

Tadcaster Conservation Area Appraisal

February 2021

This consultation draft appraisal for Tadcaster 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 Tadcaster 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

Tadcaster is a market town and civil parish within Selby District. It lies on the historic route between Leeds and York, about 17 km south-west of York and 19 km north-east of Leeds. The principal road, the A64 dual carriageway (completed in 1978), bypasses Tadcaster to the south with three exits into the town formed by the A659 to the west and east and the A162 to the south. The town lies immediately to the west of the River Wharfe which flows north to south through the Tadcaster Conservation Area. There is no railway or railway station but the town is served by an hourly bus service, the Coastliner 843, from Leeds to Malton and Scarborough via York.

1.3 Conservation area boundary

The conservation area boundary was last reviewed in 1997. This assessment finds few substantive reasons to change the current boundary, which reflects the historic areas of Tadcaster and its setting very well.

1.4 Designation history

The Conservation Area was originally designated by the West Riding of Yorkshire County Council in August 1973. A review was undertaken in 2003/04 which resulted in extending the boundary to the west of the town centre to incorporate parts of Station Road and St Joseph's Street; and the cricket ground; and at the same time two minor amendments were made to the east, around Mill House and the rear Nos. 9 to 15 Commercial Street to follow established and recognisable property boundaries.

The Tadcaster Civic Society requested that the Conservation Area be extended in 1985, and this was considered by the Planning Committee but it resolved that no action to be taken at that time. However, it should be noted that the areas which they put forward were considered as part of the 2003 Review and in part were taken on board.

In terms of documentation, there is the original notice of designation in 1973 but that essentially describes only the boundary and then there was the Review Report in 2003 and the Conservation Officer's covering reports to Policy and Review Committee (November 2003 and January 2004).

1.5 Topography and geology

Tadcaster lies on the southern edge of the Southern Magnesian Limestone National Character Area (Natural England, 2013) at its junction with the Vale Farmland with Plantation Woodland and Heathland as well as the River Floodplain County Landscape Character Types (North Yorkshire County Council, 2011). The underlying geology is Magnesian Limestone, which has historically been used as building stone. The majority of the built-up area is above the flood plain although the area along both banks of the River Wharfe, including the parish church and Mill Lane lie, in Flood Zone 3, which is characterised as susceptible to regular, severe flooding. The area between the two Smith Breweries and the A64 is a designated flood storage area.

1.6 Summary of special interest

Tadcaster is a small Yorkshire town centred on a brewing industry that dates back at least to the eighteenth century in the form of the historic Samuel Smith Brewery, which survives on the High Street and is visually dominant in the town. The John Smith brewery with its Grade II listed Italianate gateway acts as a visual anchor to the High Street in the west and is visually dominant in the approach to the conservation area from the west. The more modern Coors Brewery lies on the site of an earlier brewery and former railway station to the west and north of the conservation area. All three breweries dominate the skyline from numerous locations within and outwith the conservation area.

The River Wharfe, its Grade II listed stone bridge, substantially repaired in the early twenty-first century, and the former railway viaduct are the second most visually and spatially dominant features within and outwith the conservation area. The banks of the river form important open spaces in the town.

The historic townscape of Tadcaster retains the majority of its form and function that was evident in the early nineteenth century as illustrated in the 1849 1st edition 6" OS map and the 1841 Census.

Tadcaster therefore exemplifies the small Yorkshire historic market town very well with its mix of shops, inns and residential buildings. The eighteenth-century Samuel Smith brewery with its collection of Grade II listed structures along the High Street add significant evidential, communal and historic value to an already extremely valuable heritage asset.

