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the way forward



Wren Lane - Awarded a Civic Society plaque for sympathetic architecture

Architectural Heritage

- Many parts of the town are covered by Conservation Area status and work has been done to retain many parts of the historic core. This must be maintained.
- The town's historic traditions and quality buildings have to be respected. The combination of modern and traditional architecture with a sensitive approach through the regeneration of redundant buildings, neglected properties and derelict sites is desirable, as is the creation of landmark buildings at key points.
- Owners and potential developers of property may feel that buildings cannot be improved or amended because of strict conservation policies and better building guidelines need to be introduced.
- Changes in the use of Selby's historic buildings has to be carefully considered and change-of-use should be encouraged to support the upkeep of buildings.
- A policy to improve the "vitality" and "viability" of Selby Town Centre will contribute to the protection of the town's historic building and conservation area, finding uses for historic industrial premises when their original functions can no longer be sustained.
- Areas of particular interest have been identified as: Abbey Place, The Waterfront and Canal, Micklegate, Finkle Street, Park Street, Armoury Road, Audus Street, Gowthorpe, Millgate and The Crescent. These areas, which have been identified as having elements which require specific treatment, should be considered separately.

the way forward

RECOMMENDATIONS:

- *To develop better guidance and examples of good practice for the conservation of buildings through a continual review of Conservation Area Policies and the developing District Council's Conservation Strategy.*
- *A review of the listing status of buildings should be undertaken and those which appear to have little architectural or historic interest should be requested to be removed from the list.*
- *A guide for the conversion of buildings, the treatments and specification of materials that would be acceptable in planning terms should be made available to developers.*
- *To aid owners and developers in preparing applications, a list of companies able to supply permitted materials should be prepared.*
- *Special policies need to be drawn up for the areas of particular interest including building materials, windows, shop fronts and colour pallets.*

Town Centre Issues

The town is a centre of diverse attractions - commerce, culture, history and tradition. The town centre where people congregate, shop, work and spend leisure time should be attractive and have variety.

Selby has fine buildings and open spaces but comments have been passed about the lack of maintenance of footpaths, grassed areas, and parks and especially litter. There is an urgent need for these areas to be managed in a co-ordinated manner.

A newly formed partnership offering a co-ordinated Town Centre Management would achieve this and also encourage co-operation among those agencies with a remit for the provision of a range of services in the town. This would help to achieve a co-ordinated approach to seeking funding for town centre improvements.



Improve maintenance

Principal concerns include:

- Safety in the town.
- After hours life and viability.
- Appropriate parking provision.
- Traffic management taking into account the impact of the Selby Bypass.
- Quality of streetscape

Objectives of Town Centre Management should:

- Offer a wide range of shopping opportunities to which people have easy access particularly those without their own transport.
- Encourage the town centre to play a full part in the life of the community.
- Encourage tourism.
- See that full advantage is made of town centre locations for new developments.
- Encourage facilities for shopping leisure activities, tourism and measure the vitality and viability of the town.

Benefits of Town Centre Management should include:

- Building up civic pride
- Developing partnerships and trust
- Encouraging people to make return visits to the town
- Building on the town's uniqueness.

RECOMMENDATIONS:

- ***Establishment of a town centre partnership to ensure a co-ordinated approach to the strategic development, management and maintenance of the town centre.***
- ***Appointment of a Town Centre Manager.***

Business Facilities and Business Development

In order to attract new businesses more high quality office and business space needs to be provided. It is believed the town centre could support a good quality business centre exploiting its excellent motorway and other transport links to York, Hull and Leeds. Improved office and commercial space, either close to or within the town, would certainly help the economic diversity of the area.

Selby currently lacks good quality hotel and conference facilities to serve the needs of business and tourism. The new Selby Bypass will open up opportunities for such a development.

RECOMMENDATIONS:

- ***To identify sites and buildings for development or conversion in or close to the town facilities for improved office and commercial space.***
- ***To identify opportunities for hotel and conference facilities within Selby***

Town Centre Streetscape.

With the opening of the Selby Bypass and changes in employment there is a great opportunity to improve the environment of the town centre, especially the core shopping streets where trade and tourism could be encouraged. Existing footpaths in the town and facilities for cyclists are poor and need improvement.

A vital element in the town centre is the Selby Market, the Abbey, the shops and public houses and these must retain their accessibility and diversity and can be enhanced by improving the quality of the streetscape.

There is need to improve the major shopping areas such as Gowthorpe (picture below) ensuring that they are not dominated by cars and through traffic and that they become more pedestrian orientated.

Selby Market Place and Micklegate can be very effective in creating good publicity and providing a major stepping-stone in lifting the vibrancy of the town for traders.

