

Supplementary Planning Guidance

The following section outlines a number of specific elements to be considered within the design and layout of new developments.

i. Built Environment

- New development within the town should respect and utilise existing focal points and vistas, and create where appropriate new landmarks to act as points of reference.
- Views and vistas of the town must be protected and continue to utilise a close relationship between the countryside and the town. The use of mounding and combined planting to soften the transition between the built-form and open-countryside (particularly within the context of development within the bypass) should be incorporated where possible.
- New development should provide a mix of spatial effects, with priority given to the pedestrian, and the creation of interesting street patterns.
- New roads and footpaths need to be carefully orientated in order to capitalise upon vistas and focal points, views towards river, church or urban spaces should be integrated.
- The incorporation of tightly knit groups of built-form should be created to reflect the existing character and street patterns found within Selby.
- A variety of open courtyard spaces to reflect existing character and pattern found within Selby's walks and yards, should be aimed for, and created within new residential development.
- New development on the approaches to the town should achieve an attractive entrance to the town through a combination of well designed buildings and high quality landscaping.

ii. Scale

- The height and vertical scale of each scheme design, should be related to its location in relation to existing built-form, landscape features and physical setting.
- Designs should avoid uniformity of scale throughout new housing clusters and developments. Broken-form of superstructures and imaginative variance in height of building shape should be strived for, in preference to relentlessly repeated built-form and height.
- Housing schemes should where appropriate, give clear priority to pedestrians and cyclists over motor vehicles, and contain a range of house types and forms to create a mixed and balanced community. This approach will reflect the need to help build a community feel, reduce crime and create intimate and individual personality into new residential development.
- The use of well-detailed, larger scale individual buildings within smaller groups, will help provide focus, identity and visual interest to groupings of dwellings, and should where appropriate be incorporated within new-build residential development.

a. Superstructure and Roofline

- Elevation detailing is to be expressed within large scale and fully specified drawing detailed design information submitted with Planning Applications. Mixed historical styles should be avoided in the same building, unless broken by sympathetic links between existing and proposed extensions.
- Rooflines generally are to be varied, at both ridge and eaves, and where appropriate punctuated with dormer windows to conform with the historic appearance of Selby.
- New roofs within the Conservation Area should be of the same variety, steep and pitch as existing building roofs.
- Fenestration treatment, doors, decorative detailing, string courses etc., should relate to each other. Equally, it is important to introduce diversity within detailing. The proportion of openings and masonry panels between openings should be balanced. Within the conservation areas a larger proportion of solid to void is desirable in order to echo traditional styles of architecture, although different approaches will be needed for different building types, such as apartment blocks.

- The style and detailing of replacement windows and doors should be in keeping with the period and architectural detailing of the original building. It is recognised that buildings will change over time, and that modern changes are inevitable. However, such changes should be carried out sympathetically and pay careful regard to the quality, style and age of the property concerned.
- A variety of scale within superstructure design, in the continuity of a single streetscape is very important to add visual interest and mix to the community.
- Architectural detailing of shopfronts should be in accordance with guidelines provided in Selby District Council's Supplementary Planning Guidance for shop frontages.
- Planning Applications must accurately illustrate the proposals in context, in relation to surrounding existing buildings and space. This will help the assessment of the character and form of all the new development related to each area.

b. Materials

- Care must be taken to select brick colours and textures which are compatible to the conservation area. Contrasting stone and brick sills and lintels around doors and windows are a traditional mix of materials in Selby. Equally, brickwork heads and sills are also a common detail.
- Natural slate and pantile roof coverings are generally used extensively throughout the traditional built fabric of the Selby district. Whilst alternative materials can be appropriate, particularly outside the town centre, such materials must be selected to be respectful of natural pattern, texture and which are sympathetic to natural colour.
- Hard ground surfaces must be visually compatible with adjacent surroundings and built-form, and appropriate materials should be chosen where they can aid mobility.

iii. Waterfront

■ The key features of the waterfront are diverse and include; the architectural merits of the existing mercantile buildings with glimpses of the Abbey. The massive nature of the riverside wharves and views of the river; the busy, commercial nature of the town-side bank in contrast with the open and natural aspect of the opposite bank. Eighteenth and early nineteenth century buildings, including current and former housing also make an important contribution to the character of the area.