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

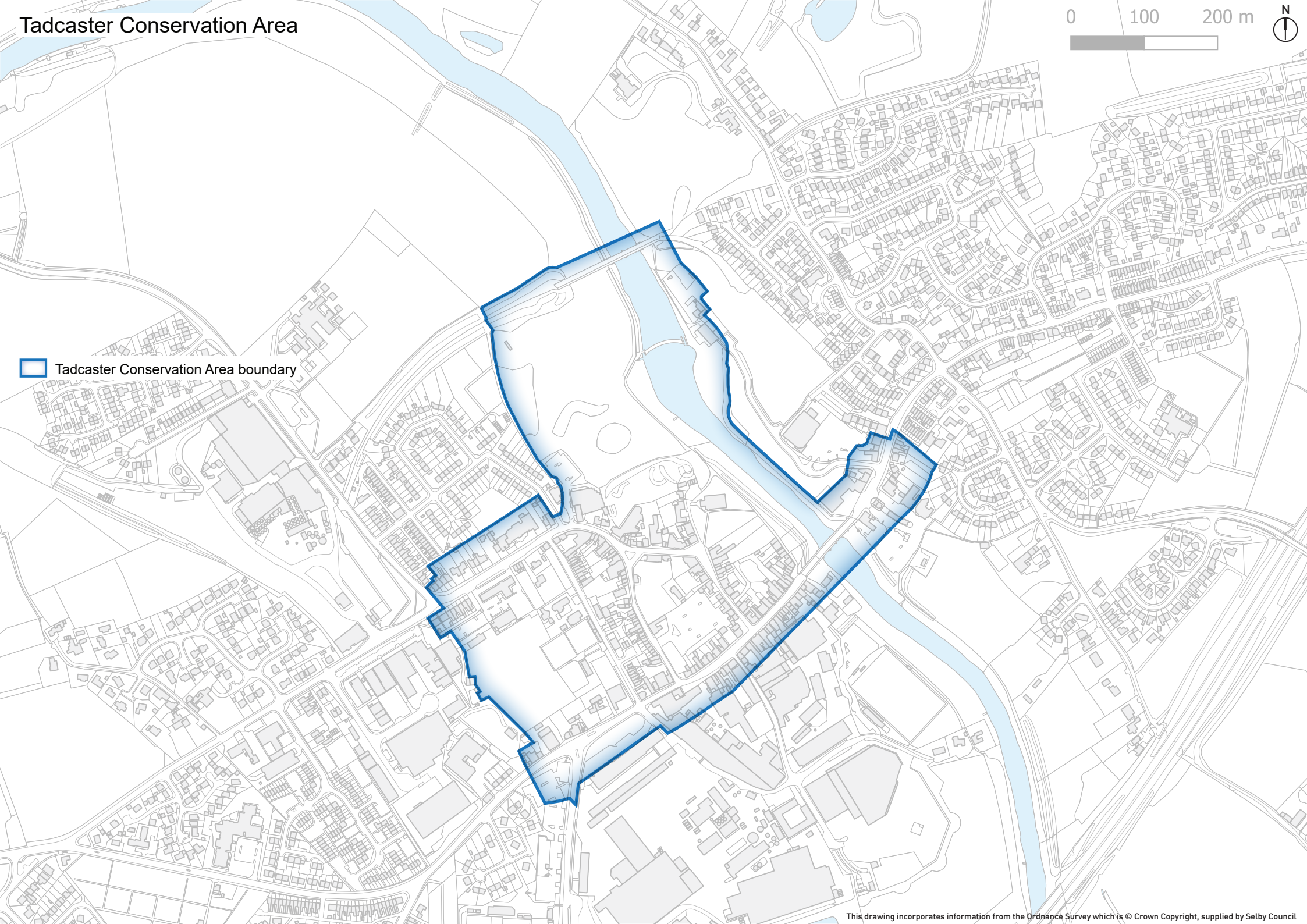
 – access the layered map

 – return to the previous page

Tadcaster Conservation Area



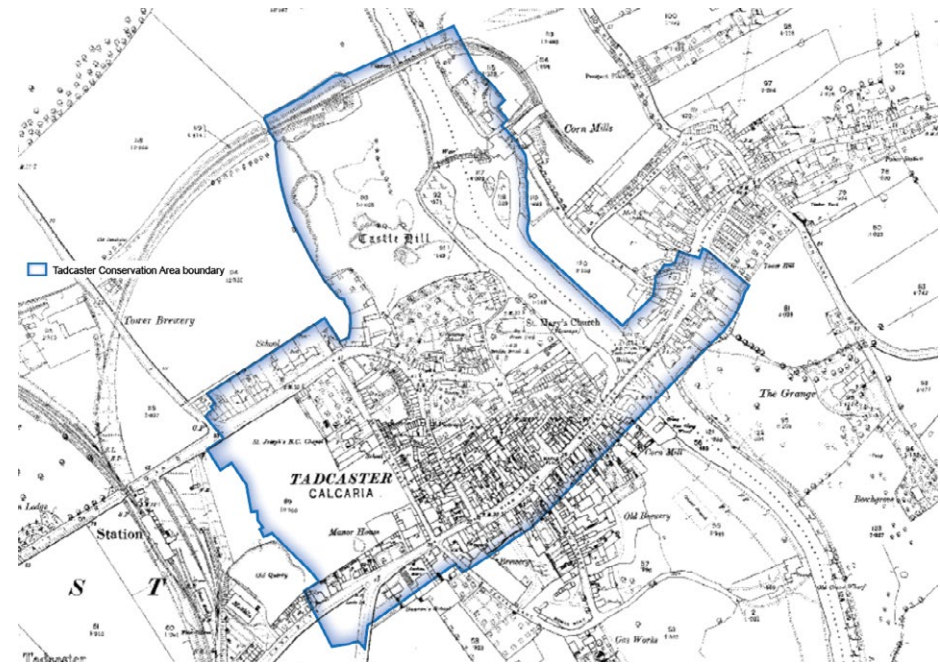
 Tadcaster Conservation Area boundary



2.0 Historical development

Tadcaster appears to have originated as a small Roman settlement associated with a ford over the River Ouse on a key Roman road from the south to York. Early historians and archaeologists have identified Tadcaster as the site of the Roman town of Calcaria although more recent researchers have cast doubt on this, pointing to the site of the Newton Kyme Roman fort as the more likely location. That said, there is clear archaeological evidence from investigations on the castle site and that of the late twentieth-century swimming pool of some sort of settlement at Tadcaster at this time. Station Road and Rosemary Row are thought to lie on the line of the Roman road.

The 1849 1st edition 6" ordnance Survey map depicts the presence of an earthwork bank between Back Lane and Chapel Street seen by some as evidence of Tadcaster's Saxon Burgh defences, dating to around the eighth century. Bede, writing in the seventh century, refers to a settlement called *Kaelcacaestir*, reflecting the Latin Calcaria. Versions of the Anglo-Saxon Chronicles (begun in the ninth century and variously updated to the eleventh century) record that Harold Godwinson (King Harold I of England) met portions of the English fleet at Tadcaster where he rested his army for a couple of nights in 1066 on his way to battle with Harold Hardrada's Danish army at York. This, and the fact that the Domesday Book records a manor of sizeable wealth, suggests that Tadcaster was a place of some importance.



Tadcaster in 1892–93

Archaeological evidence is sparse however and the one archaeological investigation that might have examined the line of the possible burgh defences did not acknowledge the possibility (MAP 2013 – land between Joseph Street and Chapel Street).

