

# Appleton Roebuck



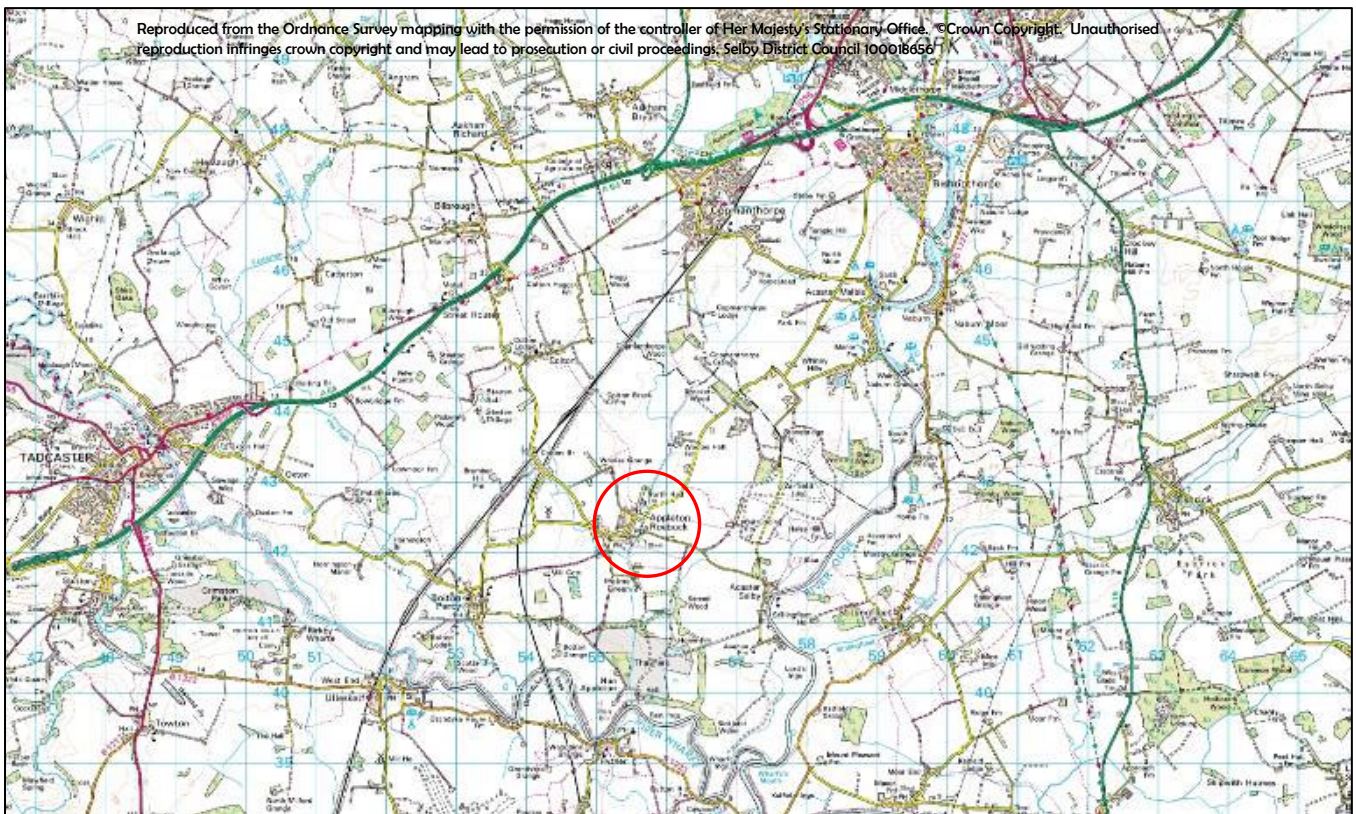
Village Design Statement  
Supplementary Planning Document  
February 2012





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## Location Map



0 3000m

**Appleton Roebuck Location Map**



# Purpose of a Village Design Statement

1.0 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 from others, and those things that make it unique.

1.1 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.

1.2 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.

1.3 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, juxtaposition 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.

1.4 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. It can also be used to demonstrate that a proposed development is in character and may therefore support a planning application.

1.5 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.

## **The Appleton Roebuck VDS**

1.6 The village is broadly a reversed “L” shape, originally built around the central Bell Green with development ribboning north and west along main roads. There are three main types of development in the village: the terraced cottages around the green and along Main Street, the later villa type properties that extended the village westward, and then the later post-war low volume infill estates.

1.7 Appleton Roebuck is a rural settlement embodied in its greens, common land and surviving older buildings. The Village Design Statement also encompasses its rural hinterland, and the small settlements of Nun Appleton, Acaster Selby and Holme Green that help to form its overall character.

1.8 Overall, Appleton Roebuck is a linear settlement, made up of individual buildings that follow the main road, set in large plots. Architecturally the buildings reference Georgian and Victorian styles reflecting the wealth and status of the residents of that time.





# Conservation Area and Listed Buildings

## VDS and Conservation

1.9 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.

1.10 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).

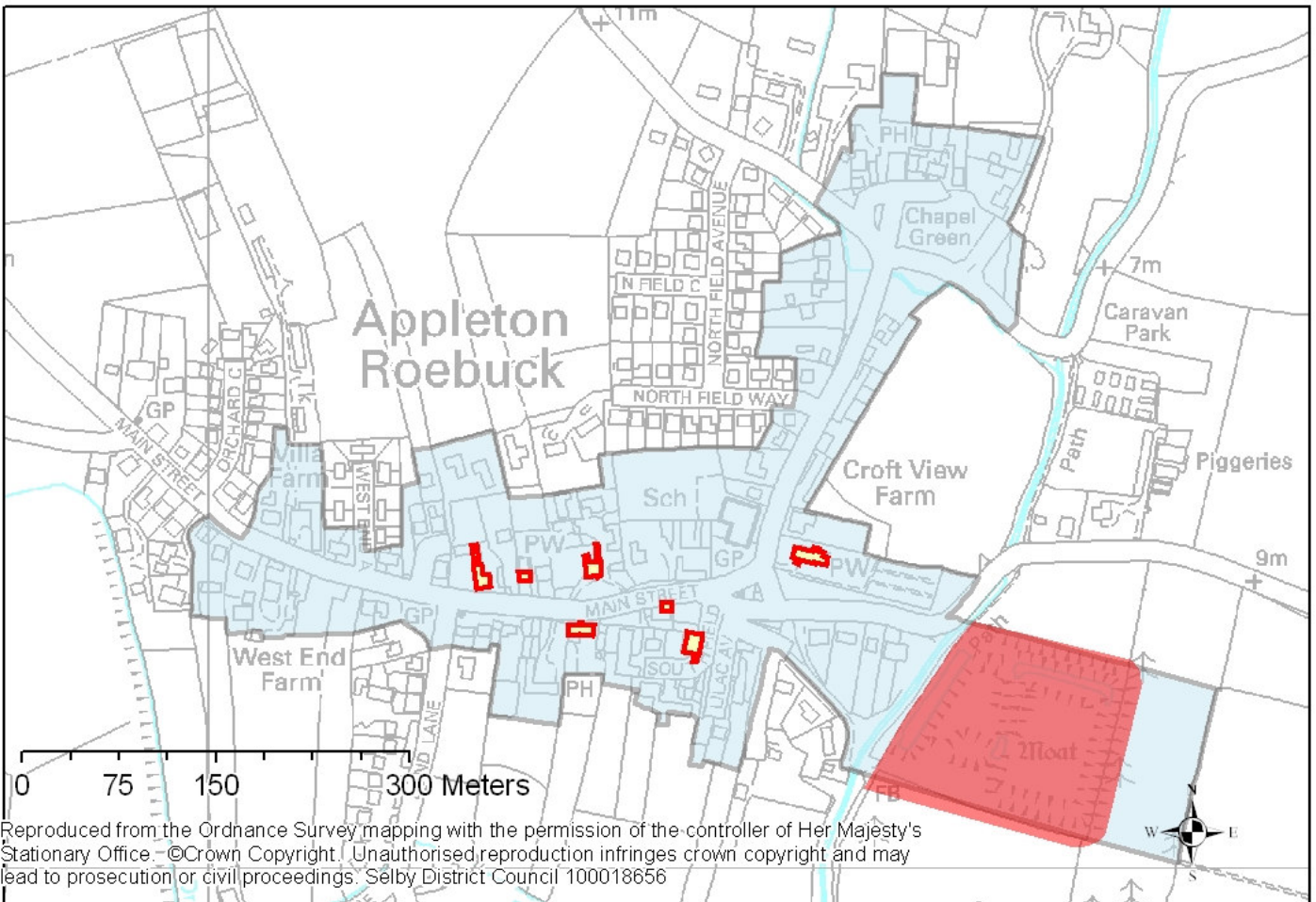
1.11 The VDS on the other hand is less focused on the historic aspects. It often covers more modern areas and considers

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

1.12 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.

