



# CAWOOD VILLAGE DESIGN STATEMENT

## SUPPLEMENTARY PLANNING DOCUMENT

December 2009

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# VDS OBJECTIVES

- To Provide a record of local distinctiveness by describing the unique qualities and character of the village.
- To identify the key features and characteristics of the local natural and built environment to be respected and protected from the impact of inappropriate development.
- To provide design guidance for new development so that change is managed and development is in harmony with its setting.
- To achieve a higher standard of sustainable design and where possible to enhance the local environment.
- To increase the involvement and influence of the local community in the planning system.

# LOCATION MAP



Cawood Location Map

0 750 1,500 3,000Meters

# PURPOSE OF A VILLAGE DESIGN STATEMENT

## PURPOSE OF A VILLAGE DESIGN STATEMENT

1.1 Our villages all occupy a unique position in the surrounding countryside, and have evolved over hundreds of years to suit the needs and circumstances of the people who lived there through the ages. As a result of this, we are naturally drawn to the elements that make our own village different for others, and those things that make it unique.

1.2 More recently, volume house building and standardisation has failed to reflect both the subtle and obvious elements that create this local distinctiveness. Coupled with this, political ideology, personal tastes and cultural changes have all played their part in the design of buildings. It is now recognised that local distinctiveness is vital in helping to integrate new development and in creating sustainable communities. This can be achieved through an understanding of local character, and ensuring that this understanding is shared with anyone considering development.

1.3 A Village Design Statement (VDS) is such a method. It is intended to explain the *context* or *character* of the village so that anyone who is considering any form of development in the village - no matter how large or small - can do it sympathetically. The VDS covers relatively straightforward work such as replacing doors and windows as well as more significant work such as building extensions and complete new buildings. It sets out the elements that make up *character* in order to improve the quality of design in any new development.

1.4 The description of local character in this VDS is not intended to be prescriptive - new development should not be designed to "look old". Instead the VDS should be used as inspiration to design new modern development that is respectful to its surroundings. In this context, that means using the appropriate building materials and architectural styles, and respecting the importance of spaces, building orientation and size. Overall, new development should

look new, and should not slavishly copy the old buildings. However, new development should "fit in" with the *context* of the village.

1.5 The VDS is written so that all developers can avoid lengthy discussion in the planning application process, as the design context is clearly set out from the beginning. Where design is not respectful to the village, the VDS can be used as evidence to justify the refusal of planning permission.

1.6 Therefore the Local Planning Authority welcomes early discussion with anyone considering undertaking any work so that a consensus can be achieved, and local character can be maintained.

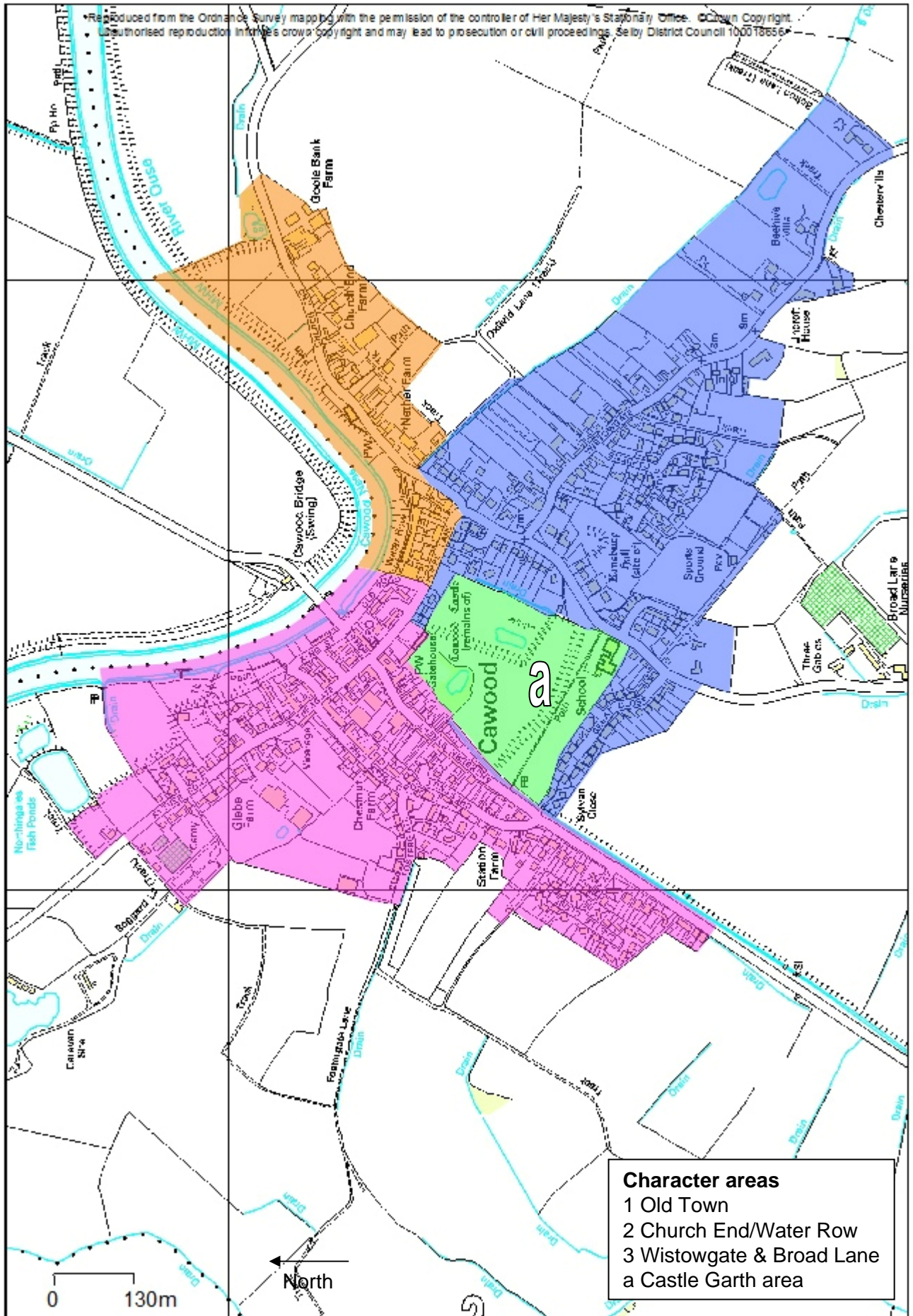
## CAWOOD VILLAGE DESIGN STATEMENT

2.1 Cawood is made up of three principal areas, with evidence showing that there were originally three different settlements. Whilst development has taken place within and around these areas, the original settlements have become blurred but there remains a relatively distinct change from one to the next. Therefore these form the basis for identifying three broad character areas.

2.2 The character descriptions set out the traditional layout, materials and architectural features that are common to an area. Whilst these do not strictly apply to all development in that area, they are the key features that should inform any new development in the village.



# MAP OF CAWOOD



## SUMMARY OF DESIGN CHARACTERISTICS

The list below summarises the important elements that help to define the village. Successful development will utilise these points to blend seamlessly in to the existing built form.