Because Tadcaster lay on the main route to York and the River Wharfe remained navigable until at least the late nineteenth century, the town thrived through the eighteenth and nineteenth centuries with a variety of coaching inns and other facilities. The breweries and local quarries ensured that there were substantial employment opportunities, which the local retail trades serviced. The census returns through the nineteenth and early twentieth centuries point to a thriving settlement. Tadcaster received a railway station in 1847 on the then York and North Midland Railway but a proposed link to Copmanthorpe and York (using the existing Wharfe viaduct) never materialised. The station closed to passengers in 1964 and goods in 1966. The station was bought by Tadcaster Rural Council and demolished in 1971 to make way for development.

The construction of the A64 Tadcaster by-pass in 1978 began the slow decline of the town's economic fortunes. However, some sympathetic conversion and repair coupled with the absence of significant development meant that the historic environment of Tadcaster has survived relatively intact.

3.0 Architectural and built character

3.1 Spatial and urban character

Tadcaster is an excellent example of a small Yorkshire rural town which grew around an historic crossing of the River Wharfe and took advantage of the proximity of an abundant building material (magnesian limestone). The form of the settlement has little changed since the early half of the nineteenth century. The key characteristics are:

- The High Street and Bridge Street, form the main route through the town, from the Grade II listed eighteenth century bridge (much restored in 2018 after severe flooding) with shops and inns on both sides.
- The majority of historic Tadcaster is above the Environment Agency's Flood Zone 3 although the lower reaches of the town including the Grade II* listed St Mary's Church and churchyard do flood from time to time.
- Most buildings front directly onto the pavement within the conservation area. Notable exceptions include No. 35 Chapel Street (now empty).
- Views are mostly dynamic along individual streets (Kirkgate, High Street, Bridge Street, Chapel Street, and Westgate) but there are glimpsed and framed views of the two Smith Breweries (John Smith and Samuel Smith), especially their chimneys. The Grade II* listed St Mary's Church is also visible from a variety of locations. Key viewpoints are from Commercial Street and the Grade II listed Wharfe Bridge from



Townscape. View 11. Looking west to the John Smiths Brewery along High Street



View of the central public car park with the John Smith Brewery buildings towering over High Street properties

which the Samuel Smith Brewery, the eastern limits of the town, the bridge, church and former railway viaduct can be viewed.

- Buildings tend to diminish in size away from the centre and range from grand, three-storey, eighteenth- and nineteenth-century buildings on the High Street and Kirkgate to more modest, two-storey, eighteenth- and nineteenth-century cottages and terraces on Westgate and Chapel Street.
- Small alleyways survive between buildings leading to dwellings, outbuildings and yards within rear plots.
- Two principal public car parks serve the needs of visitors, the central car park between Chapel Street, Kirkgate and High Street and the riverside car park immediately north of the bridge adjacent the River Wharfe. The latter shares space with the main bus station and has undergone some improvements over past decades. The central car park area was built up until the late twentieth century.
- The John Smith Brewery is a group of self-contained buildings behind a late nineteenth-century frontage of Italianate structures, which form an impressive group on the High Street and a gateway into Tadcaster from the west.
- The Samuel Smith Brewery is hidden behind a frontage of predominately eighteenth-century buildings including the former Brewery offices (the Grade II listed, The old Brewery).
- Both breweries are highly visible from the A64.



View of a side passage from High Street to the central car park with traditional and original York stone setts and York stone slabs that are probably not original



Late 18th and early 19th century cottage style terraces on Chapel Street with a mix of magnesian limestone ashlar and rubble construction

3.2 Boundaries and streetscape

Boundary walls are a key feature of Tadcaster and can be seen throughout the conservation area. Generally, they are of limestone rubble construction with occasional limestone ashlar and late-nineteenth-century/early-twentieth-century brick. Medieval burgage plot boundaries are difficult to read in the historic townscape possibly because many may date back to a pre-conquest (Late Saxon) land ownership. This is one of many areas for future research. The key characteristics are:

- Evidence of historic plot boundaries on the High Street and Kirkgate are all confined to the rear of plots as the frontages are near continuous apart from the occasional former coach or cart entrance.
- Limestone ashlar boundary walls exist on St Joseph's Street (formerly Back Lane), the most visible of which is a former farm boundary wall, now the wall of the bowling green on St Joseph's Street.
- Other boundary walls tend to be hand-made or machine-made brick, capped with sandstone coping stones originally supporting iron railings.
- Road signage is limited but often poorly located.



The view down St Joseph Street to the south showing various boundary walls in brick and limestone



Historic farm boundary wall with a restored late 18th century barn behind



A Brick boundary wall on Westgate marking the rear of the Grade II listed 49 Kirkgate

3.3 Built forms, styles and details

Built forms vary across the conservation area from small-scale, eighteenth-century workers cottages to grand, three-storey brick residences with servants' quarters in lofts. The key characteristics are:

- The late eighteenth- and early nineteenth-century town houses reflect the prevailing architectural styles of the time with window details conforming to eighteenth- and early nineteenth-century pattern books. An example of this is Shann House (Grade II listed as No. 47 Kirkgate). This is a classic late eighteenth century town house later converted into an hotel which retains a number of original features both inside and outside the building including timber shutters to some windows. The exterior comprises, Pinkish-brown brick in Flemish bond with magnesian limestone and red brick dressings with a Welsh slate roof.