RECOMMENDATIONS:

- *Investigate the possibility of introducing a revised traffic and pedestrian scheme that offers a more pedestrian orientated streetscape.*
- *Gowthorpe and adjacent streets should be narrowed with mainly short stay parking bays and some loading bays adjacent to both sides of the carriageway in association with widened footways, trees and appropriate street furniture.*





Monk Park



Community Fields

Green Corridors.

Within Selby town there are a number of green spaces including; Selby Park, the Community Fields, The Dam (pictured above), Selby Canal and the water front each with its own inherent biodiversity and special environmental interests.

Selby Park has been identified as requiring particular attention. It is in need of a rethink, providing a major civic space and meeting place with improved public and leisure facilities. There is a need physically to link the Abbey's setting into the Park. By the same token, Selby's rail and bus stations on the other side of the Park are not currently integrated hence failing to maximise the impact of this area to visitors.

The Community Fields is a large and important site on the northern edge of the town centre that is currently not fully utilised. Much more can be made of this site to make it more accessible and attractive to residents and visitors alike.

Selby Waterfront and Selby Canal offer excellent opportunities for the creation of a connected linear walkway along the riverside that will allow visitors to enjoy some of the more attractive and historical aspects of the town. Current discussions regarding the flood defences within the town and new development by Selby Lock offer opportunities for this to be created.

There is very little opportunity to cycle or walk into and around the town centre without using narrow footways. There are many potential routes such as along The Dam, the River Ouse and connections to and over the Selby Canal. These could

provide a safe, pollution free way of travel and provide a 'green link' to main attractions and open spaces.

Pedestrian and cycle routes could be developed with appropriate landscaping to enhance the local environment and should reflect established routes such as Trans Pennine Trail and the Selby Horseshoe Walk.

RECOMMENDATIONS:

- ***To produce detailed design proposals for the Park and its environs.***
- ***To produce detailed design proposals for the Community Fields.***
- ***To encourage the creation of a linear walkway along the riverside as part of the flood defence proposals for the town linking the waterfront and the canal.***
- ***To encourage the provision of pedestrian and cycle routes into the town.***
- ***To protect and enhance the existing green corridors.***
- ***To ensure the on-going management and maintenance of green corridors.***



Outlying Areas

There are three principal outlying areas in Selby town: Selby North, Selby South and Selby West.

Selby West, off the Leeds Road and Doncaster Road is an affluent, largely residential area with a comparatively open and attractive aspect thanks to the presence of large, mature gardens and wide roads.

By contrast, the Flaxley Road and Abbots Road estates in Selby North and Selby South respectively are less prosperous. Both would benefit from community facilities, shops, play areas and facilities for youth. Abbots Road enjoys larger gardens and more open spaces than Flaxley Road, which has virtually no public open space.

With the opening of the bypass and the anticipated adoption of the Local Plan, there is potential for new development areas and businesses within the outlying areas. It is therefore essential to ensure that with these new developments comes all the infrastructure, facilities and quality environmental provision that the Flaxley Road and Abbots Road estates currently lack.

RECOMMENDATIONS:

- ***Seek funding to improve the quality of life for residents of the Flaxley Road and Abbots Road estates through the provision of community facilities, youth facilities, play areas and open spaces.***
- ***Look to create linkages to and maximise the benefits offered through new developments for the existing areas of Selby town.***
- ***Seek to ensure new developments in the outlying areas provide adequate open space provision and good connections with the town centre.***



Flaxley Road Estate



Junction of Brook Street and Gowthorpe

Town Centre Nodes, Gateways and Approaches

The environment of many of the gateways into the town and at major road junctions within the town leaves much to be desired and landscaped treatment of these should be considered.

Selby Town Centre has a number of transport nodes that form the major access points into the town centre. For example, entering the town from Barlby, the swing bridge spanning the River Ouse creates a unique visual entrance to the town, but currently fails to impress (pictured below). Similarly, the intersection of Gowthorpe, Scott Road and Brook Street is an important visual hinge and entrance to the town but is unattractive at present. The junction of the River Ouse and Selby Canal should also be considered as an important gateway for boaters.

There is the possibility of public art installations and the development of landmark buildings of architectural importance which would help to make a visual statement as visitors arrive in the town.

RECOMMENDATIONS:

- **Create a more attractive approach to the town over the swing bridge as a priority, including the design and construction of the flood defences**
- **Produce a strategy and design guidelines/briefs for improvements for all gateway sites.**
- **Adoption of a "percentage for art" policy associated with all new development in the town.**
- **Encourage the construction of buildings with architectural merit at key points within the town.**

Action Plans

For detailed Action Plans showing how the recommendations are to be implemented and the initiatives and the partners involved, see the attached Appendix A, page 32.

The plans link future initiatives and potential partners for the strategic regeneration of Selby.