### **AREA ONE: OLD TOWN**

#### **Market Place and Sherburn Street**

- Buildings all different sizes and scale
- Rear of many properties an array of outbuildings/stables/garages are found, featuring few architectural details
- Streets are made up of a continuous frontage of cottages and houses at the head of a long rectangular burgage plot
- Simple, modest cottages are two storey, facing front
- Opening directly on to the street
- Straight road with very narrow pavements
- Houses are all of different sizes and scales with eave and ridge height variation
- “ribbon development” layout
- Dark brown/red rough faced, irregular, hand made brick
- Textures and colours vary a patchwork of finishes
- White rendering, though not traditional, is now common
- Shallow weatherproof band is found at the foot of the wall
- Steep roof pitches
- Red pan tile or occasional grey slate
- No overhang at the eaves
- More elaborate properties feature a narrow stone water table, occasionally made in brick
- Roof spaces are unused
- Tall, thin, white timber sash windows set back in their reveals
- Doors are often found in white or dark period colour
- Absence of timber work at eaves level such as barge boards
- Windows are small, timber with multiple panes
- Lintels are shallow brick arches

#### **Ferry Inn and Threadgold Lane area**

- Close proximity of buildings to one another
- Mediaeval layout with short narrow roads
- Buildings built directly onto the road, few pavements
- Short terraces of around three houses, each terrace changes in aspect and design
- A commonality of scale, massing, proportions, materials and details
- Buildings do not feature windows in the roof which maintains the two storey street scene
- Off road parking as the streets are too narrow to accommodate parked vehicles

### **AREA TWO: CHURCH END & WATER ROW**

#### **Church End**

- Narrow land leading to the Ings
- Limited formal footpaths by the road
- Flood bank path to the church from the old pinfold
- Road is flanked by dense mature hedges, trees and other vegetation.
- Short terraces and semi-detached houses with small gaps in the frontage
- Gaps grow wider further out as larger buildings are set in larger plots
- Majority two storey dwellings vary in styles and materials
- Elevations are square or are wider than they are tall, but are seldom symmetrical
- No two buildings are alike
- Old hand clamped bricks
- Brick string course between ground and first floor
- Squat chimneys built at the gable ends
- White timber window with multiple panes
- Brick and stone header and cill details
- Steeply pitched roofs made in pan tiles or dark grey slate

#### **Water Row**

- Terrace of small two storey cottages and double fronted Georgian villas
- Gabled roofs and front facing eaves
- Pan tile or grey slate roofs
- Double chimneys
- Pitched porches
- Flat or arched brick headers above Georgian style small windows and doors
- Distinctive front steps and a strip of cobbles
- Hand made bricks, some cream render

## AREA THREE: WISTOWGATE & BROAD LANE

- Short terraces of larger houses and individually designed 'villa' properties
- Large, squarer burgage plots
- Ribbon development style
- Georgian influences
- No two houses are alike
- Building line varies: some set back, some open directly on to the street.
- Front garden length varies but is never more than a couple of metres, defined by a low wall and hedges
- The ratio of building-to-gaps is regular
- Around half the buildings' eaves face the road while the other half are turned 90% so the gable wall faces the road
- Gable walls that face the street feature secondary windows
- Plots are long and thin with access to the rear
- Brick and pan tile construction
- Water tables and exaggerated kneeler stones are found
- Tall, brick chimneys with a single protruding brick band around the top, capped with two tall clay pots are built from the gable walls
- Neat, symmetrical, well-proportioned elevations with a horizontal emphasis
- Some slight variation in eaves and ridge heights
- Seldom a gap between the window header and the eaves
- Eaves do not overhang

# CONSERVATION AND LISTING

## VDS and Conservation

3.1 The village has a designated "Conservation Area"; a planning tool similar to Listing a building, except that it covers a larger area. Conservation Areas are designated in an attractive historic area where there is a demonstrable character that it is "desirable to preserve or enhance" in the national interest.

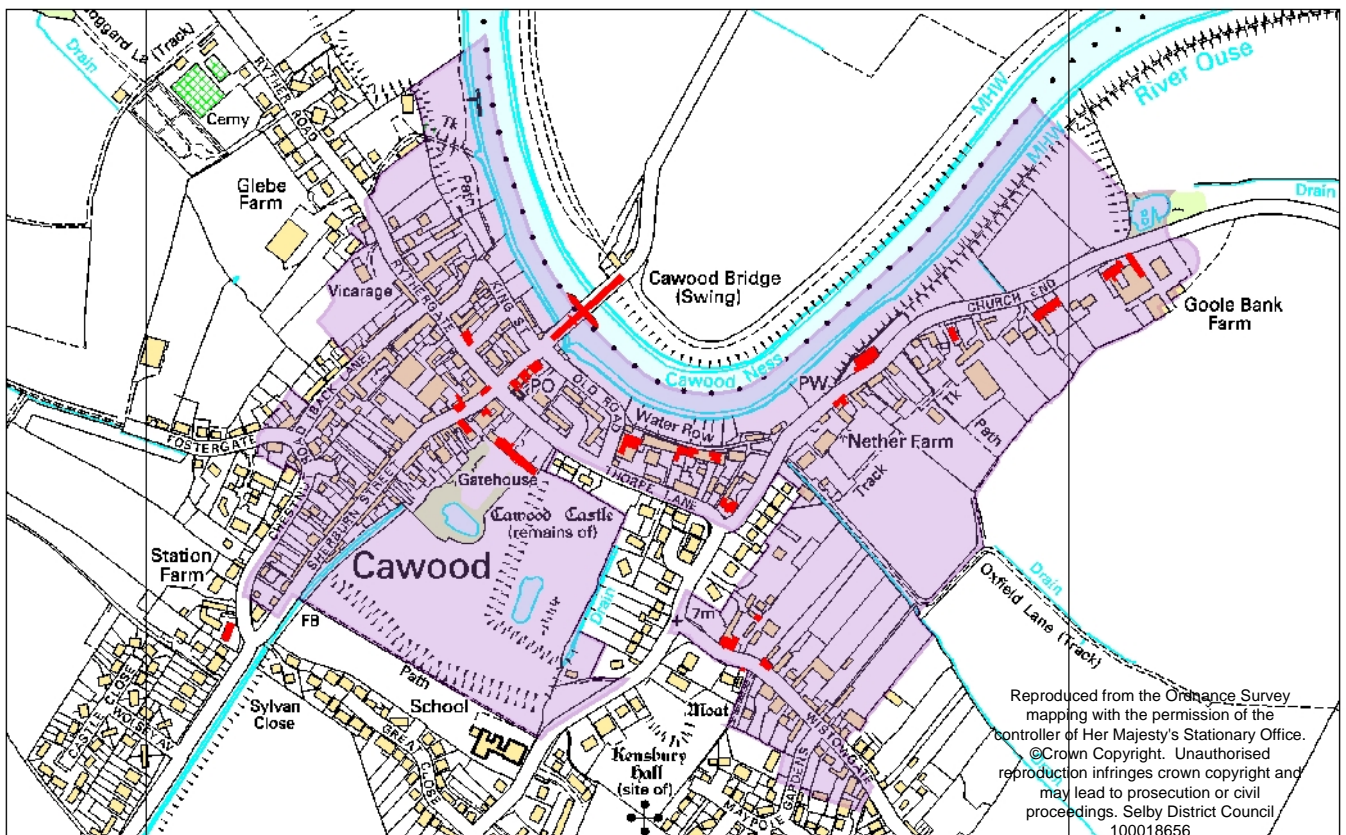
3.2 The aims of the Conservation Area are similar to those of a VDS, but is undertaken using different planning legislation. Conservation Areas are concerned with historic environments, with an emphasis on managing change progressively, maintaining the historic fabric and layout. The Conservation Area designation is set out in a different policy and ultimately carries more weight than the VDS SPD (see hierarchy in appendix 1).