The timber framed Grade II listed 'Ark', 33 Kirkgate now the offices of the Town Council and other local community groups



Ground and first floor projecting bay windows on the High Street

- Some High Street properties retain unusual bay windows at ground and first floor such as the former public house, No. 18 Bridge Street.
- No. 23 Kirkgate is reported to incorporate late medieval timber framing (1997 appraisal) behind a brick façade and there may be other remnants within other buildings in the town. It is essential that any future conservation work or development work to the interiors and exteriors (including the rear elevations) recognizes this and that suitable conditions on any planning permissions are used to secure appropriate investigation and recording.
- No. 33 Kirkgate (The Ark, Grade II listed), the current town hall, is a much-restored fifteenth-century, timber-framed town house (one wing and main house only) which presents an atypical element in the street scene (it is the only timber framed structure in Tadcaster).
- Kirkgate and Westgate retain a variety of architectural styles and materials and have a significant number of vacant and derelict properties including the Grade II listed Nos. 24 and 49 Kirkgate. These should be prioritised for conservation-led conversion and/or restoration.



View of the church tower and the 'Ark' from the central car park



Rather dilapidated non-designated 19th century cottages on Westgate

3.4 Traditional building materials

The High Street and Kirkgate stand out with their taller and grander former residential buildings principally in hand made brick, than say, Chapel Street which retain smaller stone built 'cottage style' buildings. During the late nineteenth century, with the advent of machine-made brick, more buildings such as 40 -58 St Joseph's Street are evident. Although there is a mix of materials in Tadcaster, location matters and Chapel Street is principally stone whilst Kirkgate is principally brick. The key characteristics are:

- Rough-hewn magnesian limestone ashlar (this is to differentiate hand cut ashlar blocks from those that have been machine sawn, i.e. are later, and to differentiate ashlar from rubble) is the main building material of the smaller eighteenth- and early nineteenth-century cottages and terraces, with the best examples on Chapel Street.

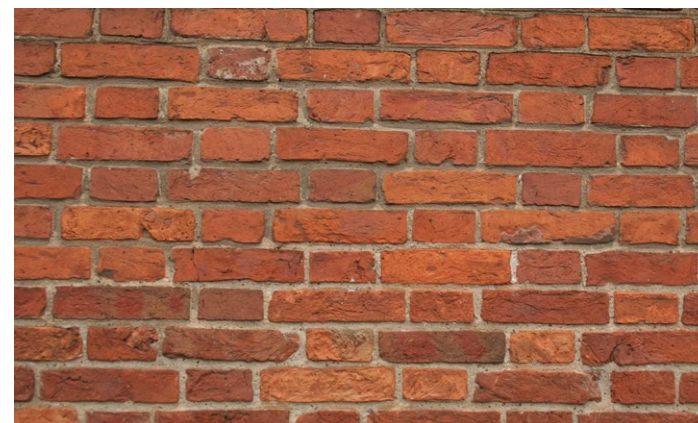


Example of rough hewn (not machine cut or sawn) magnesian limestone ashlar

- Later cottages use 'machine sawn' magnesian limestone ashlar of a more uniform size (see images).
- The eighteenth- and nineteenth-century buildings on the High Street and Kirkgate are predominantly brick. Some, such as the derelict Grade II listed No. 24 Kirkgate is clearly brick faced to an earlier stone building, possibly medieval.



Example of sawn ashlar in Tadcaster



Example of traditional late 18th/early 19th century hand made bricks

- Many traditional shop fronts appear to survive but some use of uPVC replacements is in evidence. Images are shown which detail some better examples and some relatedly poor examples. As a rule of thumb any approved works to shop fronts need to respect and reuse original fabric where it exists and to conserve and adapt this in a way that enhances the character and appearance of designated and non-designated heritage assets as well as the character and appearance of the Conservation Area. Reconstructions and replacement shop fronts that reflect a traditional style should be avoided. Contemporary design may be appropriate where it results in enhancement.



Replacement shop front on an historic but non-designated building on High Street



Brick facing on an earlier limestone construction at 24 Kirkgate. Note the dilapidation on this and the neighbouring building



A traditional and well restored shop front on the High Street

3.5 Character zones

There are no separate character zones in Tadcaster.

3.6 Heritage assets

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

- Listed buildings (designated heritage assets). Buildings or structures that have been designated by national government as having special historic or architectural interest at a national level, and which are subject to listed building consent. These are shown on the interactive map. For further details of listing, see <https://www.historicengland.org.uk/listing/what-is-designation/> and to find individual list descriptions, search the National Heritage List for England at <https://historicengland.org.uk/listing/the-list/>
- Unlisted buildings, structures, landscapes, sites, places and archaeology that help to shape the character and appearance of the conservation area. Some may have suffered from superficially unsympathetic alteration such as a modern shopfront, but nevertheless make a positive contribution because of the underlying integrity of the historic building or place. Selby District Council considers that, unless they are specifically identified as an ‘exception to defined character’ (see [Section 3.7](#)), all unlisted buildings contribute to the special character and appearance of the conservation area as this is defined in [Sections 3.1 to 3.5](#). [Section 7.2](#) provides more details of the methodology used to identify ‘exceptions to defined character’.

The extent of the contribution made by a building to the character and appearance of the conservation area is not limited to its street elevations but also depends on its integrity as an historic structure and the impact it has in three dimensions. Rear elevations can be important, as can side views from alleys and yards.

In the case of listed buildings, this document does not identify the extent of the listed building or associated ‘curtilage’ buildings and structures to which listed building consent might apply. Please consult Selby District Council for advice on the extent and curtilage of individual listed buildings.

