Hill resulting in a negative contribution to character



View down Robert Street to Abbey Walk retail park beyond



Contemporary street furniture on Market Place

3.3 Built forms, styles and details

The majority of buildings within the conservation area date to the eighteenth and nineteenth centuries, which strongly defines the character and appearance of the conservation area. Examples of later, inappropriate developments are scattered throughout the conservation area but are most visible on Gowthorpe. These buildings have been identified as 'exceptions to defined character' on the [interactive map](#). The key characteristics are:

Positive

- Generally low rise (between three and two story) residential with retail at street level.
- Survival of medieval burgage plots appears to have constrained later development.
- Majority of built form in the central area comprises principally eighteenth and nineteenth century brick buildings, the majority of which have been converted to retail since the late nineteenth and early twentieth century.
- Outwith the central area lie traditional eighteenth- and nineteenth-century terraces.
- Notable for lack of large industrial complexes.
- Survival of some back yard low key historic industrial buildings.
- Details on buildings are generally fairly plain and conform to pattern books of the eighteenth and nineteenth centuries.
- The backland areas comprise late twentieth century retail units with associated car parking.



Early 20th century properties on Church Avenue within the Historic Core showing tree management within the former Cholera Burial Ground



The Late eighteenth century Grade II listed 25 and 27 Church Hill next to the unlisted nineteenth century Three Swans public house, an example of a landmark building. Note the traditional hand made brown-red brick contrasting with the later machine made brick on the pub.



The landmark non-designated former chapel, now the Town Hall, at the junction of Brook Street and Gowthorpe



Late twentieth century development on New Lane replacing historic back plot buildings with shop units

3.4 Traditional building materials

The lack of easily accessible building stone has meant that the dominant building material is brick, with clay pantiles for the roof. The bricks vary in colour depending on the source but tend to be a dark red in the earlier periods and a lighter red in the later periods. Brick has continued to be dominant through to the present. Other key characteristics are:

Positive

- A mix of brick types: early handmade bricks and later machine made, generally dark red to brown/red but some cream and lighter red. Darker brownish red seems to be the local brick type.
- Roofs tend to be a mix of original Welsh slate and clay pantile for the older properties.
- Traditional windows are a mixture of six-over-six Georgian timber sashes; three-over-three late Georgian or early Victorian timber sashes.
- There are also many examples of late nineteenth century one-over-one plate glass sashes as well as early-, mid- and late-twentieth-century timber casements.
- Shop fronts are largely late-twentieth and early-twenty-first-century plate glass with contemporary timber surrounds. Signage and branding references national branding and poor design and execution is common. Some Victorian and early-twentieth-century shop fronts survive but they are in the minority.



Close up of a traditional 19th century timber sash window



A traditional shop front and timber sash windows on the Grade II listed 3 New Street that has been renovated in recent years



Close up of the local brown-red brick



6 over 6 traditional 18th century timber sash windows

Negative

- uPVC replacements to traditional windows, doors and shopfronts are common throughout the conservation area and there are many versions but commonly they do not respect the character and appearance of traditional timber sashes.
- Reconstituted 'modern' replacements to slate and clay pantile roofs are also common and result in a loss of uniformity and quality within the streetscape.
- There is some loss of brick chimneys on traditional properties but overall the roofscape is in reasonable condition throughout the conservation area.



The late eighteenth century Grade II listed 120 and 122 Ousegate, possibly a former Customs House associated with the wharfs and Staiths along the River Ouse



uPVC window and door replacements on the non-listed numbers 126 to 130 Gowthorpe demonstrating the negative impact on the street scene



Example of the use of reconstituted stone pantiles and the loss of traditional chimney pots

3.5 Character zones

Eight zones of discernibly different character can be identified within the conservation area, based on their spatial character, architectural and landscape qualities, historical development and the contribution they make to the conservation area.

The features and individual characteristics of each zone that contribute to the character and appearance of the conservation area are summarised below. The boundaries of the character zones are mapped on the [interactive map](#) at the front of this appraisal.

3.5.1 Character zone 1 - Lower Gowthorpe and Market Place

This zone largely comprises Gowthorpe, Market Place and land to the rear of these streets. It is characterised through its associations with historic Selby and its surviving burgage plot boundaries as well as being Selby's main retail area. The key characteristics are:

- Shop fronts are generally heavily branded and unsympathetic to the character and appearance of the conservation area.
- The buildings fronting on Gowthorpe and Market Place are generally eighteenth and nineteenth century residential properties with later shop fronts on the ground floors although the building footprints and plots themselves are almost certainly related to earlier medieval burgage plots.
- Buildings are a mixture of two and three storeys with the larger, grander properties located towards the Abbey and increasingly, smaller 'cottage' style buildings sites away from the Abbey.
- Street lights are the large tulip 'heritage' style.
- Pavements are a mix of reconstituted stone and asphalt.
- There is a key townscape view from the Halifax building society looking east to the Abbey. This view is dynamic up to and including the Abbey.
- Landmark buildings include The New Inn, The Cricketers Arms and the former bank.

- Opportunities for enhancement are principally as indicated on the [interactive map](#) and include the row of late-twentieth-century shops opposite the Grade II listed No 39 Gowthorpe.
- Western gateway is shared with the eastern gateway for character area 2 and comprises the Brook Street/Gowthorpe/Scott Road signalised junction and makes a poor contribution to the character and appearance of the Selby Town Conservation Area.
- The rear burgage plot boundaries have largely disappeared as a result of the construction of Abbey Walk Retail park (late twentieth century) and associated car parking.
- There is no cycle parking provision.
- The historic line of Selby Dam that bounds the zone to the north has been lost due to realignment in the late twentieth century.



Character Zone 1 - Lower Gowthorpe. View towards St Mary's Church.