1.13 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.

**Map shows extent of Conservation Area in blue, and any Listed Buildings and Scheduled Monuments in red.**



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# Introducing the village

2.0 Lying around 8KM south-west of York, Appleton Roebuck is located in the southern part of the wider territory of "The Ainsty", the area to the west of York bounded by the rivers Nidd, Ouse and Wharfe. This compact area is bisected by the A64 which follows more or less the route of the Streete, or Roman Road from Tadcaster to York.

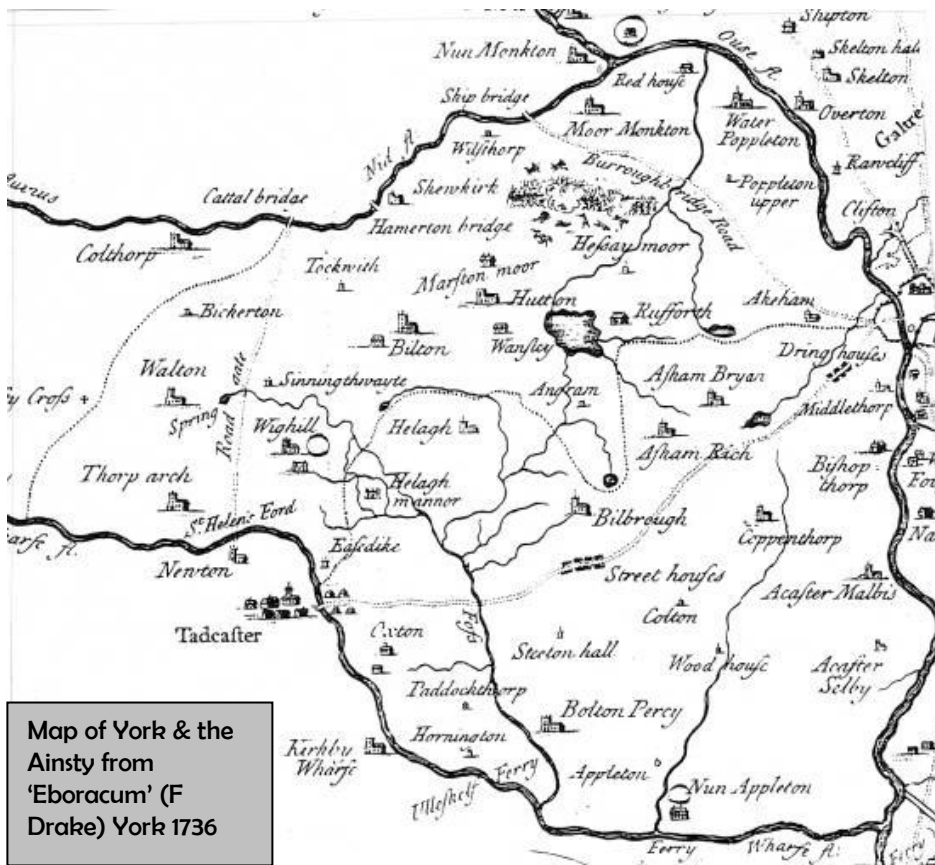
2.1 Appleton Roebuck is traditionally a farming community that has origins well before it was recorded in the Domesday Book of 1086. The greens and common land were once an important part of the agrarian economy, providing common grazing land. Several farms still exist within the village, and many more are scattered around the Parish.

2.2 Appleton Roebuck lies in a triangular area of land bound to the east by the River Ouse and to the south by the River Wharfe. There are no bridges save for those on the A64 dual carriageway, and so the area is largely bypassed. Indeed, Acaster Selby is at the end of the public road network and so few people

have any need to venture in to the area. As a result the roads are bendy, often narrow and breaking up in places.

2,3 The landscape west of the village is gently undulating, and to the south is slightly flatter, formed by the ancient flood plains of the River Ouse and the network of streams and ditches that drain the fields. Modern farming practices results in a patchwork of fields separated by historic hedgerows and small tree belts. Forestry plantations have begun to shield the village from view, but it is important that the openness is maintained to continue the rural character. Occasional farm complexes break the skyline, but overall it is a landscape typical of production farming in Selby District.

**Right: landscape views around Appleton Roebuck village**



Map of York & the Ainsty from 'Eboracum' (F Drake) York 1736





## Introducing the village

2.4 Access to Appleton Roebuck is principally from the A64 at Colton Lane, where the road weaves through the undulating farmland past the village of Colton. At the parish boundary, the railway bridge over the East Coast main line gives a long downhill section into the village. To the right, Brumber Hill farm stands on a high point and the disused Grade II listed windmill is silhouetted on the skyline between the road and the railway line. It was built some time between 1818 and 1828, replacing an earlier mill on Church Lane. During World War II its machinery was taken for the War effort. A maturing belt of trees breaks up the horizon to the left and looking towards the village, the houses seem to settle into a dip. Towards the south, plantations of oak trees are evident, encircling that side of the village. Colton is joined by the road from Bolton Percy at the west end of the village, just before the settlement boundary.



2.5 The second access is taken from Bishopthorpe in the north east, through flat, arable land broken by trees and small developments and characterised by the open aspect of Appleton Common. At the parish boundary with Acaster Malbis the winding road first narrows, passing woodland on the left. The Acaster Malbis Airfield extended down to Broad Lane and two large houses have been built on the old sick quarters. Old RAF buildings beyond these have been adapted for agricultural use. The roadside verges become broader as Appleton Common becomes visible, with the exception of an area ploughed after the World War II. The Common provides an attractive green approach to the village. A small development on the site of Old Appletons Farm has utilised some agricultural buildings. Parts of the common on the left have become overgrown, providing good cover for wildlife, and in the fields belonging to Batrudding Farm there is evidence of 16th and 17th century brick-making. As the

road bends sharply before entering the village, it runs alongside the Fleet for a short distance past Ebor Park residential park home. The road finally enters Appleton Roebuck by crossing the bridge and arriving at Chapel Green which holds Village Green status.



2.6 Appleton is an Anglo-Saxon place name, meaning "a place where apples grew". The origin of the Roebuck suffix is less clear; it has been thought to be a personal name, but equally could be related to the roebuck deer still found in the area. It was commonly known as Appleton in Ainsty before 1600.

### Landscape views around Appleton Roebuck village



2.7 In Norman times the village was laid out in a linear pattern along Main Street, leading up to the moated site known as Brocket Hall in the Daffy Field. Travellers along Colton Lane passed through the town gate adjacent to the pinfold before reaching habitation. Two other moated sites lie outside the village, one at Woolas Hall and the other at Nun Appleton, near the river Wharfe.

## Introducing the village

2.8 Religious houses played a large part in the history of the village; the manor of Woolas was owned by St Mary's Abbey in York, and the Nunnery of Nun Appleton was founded c1155 alongside the river Wharfe. The house was closed in 1539 during the Dissolution of the Monasteries, and the site and land was eventually purchased by Sir William Fairfax of Steeton. The Fairfaxes demolished all the nunnery buildings and built a house on the site, later associated with Sir Thomas the Third Lord Fairfax who was the Parliamentary General of Civil War fame.

2.9 In the early 18th century Nun Appleton estate was bought by Alderman Milner of Leeds, and many alterations took place at that time. The large open fields were enclosed by the 3rd Sir William Milner in 1797 and the resulting landscape is the one we are familiar with today. Until the beginning of the 20th century, both Nun Appleton estate and the Hall were a major source of employment for villagers.

2.10 The population of Appleton Roebuck expanded in the 19th century as agriculture boomed following Enclosure and a new school was founded in 1815 (in the building now known as the Parish Room). In 1818 the Methodist chapel followed, and a new infants school was built after the population had soared to 638, and the church of All Saints was consecrated in 1868. At the beginning of the 20th century the infants school was replaced by the present school and the old schoolroom was used by the community as the Village Institute and later, the Parish Room.



**Above: Parish Room**  
**Above right: Church of All Saints**



2.11 The Milner family sold the Nun Appleton Estate in 1897, and it was broken up after World War I. The Hall, Home Farm and other houses and land were bought by the Dawson family who remained there until 1982. The village retained its original form until the 1960s when development began on a small scale, and gradually over the next few decades, it doubled in size. The North Field estate (1969) made the biggest contribution to an increase in population, ensuring the survival of the school.