3.7 Landmarks

Recommendation 1 (see [section 6](#)) advises that Selby District Council adopts a Local List of non-designated heritage assets for its conservation areas and this assessment identifies a few buildings and landscape elements that might form the basis of such a list. These are noted on the interactive map as landmarks. It is not the intention of this assessment to list all landmarks and buildings and features of merit but to highlight a few examples. It is not exhaustive and includes historic structures and landscape elements. It also includes designated and non-designated assets.

3.8 Exceptions to defined character

Not all buildings, structures, landscapes, sites and places contribute to the special interest of the conservation area. These are identified on the interactive map as ‘exceptions to defined character’. [Section 7.2](#) provides more details about the methodology used to identify them.

4.0 Landscape character

4.1 Open space assessment

The character and appearance of the Tadcaster Conservation Area is derived not just from the buildings in it, but also from open space inside and outside its boundaries. Open space allows views across the conservation area and forms the setting to its historic buildings.

The extent of the contribution of individual parcels of open space often depends on the way they are experienced. Hence, those which are visible in views from the streets of the conservation area or from public footpaths tend to be the most important.

Open space is defined as common land, farmland, countryside and recreational spaces (including allotments, school grounds, churchyards and cemeteries). Private gardens and private car parks are excluded, although it should be recognised that these features make a positive contribution to the character and appearance of the conservation area both in terms of their management and historic form and function.

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

There are several areas of open space within the conservation area. They are:

4.2.1 Former vicarage gardens

Strong contribution

- This area of open grass appears to be regularly mown for no perceived public benefit.
- The space is partially enclosed by timber picket fencing and properties along Chapel Street and Westgate.
- The site forms the setting of several designated and non-designated heritage assets in the conservation area including the Grade II listed Old Sunday School and No. 49 Kirkgate.
- The Old Vicarage is a Grade II* listed heritage asset.
- There is a public right of way between Chapel Street and Kirkgate.

4.2.2 Recreation ground

Strong contribution

Recreation ground includes a bowling green and clubhouses and is partially bounded by a limestone ashlar wall on St Joseph's Street.

4.2.3 Riverside south west

Strong contribution

- This sinuous area of open ground on the west bank of the River Wharfe provides access to the site of the Norman motte and bailey castle, the former railway viaduct and open country beyond.
- It is a key part of the setting of the town.
- The area incorporates the site of the possible Roman and Saxon river.

4.2.4 Riverside north east

Strong contribution

- This sinuous area of river bank and open ground retains some trees and shrubs as well as mown grass.
- It is situated by the former railway viaduct to the east of the River Wharfe.
- Although there is no formal public access along most of its length it is visible from Mill Lane.

4.2.5 Motte and bailey

Strong contribution

- This area of high archaeological sensitivity comprises the much-disturbed remains of an eleventh/twelfth-century earthen castle and, possibly, the core of the Roman settlement and partial Saxon Burgh.
- It is currently used as a recreation area and is fully, publicly accessible.
- It is part of the key visual setting to the town.

4.2.6 St Mary's Church yard

Strong contribution

- This church yard is bounded by a low limestone wall topped with iron railings (set in the early twenty-first century to replace original railings presumably lost to the 1939–46 war effort).

4.3 Open space outside the conservation area

Principally this comprises the large area of land to the north-east of the conservation area, further areas of river bank and the open landscape to the north of the former railway viaduct. More specifically they are:

4.3.1 Water meadow

Strong contribution

- An area of pasture to the north of the former railway viaduct forming the setting of the conservation area to the north.
- Framed views from here through the viaduct arches give glimpses of the John Smith and Samuel Smith brewery chimneys and the earthwork remains of the motte and bailey castle site.

4.3.2 Mill Lane

Some contribution

- This important survival of sloped meadow to the east of the riverside north east open space, provides a visual buffer between residential development off Wighill Lane and the River Wharfe.
- It was formerly used partly as rail access to the historic corn mill, with some early nineteenth-century, terraced housing down Rosemary Row. This is depicted on an oblique aerial photography taken in 1926 and available on the Britain from Above website.

- Views of this area from the riverside south west and motte and bailey open spaces make an important, **positive contribution** to the character and appearance of the conservation area.



View from the west bank of the River Wharf showing Mill Lane fields and housing off Wighill Lane

4.3.3 Crab Garth

Strong contribution

- Historic area of open space, formerly the grounds of the early nineteenth century The Grange.
- Important area of open space making a substantial contribution to the setting of the Tadcaster conservation area, the Grade II listed Wharfe Bridge and the River Wharfe more generally.
- Semi-rural site with specimen trees and significant boundaries.

4.3.4 Land downstream of Wharfe Bridge

Strong contribution

- Important area of open space making a substantial contribution to the setting of the Tadcaster conservation area, the Grade II listed Wharfe Bridge and the River Wharfe more generally.
- Public access via two footpaths.
- Incorporates an avenue of Lime trees that screen the sports pitch to the west.

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](#).

Three 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 usually blocked by tree cover in the summer can become glimpsed or revealed in the winter months. Views 1, 2, 3, 7, 8, 9, 10, 11 and 15.
- **Contextual views** which lead out to the landscape beyond the conservation area and within the conservation and give an understanding of its topography and setting, Views 5, 6, 13 and 14.



Townscape. View 1. Looking south west down Commercial Street showing the approach to Wharf Bridge and the Samuel Smith and John Smith Brewery chimneys

- **Setting views** from outside the conservation area which enable its boundaries and rural setting to be understood and appreciated. Views 4, 16 and 17.