3.3 The VDS on the other hand is less focussed on the historic aspects. It often covers more modern areas and considers

those aspects that make up the existing character, which may not be so squarely focussed on the historic elements. It considers those aspects that may not be of concern to the national interest, but are important to local people.

3.4 There is clearly a crossover of the two mechanisms, particularly where much of the village's character is derived from the historic environment. But the two mechanisms can work alongside each other to help to improve the quality of new development.

3.5 A map of the village's Conservation Area is included in the VDS purely for information. For more information about Conservation Areas, contact Selby District Council Development Management service on 01757 705101.



CAWOOD CONSERVATION AREA (purple)  
LISTED BUILDINGS (red)

0 80m





# INTRODUCTION TO CAWOOD

## INTRODUCTION TO CAWOOD

4.1 Situated on the west bank of the River Ouse about a mile downstream of the confluence with the River Wharfe, Cawood is one of the oldest and most important settlements in Selby District. It lies at the crossing of the B1223 Selby-Towton road and B1222 Sherburn-York road, approximately 5 miles north-west of Selby and 10 miles south of York.

4.2 Geologically speaking, the village lies on fertile drift deposits over red sandstone which forms a vast featureless plain. The river crossing's strategic importance was recognised by successive peoples: Romans, Saxons and Vikings visited and settled here, and Cawood Castle was famed for banquets and tournaments. The castle has now mostly gone - destroyed in the civil war - but the grounds remain as part of open land known to all as The Castle Garth. Prior to the coming of the railways, the River Ouse was a strategic freight route to York so Cawood flourished as an inland port.

4.3 The name Cawood is reputed to be derived from the call of the crow in the last woodlands in the area, but most trees have now gone. An attractive village remains, with many historic associations, sometimes called "The Windsor of the North" because of association with royalty and archbishops in past centuries.

4.4 The river bank gives the village an attractive setting. In the early years of car ownership, people would come from far afield simply to park on the foreshore and walk along Water Row to All Saints' Church. The view of the church remains an important scene within the village. A ferry operated to cross the river at Cawood until it was replaced in the early 1870's by a swing bridge. As the only crossing between Selby and York it has always been and still is an important route.

4.5 In 1972 the West Riding County Planning

Department identified the biggest threat to Cawood as "indiscriminate and inappropriate development ruining the character, particularly the long thin Burgage plots". It sets out some simple guidelines for modern development, and this SPD continues and bolsters them.



4.6 That plan described the area around the Cawood crossroad as: "A *heterogeneous assemblage of contiguous units combine to form a coherent whole.*" It is proposed to simplify this description in order that everyone can follow the design advice to protect and enhance Cawood's character, no matter how big or small their development is.

**Above: All Saints Church  
Below: Water Row**





# INTRODUCTION TO CAWOOD

4.7 There are three principal areas of Cawood, with evidence showing that there were originally three settlements. Whilst the passage of time has blurred these boundaries, they remain relatively distinct areas within Cawood, and form the basis for identifying three character areas, below:

## **AREA ONE: OLD TOWN**

4.8 The Old Town area is the original settlement built around the castle and the ecclesiastical seat of power associated with the Archbishop of York. This area is clustered around the Market Place, broadly defined by the Garth to the east, River Ouse to the north east, the vicarage to north west, and by the mini roundabout at the end of Sherburn Street to the south. This is probably the heart of Cawood today, and in terms of street network, spaces etc remains very largely intact.

## **AREA TWO: CHURCH END & WATER ROW**

4.9 The focus here is obviously the church around which this small rural settlement appears to have clustered. Whilst there are terraced properties in this area, development is less dense than the old town, with more evidence of Burgage plots or tofts.

## **AREA THREE: WISTOWGATE & BROAD LANE**

4.10 This is a far more linear grouping of properties extending away from the moated Keesbury (also occasionally referred to as Kensbury – it is thought that Keesbury is the original, but throughout this document both are used). Again a loose collection of dwellings generally far more modern than those found at Church End and the old town.

## IMPORTANT BUILDINGS

### **AREA ONE: OLD TOWN**

- Compton Court
- Cawood bridge, watchtower and Bridgekeeper's house
- Ferry Inn, a 17th Century building that has been a public house for over 400 years
- The Vicarage in Rythergate is a Victorian house set in large walled grounds



Top: The Market Place  
Middle: All Saints Church  
Bottom: Wistowgate

# INTRODUCTION TO CAWOOD

- 42 Sherburn Street features an unusual lead porch
- Mill House is a Listed former soke mill that features blind windows, and still retains several machines.

## AREA TWO: CHURCH END & WATER ROW

- Yew tree House is embellished with Dutch gable at a later date, and features an unusual two storey porch.
- Ousebank House, Church End, built in 1735 also features a decorative gable
- 12th Century All Saints Church
- Goolebank Farm is an 18th Century Listed building that features a diverse range of architectural styles
- Alms Houses, Church End. Built by the James Waterhouse Smith Charity in 1839. Originally six or eight dwellings, now converted to four.
- Old Girls' School in Water Row is a white stucco rendered building, now a private dwelling.

## AREA THREE: WISTOWGATE & BROAD LANE

- 2 Thorpe Lane is Listed and forms part of the Castle complex
- The Grange, Wistowgate is a Listed 17th Century dwelling that features a two-storey porch and interesting batten and studded front door with hand-wrought iron strap hinges. Later additions include a pigeon cote, now converted to a private house
- Wistowgate House is a dark red brick building that was formerly Dr Lambert's house and surgery.
- 5 Wistowgate is Listed and features unusual small windows and an attractive stone porch.

4.11 The narrow roads mean that the streets are relatively free of parked cars. In order to continue this important visual aspect, the maximum parking standards should be applied to ensure that the streets remain free of cars.



Top: The Bridgekeeper's House  
Middle: Unusual Dutch Gable  
Bottom: Number 5, Wistowgate



# INTRODUCTION TO CAWOOD



Top: The Castle and the area surrounding the Garth hint at the rich past and importance of Cawood

Bottom: Cawood Bridge and the river at high water

## IMPORTANT VIEWS

4.11 There are several views in and around Cawood that are “unmistakably Cawood”. These are listed below:

- The Castle and the area surrounding the Garth hint at the rich past and importance of Cawood.
- Water Row is a row of houses with completely different sizes, styles of frontage etc. but they come together to make an eclectic architectural statement in a sweeping arc where they follow the bend of the river.
- Sections of Church End close to All Saints Church are green and leafy and provide several views of the church, framed by trees.
- The view of Cawood as you approach from York and then the Bridge
- The View from the village towards the church, incorporating the bridge and the river, particularly at high water
- Around Gill Green is a pleasant, open, leafy road with attractive houses.





## A BRIEF HISTORY OF CAWOOD

5.1 References to Cawood begin with King Athelstan in 937 when he granted the castle to Archbishop Whulstan. By 963 King Edgar had granted the Sherburn Estate, which included Cawood to the Archbishop of York. The estate seems to have extended from the Ouse/Wharfe in the north to the Aire in the south, with the Castleford to Tadcaster Roman road forming the western boundary. The “grant” to the Archbishopric does not seem to have taken in all of Cawood, as the “de Cawood” family almost certainly resided in the moated hall known as Kensbury. This division in tenure set in place a pattern of development which would see the village grow around three centres rather than the typical pattern of a single growth point.