2.12 By 1990, the village was a home mainly to commuters and still supported a shop, which also housed the Post Office. The village farms were in decline and, apart from the local bus company, the garage and a joiners shop, there was little local work. By 2010 the shop and Post Office had closed and the bus company no longer operated, but The Roebuck and The Shoulder of Mutton pubs continue.

### **Important buildings:**

2.13 The village now contains 10 listed buildings, each have important characteristics of their period. In particular, three timber-framed houses survive; the White House and Woolas Hall (outside the village), both disguised by render, and Brickyard Farm at Holme Green which has undergone extensive restoration. An inventory of important buildings is included in the appendices.



## Introducing the village

### Overall Village Character

2.14 There are three broad character areas in Appleton Roebuck that encompass dwellings from many periods of history, but that share common design features to create distinct styles:

- The terraced cottages that form the two greens and main Street that links them,
- the later larger detached villas along Main Street, and
- post-war small infill development.

The nearby settlements of Acaster Selby and Holme green also fall within the Parish and are included in this Village Design Statement.

2.15 It is important that any new development respects the linear layout of the village, and maintains the overall scale of development though an understanding of the key features that form the character of each part of the village. Finer architectural details vary from building to building, but remain within an overall palette of traditional designs. While it is acknowledged that

small variation has resulted in a rich street scene, there are examples where no attempt has been made to “fit in” with local character and this should not be repeated.

2.16 It is particularly important to respect the height, position, size and massing of buildings in the village – avoiding uniformity - as this forms the bulk of the village’s overall character. Modern architectural detailing (including solar equipment and other environmental systems) can be accommodated, but they should be carefully sited and designed to blend seamlessly with the village character

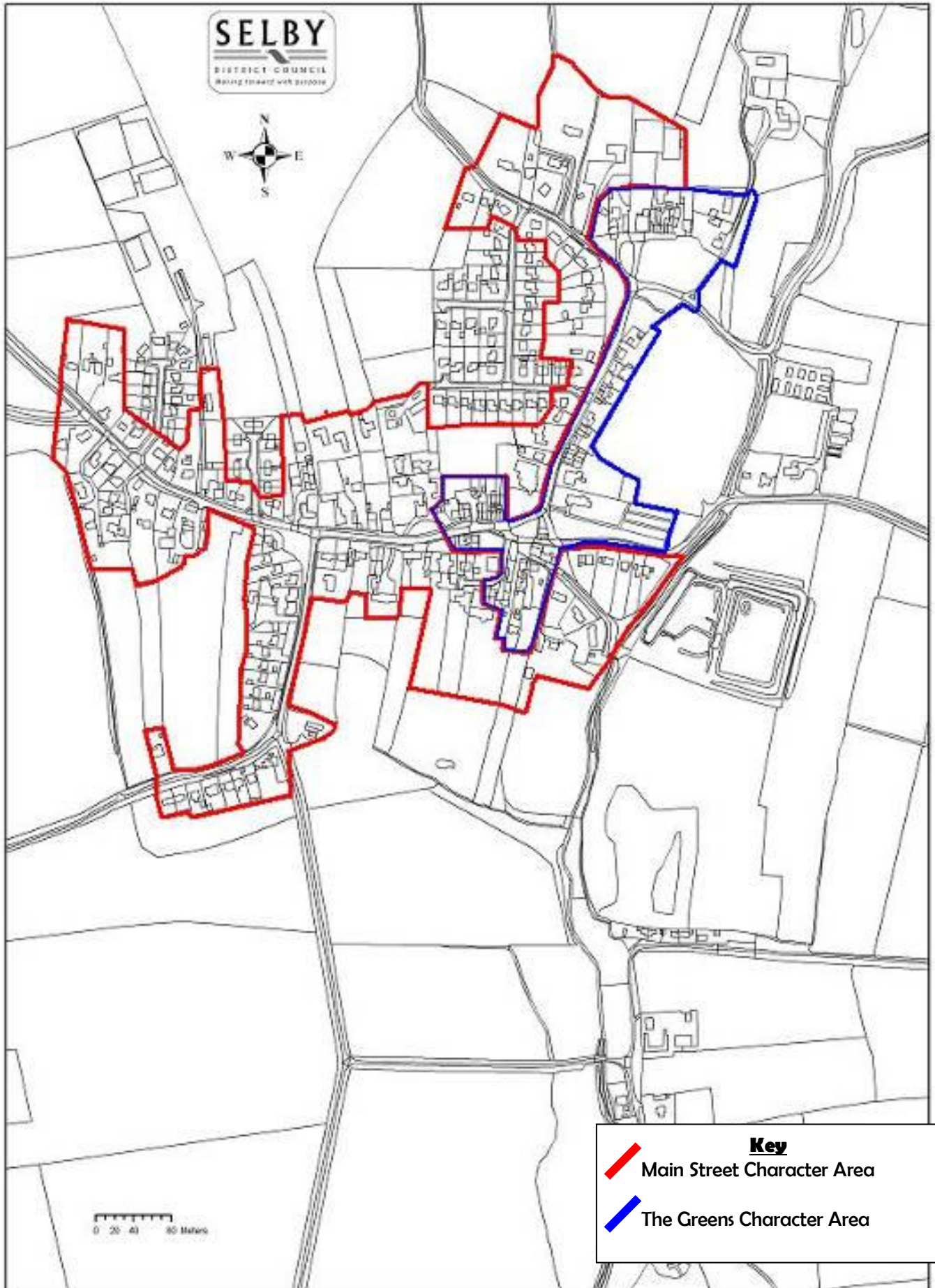
2.17 Boundary hedges are an important feature of the village and despite some timber fences and brick walls, remain the dominant method of enclosure. Hedges are formed by native species such as beech and hawthorn, and kept in a simple box shape.

**Below: artisan mannerist brickwork at Manor Farm**





# Map of the village and Character Areas



# Summary of Design Characteristics

3.1 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.

3.2 There are five broad character areas in Appleton Roebuck that encompass dwellings from many periods of history, but that share common design features to create distinct styles:

- terraced cottages that form the two greens and Main Street that links them,
- later larger detached villas along Main Street , and
- post-war small infill development.
- nearby settlement of Acaster Selby
- nearby settlement of Holme Green

## The Greens

- Two village greens linked by a long weaving street built up in a ribbon pattern.
- Stone faced and rendered terraced cottages and a mix of Victorian villas on the east.
- short terraces, semi- and detached houses, and although there appears to be a continuous terrace of individual properties, numerous gaps and side gardens that break up the continuity of buildings.
- Houses mainly open directly on to the street, occasionally one set behind a short front garden and a low brick wall.
- Pink/brown/red brick laid in a stretcher bond
- Occasional white or cream render .
- 2 -storey buildings
- Varying width, eaves, ridge heights and roof pitch – no two the same.
- Square-faced or low and wide - double fronting is common.
- Each is different from the neighbours.
- Gable roof shape in an orange clay pan tile.
- Eaves face the front and are flush to the wall
- black rainwater goods
- Chimneys are low but deep, and mostly found on the gable walls.
- Doors are mostly timber and painted in muted earth or “heritage” colour.
- white-painted timber windows are tall with multiple panes of glass, usually 12 panes (6 per frame) in vertical sliding sashes.
- Cills are usually thin stone or brick, while the headers are often arched or splayed-end stone or brick.
- Occasionally water tables, a shallow bow window or porch is present.

## Main Street

- Linear or “ribbon” form
- Tofts and crofts were laid out on either side and each house was built individually
- mainly gabled with eaves facing the road
- brick construction, some rendered
- Some grand individual villas set in large grounds
- timber fence and hedge boundaries, occasional low brick wall
- mature trees in the grounds.
- All houses are unique
- Plots are irregularly sized, but are all long and thin, running at right angles from the road.
- Large gaps between buildings
- dense mature vegetation to grow
- no long-distance views within this area
- 2-storey or dormer bungalow
- horizontal or square emphasis to buildings,
- porches, annexes and extensions create a varied side and rear profile.
- Elevations are neat and balanced, often symmetrical and/or double fronted
- central doors are common, emphasised by a fanlight above.
- Mostly Gable roof shape with eaves to the road, However around 1 in 4 presents a gable wall to the roadway.
- eaves and ridge heights vary by up to a meter, the roof pitch is varied, and the building dimensions vary greatly.
- Windows twice as tall as they are wide, made in timber and painted white. Vertical sliding sash and Yorkshire lights are the most common designs, although the number of small panes in each opening is usually less than six
- arch and cill detail varies, there is a common brick arch above windows and doors, made two bricks in depth.