View within the conservation area comprise a mix of townscape views that reflect the variety of the historic townscape and individual buildings as well as broader contextual and setting views from within and outside that conservation area. One of the most iconic setting views is from the A64 which takes in the two main breweries and the extent of flooding during high water events on the River Wharfe. This is illustrated from the public footpath, View 18.

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



Contextual. View 14. Looking west across the earthworks of the former motte and Bailey Castle from the west bank of the River Wharf



View 5: view of the former railway viaduct from the west bank of the River Wharf



Scenic. View 12. Looking through the former railway viaduct to the south

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 Tadcaster Conservation Area in the preparation of this appraisal:

6.1 Risks

Tadcaster is a town of contrasts. Whilst it retains some excellently conserved and managed properties (especially on the High Street), there are also a number of derelict areas and empty or underused buildings. Despite being an extremely attractive place to live in and visit, the retail experience is challenging for both visitor and resident. The post-COVID-19 reconstruction and the climate emergency will throw up both challenges and opportunities for Tadcaster and managing this in a way that enhances and strengthens the town's character and appearance will not be easy.

The absence of a railway station suggests that Tadcaster will continue to rely on car transport for the foreseeable future, which will impact on twenty-first-century initiatives to tackle the climate emergency. Having said that, Tadcaster retains a reasonable, hourly bus service between Leeds and York (the Coastliner 843).

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

6.2.1 Central car park

Site of former brewery buildings (Braimes Brewery) and nineteenth-century housing. The site was cleared in the later twentieth century and is now used as the main, central, visitor and residents' car park for Tadcaster. The non-designated but landmark Falcon Inn is the only historic building to survive in the area. Currently this site represents an opportunity for enhancement.

The **central car park** offers an excellent opportunity to address enhancement of a negative space in the centre of Tadcaster and to provide housing to meet the needs of the present and future population. A carefully designed, conservation-led development in this location will do much to enhance the character and appearance of the conservation area and to increase resident footfall in the town. 1926 and 1936 oblique aerial photographs from Britain From Above shows the area as densely built up with residential and industrial buildings, yards and alleys. There is, therefore, an historic precedent.

The 1994 conservation area appraisal suggested that residential development could be the mechanism for effecting positive change to this important centrally located site. Any residential development within the site should respect the former historic grain and make provision for appropriate archaeological investigations in accordance with Recommendations 1 and 3. The key site characteristics are:

- Poorly maintained asphalt surfaces.
- Used principally as a public car park.
- Site of former brewery and residential area.
- Detracts from the character and appearance of the conservation area.
- Poor setting for rear yards of designated and non-designated heritage assets on Kirkgate and High Street.
- Archaeologically sensitive area of early settlement.



A view of the central car park from the corner of Chapel Street and High Street

6.2.2 Robin Hood Yard

Yard and land to the rear of the Grade II listed No. 24 Kirkgate (derelict since at least 1994). There is an opportunity here to restore No. 24 Kirkgate and possibly some backland development including formal parking provision for residents. Future proposals will need to respect the existing public right of way through the site, the existing mature tree and the setting of the Riverside South West open space, as well as views from the bridge, the east bank of the River Wharfe and glimpsed views from Kirkgate. The key site characteristics are:

- Part of the rear setting of High Street and Kirkgate properties, designated and non-designated heritage assets.
- Former rear yards to frontage properties used for a variety of purposes.
- Neutral impact on the character and appearance of the conservation area because it is largely hidden but glimpsed views are had from Kirkgate and the bank of the River Wharfe.
- Area of gravel and rough ground with central mature tree used as a casual car park for Kirkgate, High Street and other properties.



A view into Robin Hood's Yard from the riverside showing the existing trees and boundary walls

6.2.3 Station Road

Two derelict buildings on the corner of Station Road and St Joseph's Street with limestone ashlar boundary walls on both elevations. There is an opportunity here to restore the building and land but any scheme must retain the existing boundary walls as they make a significant contribution to the character and appearance of this part of the Tadcaster Conservation Area. The key site characteristics are:

- Derelict buildings within the conservation area.
- Limestone ashlar walls on Station Road and St Joseph's Road make a key contribution to the character and appearance of the conservation area.



View of the derelict buildings at the corner of Station Road and St Joseph's Street

6.2.4 Temporary market

Currently this area (off St Joseph's Street) is used for parking and temporary markets. This area is ripe for residential development but any scheme must respect the character and appearance of the late nineteenth-century terrace immediately north. Any development within this site should respect the former historic grain and make provision for appropriate archaeological investigations in accordance with Recommendation 3. The key site characteristics are:

- Former light industrial workshop areas associated with historic properties on Chapel Lane
- Part of the possible line of the late Saxon Burgh defences.
- Forms the setting of the non-designated, nineteenth-century terrace to the north
- The site currently detracts from the character and appearance of the conservation area.



Site of the temporary market off St Joseph's Street

6.2.5 Former vicarage garden

This site (which is also one of Tadcaster's important open space) appears to be a mown, grassed area with no known use.

The **former vicarage gardens** and associated open space offers substantial opportunity for some residential development along the line of the historic terraces on Chapel Street as well as the creation of a vibrant open space for residents. This could include opportunities for community led archaeological exploration of early Tadcaster, tree planting, nature conservation and a children's play area. The same 1926 aerial photograph mentioned above depicts the garden as heavily treed possibly indicating the presence of an orchard.