5.2 The castle occupied by the Archbishop of York inevitably meant that the main focus of development would be this seat of ecclesiastical power. The palace was a building of royal significance: records show that English kings who visited Cawood include King John in the 13<sup>th</sup> century, Henry III, Edward I, and Edward II all stayed. Around the castle, the grounds extended towards the river, the estate exploited tolls over the river and rents from the various wharfs along its southern bank.

5.3 The Cawood Castle Garth is the remains of a large mediaeval enclosure situated to the south of the castle, which originally extended far beyond its present size. It extends to some 4.6 hectares in the centre of the village and is rare, uncultivated meadow in the agricultural Vale of York, forming a green centre to the village. The site is designated as a Site of Importance for Nature Conservation (SINC) as it is home to the rare Great Crested Newt and Star of Bethlehem plant. The community bought the Garth in 1986 to safeguard its history for the future.

5.4 ‘The Garth’, which means, “garden” in Saxon, has two moats, five fishponds,

earthworks, and the remains of a rare mediaeval garden and orchard. It may also have been used for industrial purposes connected with the castle, including brick and pottery making, and a blacksmith’s workshop. It is bordered on the west by the medieval canal the Bishopdyke, used for many years (perhaps from Roman times) to transport building stone from Sherburn to the River Ouse. The site enjoys “Scheduled Monument” status.



5.5 Towards the castle along the eastern side of the Garth can be seen the remains of a mediaeval garden, one of only a few remaining in the country today, crossed by a central raised walkway and originally enclosed by a moat. This was flanked by orchards, which were partly ornamental in function.

5.6 Keesbury Hall (or Keesbury Manor as it is also known) further to the east of the castle would be the second focus of activity. The centre for this would have been Keesbury Hall itself, a moated hall, possibly extending to Gill Green as well as the linear group of properties extending east along Wistowgate. This smaller settlement was probably originally one sided with properties formed along the north side of the road, each having its own “toft” extending towards what appears originally to have been a Oxfield Lane.

5.7 The third and smallest centre was Church End based around All Saints Church. Whilst the church has been altered during its history, it has elements dating from the late twelfth century.

# A BRIEF HISTORY OF CAWOOD

5.8 Agriculture, the river trade and the continuing importance of the river crossing to York, together with the market would then be the main focus in Cawood for many years, but the Church's influence faded as the Bishopthorpe Palace was completed. Major changes began in 1872 when the ferry was replaced by the present swing bridge. The railway was completed in 1898 and connected Cawood to Selby via Wistow, but it had a short life as passenger services ceased before the end of the 1920s, although agricultural freight services continued until final closure in 1964. In the mid 1920s the jetty was removed and river trading ceased.

5.9 Whilst agriculture still plays a large part in the life of this community this is more in terms of land use rather than local employment. Like so many rural communities which are well placed in relation to neighbouring towns and cities, Cawood is now predominantly a dormitory village providing an extremely pleasant living environment for the numbers of commuters.



Top: Looking across Cawood Bridge towards the Bridgekeeper's House and the Market Place in the background

Bottom: Cawood Bridge and the river at low water



CHARACTER AREA 1

THE OLD TOWN



## SUMMARY OF DESIGN CHARACTERISTICS

6.1 The list below summarises the important elements that help to define the village. Successful development will utilise these points to blend seamlessly in to the existing built form.

### **AREA ONE: OLD TOWN**

#### **Market Place and Sherburn Street**

- Buildings all different sizes and scale
- Rear of many properties an array of outbuildings/stables/garages are found, featuring few architectural details
- Streets are made up of a continuous frontage of cottages and houses at the head of a long rectangular burgage plot
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- Opening directly on to the street
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- “Ribbon development” layout
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- Doors are often found in white or dark period colour
- Absence of timber work at eaves level such as barge boards
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#### **Ferry Inn and Threadgold Lane area**

- Close proximity of buildings to one another
- Mediaeval layout with short narrow roads
- Buildings built directly onto the road, few pavements
- Short terraces of around three houses, each terrace changes in aspect and design
- A commonality of scale, massing, proportions, materials and details
- Buildings do not feature windows in the roof which maintains the two storey street scene
- Off road parking as the streets are too narrow to accommodate parked vehicles

# AREA 1 : THE OLD TOWN



## INTRODUCTION

6.2 The old town area is the original settlement built around the castle and the ecclesiastical seat of power associated with the Archbishop of York. This area is clustered around the Market Place, formerly a significant commercial centre of the village, including the crossroads between B1222 and B1223. In this area there are a number of properties that are former shops, some retain their shop fronts, others have been more recently converted. There were also at least three Public Houses, but only one is currently open. Given that it was an important river trading place one can understand the hustle and bustle but would expect a much larger, more grand, perhaps 'civic' marketplace.

6.3 The old town is broadly defined by The Garth to the south east, River Ouse to the north east, the vicarage to north west, and by the mini roundabout at the end of Sherburn Street to the south. This is probably the heart of Cawood today, and in terms of street network, spaces etc remains very largely intact.

6.4 This character area can be divided in to sub areas where subtle variation and geographic location give slight differences to the overall old character.

## FERRY INN AND THREADGOLD LANE AREA.

6.5 This is the area adjacent to the River Ouse, between the Cawood bridge and Rythergate. The dominant feature is the river and the associated flood wall. This is an area that would frequently flood before the construction of the flood defences.

6.6 This area is now residential with the exception of the Ferry Inn. Views are limited by the close proximity of buildings to one another, and the flood defences screen the river. This area is characterised by almost mediaeval layout with its short narrow roadway, and buildings built directly onto the road with few pavements. The narrow twisting streets and yards encourage exploration on foot as there are few obvious routes and it is difficult to drive around.

6.7 Made up of short terraces of around three houses, each terrace changes in aspect and design. Despite this change, a commonality of scale, massing, proportions, materials and details creates a delightful, enclosed and tight-knit street layout.

6.8 Some of the larger more decorative merchants' houses have two thin timber gabled roof dormer windows on the front pitch, but these are few. Other buildings do not feature windows in the roof which maintains the two storey street scene.

# AREA 1 : THE OLD TOWN

6.9 There is limited off road parking in communal yards as the streets are too narrow to accommodate parked vehicles. This style of development adds greatly to the sense of enclosure and variety as each was built to serve one or two properties with little regard for the neighbouring plots.



6.10 The Ferry Inn is a significant building in the village built in the late 16<sup>th</sup> or early 17<sup>th</sup> century . It is an old hostelry that is famous for the board that details the menu of the Great Feast that occurred in 1466 and has a collection of artefacts dug up on the site during refurbishment in the 1960s.



6.11 On the corner by the bridge can be found the Bridgekeeper's House, a Tudor style timber frame building that has settled over the years and now sports several extreme angles in the walls. Nearby, the Old Boys' School is a Victorian building now used as a community centre.

## MARKET PLACE AND SHERBURN STREET

6.12 Market Place is compact and currently forms a small car park, barely wider than a modern roadway. Buildings all different sizes and scale with ex-commercial use. The ages of the properties vary considerably and include a former mill, a bank, the Cawood branch of a general store operated by a company still trading in Selby, and numerous smaller shops which provided a full range of services to the village in past times. Today there remains the village store/ Post Office on the cross roads. The former Anchor pub occupies a prime position in the small square and has very interesting green glazed tiles to the front.