3.5.2 Character zone 2 - Upper Gowthorpe

Part of the historic core of Selby bounded on the east by the Brook Street/Gowthorpe/Scott Road signalised junction and bounded on the west by the Leeds Road Conservation Area (character zone 5). This area is exclusively residential apart from the funeral business operating from the former Vicarage, a landmark building, and the Ousegate Builders at no.100. The northern boundary is the historic Selby Dam. The key characteristics are:

- Buildings relate predominately to the early to mid-nineteenth century.
- Building materials are principally dark red brick with roofs slate or clay pantile except where they have been replaced in recent decades.
- There is an incongruous early-twenty-first-century development at the corner of Gowthorpe and Brook Street incorporating the re-purposing of a former Roman Catholic School.
- Former listed buildings (Nos. 77–79 and 81 Gowthorpe) have been demolished and replaced with early-twenty-first-century development partially utilising cream brick.
- Some original arched entrances survive to rear yards evidencing historic small-scale industrial uses which a brief examination of the 1841 census describes.
- There is no cycle parking provision.



Character Zone 2 - Upper Gowthorpe showing some traditional cottage style terraces with contemporary replacement roofing material and cart entrance to the rear yards

3.5.3 Character zone 3 - Finkle Street and Micklegate

This is the heart of historic Selby comprising the main medieval market area (Micklegate), one of Selby's main shopping streets (Finkle Street) and the predominately residential areas of Church Lane, Church Hill and Wren Lane. This zone also incorporates the most archaeologically sensitive areas of Selby's earliest settlement. The key characteristics are:

- Several shops retain traditional fronts.
- The District Council long stay car park is an opportunity site, as is Micklegate, the former Post Office and the Abbot's Staithe site (also heritage at risk, a scheduled monument and listed building).
- There are several key views within the zone including views of the medieval burgage plots and the Abbey church.
- There is a key view across to The Stagnum (character zone 4) from Back Micklegate car park.
- The zone is heavily dominated by traffic, particularly the market area of Micklegate which is a key Council public car park.
- On-street parking is ubiquitous and there is no cycle provision.
- Westmill Foods flour mill and storage towers dominate to the north.



Character Zone 3 - Church Hill showing on street parking and brick pavior road surface

3.5.4 Character zone 4 - The Stagnum

Presently, this area is Selby's main public open space to the north of the town centre and historically was the site of the main Abbey mill pond and fish pond (the Stagnum). This was superseded by the Selby Dam which retained the main function of the pond in driving the main Abbey mill at the bottom of Millgate. The key characteristics are:

- Open space incorporating some mature trees at the edges, the present line of the Selby Dam and the Selby Wildlife Pond.
- Utilised by dog walkers and others for recreation purposes.
- Setting comprises to the south the rear of Sainsbury's and car parks as well as the Council long stay Back Micklegate car park to the north.



Character Zone 4 - Selby Dam bordering the Stagnum

3.5.5 Character zone 5 - The Abbey

The present Abbey church is the surviving remnant of Selby Abbey, founded in 1068 or 1070 by a French Monk, Benedict (who also became the first Abbot). Although it was dedicated to St Germanus (which was very unusual for England), the Abbey was given over to the rule of St Benedict of Nursia, who is commonly thought to have been the founder of monasticism in the sixth century. The present Abbey church dates to the early decades of the twelfth century and replaced earlier largely timber monastic buildings that were sited closer to the river. The key characteristics are:

- The most significant historic landmark in Selby, providing a backstop to Gowthorpe with the historic Monday Market before the west end.
- Location of the mid-nineteenth-century cholera burial ground.
- Location of the medieval and later graveyard.
- Norman west door aligned with Market Place.
- Gateway to historic core.
- Comprises some mature trees and open space.



*Character Zone 5 -
The west front of the
Abbey Church from
Market Place*

3.5.6 Character zone 6 - The Crescent and Park

Notably, this is Selby's very own foray into the polite architecture of the late eighteenth century as practiced by the Audus family of local shipbuilders. To achieve this 'new' piece of urban streetscape the Audus family 'punched' through Ousegate to create New Street and The Crescent. Park Street followed swiftly on. The key characteristics are:

- The zone represents a local response to late-eighteenth- and early-nineteenth-century 'polite' architecture in The Crescent, Park Street and New Street.
- The zone incorporates Selby's only historic public park with some mature trees providing a much-needed foil to the more built up town. The setting of the park is compromised by the traffic dominated Park Street to the west and a public car park off Park Row.
- The park provides an enhanced setting for the Abbey Church with some excellent glimpsed and framed views of the Abbey church although the more mature trees could be better managed.
- New Street is a challenging pedestrian environment with narrow pavements, high traffic volumes and poor public realm generally.
- The junction between Park Street and The Crescent is very wide and pedestrian unfriendly. The two pedestrian crossings are poorly sequenced and signage is poorly placed.

- Park Street opposite the park comprises a row of listed buildings laid out in the late eighteenth century with low brick walls to the front with iron railings on top. The building line is set back from a relatively wide pavement.
- The rear aspects of Park Street properties have been much altered with the removal of rear outbuildings and boundary walls to facilitate parking. The rear of the Grade II listed No. 24 Park Street is an exceptional survival and a landmark structure.