There is scope here for enhancing the character and appearance of the conservation area through creative use and design. Some form of conservation led development adjacent to Chapel Road may be appropriate, replacing former demolished cottages (where the timber fencing now stands). The key site characteristics are:

- Significance former and contemporary open space.
- Site of demolished cottages on Chapel Lane.
- Public right of way between Chapel Lane and Kirkgate.
- Although the site makes a strong contribution to the character and appearance of the conservation area as an open space (see Section 4), it nevertheless has a neutral impact in terms its current uses. Having said that, there are currently views across to the rear of the High Street and Kirkgate properties, both main breweries and the former Vicarage itself.



The former Vicarage Gardens from Chapel Street and across the site of demolished former cottages

6.2.6 Rear of No. 27 Kirkgate

This site is currently used as a working yard with access from St Joseph's Street and forms the rear of No. 27 Westgate. The yard is typical of development opportunities within urban areas but any future development should respect the character and appearance of the conservation area in terms of design and scale. Future development should also retain No. 27 and all existing magnesian limestone walling.

- Significant remnant of Tadcaster's historic streetscape relating to the use of rear yards for trade.
- Used principally for parking.
- No. 27 itself is a fine example of a late nineteenth-century, residential property and retains some interesting architectural detail.
- Remnant magnesian limestone walling on Westgate and St Joseph's Street make a substantial contribution to the conservation area.

6.2.7 Rear of Methodist Church

Currently used as a car park, detracting from the character and appearance of the conservation area and the setting of the Grade II listed Methodist Chapel and the Grade II 1 and 3 Chapel Street. There is opportunity here for either enhancing the site through design or some form of residential development. Any future development should respect the setting of the Grade II listed Methodist Chapel and the Grade II Nos. 1 and 3 Chapel Street through design and scale.

- Typical infill site with development potential.
- Asphalt surface.
- Surviving path or alleyway adjacent No. 1 Chapel Street.

6.2.8 John Smith's Car Park

This area forms part of the western gateway into Tadcaster and is an important area of setting to the conservation area, although much eroded in terms of its contribution to its character and appearance. However, this area should remain within the conservation area and efforts made to enhance it through better design including tree planting, particularly in the area opposite the Manor Farm Youth Centre.

- Car dominated spaces for car parking and traffic flow.
- Large areas of asphalt.
- Some tree planting to screen car park.
- Open areas of grass opposite the Manor Farm Youth Centre.
- Unattractive junction design.
- Important gateway site.

6.2.9 Riverside Public Car Park

Recently redesigned, this gateway site adjacent to river incorporates the Tadcaster bus depot and a public car park and significantly detracts from the character and appearance of the conservation area. However, as with the John Smith Car Park site above, this area should remain within the conservation area and efforts made to enhance it through better design including more tree planting.

- Important gateway site for visitors.
- Incorporates the landmark former Britannia public house.
- Public access to the riverside and Crab Garth, an important area of open space outside the conservation area.

6.3 Recommendations

Recommendation 1: Development management and planning policy

That a conservation led planning brief is developed for the central car park site and the former Vicarage Gardens that considers options for reducing car dependency and the provision of car parking spaces as well as significant archaeological research in line with Recommendation 3 and the enhancement of a key landscape feature in the centre of Tadcaster.

Reason

To ensure that the poor-quality site in the centre of the conservation area, currently given over exclusively to car use, is put to more beneficial use for present and future residents and that the conservation area more generally is enhanced.

Responsibility

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

Recommendation 2: Development management and planning policy

The parking area to the rear of Kirkgate (Robin Hoods Yard) is currently a residents only parking area. Any future use or enhancement of the site should ensure appropriate natural surfaces with existing trees are retained and managed. Glimpsed views from Kirkgate and Riverside South-west should be maintained and enhanced.

Reason

To provide suitable parking facilities for residents and to ensure that this element of the conservation area retains its backland character and appearance.

Responsibility

Selby District Council in partnership with the North Yorkshire Highway Authority, Tadcaster Town Council, site owners and local residents.

Recommendation 3: Evidence base to support development management

That Selby District Council, in partnership with Tadcaster 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 Tadcaster 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 Tadcaster History Society and the University of York Archaeology Department and the Council for British Archaeology.

Recommendation 4: Development management

That existing approved development plans for residential development of land off Mill Lane better reflect the findings of this assessment in order to help minimise loss of context as part of the setting of the Tadcaster conservation area and that key views from Riverside South West are maintained. Any development here should be conservation led.

Reason

To ensure that the character and appearance of the conservation area is maintained through the retention of key framed views from the riverside south west, motte and bailey and Mill Lane open spaces.

Responsibility

Selby District Council, developer and North Yorkshire Highway Authority.

Recommendation 5: Evidence base to support development management

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

Reason

To ensure that any future proposals to replace, refurbish or redevelop boundaries, windows, doors, roofs, yards and shopfronts are informed by design guidance (see above) and conservation advice.

Responsibility

Selby District Council.

Recommendation 6: Evidence base to support development management

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

Reason

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

Responsibility

Selby District Council in partnership with Tadcaster History Society and Tadcaster Town Council.

Recommendation 7: development management

The District Council must ensure that appropriate specialist conservation advice is provided to development management and planning policy colleagues in order to inform decision making affecting all conservation areas and to advise on implementing other recommendations in this, and other conservation area appraisals.

Reason

To ensure that appropriate advice is regularly available to development management and planning policy teams.

Responsibility

Selby District Council.

Recommendation 8: evidence base to support development management

Prepare and adopt generic shop front design guidance, including conversion of retail units to residential, that recognises existing twenty-first-century designs but seeks to encourage the use of quality materials and design. This document should be adopted as a Supplementary Planning Document for the whole district.