# Summary of Design Characteristics

## North Field Estate

- identical the houses set back from the roadside.
- parking space to the front and a garage to the side
- short drives of flagstone and/or gravel
- borders of trees, hedges and shrubs
- Two-storey construction
- Roof lines are either parallel to or at right-angles to the street
- built in a red-orange brick
- cedar boarding or light coloured stone fascia between the first floor and ground floor windows on the front elevations.
- concrete roof tile
- Chimneys are short in height and of the same brick as the walls.
- mixture of window styles
- corner plots have “Georgian-style” bow windows.
- Front boundaries typically low-rise brick walls
- Boundaries between plots are a mix of wooden fencing, hedging and shrubbery.

## Daw Lane

- detached and semi-detached bungalows

## West End Avenue

- semi-detached houses in uniform plots.
- mostly built in a dark red brick
- uniform (plain) design
- no significant architectural detail

## Orchard Close

- yellow brick and white render
- dark grey/brown concrete tile
- some variety of the house designs, in uniform plots.
- windows are large, either square or horizontally emphasised

## Bond Lane

- Buildings generally face the road
- small front garden with a gravel or block paved drive
- houses in groups of two or three
- large gardens to the front of these houses planted with shrubs.
- similar detached houses with regular spacing

- two storey detached houses
- rectangular footprint.
- Gable roofs with ridge running parallel to road, red tiled.
- ‘red’ brick built, some feature banding particularly at eaves.
- sliding sash timber Windows

## Church Lane

- mixed range of housing,
- set back from the road with front gardens.

## Acaster Selby

- Hand-clamped brick-built vernacular houses
- orange pan tiles
- occasional Magnesian limestone features.
- Imposing buildings
- many elaborately detailed houses and villas.
- many breaks in the built form
- spacious plot

## Holme Green

- low density settlement
- quiet rural atmosphere.
- Local hand-clamped brick and tile

## Character Area 1: The Greens

4.0 The character area is made up of the two main village greens in the village, linked by a long weaving street that has been built up in a ribbon pattern. This stretch, although well established by 1600, was not part of the early linear planned village. It may have developed from a track to a manorial chapel possibly sited at Chapel Green and, as the village population expanded, houses were built along its south side. Barley Croft, the field behind those houses, shows evidence of medieval cultivation in its fine ridge and furrow.

4.1 Chapel Green is the northernmost green. Lined on one side by the Shoulder of Mutton public house, the dominant building, and two 19th and 20th century terrace cottages which stand alongside. Two more modern houses at the end complete the enclosure. The open area in front of the garage is part of the village green emphasising the open space and very important to its character. There was little development at Chapel Green until the 19th century when cottages were built. An earlier farm had become the Shoulder of Mutton public house. Now, Chapel Green is a big enough space for recreation and is an attractive aspect of the village environment.

4.2 The second green is called Bell Green and is found in the area around Shop Hill to the south. This was once a much bigger open space but still opens out the centre of the village. The green has been encroached on since the 18th Century by Bell Hill House, and in the 19th Century, by Church View and Wheatley Cottages. The small triangle of green space at the side of the property is known as Shop Hill, once the site of the village smithy. A wide tarmac area links Bell Green with the 19th Century Parish Room and cottage, and Lilac Avenue with its stone faced and rendered cottages leads to a gravel drive and two much larger recent brick built properties at the end.

4.3 The road that links the two greens is still called Main Street. The church and school are on opposite sides of the road as Main Street bends sharply to the left. The church was built in 1868 as a chapel in the parish of Bolton Percy but by 1875, the parishes had been re-organised and it became a parish church. "Holly Bank" stands opposite the school and is a purpose-built village institute, erected in 1908, but only had a short life as a public building.



**Top: View of Chapel Green  
Middle: Main Street looking broadly  
north toward; Chapel Green  
Bottom 3: Views of Bell Green**



## Character Area 1: The Greens

4.4 Further along the road stands a mix of Victorian villas on the east, while in this area more terraced cottages and 20th century development is found. St Katharine's House has an interesting history, being built on the site of three older cottages in the 1870s. Although built as a private house, it became a convalescent home and later, a Church of England home for Waifs and Strays, but is now a private residence again.

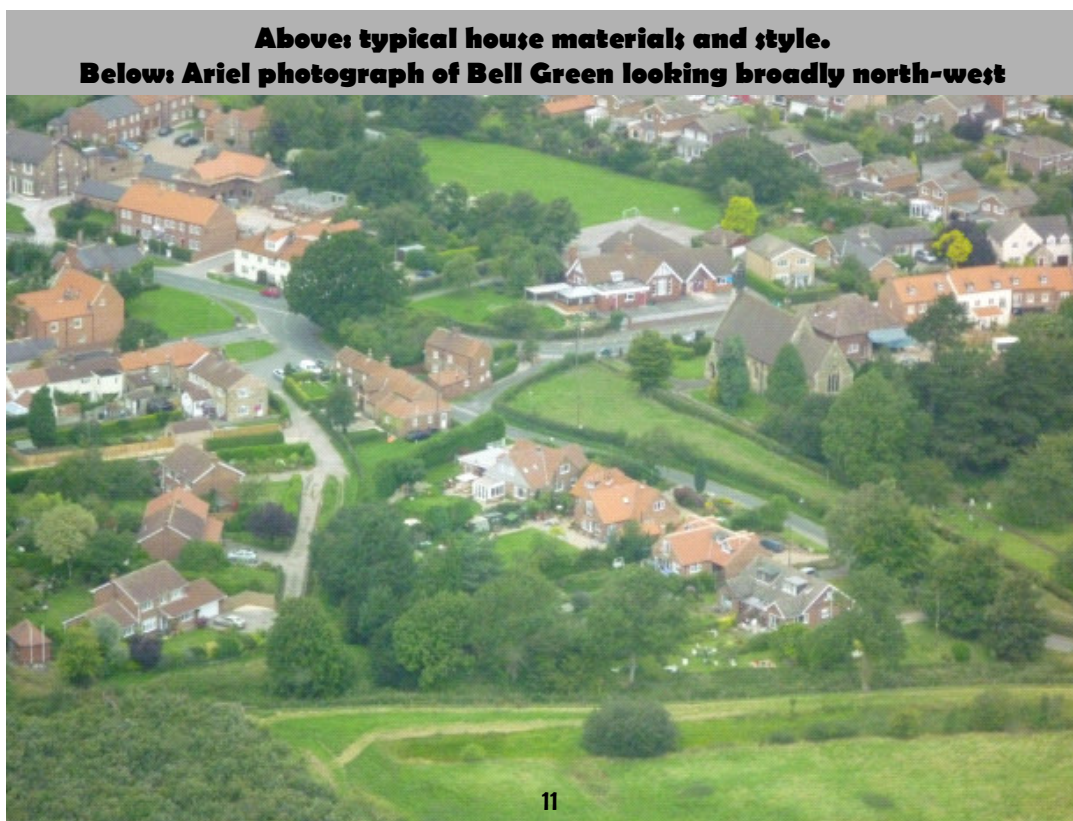
4.5 This area is made up of short terraces, semi- and detached houses, and although there appears to be a continuous terrace of individual properties, numerous gaps and side gardens that break up the continuity of buildings. Houses open on to the street, with an occasional one set behind a short front garden and a low brick wall.

4.6 The pink/brown/red brick is laid in a stretcher bond, and a handful of dwellings now feature white or cream render. Houses all vary in width, eaves and ridge heights and roof pitch, but are all 2-storey. Houses are mostly square faced or low and wide - double fronting is common. Each is different from the neighbours. This is a more densely developed area as opposed to the other side of the road.

4.7 Houses are built with a gable roof shape covered in an orange clay pan tile. Eaves face the front and are flush to the wall where black rainwater goods are. Chimneys are low but deep, and mostly found on the gable walls. Doors are mostly timber and painted in muted earth or "heritage" colours.



4.8 The white-painted timber windows are tall with multiple panes of glass, usually 12 panes (6 per frame) in vertical sliding sashes. Cills are usually thin stone or brick, while the headers are often arched or splayed-end stone or brick. Occasionally some additional details can be found, including water tables, a shallow bow window or porch. Such subtle variety of detailing reflects the variety in the houses themselves and forms much of the character.



## Character Area 2: Main Street

5.0 The village street, now called Main Street is laid out in a linear or “ribbon” form, and leads from the western edge of the village to the moated site in the Daffy field where a large house once stood. Tofts and crofts were laid out on either side and each house was built individually to the owners specification – according to the vernacular tastes at the time.