Previous page: old photo of Market Place

Top left: Narrow streets

Above: Sherburn Street

Below: Market Place

Below left: Old Ferry Inn





# AREA 1 : THE OLD TOWN

6.13 To the rear of many properties here can be found an array of outbuildings/stables/garages that have been added slowly as the need arises. They feature few architectural details, mainly simple walls, unadorned openings and pitched roof.

6.14 Streets are made up of a continuous frontage of cottages and houses at the head of a long rectangular Burgage plot from which small businesses and industries would operate. The simple, modest cottages themselves are two storey houses opening directly on to the street, facing each other on a straight road with very narrow pavements.



6.15 The houses are all of different sizes and scales with eave and ridge height variation giving a very "busy" looking street scene. It is clear that the street grew along the main roads as the town grew, resulting in a "ribbon development" layout.

6.16 Buildings become smaller and more regularly sized and designed away from the marketplace while the road becomes straighter and more openings between

buildings occur, although these remain relatively narrow.

6.17 The traditional material used in construction is a dark brown/red rough faced, irregular, hand made brick. Textures and colours vary a patchwork of finishes, while white rendering, though not traditional, is now common. A shallow weatherproof band is usually found at the foot of the wall to protect from gradual vehicular splash damage due to the narrow roadway. This is also a localised feature of Cawood.



6.18 The steep roof pitches are covered in red pan tile or the occasional grey slate with no overhang at the eaves. The roofs of more elaborate properties feature a narrow stone water table, and occasionally these are made in brick which is peculiar to Cawood. Roof spaces are generally unused, but where they are used, the most successful conversions put roof windows on the rear so as not to upset the simple front elevation.

Top left: Colourful Market Place  
Top right: Typical brick  
Middle right: Typical roof covering  
Bottom: Intricate roofscape



# AREA 1 : THE OLD TOWN



6.19 Tall, thin, white timber sash windows set back in their reveals are the most appropriate window design. Other timber detail such as doors are often found in white but a palette of dark period colours can be found that inject some life into the otherwise muted street scene. Given the historic nature of this areas, uPVC windows can erode the character and should be avoided.

6.20 Notable buildings in Sherburn Street include a pair of Victorian villas and the Methodist Church (1830–2006), the Ballroom and the Gas Works built in 1833, and The Old Forge. Towards the end of Sherburn Street is the village pump and a footbridge leading onto The Castle Garth. There is also a pedestrian footpath known as *The Golin* cutting through to Chestnut Lane (still referred to locally by its former name "Back Lane"). Chestnut Lane forms the rear of the Burgage plots and is very narrow, often used as an alternative route to Sherburn Street.



Top: traditional timber sliding sash windows with multiple panes of glass  
Bottom: Rythergate looking north out of the village



# AREA 1 : THE OLD TOWN



Top: Bishopdyke Road

Bottom: A variety of buildings in Rythergate area that maintain the traditional character

## **BISHOPDYKE ROAD**

6.21 Bishopdyke Road is a continuance of Sherburn Street from the mini roundabout, demonstrating a marked change in the style and layout of buildings. There is a large Grade II Listed two storey traditional brick & tile farmhouse at the junction with Chestnut Road. Opposite is a cul-de-sac of more modern detached houses known as Sylvan Close built on the site of the former Railway Station.

6.22 Bishopdyke road also has wide grass verges which is unusual for the village. Further to the West on the very edge of the village is a row of terraced brick & pan tile houses built in the last 15 years and finally 2 large detached houses that stand out due to their unusual proportions.

6.23 The properties on the northern side of Bishopdyke Road range from modern properties built on the site of the former Bay Horse public house. There is a large estate of 1950s Council built semi-detached houses forming the outer section of the village, all brick built with pan tiled roofs, and set in large plots. Some of these properties have been sympathetically extended and developments such as garages and conservatories have been included. There are also a small number of bungalows built with the same brick & pan tiles.

## **RYTHERGATE/RYTHER ROAD**

6.24 Rythergate leads north away from the crossroads to the end of the village and here there is a wide range of properties built over many years including a small terrace row, a 1950's farmhouse, former commercial

buildings including an abattoir and farm buildings, and a larger property Compton Court which was formerly a hotel.

6.25 Other properties include two further terraced developments, the vicarage and more modern houses. Running off Rythergate is North terrace and some more modern development including Riverside Court and Anson Grove. Because of the large variation in design and construction of the properties it is not possible to classify these specifically as a character area, so any extensions to existing properties and new development should be of similar design and materials to the host.





CHARACTER AREA 2

CHURCH END &  
WATER ROW

## SUMMARY OF DESIGN CHARACTERISTICS

7.1 The list below summarises the important elements that help to define the village. Successful development will utilise these points to blend seamlessly in to the existing built form.

### **AREA TWO: CHURCH END & WATER ROW**

#### **Church End**

- Narrow land leading to the Ings
- Limited formal footpaths by the road
- Flood bank path to the church from the old pinfold
- Road is flanked by dense mature hedges, trees and other vegetation.
- Short terraces and semi-detached houses with small gaps in the frontage
- Gaps grow wider further out as larger buildings are set in larger plots
- Majority two storey dwellings vary in styles and materials
- Elevations are square or are wider than they are tall, but are seldom symmetrical
- No two buildings are alike
- Old hand clamped bricks
- Brick string course between ground and first floor
- Squat chimneys built at the gable ends
- White timber window with multiple panes
- Brick and stone header and cill details
- Steeply pitched roofs made in pan tiles or dark grey slate

#### **Water Row**

- Terrace of small two storey cottages and double fronted Georgian villas
- Gabled roofs and front facing eaves
- Pan tile or grey slate roofs
- Double chimneys
- Pitched porches
- Flat or arched brick headers above Georgian style small windows and doors
- Distinctive front steps and a strip of cobbles
- Hand made bricks, some cream render

## INTRODUCTION

7.2 Church End, to the east of the village, is focussed on the narrow land leading to the Ings, with limited formal footpaths by the road. The flood bank provides a path to the church from the old pinfold, at the end of Water Row. Much of the road is flanked by dense mature hedges, trees and other vegetation. From the church, the footpath separates from the road, following its historical route along the high water flood level, through the front gardens of all the properties to Goole Bank.

7.3 Originally a series of small farms with a large orchard to the rear, Church End is dominated by All Saints Church. The street is made up of short terraces and semi-detached houses with small gaps in the frontage, but these gaps grow wider further out where larger, grander buildings are set in larger plots to give a regular pattern of buildings and spaces that is proportionate to the mass of the buildings.

7.4 The majority of the two storey dwellings can be found on the south/east of Church End, these properties vary in styles and materials. Elevations are square or horizontally emphasised so that they are wider than they are tall, but are seldom symmetrical. Crucially, no two buildings are alike.

7.5 Houses are made from hand clamped bricks, with a brick string course between ground and first floor. Roof interest is generated by a range of squat chimneys built at the gable ends. Traditional features found elsewhere in the village include white timber window with multiple panes, various brick and stone header and cill details, and steeply pitched roofs made in pan tiles or dark grey slate.

7.6 Many properties have been extended sideways over time and so some chimneys appear to be sited inboard of the end wall – another feature peculiar to Church End area. This is because of the layout allowing sideways extensions, whereas other areas



# AREA 2 : CHURCH END & WATER ROW

## WATER ROW

7.7 Water Row is a terrace that overlooks the River Ouse, and is one of the most picturesque parts of the village. The front gardens feature footpaths that lead to the water's edge, itself fronted by the brick flood defence wall. Access to the front of these properties is only available to pedestrians via a flagged pathway.