Character Zone 6 - looking down Park Row to Selby Park with the tree canopy very clearly illustrated

3.5.7 Character zone 7 - Riverside

The Riverside comprises both banks of the River Ouse and properties fronting onto Ousegate. Properties and land along the north side of Water Lane are also included. This is a key area of the historic town that makes a substantial contribution to the character of Selby. The River Ouse is the principal reason why Selby exists and is also its future nemesis in the context of the current climate emergency. This is the nearest Selby has to an industrial area running up to the Selby Canal (outwith the conservation area). The river front itself was historically the site of various wharves and shipyards, the last of which (Cochrane and Sons shipyard) closed in the late twentieth century and famously built the MV Ross Kashmir which became Greenpeace's Rainbow Warrior II in 1989. Only remnants survive, conspicuously, the former jetties that lie immediately west of the former Cochrane and Sons shipyard. The area is blighted by traffic and decades of neglect, highlighted in the 2007 conservation area appraisal but little has changed since then. Importantly, and the 2007 appraisal notwithstanding, planning permission was given for the construction of residential terraces between Ousegate and the river effectively closing off any potential attempts to enhance the riverside and blocking key views from the North bank of the Ouse (Barlby Bank). The key characteristics are:

- The probable site of the earliest Roman and Anglo-Scandinavian settlement (Water Lane and Church Hill).
- Early railway infrastructure including Selby's first station, a Grade II listed structure dating to 1834.

- Some fine eighteenth- and early-nineteenth-century buildings including the Grade II* listed Corunna House, an early-eighteenth-century residence.
- Site of Selby's only scheduled monument, the Abbot's Staithe, a building at risk and a landmark site bookending the Finkle Street and Micklegate character zone (3).
- Station Road retains galvanised fencing against the pay and display car park and the main business centre structure against Station Road (ARIM Industrial Doors) is a large galvanised sheet metal shed which projects well above the historic brick boundary wall which survives.



Character Zone 7 – the platforms of the Grade II listed late nineteenth century Selby Railway Station

3.5.8 Character zone 8 – Backland

This zone comprises land principally to the rear of properties fronting Gowthorpe but includes part of New Lane including the Grade II listed St James Church and the Grade II listed, surviving, early-nineteenth-century almshouses on New lane. The southern part of the character zone incorporates the early-nineteenth-century, Grade II listed, former subscription school on Massey Street. The character of the area is dominated by late-twentieth-century retail and associated car parks. The key characteristics are:

- New Lane is an historic routeway which originally bounded Selby Abbey precinct.
- The non-designated former courthouse and primary school stand out as landmarks and have high communal value.
- The Grade II listed St James Church (1866) provides a welcome green space with two mature beech trees on either side of the entrance off New Lane.
- The non-designated former St James Church, Stander Hall are of interest in the streetscape and possess high evidential and communal value.
- The site of a former almshouse has been poorly developed in the late twentieth century separating the Grade II listed former subscription school from the conservation area as well as compromising the surviving Grade II listed Nos. 46–72 New Lane.

- The surviving, Grade II listed almshouses continues to make a significant contribution to the character and appearance of the conservation area.
- The low sandstone ashlar wall in front of St James Church contrasts with the low machine-made brick wall of the primary school grounds but both add interest to the street scene.



Character Zone 8 - New Lane looking south showing some of the historic street scene as well as the mature trees in front of St James Church

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 [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 3 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

The character and appearance of Selby Town Conservation Area is derived not just from the buildings in it, but also from open space inside and outside its boundaries. Open space contributes in two main ways:

- It allows views across the conservation area and forms the setting to its historic buildings.
- It defines the pattern of historic settlement.

The extent of the contribution of individual parcels of open space often depends on the way they are experienced. Hence, those which are visible in views from the streets of the conservation area or from public footpaths tend to be the most important. Selby does not have a strong visual connection with the surrounding landscape and as a result the most important open spaces are those within the conservation area itself.

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

features can make a positive contribution to the character and appearance of the conservation area both in terms of their management and historic form and function. Trees are a particular feature of open space as well as streetscape and views, providing substantial positive contributions to the character and appearance of a conservation area.

Individual parcels of land are mapped on the [interactive map](#) at the front of this appraisal according to how much contribution they make to the character and appearance of the conservation area: strong, some, none / negligible.

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

4.2 Open space inside the conservation area

Principally this comprises the Abbey grounds, Selby Park, the Millennium Green; St James Church grounds, St Mary's Church grounds and the land to the north of Upper Gowthorpe beyond Selby Dam.

4.2.1 Selby Park (also an enhancement opportunity)

Strong Contribution

- Open to Bawtry Road and Station Road.
- Substantial mature trees in the park, principally a group of tall beeches along the pavement of Bawtry Road.
- The park provides a good setting to the Abbey Church and together they provide the majority of mature tree cover within Selby Town.
- Poorly managed and maintained.



Inside Selby Park with Selby Abbey walls visible to the rear

4.2.2 The Stagnum

Strong Contribution

- A well-used public space to the north of Selby Dam although its relationship with the historic core of Selby has been significantly altered through development of the Abbey Walk retail area and the Council owned Back Micklegate car park.
- Some mature tree cover.
- Site of Selby wildlife pond.



Looking across the open space historically known as the Stagnum with the Selby Wildlife Pond in the foreground. Taken from the entrance to the Abbey Walk retail park.

4.2.3 The Millennium Green

Some Contribution

- Formerly fine pocket park created through a gift from the Quaker Church to the “People of Selby” in 1973.
- Site is currently managed by Selby District Council.
- Poorly managed and maintained with grassed area predominately weeds.