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 9: development management

The District Council should prioritise the conservation of vacant and derelict buildings in Tadcaster using both their legal powers and influence with current owners.

Reason

To secure a sustainable future for Tadcaster's 'at risk' historic buildings whether designed or non-designated.

Responsibility

Selby District Council and Historic England.

Reason

To ensure that the character and appearance of the conservation area continues to be conserved and enhanced and that the boundary accurately reflects the setting of the historic core.

Responsibility

Selby District Council.

Recommendation 10: development management

Selby District Council should ensure that the following area for expanding and consolidating the conservation area as detailed on the interactive map is agreed and adopted and the conservation area boundary adjusted accordingly:

Samuel Smiths Brewery extension – An area of historic brewery buildings to the rear of High Street and parallel with New Road. These buildings and structures should be incorporated into the conservation area.

Samuel and John Smith Brewery boundary clarifications – The boundary to the south of High Street does not reflect existing building lines and should be adjusted accordingly. The interactive map makes no attempt to achieve this because further more detailed study is required to clarify this as part of an overall detailed conservation area boundary review. This is out of scope for this project.

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
Enclosure:	the sense in which a street feels contained by buildings, or trees
Historic plot:	for the purposes of this document, this means the land and building plot divisions shown on nineteenth-century Ordnance Survey maps
Landmark:	a prominent building or structure (or sometimes space). Its prominence is normally physical (such as a church spire) but may be social (a village pub) or historical (village stocks)
Legibility:	the ability to navigate through, or 'read', the urban environment. Can be improved by means such as good connections between places, landmarks and signage

STREETSCAPE/LANDSCAPE ELEMENTS AND WAYS OF DESCRIBING THEM

Term	Definition
Massing:	the arrangement, shape and scale of individual or combined built form
Movement:	how people and goods move around – on foot, by bike, car, bus, train or lorry
Public realm:	the publicly-accessible space between buildings – streets, squares, quaysides, paths, parks and gardens – and its components, such as pavement, signage, seating and planting
Roofscape:	the ‘landscape’ of roofs, chimneys, towers, spires etc.
Streetscape:	the ‘landscape’ of the streets – the interaction of buildings, spaces and topography (an element of the wider townscape, see below)
Townscape	the ‘landscape’ of towns and villages – the interaction of buildings, streets, spaces and topography
Urban grain:	the arrangement or pattern of the buildings and streets. It may be fine or coarse, formal or informal, linear, blocky, planned, structured or unstructured

ARCHITECTURAL PERIODS/STYLES

Term	Definition
Edwardian:	correctly refers to the period from 1901 to 1910, the reign of King Edward VII, but often used in a more general way to refer to the whole period from 1900 to 1914.

ARCHITECTURAL PERIODS/STYLES

Term	Definition
Georgian:	dating to between 1714 and 1830, i.e. during the reign of one of the four Georges: King George I to King George IV
Vernacular:	traditional forms of building using local materials. In Selby 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 appraisal of the conservation area involved the following steps:

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

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

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/>).

- There are many **unlisted buildings, structures, sites, places and archaeology** that contribute to the character and appearance of the area. Historic England's Conservation Area Designation, Appraisal and Management; Advice Note 1 (2019) includes a set of criteria that has been used to identify these, including:

- Does it have significant historic associations with features such as the historic road layout, burgage plots, a town park or a landscape feature?
- Does it have historic associations with local people or past events?
- Does it reflect the traditional functional character or former use in the area?
- Does its use contribute to the character or appearance of the area?

Reference was also made advice contained in the Historic England publication [Local Heritage Listing: Historic England Advice Note 7 \(2016\)](#)

Exceptions to defined character

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

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

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.

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'

7.3 Statement of community engagement

WORDING TO BE AGREED ONCE CONSULTATION STRATEGY FINALISED

7.4 Sources and further information

7.4.1 Legislation and policy

The Planning (Listed Buildings and Conservation Areas) Act 1990.

National Planning Policy Framework (June 2019).

Selby District Core Strategy Local Plan. Selby District Council (2013).

7.4.2 Guidance

Conservation Area Designation, Appraisal and Management; Historic England Advice Note 1 (Second edition), Historic England (2019)

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Second edition), Historic England (2017)

Conservation Principles, Policy and Guidance for the sustainable management of the historic environment, Historic England 2008

7.4.3 Reference

National Heritage List for England, Historic England

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

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

North Yorkshire and York Historic landscape Characterisation

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

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Archaeological Excavations at 4 – 8 High Street, Tadcaster: Interim Report and Finds Assessments. West Yorkshire Archaeology Service April 1995

Land North-East of St Joseph's Street, Tadcaster, North Yorkshire: Archaeological evaluation by trial trenching. MAP Archaeological Practice, March 2013.

Former Car Park at St Joseph's Street, Tadcaster, North Yorkshire: Archaeological Strip and Record. MAP Archaeological Practice, April 2015

Tadcaster Riverbank Archaeological Dig Project: Archaeological Excavations. West Yorkshire Archaeology Service, July 2016

21 Bridge Street, Tadcaster: Archaeological Photographic Building Recording Level II, January 2017

Britain from Above - <https://britainfromabove.org.uk/en/map?country=global&view=map#0,262466.52493474324,609599.6708161779>

Tadcaster Historical Society archive: <https://tadhistory.org.uk/CA/index.html>

<http://publications.naturalengland.org.uk/category/587130>

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Draft issued October 2020

Consultation draft issued February 2021

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