■ Design recommendations are:

a. General:

- Architectural treatment of the Ousegate frontage should be consistent with the scale, variety and mass of the existing mercantile buildings.
- A mix of residential and commercial activity along Ousegate should be encouraged to maintain the vibrancy of this area.
- Views of the Abbey should be retained and preferably enhanced.
- It is envisaged that the existing wharfage should remain open in character in order to retain the open aspect of this part of the conservation area and to preserve views of existing buildings from across the river. This is also important from a flood defence point of view.

- Pedestrian access to the town-side bank of the river should be increased and views of the river retained and enhanced.
- The open and natural aspect of the opposite bank should be retained.

b. The Holmes to Selby Dam

- Upgrade the environment of the former Holmes Industrial Estate through sympathetic development and quality landscaping.
- Retain open views of the river.

c. Westmill Foods

- Upgrade the boundary treatment to the Mill.

d. Ousegate West of Toll Bridge

- Retain open views of the river from the garden and Ousegate East to the Railway.
- Seek to preserve the open appearance of the riverbank.
- Create public open space along this length of the riverbank.

e. Railway to the Canal

- Rationalise car parking provision.
- Improve the appearance of the subway by, for example, maintaining the existing iron railings.
- Create further public open space on the river bank.
- Improve pedestrian access to the canal basin.

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iv. Formal Recreation Provision

Development proposals should comply with Selby District Council's Supplementary Planning Guidance for recreation and open space.

- Where play provision is being considered for existing sites, every effort should be made to engage the intended site users in the decision-making process. This will assist in creating a sense of ownership and ensure appropriate proposals are developed.
- Biodiversity; The wildlife and the recreational value of the three green corridors that run into the heart of Selby Town should be protected and enhanced. These include the railway and canal corridor from the south, Selby Dam (parallel with Leeds Road) and the River corridor.
- Opportunities should be taken to enhance the nature conservation value of all open spaces in Selby Town through design improvements and management practices.

v. Routeways

a. Linkage & Access

- Wherever possible, opportunities should be found to link existing open spaces, footpaths and bridleways including public rights of way in the surrounding countryside to help create a strong network of publicly accessible land.
- Design of access routes to sites should take into account community safety and fear of crime. Entrances should have an appropriate width and good visibility. Planting in these areas should be avoided. Ease of pedestrian access to sites across busy highways should be considered.

b. Green Transport Routes - Cycleways and Footways

- All aspects of design of cycleways and footways should consider the importance of the surroundings especially the green rural nature of some areas and the urban content of others.
- Similarly access, and safety for all members of the community should be paramount in any design.
- In Rural Settings ie. in green corridors or the top of embankments, it would be preferable to have a rural feel to the cycleway/footway similar to that which already exists on the Canal Bank or Selby Horseshoe.

c. Highways and Connections

New Estate Roads

- All new lighting should comply with the North Yorkshire Design Guide. However there is flexibility in new designs. Preference should be given to include traffic calming and speed reduction measures, wherever this would avoid creating nuisance for existing residents.
- Proposed layouts should conform to current Highway Authority standards and give priority to pedestrians and cyclists in accordance with the Home Zone concept, wherever possible.

Environmental Improvements

- Highway environment improvements in Selby Town have occurred at Finkle Street and Church Hill, and any further improvements should empathise with these existing

schemes using suitably approved materials.

Footways

- Street furniture should reflect that used previously in Selby in Finkle Street, Market Place and Church Hill. Bollards should be used sparingly and footways designed to be overrun. Where bollards have to be used, they should be urban black with cast iron embellishments as used elsewhere in the town.
- Great care and attention to design needs to be taken around important nodes in the town centre, such as Brook Street/Leeds Road/Gowthorpe/Scott Road, Park Street/ New Street and New Street/Ousegate. These should be designed in accordance with the gateway treatments and environmental improvement described earlier. New Street is an area that currently presents a poor quality environment however it is an important link to the town centre.
- Planning applications should show how new buildings will relate to the surroundings and vice versa.
- Selby's market brings life and character to the centre and is focussed on Wide Street and Market Cross. This feeling should be retained, and not only connections between the market areas should be extended, but also the connections to the market areas along the footway designs indicated above.