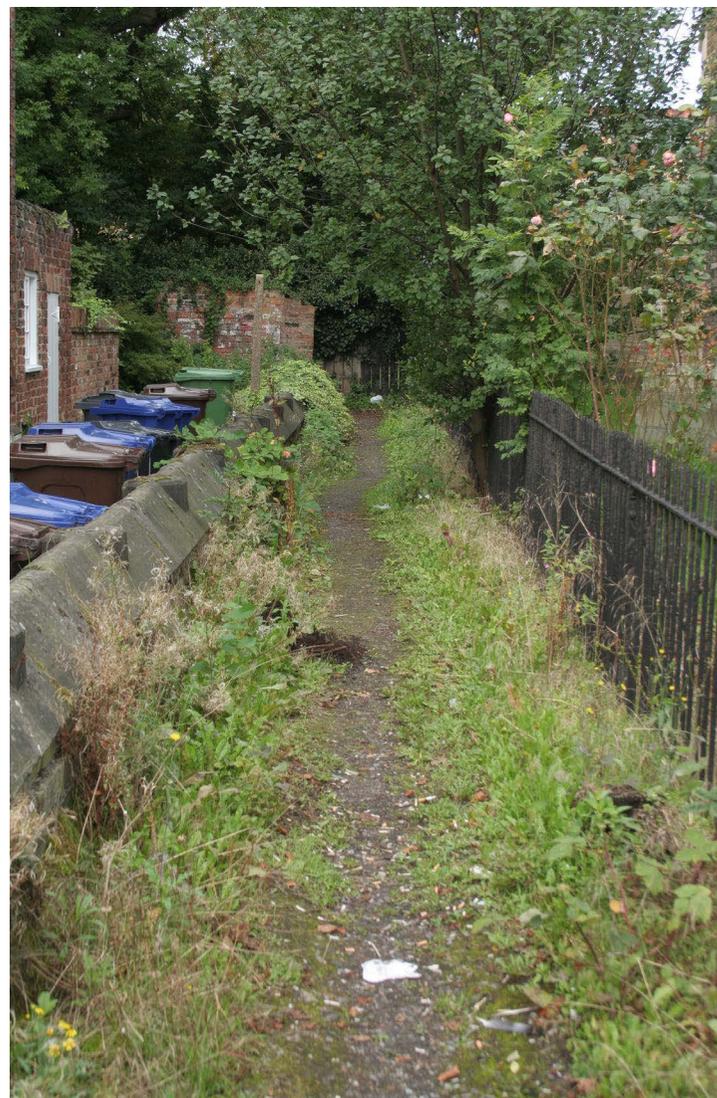


The Millennium Green pocket park with the rear of the historic Quaker Meeting House and the rear of Gowthorpe properties in the background. Taken from the Audus Street Car park.

4.2.4 St James Church Yard

Strong Contribution

- Enclosed burial ground without gravestones.
- Setting of the Grade II listed St James Church and Almshouses on New Lane.
- Some mature trees and mainly grass.
- Pedestrian route through to Audus Street Carpark and Millennium Green.
- Poorly managed.



A poorly maintained path and traditional railings to the side of St James Churchyard.

4.2.5 St Mary's Churchyard

Strong Contribution

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



St Mary's Churchyard from Gowthorpe

4.2.6 Selby Dam

Strong Contribution

- Area of rough ground prone to flooding.
- Setting of rear of Leeds Road properties and important green corridor.
- Route of historic Selby Dam.
- Important element in the setting of both Selby Town Conservation Area and Leeds Road Conservation Area



A view of Selby Dam and its immediate setting to the north of Leeds Road

4.2.7 Riverside North West

Strong Contribution

- River bank with raised flood defences protecting school playing fields and residential properties to the east.
- Location of key View 2 giving superb views of Abbey church and the Westmill complex.
- Summer wild flowers and river bank flora.
- Poorly managed and maintained public footpath with access from Barlby Road.
- Barlby Allotments
- Below level of River Ouse flood defences but visible from Trans Pennine Cycle route and public footpath.
- Well-kept allotments.

4.2.8 North Bank of River Ouse North West

Strong Contribution

- A length of river bank with flood defences, with positive views across to Ousegate Road.
- Mostly rough grass and shrubs.
- Trans Pennine Cycle Route and public footpath.
- Poor access below railway which is prone to flooding and unkempt.

4.2.9 North Bank of River Ouse South East (part)

Strong Contribution

- Continuation from “North Bank of River Ouse North West” but outside the conservation area.
- Trans Pennine Cycle Route and public footpath.
- Poor access below railway prone to flooding and unkempt.
- Important part of the setting of the Selby Town Conservation Area.

4.2.10 South Bank of River Ouse South East (part)

Strong Contribution

- Important area of historic wharf and riverbank buffering between Ousegate Road and the River Ouse.
- Currently a mix of hard standing and scrub.
- Open views from Ousegate Road across the river to the north bank.



View across the River Ouse from Riverside north west

4.2.11 Outdoor Sports Facilities (Skate Park)

Strong Contribution

- Area of enclosed outdoor facilities including skate park and football.
- Views of Selby Dam.

4.2.12 Flaxley Road Allotments

Some Contribution

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

4.2.13 Abbey Churchyard and Cholera Burial Ground

Strong Contribution

- Area of green with mature trees marking location of the former Abbey buildings and former cholera burial ground.
- Area of post-reformation burial ground.
- Important landmark location at the end of Market Place and Gowthorpe.



The Abbey church yard showing grave stones and open green space against The Crescent. Note the railings.

4.3 Open space outside the conservation area

Recreation open space between Morrisons car park, Portholme Road and New lane. Currently this makes a neutral contribution to the setting of the conservation area principally because the field is relatively featureless and is coterminous with the Morrisons car park. The line of poplars along Portholme Road do little to soften the experience. More, and varied tree planting should enhance the experience for users and enhance the setting of the conservation area.

4.3.1 Recreation Ground

Some Contribution

- Significant open space with some trees along Portholme Road and the boundary with a retail/public carpark to the east.
- Currently grassed with some paths around the perimeter.

4.3.2 Barlby Allotments

Some contribution

- Well-kept allotments.
- Part of open setting for Selby Town Conservation Area and the River Ouse.