5.1 The village houses now are mainly gabled with eaves facing the road, although a handful of the oldest properties are gable-end on, a feature which would have been common in earlier times.

5.2 Some large villas were built in the 19th century, probably from the proceeds of the mid century agricultural boom. The railway may also have been a factor, providing easy access to York from Bolton Percy station, (a 40 minute walk away or a much quicker ride in a pony and trap) making a move out of town more attractive.

5.3 On the southern side of Main Street, West End Farm features a “model farm” layout that has been retained and restored. Villa Farm is the first of the brick Victorian villas and punctuates the first section of the village. It retains its buildings and the croft beyond, one of the few left undeveloped.

5.4 A green space stands between West End Farm and new development running up to and along Bond Lane before arriving at the Grade II listed 18th century Roebuck Inn , built in brick with its original lobby entry plan.

5.5 On the northern side Wood View, a modern house replacing an earlier brick cottage, has backfill development and next door, the Old Vicarage (Grade II listed) is a handsome late 18th century brick house, its pan tile roof having two courses of stone slates. The Methodist Chapel of 1818, also Grade II listed, stands nearby and next is Holme Lea, a late 18th or early 19th century house with bay windows added later. It has a more imposing neighbour, The Maltings, built mid 19th century (Grade II listed).

**Right: typical villa-style properties demonstrating double fronted design, common roof shapes and materials. Low boundary walls and extensive mature planting is a common feature.**





## Character Area 2: Main Street

5.6 On the opposite side of the road older houses have survived. The White House is a conversion of three timber-framed cottages but its rendered exterior and plastic windows don't give much indication of its age. Next door, Marten House is a low brick building set back and next to it, Town Farm is a good example of a one and a half storey brick cottage end on to the road, probably 18th century or earlier.

5.7 Older houses are of brick, some rendered and interspersed with modern development which on the whole respects the materials, scale, massing and siting.

5.8 Despite some grand individual houses, the street maintains its rural character. Those larger villas are set in large grounds with low brick walls, or more usually timber fence and hedge boundaries, with several mature trees in the grounds. All houses are unique, and although several different periods of building are apparent, it is the Georgian and Victorian villas together with the farm buildings that form the bulk of this character area. On the south side of the road, the footpath is often a grass verge instead of more robust tarmac.

5.9 Plots are irregularly sized, but are all long and thin, running at right angles from the road. All are spacious, with large gaps between buildings allowing dense mature vegetation to grow, softening the angular buildings against the skyline. This mature vegetation is important to maintaining the shortness of views within the village, a feature that ensure the sense of discovery is maintained from end to end.

5.10 Buildings are 2-storey or dormer bungalow giving a horizontal or square emphasis to buildings, then porches, annexes and extensions create a varied side and rear profile. Elevations are neat and balanced, often symmetrical and/or double fronted with a central door, emphasised by a fanlight above.

5.11 The dominant roof shape is a gable, and most buildings are front-facing with eaves to the road. However around 1 in 4 presents a gable wall to the roadway. The roofscape is richly varied throughout Main Street as the eaves and ridge heights vary by up to a meter, the roof pitch is varied, and the building dimensions vary greatly.



**Above: more recent development has maintained the overall layout and horizontal emphasis of buildings. Vegetation as boundary features is common.**

5.12 Windows are usually twice as tall as they are wide, made in timber and painted white. Vertical sliding sash and Yorkshire lights are the most common designs, although the number of small panes in each opening is usually less than six following the Victorian style. Although arch and cill detail varies, there is a common brick arch above windows and doors, made two bricks in depth.

## Character Area 3: Infill Estates

6.0 The main infill estate is the North Field Estate as this is the largest single development in the Parish. However there are several smaller developments in single plots that have intensified the density of the village and introduced backland development and uniformity of house types. While these have all gradually weathered and vegetation has matured to soften their impact, it is considered that further such developments should respect the more traditional character of Appleton Roebuck by respecting the linearity of the settlement and the individuality of buildings.

### North Field Estate

6.1 The North Field estate (sometimes referenced as Northfield) was built in 1969-72. The estate is located in the north east of the village, between the village school and Chapel Green. It is bounded on the western side by the school property, on the north by farmland and to the east by Malt Kiln Lane. Whilst access is gained from Main Street there are only two properties that abut onto it, at the end of North Field Way.

6.2 Access into the estate is taken from Main Street onto North Field Way, or from Malt Kiln Lane onto North Field Avenue. The estate is a relatively modern volume house-builder's layout typical of the time, with identical the houses set back from the roadside. All of the properties have a parking space to the front and a garage to the side, and the majority have short drives of flagstone and/or gravel.



6.3 The estate is the largest single development in Appleton Roebuck and has introduced a uniformity previously unseen in the village. There are two sets of semi-detached houses on North Field Way and the remaining properties are detached in equally sized plots.

6.4 The predominant views are modern streetscapes with borders of trees, hedges and shrubs. North Field Close has a view out onto the open farmland, as do the properties beyond the end of the made-up highway at the end of North Field Way.

6.5 All of the houses are two-storey construction and roof lines are either parallel to or at right-angles to the street. Houses on the estate face the street, and corner plot properties have gardens that extend around the corners. Several of the houses have had extensions built to provide additional accommodation both at ground and first floor levels.

6.6 Houses are built in a red-orange brick and several have a cedar boarding or light coloured stone fascia between the first floor and ground floor windows on the front elevations. Roofs are made of a concrete tile. Chimneys are short in height and of the same brick as the walls.

6.7 A mixture of window styles front the streets - mostly in white uPVC although some of the original wooden frames can be found. The houses on the corner plots have "Georgian-style" bow windows. Some later porches add a bit of variety to the buildings.

6.8 The front boundaries of the properties are typically low-rise brick walls along the pavement (as low as 3 courses in places). Boundaries between plots are also denoted by a mix of wooden fencing, hedging and shrubbery.

### Daw Lane

6.9 Daw Lane features four detached bungalows and a pair of semi-detached bungalows with one being stone faced. The unmade road down the side of the Parish Room and the brick cottages attached to Lilac Avenue lead to Watson Garth. The three large detached brick houses have a shared drive with an older enlarged bungalow behind.

### West End Avenue

6.10 The road rises up from Main Street to the north, and is flanked by 8 pairs of semi-detached houses in uniform plots. At the head of the cul-de-sac is a pair of semi-detached bungalows. Although mostly built in a dark red brick, the two



## Character Area 3: Infill Estates

“standout” buildings are the houses clad in a grey gravel board. These houses do not feature any significant architectural detail, and this together with their uniformity clearly separates them from the Main Street character area.

### **Orchard Close**

6.11 This estate was built in the 1960s in a yellow brick, white render and dark grey/brown concrete tile. Although there is variety of the house designs, they all utilise the palette of materials in uniform plots. The windows are large, either square or horizontally emphasised. Together these elements of the Orchard Close layout and house designs marks them as distinctly separate from the rest of Main Street.

### **Westfield Drive**

6.12 Built on land to rear of Woodview – itself built on site of an 18th / 19th C cottage demolished as unfit for habitation in 1970's. Westfield Drive comprises 1 large detached and 2 semi-detached houses visible from Main Street. Narrow gravel driveway leads to further detached house behind.

### **Bond Lane**

6.13 Bond Lane is a straight road with a footpath on one side, a grass verge to the other. There is a hawthorn hedge to both sides. The east side of the lane has one detached house at the Main Street end followed by a number of fields and a barn opposite the junction with Church Lane. The west side has an open green area at the junction with Main Street with a number of mature trees followed by a number of detached houses all the way along to Church Lane.



6.14 Buildings generally face the road, from Main Street the first three detached houses and the house opposite have a small front garden with a gravel or block paved drive in front of the house. This is followed by nine further detached properties set well back from the road accessed by a private tarmac drive to the houses which are in groups of two or three. There are quite large gardens to the front of these houses planted with shrubs.



6.15 The first three houses are similar detached houses with regular spacing between them set in a straight line with the road. The next nine houses are again similar detached houses with minor variations though different in appearance to the first three. These houses are fairly regularly spaced apart but the building line is a bit more random they are all of similar proportions.



6.16 All two storey detached houses, mostly rectangular footprint. Gable roofs with ridge running parallel to road, red tiled. All 'red' brick built, some feature banding particularly at eaves. Windows some sliding sash timber some have been replaced with uPVC giving similar appearance.