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vi. Housing Residential Design Guidelines

- New developments on the approaches to the town and to the urban edge should include areas of tree planting/landscaping/hedging between clusters of buildings.
- Urban edge and principal approach developments should be well landscaped to soften their impact and should wherever possible avoid a uniformity of design so that back gardens/fencing/outbuildings do not always face onto countryside and approach roads.
- New road/street layouts should create a mixture of spatial effects and not to be determined by standard road layouts - retain existing large tree planting and provide additional landscaping.
- Every effort should be made to reduce the numbers and impact of garaging and parking areas.
- Avoid uniformity of scale in large-scale housing estates and break-up impact by landscaping belts/play-areas etc.
- Provide a mix of densities and dwelling types, and mix of different spatial effects for contrast.
- Provide a mix and variety of rooflines and punctuate with features such as chimneys/dormers/projections etc, as appropriate.
- Recognise the importance of outbuildings/walling/projections/street-furniture.
- To some extent, a variety of dwelling sizes and 'forward/backward' sitting within the community of a single street is important to add both visual interest and bring a mix of community.
- Local traditional materials such as brick walling with clay pantalets or natural slate roofing, and painted timber windows/doors should be used within the conservation areas.
- Spatial proportion requires special care and need to be considered in relationship with site levels, orientation, prospect and privacy

a. Materials

- New walling should preferably be in brickwork. The colour and pattern of brickwork should reflect the location and character of the building. Use of 'feature' panels of boarding /rendering/tiling etc should be discouraged within the conservation areas.
- Window/door heads and cills in brick or stone to be encouraged.
- Window/doors etc should preferably be of timber construction - painted in muted earth colours.
- Roofing should be preferably in red clay pantiles or natural slate roofing but thro-colour concrete pantiles or reconstituted slates coping with local appearance and with ability to 'weather' can be acceptable. Artificial materials however are not acceptable in designated conservation areas.

- Painted timber eaves/soffits or brick feature corbelling with o-gee or deep section UPVc or aluminium gutters/down pipes should be acceptable. UPVc is not acceptable in conservation areas.
 - Free-standing walls and outbuildings/garages should preferably be in brickwork with roofing to match adjacent houses.
 - Boundaries abutting public areas or urban edges should preferably be of timber post and rail, hurdles, native or brick walling. Boundary treatment should respect the historic settings of buildings etc.
 - Restraint should be shown in the use of block paviors etc to avoid complicated layouts/contrasts-muted earthy colours would be preferable
 - Plants and vegetation in gardens are preferable to over - exuberance of 'hard-landscaping' and garden design features'.
- b. Elevations and Rooflines**
- Elevations should achieve individuality with simplicity
 - Gabled roofs are generally more acceptable but hipped roofs can be successful as features and at corner situations
 - Vary the height of rooflines and punctuate with features such as chimneys/dormers or roof projections of gables/hips
 - New rooflines should follow variety of pitches as suitable for the traditional pantiles/slated - roof pitches generally to be 35 degrees and steeper.
 - Eaves and gables to follow local traditional characteristics - flush or projecting fascias, boarded soffits or exposed rafter ends, corbelled feature brickwork with flush gutters etc to eaves - overhanging tile/slate gable verges or parapet gables brickwork with stone slab coping/corbels.
 - Provide variety to balance of window to wall (solid to void) - overall, greater proportion of solid to void is required within conservation areas, to give suitable local character, although different approaches will be needed for different building types such as apartment blocks.
 - Avoid duality of features and make use of extensions, projections/porches etc to form façade features which consider scale and roof projection profile. This is only acceptable outside conservation areas.

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- Elements within a façade, such as doors, windows, features etc must be related to one another - diversity of interest must not be confused with variety that does not naturally link together.
- Outbuilding and their linkages can be as important as the main building
- Windows and doors should preferably be set back 'in reveal' and have traditional type of head (generally brick segment arch or 'soldier' arch) with projecting sub-cill (generally brick or stone). Flush glazing is considered more appropriate for the conservation area.
- Window/door patterns to be of types preferably sub-divided symmetrically about the horizontal or vertical axis (i.e. not a mixture of both) for the simplest and best effect - square windows to be avoided
- Design should not slavishly copy traditional features - modern and innovative design should be encouraged as long as respect is given to local character, tradition and the site surroundings.