4.3.3 St Mary's Churchyard

Strong Contribution

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

4.3.4 North Bank of River Ouse South East (part)

Strong Contribution

- Continuation from 'North Bank of River Ouse North West' but outside the conservation area.
- Trans Pennine Cycle Route and public footpath.
- Poor access below railway prone to flooding and unkempt.
- Important part of the setting of the Selby Town conservation area.

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](#).

Because of the flat nature of the area long views are not common. Having said that, long views from the A19 for instance are dominated by the Drax power station as well as the Westmill Flour Mill. The most prominent dynamic (moving along a street or path revealing a changing streetscape or landscape) and fixed views are from the north east bank of the Ouse, and dynamic views along Gowthorpe. Other views are more local and feature individual buildings as in the New Inn or more general vistas as in the rear of burgage plots from the long stay carpark by Selby Dam or along New Street and The Crescent.

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

- **Townscape views** within the conservation area which give a sense of the spatial character and architectural quality of the village/townscape. Trees play an important part in these views, but are sometimes intrusive. Because of this, views can vary

with the seasons. Views are usually blocked by tree cover in the summer and can become glimpsed or revealed in the winter months (Views 1, 5, 6, 17, 19, 20, 21, 24, 25, 26, 28).

- **Contextual views** which look out to the landscape beyond the conservation area and within the conservation area and give an understanding of its topography and setting (View 23).
- **Setting views** from outside the conservation area which enable its boundaries and setting to be understood and appreciated (View 2).

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



Setting. View 2. Looking south west from the north bank of the River Ouse



View 20. Looking north east along Park Row from Selby Park



Townscape. View 24a. Looking to the Abbey Church along Gowthorpe



Townscape view 19. Looking down James Street at The George Hotel on Market Place



Townscape. View 28. Looking west across the River Ouse from the swing bridge showing early twentieth century development obscuring views of Ousegate

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 Selby Town Conservation Area in the preparation of this appraisal:

6.1 Risks

The risks to the character and appearance of the conservation area continue to be poor shop front design, inappropriate window and door replacement, the impact of traffic and derelict sites and buildings, all of which have been previously identified in the 2007 conservation area appraisal and earlier. In addition, there is also the risk of future development causing harm to the character and appearance of the conservation area by virtue of its function, form, scale, materials, details or relationship to plot and streets.

In common with many similar sized historic towns in England, Selby has struggled to adapt to change in a way that respects its inherited character. The Heritage Action Zone (HAZ) will go a long way to correct this imbalance and should continue to be strongly supported by Selby District Council. The practices and methodologies developed and implemented as part of the HAZ should be rolled out to the entire Selby Town Conservation Area where appropriate and necessary. To help this process, progress needs to be made on the following recommendations. The key issues, and therefore the most urgent, are:

- Resolve the lack of a full-time conservation adviser.
- Ensure that assessment of development proposals in the planning process always takes account of its impact on the character and appearance of the conservation area.
- Work with the North Yorkshire Highway Authority to help create a more people centred approach to traffic management and traffic infrastructure, particularly through consideration of Manual for Streets 2.
- Continue to support the production and adoption of appropriate conservation related evidence base to inform development management decision making.
- Prioritise the preparation and adoption of contemporary householder and business guidance on conservation issues including revised and up-to-date shop front and window and door replacement design guides.

6.2 Opportunities

The principal issues facing any historic town and city in the early twenty-first century are, responding to the Climate Emergency and responding to the impact of the Covid-19 pandemic. Selby, with its strong, locally based retail economy and proximity to one of England's largest rivers offers an opportunity to consider creative solutions to these challenges based around enhancement of Selby's historic environment and the creation of a more people focused environment that in turn should stimulate the local economy.

To that end, this appraisal recommends that Selby District Council should prioritise enhancement of its growing historic environment evidence base through the commissioning of further studies together with the enhancement of existing datasets, of which this assessment is one.

Many of the recommendations in this document will be best achieved through partnership working with local businesses and external organisations such as the City of York Tremendous Group, Askham Bryan College and local and regional local government colleagues.

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 have the potential to generate the greatest positive change, are:

6.2.1 The Maltings, Ousegate

Two large former maltings are shown on the 1888 25-inch Ordnance Survey map of Selby and represents a rare industrial survival although only one of these buildings survives today and it is in a challenging condition. The surviving malting was originally listed because of its historic and architectural quality but de-listed in 2004 due to its deterioration. Despite this, the surviving building makes an extremely positive contribution to the Selby Town Conservation Area and the setting of various designated and non-designated heritage assets in the Ousegate area, in particular the Grade II listed Railway Station with which the maltings had a functional, spatial and historic relationship. The key site characteristics are:

- The historic site is in poor condition.
- There is a significant opportunity to create some form of commercial or residential development along its frontage, respecting the historic grain and character and appearance of the conservation area although residential would be more historically correct.
- There is an opportunity for a creative, conservation-led conversion of the old maltings building to a new use that respects the character and appearance of the conservation area and the setting of the neighbouring designated and non-designated heritage assets.

- It is highly desirable to ensure that this building is converted rather than demolished due to its uniqueness in Selby, its historic and spatial relationship with the Grade II listed Railway Station and its substantial contribution to the character and appearance of the Selby Town Conservation Area and Ousegate in particular.



The remaining building of the former historic Maltings off Ousegate behind a collection of corrugated iron structures

6.2.2 The Old Railway Station

The Grade II listed Railway Goods Shed (Former Railway Station) is the earliest surviving passenger train shed (fully covered station) in the world. It is perhaps only the third to be built anywhere and its significance, importance and rarity may qualify it for a much higher designation grading. Its current condition suggests that this significance has not been regionally or locally recognised (Trans Pennine Route Statement of Significance, Alan Baxter Associates 2018). The key site characteristics are:

- The site is a designated heritage asset in need of conservation and re-use.
- The site is Selby's first station and the earliest surviving passenger train shed in the world, originally constructed between 1830 and 1834. Therefore, this is an extremely important monument with high evidential, historic and communal value and one with global significance.
- There is an opportunity for conservation-led conversion to offices and/or residential (York West offices conversion a local example of good practice) that conserves its historic features, enhancing the building's legibility and contribution to the character and appearance of the Selby Town Conservation Area as well as the setting of numerous neighbouring designated and non-designated heritage assets.