## Character Area 3: Infill Estates

6.17 Bond Lane gives access to Church Lane, laid out by the Enclosure Commissioners at the beginning of the 19th century. This wide green lane lead to the windmill, once sited in the field in front of Mill Cottage (before it was rebuilt in its present position) and Bolton Percy. Today this is one of the most accessible and popular local walks with mature trees in the hedgerows and some ridge and furrow still visible in the fields. The Enclosure Commissioners laid out a new road – Dam Lane – leading on from the end of Bond Lane towards Nun Appleton, also giving access to Holme Green. (Traditionally, the route to Nun Appleton and Holme Green had been alongside the Fleet.)



### **Church Lane**

6.18 Church Lane has more of a mixed range of housing, only one property being to the north side of the Lane as you leave the village towards Bolton Percy. All properties are set back from the road with front gardens. There is a hedge and dike to the north side, the unadopted road is not surfaced and changes to a track as you leave the village, here the hedges become higher.



## Character Area 4: Acaster Selby

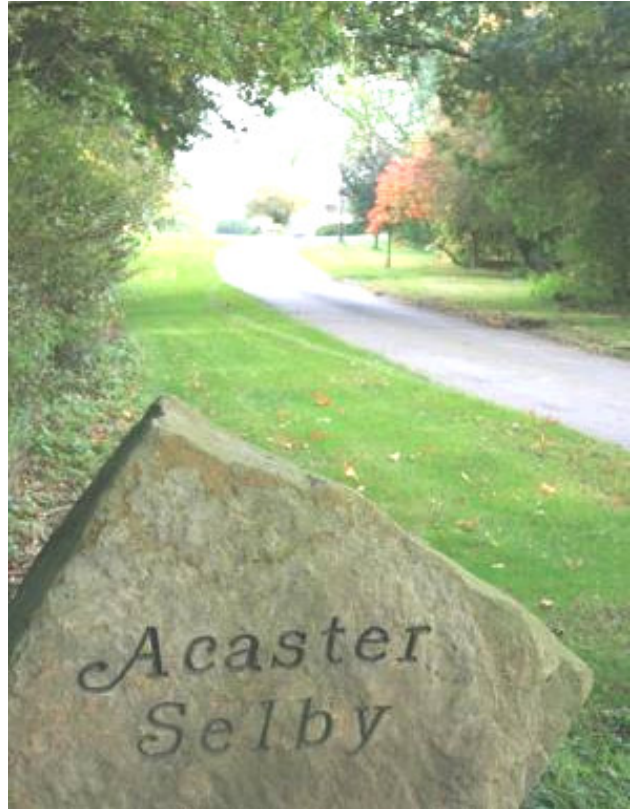
7.0 Daw Lane leads to Acaster Selby from Appleton Roebuck, changing its name to Acaster Lane at the township boundary. The road passes through flat agricultural land and in some areas where the verges are wider and overgrown, provide a natural habitat for wildlife and informal grazing. Woodland on the left at the approach to the built area was once Acaster Common adjoining the junction with the road to Acaster Malbis. The road passes through the disused airfield, parts of which are often piled high with soil and old agricultural machinery.

7.1 Acaster Selby is partly bounded by the rivers Ouse and Wharfe and in earlier times derived wealth and trade from its riverside location. The Ouse was an important waterway in the early Middle Ages but as Hull grew, the fortunes of York as a port faded. This was due to the difficulties of navigation on a river with ever changing shoals and mud banks. Many ships would be passing by or waiting for the tide to carry them up to York or down to the Humber as it was impossible to do this on one tide.

7.2 The moated site on College Hill (a scheduled monument) is attributed to the Stillington family of York who bought land here in the 14th century. The College of St Andrews, founded c1475, was built alongside the moat. Following the Dissolution of the Monasteries in the 16th century, the grammar school was retained but the church and other buildings were pulled down. The population by this time had risen to over 200. By 1600, the Harrison family of York had bought up most of Acaster Selby.

7.3 At the beginning of the 18th century the woods were cut down and sold, the open fields informally enclosed and the manor was run as an estate. Later that century the Ouse Navigation Trustees built the lock at Naburn in an attempt to improve the navigation. By 1833 Acaster had become part of the Nunappleton Estate.

7.4 In the mid 19th century the population was 184, more cottages had been built, squashed together near Smithy Farm. The agricultural depression of the latter half of the 19th century



forced the sale of both the Nun Appleton and Acaster Selby Estates in 1897. They were finally broken up in the first quarter of the 20th century, and many of the cottages vanished with the farm workers.

## Character Area 4: Acaster Selby

7.5 The banks of the Rivers Ouse and Wharfe have undergone so much flooding and attempts at improvements that it is impossible to find real evidence of activity such as boat repair and building. A staithe lay at the northern end of the village and the ferry to Stillingfleet operated from Ferry Farm, alongside the beck running into the Ouse. Another ferry to Cawood crossed the Wharfe at the southern end of the village near its confluence with the Ouse.

7.6 In the 20th century the river was still busy with barges rather than passenger traffic, but this declined dramatically from the 1950s. The ings land remains as a vital flood plain and an integral part of the village landscape, providing rich grazing for local farmers and also an important haven for wildlife, but livestock has been lost when the river has risen rapidly and cut off the ings.

7.7 The settlement takes its shape and form from the river; no buildings lie far from it as like Cawood, its position on a broad bend indicates an early fishing settlement. Today Acaster is a quiet hamlet at the end of a lane running behind the older properties which ends at the river, but there is no view of the river at that point. There is no focal point to Acaster Selby as it straggles along the riverbank and its more recent history reflects a decline in housing required for agricultural workers during the 20th century.

7.8 The characteristic features of the agricultural hamlet of Acaster Selby are local hand clamped brick built vernacular houses and barns with orange pan tiles and occasional limestone features. It is likely that some of these materials were taken from St. Andrew's College or the Nunnery of Nun Appleton. Both relatively new and very old (sometimes neglected) farm buildings are found. There are four Grade II listed buildings in Acaster: College Farm, College Farm barn, Manor Farm and St John's church. All are imposing buildings but the front of Manor Farm with its important artisan mannerist brickwork can only be appreciated from the river bank.

7.9 Although each building appears to be a farm complex made of simple gabled buildings, upon closer inspection it is clear that many are elaborately detailed houses and villas. Most have been substantially altered, and there are many breaks in the built form between those that remain indicating a settlement that has declined.

7.10 There is some modern development, particularly at the northern end where a track leaves the main road leading to a footpath beginning at College Farm. Newer houses are a mix of bungalows and larger houses in a spacious plot, but they display few of the characteristics of the older part of Acaster Selby.





## Character Area 5: Holme Green

8.0 Holme Green is situated approximately 1km south of Appleton Roebuck on the east side of the Fleet, and in the past was en-route to the ferry or possible earlier ford across the Wharfe at Nun Appleton. It is very near to the fine medieval moated site of Brocket Hall and may have been peripheral development associated with the house and buildings which once stood there.

8.1 Landscape and documentary evidence suggest that Holme Green was the site of the Domesday water mill. Various early charters refer to a mill at Appleton and a map of 1596 shows Holme Green to be in close proximity to fields known as Upper and Nether Dams and Dam Garth. The green, which slopes down to the Fleet, could be the site of a mill pond. All this suggests another reason for the establishment of the hamlet, based on industry.

8.2 Access to Holme Green is via a long, straight single track road from Appleton Roebuck called Bond Lane, bordered with hedgerows and grass verges. A footpath runs from the centre of Appleton Roebuck, in between new oak plantations and the Fleet, gives access to Holme Green. This is a popular walk for local people giving access to two other routes back to the village.

8.3 The hamlet has long been associated with the Nun Appleton Estate and today is a small rural settlement distinguished by some important buildings. During the 19th century more cottages were built to accommodate labourers on the Estate during the agricultural boom years. Some have vanished, two semi-detached cottages have been made into one and others have been extended and modernised.

8.4 Two buildings are Listed; Holme Green Farmhouse, and a barn with the farmhouse. Built in the late 18th Century in a pinkish-red brick with magnesian limestone plinth and pan tile roof. Another building of interest is the restored timber framed Brickyard Farm. Holme Green is an attractive low density settlement retaining a quiet rural atmosphere. Buildings are vernacular in style using local brick and tile with the timber framed Brickyard Farm as an outstanding example of its kind.