7.8 Here small two storey cottages in a terrace of three houses mix with double fronted Georgian villas. All feature with gabled roofs and front facing eaves, covered in pan tile or grey slate roofs and double chimneys. Pitched porches, and flat brick or arched brick headers are found above Georgian style small windows and doors. Houses are elevated above the flood water level and so they feature distinctive front steps and a strip of cobbles between footpath and house.

7.9 The majority of the cottages are constructed of hand made bricks, although some feature cream render. Most houses have a small area of garden immediately in front of the property and some have access to a riverside garden. Walled rear gardens exit onto Thorpe Lane.

7.10 Several of the properties here are Listed, and there are numerous conversions of commercial properties to residential use including the Old Girls' School and the flax mill.

7.11 The only property to the East of Water Row is the detached renovated Pinfold Cottage bordering the ancient Pinfold now altered by the removal of some of its walls and the erection of garages. Opposite is Oxfield Lane which leads to the rear of the Burgage plots and the houses that front Wistowgate. sideways extensions, whereas other areas have had to extend rearward. Various houses along the street have large rear gardens with gravel driveways, and garages are found to the side or rear of the houses.

7.12 Church End is also the location of the James Waterhouse Smith charity Alms Houses. These comprise a unique, single storey early 19<sup>th</sup> century brick and slate terrace of cottages with a central passageway that provides accommodation for residents of Cawood and Wistow aged over 60. Originally six dwellings, they have been remodelled into four to accommodate modern needs.



Previous page and this page: various images from around Church End & Water Row





CHARACTER AREA 3

WISTOWGATE  
& BROAD LANE

## SUMMARY OF DESIGN CHARACTERISTICS

8.1 The list below summarises the important elements that help to define the village. Successful development will utilise these points to blend seamlessly in to the existing built form.

### **AREA THREE: WISTOWGATE & BROAD LANE**

- Short terraces of larger houses and individually designed 'villa' properties
- Large, squarer burgage plots
- Ribbon development style
- Georgian influences
- No two houses are alike
- Building line varies: some set back, some open directly on to the street.
- Front garden length varies but is never more that a couple of metres, defined by a low wall and hedges
- The ratio of building-to-gaps is regular
- Around half the buildings' eaves face the road while the other half are turned 90% so the gable wall faces the road
- Gable walls that face the street feature secondary windows
- Plots are long and thin with access to the rear
- Brick and pan tile construction
- Water tables and exaggerated kneeler stones are found
- Tall, brick chimneys with a single protruding brick band around the top, capped with two tall clay pots are built from the gable walls
- Neat, symmetrical, well-proportioned elevations with a horizontal emphasis
- Some slight variation in eaves and ridge heights
- Seldom a gap between the window header and the eaves
- Eaves do not overhang

## INTRODUCTION

8.2 As one would expect, the passage of time has resulted in some blurring of the boundaries between the original three centres of Cawood, and therefore it is obvious that this area has adopted several design themes of its neighbouring character areas. However there is sufficient difference to justify a character area of its own, as set out below.

8.3 Made up of short terraces of larger houses than can be found in the old town, the area quickly gives way to larger, more individually designed 'villa' properties set in larger, more square plots.

8.4 Wistowgate has evolved in ribbon development style along the main road as individual buildings sprang up one at a time. There are similar Georgian influences, but no two houses are actually alike. The building line varies as some are set back and some open directly on to the street. The length of front gardens varies but is never more than a couple of metres, and is defined by a low wall and hedges. There is an obvious street frontage made by the buildings and the boundary treatment, and the ratio of building-to-gaps is regular.

8.5 Housing dating from the 18th Century lines both sides of the road, around half facing the highway while the other half are turned 90% to face the garden. Where gable walls face the street they feature secondary windows so there is never a blank facade. Many houses are set in long narrow Burgage plots that extend to Oxfield lane and the open countryside behind. There is no need for on street parking as plots are long and thin, but wider than the host dwelling so as to ease access to the rear where outbuildings and garages are common. These are subservient in design and size to the host dwelling and of simple unadorned design.

8.6 Houses are predominantly made in brick and pan tile, while red pan tiles and some occasional grey slate are found on roofs with a range of interesting features including



Various views from Wistowgate



# AREA 3 : WISTOWGATE & BROAD LANE



water tables and exaggerated kneeler stones. Tall, brick chimneys with a single protruding brick band around the top, capped with two tall clay pots are built from the gable walls.

8.7 Houses feature neat, symmetrical, well-proportioned elevations with a horizontal emphasis – elevations are wider than they are tall. There is some small variation in eaves and ridge heights which adds to the sense of individuality, but the variation is only slight.

8.8 Unusually for designs such as these, there is seldom a gap between the window header and the eaves, and few decorative string course, timber work or dentil course. Coupled with eaves that do not overhang, this gives a relatively plain appearance around the gutter area. With darkly coloured half round gutter and down pipe appears to be the traditional design.



Typical window, roof, chimney and materials details in Wistowgate





# AREA 3 : WISTOWGATE & BROAD LANE



Typical scenes from Gill Green and Broad Lane area

## Gill Green/Broad Lane

8.9 Gill Green is a small area of grassland adjacent to the south east corner of the Garth. A fine avenue of Chestnut trees border the roadside in Broad Lane, planted in the 1930's to commemorate two Royal celebrations.

8.10 Broad Lane features a wide road with broad, green verges. The main features are Gill Green itself (a continuation of the Castle Garth) and the primary school. Housing on both sides of the road are all detached houses and bungalows of varying designs from the twentieth Century. Buildings all face the road and are brick built with slate roof and feature large gardens.

8.11 Opposite Gill Green on Broad Lane is the site of the manor house belonging to the de Cawood family. The enclosure is a Scheduled Monument, but only a few earthworks remain today. The de Cawood family were important Lords of the Manor in medieval times. John de Cawood was printer to Queen Elizabeth 1.

8.12 Three cul-de-sacs of modern properties run off Broad Lane: Great Close built in the 1960s and two more recently built: Wolsey Grange and Keesbury Court.

8.13 On the south side of Wistowgate is an entrance to a modern development called Maypole Gardens. This also provides access to the playing fields and sports clubs. A further narrow opening off Wistowgate called Nickey Nackey Lane features a few houses. Occasional infill housing from the 1930s and onwards breaks the strong character of Wistowgate with semi-detached houses and bungalows set behind a front garden.

8.14 A large, impressive Grade II listed manor house known as The Grange is found at the mini roundabout. The Grange is a fine example of brick built dwelling with a pan tile roof set on stone foundations, possibly recycled from Cawood castle. The Grange possibly dates from the mid 17<sup>th</sup> century.

# APPENDIX A: WHAT IS A VILLAGE DESIGN STATEMENT AND HOW DO I USE IT?

## **Appendix A: What is a Village Design Statement and how do I use it?**

A1 This Village Design Statement (VDS) is intended to give advice and guidance to anyone who is considering any form of development in the village no matter how large or small. It covers simple works such as replacing doors and windows as well as more significant works such as extensions and new buildings. It is not only concerned with housing, but covers all types of development with the intention of improving the quality of design in new development.