The Grade II listed early nineteenth century roofed railway station and former goods yard off Ousegate

6.2.3 Abbot's Staithe

The site incorporates the historic Abbot's Staithe (Scheduled Monument), the Grade II* listed Abbot's Staithe buildings (circa fifteenth /sixteenth century), the Grade II listed "Shop And Office Of Messrs Woodhead Seeds Limited" (early nineteenth century and now managed by the Friends of the Abbot's Staithe) and the Grade II listed 'Premises Of The Pendulum Club' (mid-nineteenth century, recently a night club but now vacant). The key site characteristics are:

- The whole site comprises various designated heritage assets (both scheduled and listed) at risk and in multiple ownerships
- The site is currently on Historic England's Heritage at Risk Register.
- The whole site represents an opportunity for restoration and conversion to a mix of commercial/residential and retail/museum through amalgamation of ownership (potentially through compulsory purchase) and linking with a re-imagined Micklegate and Water Lane.



The frontage of the collection of Grade II listed buildings on the site of the Scheduled Monument known as the Abbot's Staithe with the Westmill flour mill in the background

6.2.4 Water Lane

- Historic route along the river from Ousegate to Millgate but now a poor environment for people and dominated by traffic.
- Separates the Abbot's Staithe from Micklegate.
- Narrow pavements and poor junction with Millgate over concrete 'bridge' over Selby Dam.
- Opportunity for enhancement to create people centred road with wider pavements and spaces.
- Opportunity for a signalised one-way system with pedestrian friendly areas. Consider design solutions.
- Opportunity to improve visual context of pumping station railing currently an extremely negative feature in the environment.
- Opportunity to improve the cycling infrastructure along Water Lane.



The poor quality of the junction between Water Lane and Millgate showing the existing barriers to pedestrian use and the presence of steel security railings

6.2.5 Micklegate car park

This is the site of one of Selby's two principal markets and may have been used at times for the trade in wool associated with the medieval Abbey. The location of this market immediately fronting onto the former Abbot's Staithe may not be a coincidence. However, the site is now heavily dominated by traffic and traffic management infrastructure. Late-twentieth and early-twenty-first-century attempts to create a more pedestrian friendly environment have largely failed. The area continues to be very heavily trafficked with the majority of the area given over to asphalt – either the roads or the carpark itself. The key site characteristics are:

- There is an opportunity, through the Heritage Action Zone designation, to design out cars and create a more people focussed space with seating areas, trees and other plantings that will actively enhance the character and appearance of the Selby Town Conservation Area and the setting of numerous designated and non-designated heritage assets fronting onto Micklegate and Finkle Street. The retail experience will be greatly enhanced as a result.
- There is an opportunity to consider Blue Badge parking only on the surrounding streets and adding some cycling infrastructure including bike stands.



Micklegate car park with Westmill flour mill and the Abbot's Staithe in the background

6.2.6 Back Micklegate car park

This site comprises truncated former historic burgage plots that ran from Finkle Street/Micklegate to the banks of the medieval Selby Dam. The car park borders surviving historic plot boundaries to the south and the re-aligned Selby Dam to the north. The key site characteristics are:

- The site represents an opportunity for some one to two storey residential development that respects the historic grain of the site (burgage plot boundaries) and enhances the character and appearance of the Selby Town Conservation Area and its setting.
- The site is poorly surfaced and maintained.
- The legibility of the site is poor and access to it from Water Lane is not clear. There are wayfinding issues for visitors and others not familiar with Selby.
- The carpark is not people friendly.
- The site could be redesigned to provide some public parking, perhaps for car pool/share and electric hook-ups.



View of Back Micklegate car park with the Abbey Church in the background

6.2.7 Royal Mail Site

This site is currently for sale as a development opportunity which will need careful management as it is a prominent location within the Selby Town Conservation Area generally and within the Finkle Street and Micklegate Character Zone. The key site characteristics are:

- Royal Mail site currently provides excellent framed views and glimpsed views of the Abbey Church.

- The site represents an opportunity to replace the current building which does little to contribute to the character and appearance of the conservation area.
- Replacement can be a mix of retail and residential that will enhance the character and appearance of the conservation area and retain the key views of the Abbey Church.
- Height must not exceed the existing street roofline of two to three storeys.



Townscape. View 1. This is one of the key views within the conservation area of the Abbey Church showing the Royal Mail site off Micklegate in the foreground.

6.2.8 11-15 Gowthorpe

The key site characteristics are:

- Late-twentieth-century infill flat roof retail units currently occupied by WH Smith, Post Office and a charity shop.
- The site represents a future development opportunity that will contribute a contemporary building to the historic street that respects the site's historic grain and enhances the character and appearance of the conservation area.
- A key outcome will be to restore the original frontage.



The late twentieth century commercial block currently housing W H Smiths and a post office on Gowthorpe does not make a positive contribution to the streetscape

6.2.9 23a Gowthorpe

The key site characteristics are:

- Late-twentieth-century infill flat roof retail unit occupied by Day Lewis Pharmacy.
- The site represents a future development opportunity that will contribute a contemporary building to the historic street that respects the site's historic grain and enhances the character and appearance of the conservation area.
- A key outcome will be the restoration of the original frontage and respecting the alleyway leading back to Millennium Green.
- The rear of the building coincides with former non-designated Quaker Meeting House, a landmark building.