# Appendices

## **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*

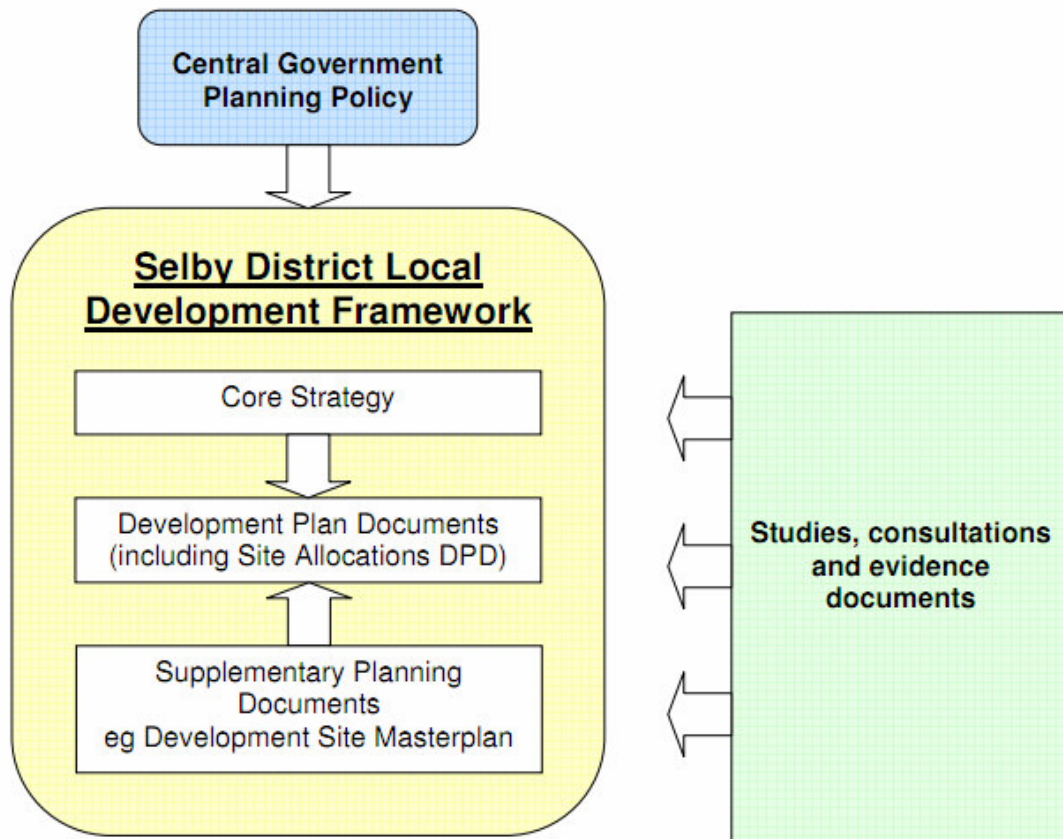
- the effect upon the character of the area or the amenity of adjoining neighbours*
- the relationship of the proposal to the highway network, the proposed means of access, the need for road/junction improvements in the vicinity of the site, and the arrangements to be made for car parking*
- the capacity 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”*



# Appendices

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 this VDS 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.

# Appendices

## **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 do 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. [www.planningportal.gov.uk](http://www.planningportal.gov.uk)

### 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 vehicles 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.



# Appendices

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 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 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 reducing 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.

## Appendices

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).  
Flooding

B22 Much of the District lies in the *severe* flood risk area, but all areas may be susceptible to some form of 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), or through planning application stage or pre application process.

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 ensure areas are 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 or Email: [acpocpi@acpo.pnn.police.uk](mailto:acpocpi@acpo.pnn.police.uk).

B27 In addition, North Yorkshire Police have specialist Police Architectural Liaison Officers who would be pleased to offer 'designing out crime' advice in respect of development proposals. They may be contacted on 0845 6060247.



# Appendices

## Appendix C: Inventory of buildings

| Appleton Roebuck  |  |
|---|--|
| Listed Buildings  |  |
| <p>Wesleyan Methodist Chapel (formerly listed as Wesleyan Chapel, Colton Lane<br/>II - Grade II 79/5/9<br/>Chapel. 'WESLEYAN / 1818 / CHAPEL' on ashlar plaque. Pinkish-brown with pan tile roof. Single tall storey, 3 bays. Central entrance a double 6- fielded-panel door with radial fanlight under round arch. 4-pane round-arched sashes. Hipped roof.</p>   | <p>All Saints Church<br/>II - Grade II 79/5/12<br/>Church. 1868. By J B and W Atkinson. Sandstone with red brick interior and ashlar dressings, plain tile roof. Gothic Revival style 4-bay nave with south porch, west bellcote, 2-bay chancel and north vestry. Offset buttresses. Plinth. Pointed-arched opening on nook shafts with foliate capitals. Plank door within pointed, hollow-chamfered surround. 2-light windows to north and south side with geometrical tracery under hood-moulds. Continuous impost band. West end has 2 similar, taller windows under hood- moulds. 3-light window with geometrical tracery to head under hood-mould to east end. Roof in 2 levels. Ashlar coping. Crosses to apex at east end of nave and chancel. Twin bellcote to west end. Interior. Hammer beam roof. Pointed chancel arch on black marble piers with foliate capitals and corbels. Chancel has foliate cornice. One window on south of nave by Kempe c1885. Pevsner N, Yorkshire, The West Riding, 1979, p 614.</p> |
| Non-Listed Important Buildings  |  |
| <p>Old Vicarage<br/>Late C18 with later alterations. Pinkish-brown brick in Flemish bond with ashlar dressings. Pan tile roof with 2 courses of stone slates at eaves. 2 storeys, 3 bays with range to rear. Central entrance a now part- glazed 6-fielded-panel door with overlight. 12-pane sashes throughout. All openings under wedge lintels with fluted keystones. Ashlar coping. End and rear stacks.</p>                                  | <p>The Maltings,<br/>Early C19 with later additions and alterations including ranges to rear and re-roofing. Pinkish-brown brick with grey cast-tile roof. 2 storeys, 3 bays. Central entrance a 6-fielded-panel door with fanlight with radial glazing with panelled reveals and soffit. Plastered door-case with frieze and modillion hood. Ground floor has canted bays with 12 and 8-pane sashes, continuous stone sills and modillion hoods. First floor has 12-pane sashes under cambered arches and with stone sills. End stacks.</p>   |
| <p>Roebuck Inn<br/>Probably mid - late C18 with later additions and alterations. Pinkish-brown brick with pan tile roof. Original lobby-entry plan. 2 storeys, 4 first-floor windows with outshut to rear. Central entrance a 6-fielded-panel door under cambered arch with C20 porch. 16-pane sashes throughout, cambered arches to ground floor. To left a multi-paned late C20 bow window. Ridge and end stacks. Included for group value.</p> | <p>Bellhill House<br/>Late C18 with later additions and alterations. Pinkish-brown brick with Welsh slate roof. 2 storeys, 3 unequal bays. Entrance to middle bay a 6-fielded-panel door has overlight with vertical glazing bars within late C20 wooden porch. 16-pane sashes throughout, those to ground floor under elliptical arches and with rebuilt jambs. Stack rises through front, roof pitch at right. Included for group value.</p>   |

## Appendices

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|---|---|
| <p>West End Farm – end on to Street. Early Victorian farm cottage, newly restored, with outbuildings including granary. Also, large pasture/ field to side and rear, stretching from M Street through to Bond Lane. Similar construction features, but also with sash windows, bowed at tops.</p>   | <p>Wheatley Cottages – row of small dwellings, fronting straight on to pavement. White-washed, with varied doors/ windows/ and attic conversions + extensions to rear, and small garden plots beyond shared back service space. Land to rear of old house was used by family-run coach company, with large garages and outbuildings but these have been demolished and replaced with two sets of semi-detached houses, 2 storey; 2 large 2 storey houses; one 3 storey ‘house’ and the Southfield replacement property with 2 tall storeys.</p> |
| <p>Holmlea – between The Maltings and Methodist Chapel. Early Victorian? / Villa- style house with large sash windows, central front door + glass pane above. Situated behind brick wall (c.1.5m) with stone coping, to front and side of small, grassed front garden. Side drive leads to large grassed garden with small fruit trees.</p>   | <p>The Briars and Orchard Cottage – pre or early Victorian ?, vernacular- style cottages, built using local hand-made bricks; small irregular bricks with varied colouring. Low, 2 storey housing with tiled roofs, small windows and showing history of simple alterations, e.g minor extensions / raised roof lines / additional windows – all in keeping with original dwellings.</p>  |
| <p>New Vicarage, now renamed as Old Church House, has tall, 2m+ stone wall fronting long grassed garden. Once part of the garden of the Old Vicarage, this property is set behind the building lines of the adjacent houses and was built in the 1960’s.</p>  | <p>Holly Bank stands opposite the school and at the time of writing is awaiting renovation. This was a purpose-built village institute, erected in 1908 but only had a short life as a public building. It is, therefore, an important part of the village history and that of the wider area.</p>  |
| <p>Southfield has been rebuilt to replicate exactly a listed building demolished in 2002.</p>   | <p>Town Farm is a good example of a one and a half storey brick cottage end on to the road, probably 18<sup>th</sup> century or earlier.</p>  |
| <p>St Katharine’s House has an interesting history, being built on the site of three older cottages in the 1870s. Although built as a private house, it became a convalescent home and later, a Church of England home for Waifs and Strays. Now a private house again, replacement iron railings and other work in keeping with the character of this building had been well done.</p> | <p>Stone Cottage, the last house on this stretch of Main Street, was built of stone in the 19<sup>th</sup> century as its name suggests. None of these plots from the church to Stone Cottage were occupied in 1600; they occupy a narrow section of land perhaps once a wide verge or a slice of Barley Croft, the field behind. Their gardens were enlarged in the 20<sup>th</sup> century when a strip of the field was purchased and incorporated into their gardens.</p>   |
| <p>The moated site known as Brocket Hall in the Daffy Field. This complex moat with its large platform was probably created by a member of the Fauconberg family long before the Brockets, who arrived c1400, gave it their name.</p>   |   |