A2 It is not about whether development should take place, instead, the VDS is intended to expand upon the policies in the *Adopted Selby District Local Plan* in order to explain it and give greater detail as to what is meant by the Policies within it. This helps developers and Planning Officers agree on some details that are not specifically set out in the policy itself: in this case the VDS sets out how development should be undertaken so as to respect the local identity.

A3 The VDS is a "Supplementary Planning Document" (SPD) which is a legal document that sits in a hierarchy of plans and strategies called the Local Development Framework (LDF).

A4 The different types of document in the LDF cover topical issues as well as area-based issues, and contain policies for making planning decisions. This is a relatively new system that replaces the old Local Plan system, however this is a period of transition and so the 2005 Selby District Local Plan has been "saved" as a '*Local Development Document*' until such time that newer documents can replace it.

A5 This Village Design Statement SPD is therefore based on Policy ENV1 of the Saved Selby District Local Plan 2005, which states:

*"ENV1: Proposals for development will be permitted provided a good quality of development would be achieved. In considering proposals the District Council will take account of:*

*the effect upon the character of the area or the amenity of adjoining neighbours*

*the relationship of the proposal to the highway network, the proposed means of access, the need for road/junction improvements in the vicinity of the site, and the arrangements to be made for car parking;*

*the capacity of local services and infrastructure to serve the proposal, or the arrangements to be made for upgrading, or providing services and infrastructure;*

*the standard of layout, design and materials in relation to the site and its surroundings and associated landscaping;*

*the potential loss, or adverse effect upon, significant buildings, related spaces, trees, wildlife habitats, archaeological or other features important to the character of the area;*

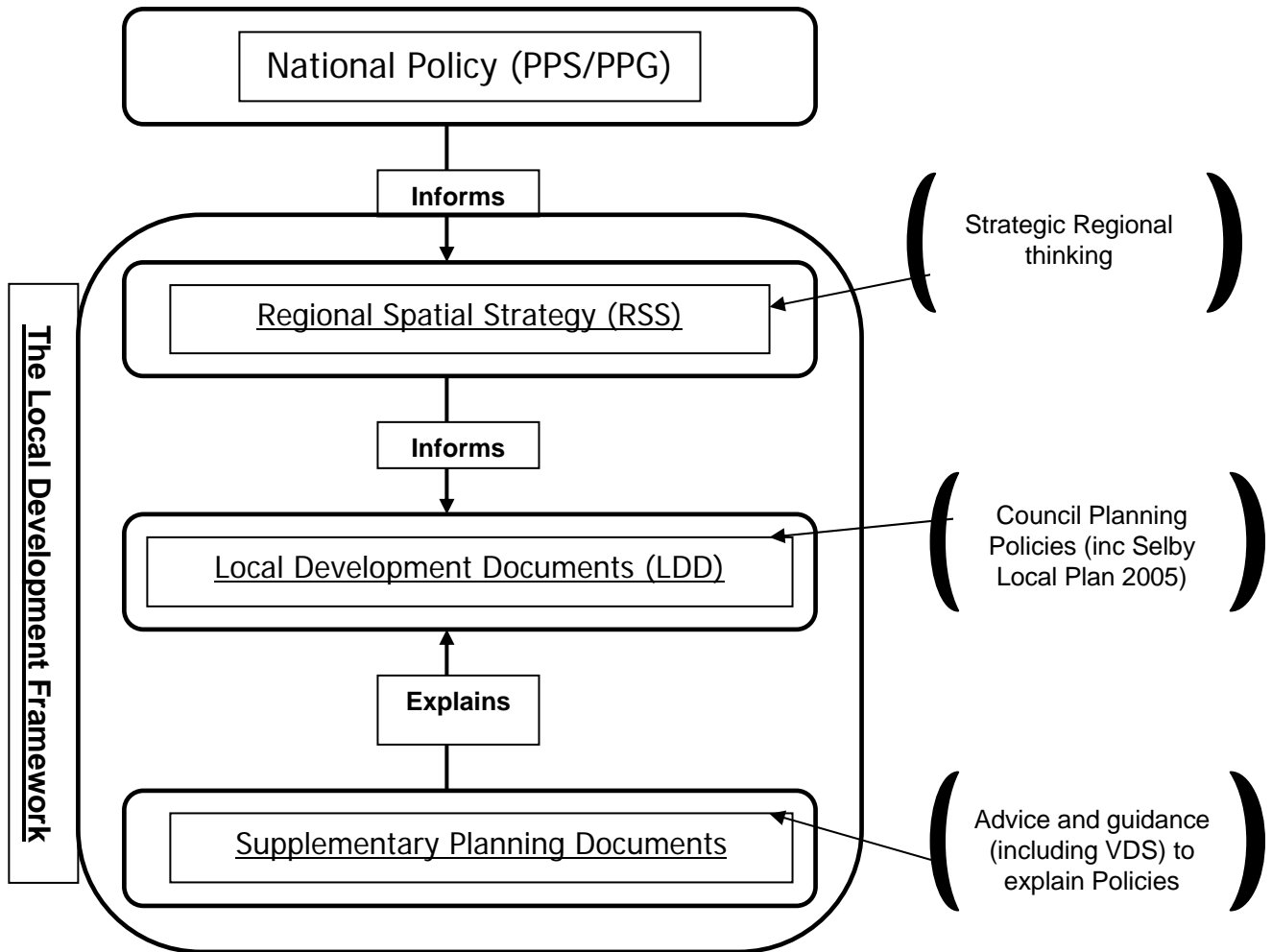
*the extent to which the needs of disabled and other inconvenienced persons have been taken into account;*

*the need to maximise opportunities for energy conservation through design, orientation and construction; and*

*any other material consideration"*

# APPENDIX A: WHAT IS A VILLAGE DESIGN STATEMENT AND HOW DO I USE IT?

The diagram shows the hierarchy of plans.



A6 When preparing development proposals, the developer should refer to this VDS in a “Design and Access Statement” to demonstrate how its advice and guidance has been used. This will help people understand how a particular design for the development has come about. Where a site lies on or near the “border” of two or more character areas, the advice of each should be taken in to consideration and used appropriately.

A7 If planning permission is required, the District Council’s Planning Officer will also use the VDS to assess the design of the application. If it cannot be demonstrated that the advice has been used, or it is considered that it has not been used correctly, it could result in the refusal of planning permission.

A8 Even if planning permission is not required, it is still very much in the interests of the village to undertake any development work in sympathy to the village’s character. It will increase the appeal and the value of the development and ensure that the aesthetic qualities of the village continue for future generations to enjoy.



# APPENDIX B: GENERAL ADVICE FOR PROSPECTIVE DEVELOPERS

## Appendix B: General advice for prospective developers

B1 This section considers more than just the aesthetic issues and offers advice and guidance for prospective developers in achieving a suitable development proposal.

### **General good design**

B2 There are lots of conflicting issues in considering new development, but whatever the compromise, the village character should always be maintained.

B3 The character described in the VDS does not restrict new designs or materials or insist that everything is designed to “look old”. Instead, it is the job of the developer to design and build a modern building that satisfies modern needs, exploits new technology and building methods, and uses them to create a desirable, profitable development that works with its environment to seamlessly integrate with the local area. Modern, but appropriate development is encouraged.

B4 It is helpful to consider the visual impact of developments from all angles and from longer distance. Accurate perspective (isometric) drawings or street scene views to show how new developments would appear in relation to their neighbouring properties and in the wider street scene could be very useful.