Front elevation of 23a Gowthorpe as seen from Gowthorpe

6.2.10 Audus Street car park

The key site characteristics are:

- Reasonably well designed as Selby car parks go. Nevertheless, it sits within the setting of the Millennium Green, the Grade II listed St James Church and the non-designated heritage assets of St James Terrace and Audus Street.
- There is an opportunity to re-design this area to better enhance the character and appearance of the conservation area, the setting of the designated and non-designated heritage assets, and the creation of a more people centred space.



Audus Street Car Park showing the dominance of cars, car parking and traffic infrastructure with the rears of Gowthorpe properties and Millennium Green in the background

6.2.11 Selby Park

Selby Park is the only historic park in the town, providing a much-needed green space within the heart of Selby's urban environment. The key site characteristics are:

- Historic park formerly part of Selby Abbey precinct and created into a public park in the early nineteenth century and added to over subsequent decades.
- Very overgrown and apart from some recent planting beds, management is limited.
- The majority of trees are mature and reaching the limits of their lives. They have not been actively managed for some years.
- Views of the Abbey Church are largely obscured by the present tree canopy but there are some framed and glimpsed views from the park.
- Main entrance to the Park is located by a heavily used road junction between Park Street, The Crescent and Market Place and is a highly traffic dominated space.
- The park retains a war memorial and some seating.
- The park is clearly a very valuable resource that could benefit from more proactive management so that its current strong contribution to the character and appearance of the conservation area can be enhanced.



Townscape view 26 from Selby Park showing a glimpsed view of the Abbey Church with the war memorial and mature trees in the foreground

6.3 Recommendations

Recommendation 1: prepare and adopt shop front design guidance supplementary planning document

Prepare and adopt shop front design guidance and revise the 2005 Selby Town Design Statement that recognizes existing twenty-first-century designs but seeks to encourage the use of quality materials and design. Consider zoning the conservation area for different design criteria and adopting as a Supplementary Planning Document. This document should also guide any future conversion of current retail units to residential.

Reason

To improve the quality of existing and proposed shop fronts and to guide any future conversions of retail units to residential, thereby aiding development management decision-making. Some useful examples of conversions can be found in Cawood.

Responsibility

Selby District Council.

Recommendation 2: undertake an assessment of listed and non-listed buildings, street furniture and access within the conservation area

Selby District Council review and update the 2007 assessment of listed and non-listed historic buildings in Selby Town Conservation Area, undertake a street furniture audit, and undertake an access audit of the conservation area.

Reason

To enhance the existing evidence base to ensure appropriate and informed development management decision making.

Responsibility

Selby District Council in partnership with the North Yorkshire Highway Authority and the Selby Civic Society.

Recommendation 3: create 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 adopt 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.

Recommendation 4: reimagine Micklegate

Repurpose Micklegate to design out cars, design in people and unlock the potential of the former Abbot's Staithe and the formal pedestrianisation of Finkle Street. 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 report and Manual for Streets 2.

Reason

To provide significant enhancement to the character and appearance of the Finkle Street and Micklegate character zone and to provide a new pedestrian focused space.

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 5: encourage enhancement and development opportunities

To advance enhancement and development opportunity in those sites this assessment has identified in the interactive mapping and section 6.2. Most urgent is the Old Railway Station, the Old Maltings and the Abbot's Staithe.

Reason

To enhance the character and appearance of the Selby Town conservation area and to revitalize the Town.

Responsibility

Selby District Council in partnership with local and national retailers.

Recommendation 6: enhancement of the Back Micklegate car park

Enhancement of the northern retail area and Council owned Back Micklegate long stay car park to include appreciation of views through and of, the surviving back yards of Finkle Street and Gowthorpe properties. Mature tree planting and less, but better designed carparking. 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 report and Manual for Streets 2.

Reason

This area is currently a significant detracting element that obscures the important relationships between the historic core and the Selby Dam and The Stagnum character area.

Responsibility

Selby District Council in partnership with the North Yorkshire Highway Authority, Abbey Walk Retail park and the Selby Civic Society.

Recommendation 7: management of existing trees and planting strategy

Management of existing trees in the town and long-term planting strategy for areas of open space both within and outwith the conservation area. Most urgent is the management of trees in Selby Park and new planting on the Stagnum and along the riverside.

Reason

To enhance the setting of the conservation area, views of the Selby Abbey and to provide a response to the climate emergency.

Responsibility

Selby District Council in partnership with Woodland Trust, the City of York's Treemendous Group and others (Askham Bryan College).

Recommendation 8: implement Article 4 Directions

Article 4 Directions or similar mechanisms are adopted to remove current permitted development rights for the control of boundaries, windows and doors, rear yards, shop fronts and gardens within the conservation area.

Reason

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

Responsibility

Selby District Council.

Recommendation 9: Highway Design Guidance for development management

Specific design guidance is required for the maintenance and management of highways, roads, pavements and private driveways within conservation areas that seeks to enhance the character and appearance of conservation areas. We strongly recommend that Historic England's *Streets for All* and the government's *Manual for Streets 2* guides this work.

Reason

To ensure that all upgrades and repairs to existing highways including street lights, signage and painted lines and all new development enhance rather than detract from the character and appearance of the conservation area.

Responsibility

Selby District Council, North Yorkshire Highways Authority, Historic England.

Recommendation 10: Archaeological evidence base to support development management

That Selby District Council, in partnership with Selby stakeholders and North Yorkshire County Council Heritage Services, develop an archaeological research strategy to guide future archaeological work in the town (whether through the planning system or generated purely by research) that is community focused and led.