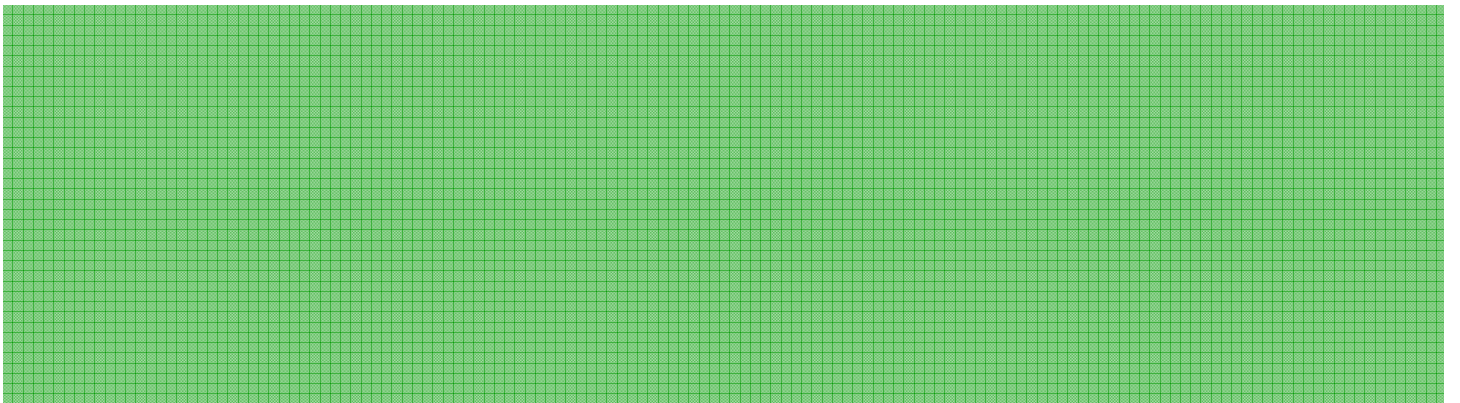
# Appendices

| Acaster Selby   |  |
|---|--|
| <p>The Old School can be seen with its clock on the wall. This charming brick building, in the cottage has cast iron window frames and decorative barge boarding. It was built in 1850 and after the school closed in 1924 became a private house, sympathetically extended in the 1980s.</p>   | <p>Smithy Farm, once the Blacksmiths Arms, can just be seen behind a high hedge. This is an 18<sup>th</sup> century brick house with pan tiled roof and stone kneelers. An empty plot next to it was the site of an old timber framed house, demolished after flooding.</p>  |
| <p>Manor Farm, (Grade II listed) sited high on the bank is seen. The house is built of local brick on a magnesium limestone plinth (possibly taken from the redundant St Andrews church, demolished in the 1550s). It was built by Cuthbert Harrison after the Civil War but is now much altered and reduced in size. The artisan mannerist brickwork on the front is an important example of brick craftsmanship and can be dated to c1670. Some evidence of a medieval core has been suggested. What was originally a U shaped house has become L shaped after the northern side was demolished at the beginning of the 20<sup>th</sup> century and so the front is unbalanced. The original central door has become a window. The brick mullions have been removed and a great deal of internal alteration has taken place in the intervening years. There is still good panelling in some of the rooms. To the south side of the house, at the rear, can be seen another smaller house which has become part of the fabric. The outbuildings are complex and include a brick threshing barn. In the field beyond, there is evidence on the ground of another large house before Priory Farm (still a working farm) is reached, also sited high on the river bank. This is a late 18<sup>th</sup> century brick farmhouse with pan tiled roof, and brick threshing barn behind it on the roadside.</p> | <p>Nunnery of Nun Appleton which was founded c1155 alongside the river Wharfe. The house was closed in 1539 during the Dissolution of the Monasteries and the site and land was eventually purchased by Sir William Fairfax of Steeton. The Fairfaxes demolished all the nunnery buildings and built a fine house on the site, mainly associated with Sir Thomas the third Lord Fairfax who was the Parliamentary general of Civil War fame. In the early 18<sup>th</sup> century Nun Appleton was bought by Alderman Milner of Leeds and many alterations took place at that time. The open fields were enclosed by the 3<sup>rd</sup> Sir William Milner in 1797 and the resulting landscape is the one we are familiar with today. Until the beginning of the 20<sup>th</sup> century, both Nun Appleton estate and the Hall were a major source of employment for villagers.</p> |
| <p>St John's church, high in a field shared with grazing animals. (Grade II listed.) Sir William Milner commissioned John Loughborough Pearson as the architect and it was built of hammer-dressed stone in the Gothic Revival style in 1850. A neat hedge surrounds it and although sited well above the flood-line, it has been known to be cut off. The ironwork gate is a good example of a local blacksmiths work of the period. There were three magnificent cedar trees in the church yard, one became dangerous and was felled in recent years.</p>   | <p>College Farm (Grade II listed) lies down a track which leaves the main road as it bends to the right. College Farm is an imposing early 19<sup>th</sup> century brick farmhouse with two good brick barns, one of which is listed. The house has three bays with a dentillated central pediment section standing forward, echoing Stillingfleet Hall, which can just be seen on the opposite bank. It is roofed with massive stone slates and the barns are pan tiled. Both the barns have stone kneelers. The Acaster Selby estate was sold in 1833 and the sale particulars indicate that it had been built by then, replacing an old homestead situated nearby.</p>  |
| <p>Hill Top Farm (formerly Ousemouth Farm), a massive 18<sup>th</sup> century brick farmhouse with a blocked taking-in door to the roof. &amp; pan tiles. River Farm is beyond a gate – this is a most attractive rosy brick building in two phases, probably 17<sup>th</sup> and 18<sup>th</sup> century (one part with stone kneelers) and it's buildings have an interesting model farm layout, utilising an old part-stone barn which has the right proportions for a much earlier house or building.</p>   |  |

# Appendices

| Holme Green  |  |
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| <p>Holme Green Farmhouse Holme Green Road<br/>Holme Green<br/>II - Grade II 79/5/65<br/>Farmhouse. Mid-late C18 with later additions and alterations. Pinkish- brown brick with magnesian limestone plinth and pan tile roof. 3 storeys, 3 bays with range to rear. Central entrance a 6-panel door with overlight under segmental arch. To ground- and first-floor outer bays are 16-pane sashes, otherwise a 12-pane sash, all under segmental arches. 8-pane sashes to heads. Dentil eaves band. End stacks. To rear are irregularly- spaced 12-pane sashes under elliptical arches with blind openings to second floor. Interior. Shutters to most windows. Dogleg staircase with rod-on- vase balusters. Not fully inspected.</p> | <p>Barn to Home Green Farmhouse<br/>II - Grade II 79/5/66<br/>Barn. Late C18. Pinkish-red brick with pan tile roof. Central cart entrance a double plank door under segmental arch. Ventilation slits. Swept roof. Owl hole to right gable end. Range to rear.</p> |





Selby District Council

Civic Centre

Doncaster Road

SELBY

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With specific thanks to Marjorie Harrison who spent a great deal of time and energy in preparing this Village Design Statement, but sadly passed away before it could finished.