B5 There is an emphasis on evolution not revolution in the village, and so multiple smaller developments will have less impact than a single large-scale development. This approach reflects the way the village has grown in the past.

B6 Examples of inappropriate designs, materials and layouts within the village should not be used as a precedent for further inappropriate use of these features.

### **The Planning Process**

B7 Anyone considering development should contact the District Council for planning advice before submitting an application. This will help to iron out potential issues and lead to a smoother planning process. The Parish

Council would also welcome early discussion and to help wherever they can.

B8 Discussion with neighbours before applying for planning permission will give them an opportunity to discuss any concerns, and that may avoid unnecessary neighbour disputes.

B9 Some development does not need planning permission, but the need for good design remains. Understanding of the local character and applying it may increase the value of a development and ensure that the important local character remains.

### **Repairs and maintenance of buildings**

B10 Many buildings in the villages are old, having been built long before building regulations came in to effect, before plastics were invented, and before cars began damaging structures through impact, chemical attack via exhaust gases, and water damage from splashing through puddles. The need to maintain and repair our older buildings is never more apparent, but it is essential that the correct materials and methods are used to maintain character, but also to ensure that the building continues to live.

B11 Bricks and stone may be bonded together using a mortar, but up until the Great War, most buildings used a lime mortar mix rather than a sand-and-cement mortar used today. Cement mortar is extremely hard and does not flex which can lead to cracks appearing, particularly where foundations are shallow or soft. The rain cannot penetrate cement easily and so it is found that the bricks and stone wear out faster than the mortar joints leaving the mortar exposed. This accelerates wear and buildings will become damp, unstable and ultimately collapse. A lime mortar is no more expensive and no more difficult to use than cement, but it is the better choice for many buildings in the district. Where stone is used, a sand and cement mortar should never be used.

B12 When installing modern features on a traditional building such as satellite receiver dishes, conservatories, replacement guttering and fascias etc, new windows and doors, and

# APPENDIX B: GENERAL ADVICE FOR PROSPECTIVE DEVELOPERS

damp proofing can all seriously affect the integrity of both the appearance and the way traditional buildings function. Modern materials are often cheaper to buy, but may have a shorter operational life, and also lack the physical qualities that are needed in traditional buildings. However advice is available from HELM (English Heritage's Historic Environment Local Management arm) who offer a wealth of information to help make an informed choice about materials and methods of repair to older buildings. See [www.helm.org.uk](http://www.helm.org.uk).

## **Highway and parking advice**

B13 Safety is paramount, but modern standardised road designs do not always sit comfortably within historic areas. When designing road layouts it is important that a balance is achieved to allow safe access without detriment to the local character. This means that a bespoke design will be needed.

B14 Historic areas were never designed for the private car and so these environments are spoiled by inappropriate and ill considered parking arrangements. Rural villages often feature heavy machinery such as combine harvesters and on-street parking is therefore problematic. Bespoke solutions will be required to minimise highway disruption and to maintain local character and amenity.

B15 New accesses should be designed to minimise the loss of boundary vegetation and achieve an appropriate balance between highway safety and amenity.

## **Energy conservation and sustainable development**

B16 New development can play its part in reducing the risk and impact of climate change. Installing modern environmental systems in an attractive setting can have a serious detrimental impact on the character of the village. Therefore domestic wind turbines, solar panels and photovoltaic cells should be carefully sited to reduce their visual impact. If they cannot be placed sympathetically to limit their visual impact, then consideration of alternatives should be made. Ground source

heating and better insulation may be just as effective by reducing consumption instead of generating more power.

B17 In order to reduce carbon emission, it is not only the ongoing costs that should be considered, as methods in construction may also limit environmental impact. Timber, stone, slate and labour from local sources will reduce the amount of travelling required overall thus cutting emissions and maintaining local employment. More information about sustainable construction can be seen at [www.bre.co.uk](http://www.bre.co.uk).

## **The natural environment**

B18 Any new development on the edge of the village should conserve or enhance the soft landscaped edge by the provision of appropriate tree and hedgerow planting. Hard edges of walls, fences or other structures should be avoided. Selby District Council has a landscape Character Assessment that will assist in understanding the landscape around the villages.

B19 Hedges and trees within the village are an essential part of the character. These should be conserved and reinforced through new planting in any new development whether small or large.

B20 Even small areas of hard landscaping can lead to a sharp decline in local wildlife with the removal of nesting, breeding or feeding habitats. This has a drastic effect on our natural ecosystems and so hard landscaping and removal of vegetation is strongly discouraged.

B21 Many plant and animal species that have declined in the wider landscape in recent years are increasingly dependent on the opportunities provided to them through the built environment, such as putting up bird and bat boxes, making ponds, and planting native trees, shrubs and wildflowers. Indirect actions such as using peat free or home-made compost also benefit wildlife. Further information can be found from the Natural England website: [www.naturalengland.org.uk](http://www.naturalengland.org.uk).

# APPENDIX B: GENERAL ADVICE FOR PROSPECTIVE DEVELOPERS

## **Flooding**

B22 Much of the District lies in the severe flood risk area, but it is not just those areas that are susceptible to flooding. Flooding can include short term flash flooding after a heavy downpour which can cause localised damage. There are two considerations when designing out flood risk: a) the impact of flooding on a development, and b) the impact of the development on flooding. The following advice is generic, but does not imply that all areas are at risk of severe flooding. Detailed advice about how to cope with flood risk - including maps showing those areas most at risk - can be found on the Environment Agency's website [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk).

B23 To reduce the impact of flooding on a development, consider the plot in relation to slopes, water courses and known flood risk areas. If a flood is likely or possible, how would the water affect the development? Building on stilts and raising the ground floor level of the building may not be the answer, as the dry occupants would still be trapped because they would still be surrounded by water.

B24 Water storage capacity is particularly important; hard landscaped areas such as paved parking areas and driveways should be avoided, instead a permeable surface such as gravel is able to absorb water much more easily and hold it, prevent it escaping and building up elsewhere. It will also slow any flowing water down, and this will reduce the risk of impact damage. Collecting water from the down pipe in a butt may also assist in reducing the amount of water that the ground has to cope with. Trees and large vegetation help to bind soil together to prevent land collapse, so in areas where there are no trees, consider planting some to make sure the land can take the weight of water it holds.

## **Crime prevention**

B25 Selby is generally a low crime area, but there are simple steps that can be taken to reduce the risk of crime further still in new development. For example, clear definition between public and private spaces, siting buildings to prevent areas that are not

overlooked, removing potential hiding places, and designing buildings that are not easily broken in to.

B26 "*Secured by Design*" is a publication by the Association of Chief Police Officers that sets out these and other simple but effective methods of reducing the opportunities for crime. Schemes that meet the criteria set out are eligible for awards, and may attract lower insurance premiums. A copy may be obtained here:

### **ACPO CPI**

First floor,  
10 Victoria Street,  
London  
SW1H 0NN

Phone: 0207 084 8962

Email: [acpocpi@acpo.pnn.police.uk](mailto:acpocpi@acpo.pnn.police.uk)

B27 In addition, North Yorkshire Police Community Safety Partnership have specialist Officers who would be pleased to help prepare development proposals. They may be contacted on 01757 341 029.



# NOTES

**Selby District Council**  
**Development Policy**  
**Civic Centre**  
**Portholme Road**  
**SELBY**  
**YO8 4SB**