Reason

To ensure that all future archaeological investigations deliver real benefit to the citizens of Selby regarding the origins, development and history of this fascinating town as well as delivering wider tangible benefit to national and regional archaeology and history research agendas.

Responsibility

Selby District Council in partnership with the North Yorkshire County Council Heritage Services, Historic England, the Selby Civic Society, the University of York Archaeology Department and the Council for British Archaeology.

Recommendation 11: 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.

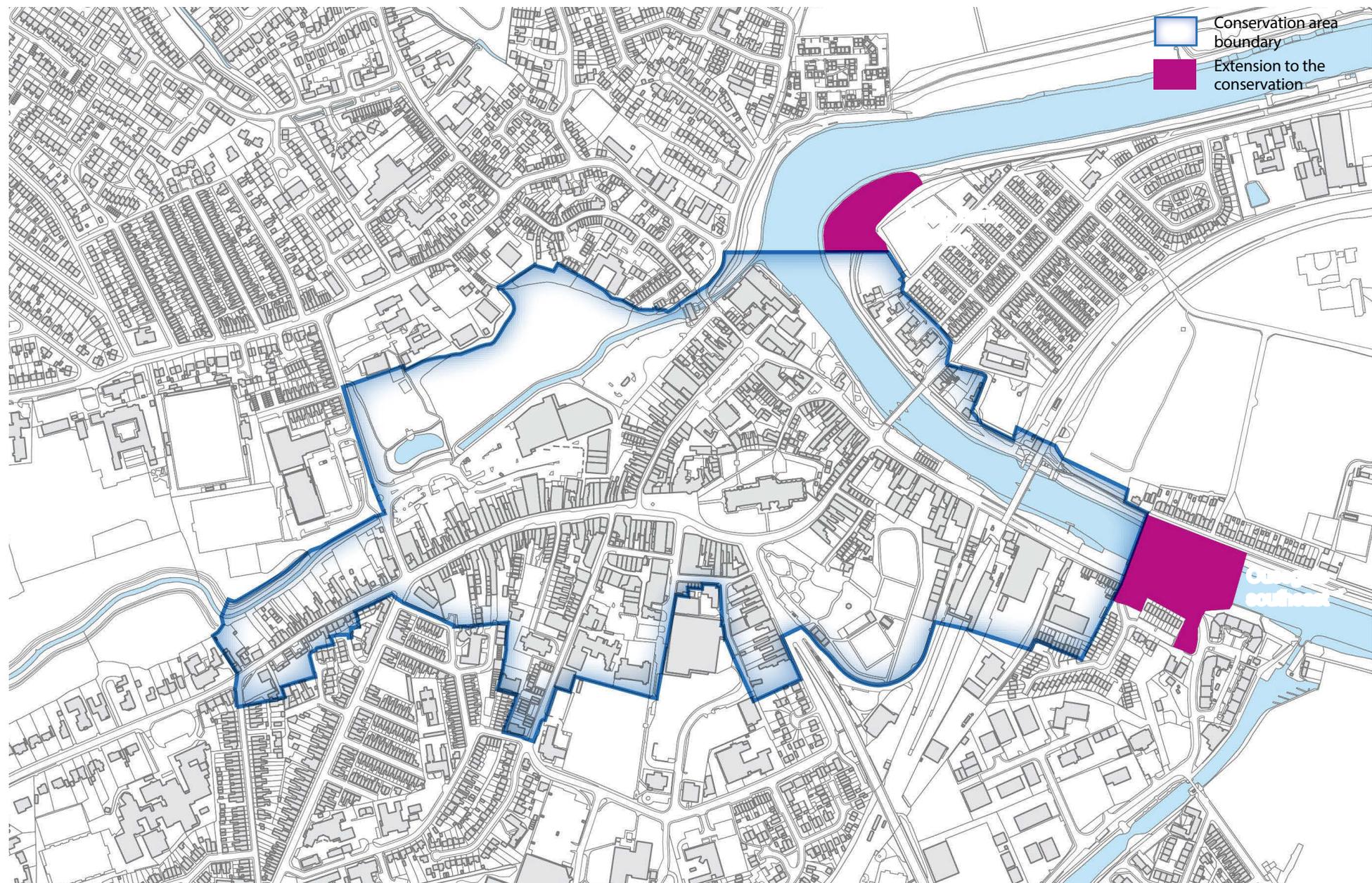
6.4 Boundary changes

A draft version of this report was consulted on between 3 December 2020 and 28 January 2021. This proposed two extensions to the Selby Town Conservation Area:

North Bank of Ouse – This takes in the key view 2 from which the Abbey Church can be fully appreciated from the north bank of the River Ouse at the point of which it bends round sharply to the right. The area is also (in the early to mid-summer) a haven for wild flowers and part of the local public right of way network. Inclusion into the conservation area will protect this key view and ensures that any future flood alleviation works will respect the character and appearance of the conservation area.

Ousegate southeast – This completes the length of the south and north banks of the River Ouse, including the river, between Ouse Bridge and the late twentieth-century Nautica development. It also incorporates the listed Grade II Nelson Public House and the listed Grade II 120 to 122 Ousegate, whilst excluding the late twentieth-century set back terrace between. This extension is proposed to ensure that the whole bank can be protected along with the non-designated and designated buildings along this part of Ousegate.

The proposal to extend the conservation area boundary to include these areas has been adopted by Selby District Council.



Selby Town 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
Historic 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.

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 negative impact of traffic; and concerns for specific buildings.

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/>

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7.4.3 Reference

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Hass, J.D; Medieval Selby - A New Study of the Abbey and Town,
1069 - 1408: Yorkshire Archaeological Society Occasional Paper 4
2006

Heritage Gateway

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

North Yorkshire Historic Environment Record.

Open Domesday

<https://opendomesday.org/>

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