

## 5.0 MAP ANALYSIS

- 5.1 A suggested map of Selby and its vicinity has been produced based upon selected account rolls for 1398 – 1537 (Plate 7). This map does not show the development area, which is located slightly beyond the northeast corner. However, it does show that the site lies north of the medieval town of Selby.

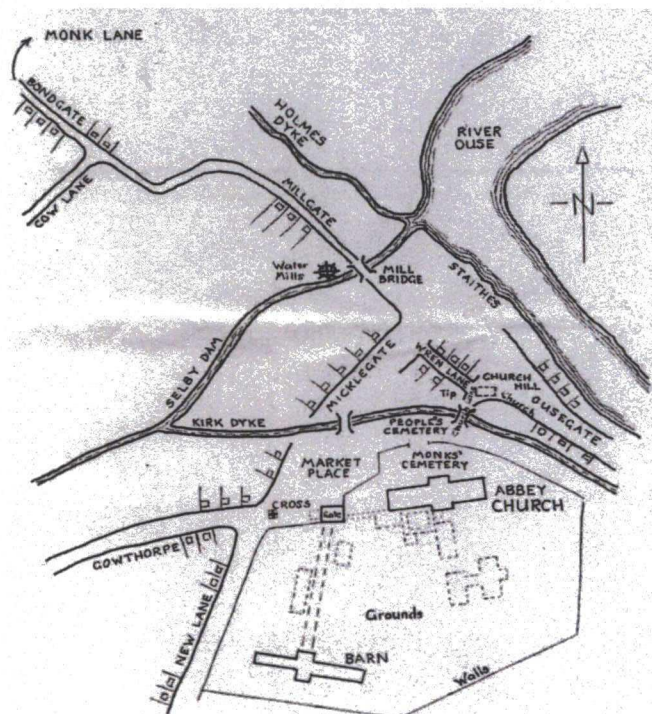


Plate 7: Suggested map of Selby based on selected account for 1398-1537 (Scott, 2005)

- 5.2 The Gerard Mercator map of the Leeds, York and Knaresborough area (1620; Plate 8) is drawn to a very large scale, and the town of 'Selbye' is shown by a symbol resembling the Abbey.



Plate 8: Extract from Mercator's 1620 map



- 5.3 Cowley's map of Yorkshire (c.1744; Plate 9) shows the Abbey but again adds no further detail. It does however show that the modern form of the name has been adopted by this time.

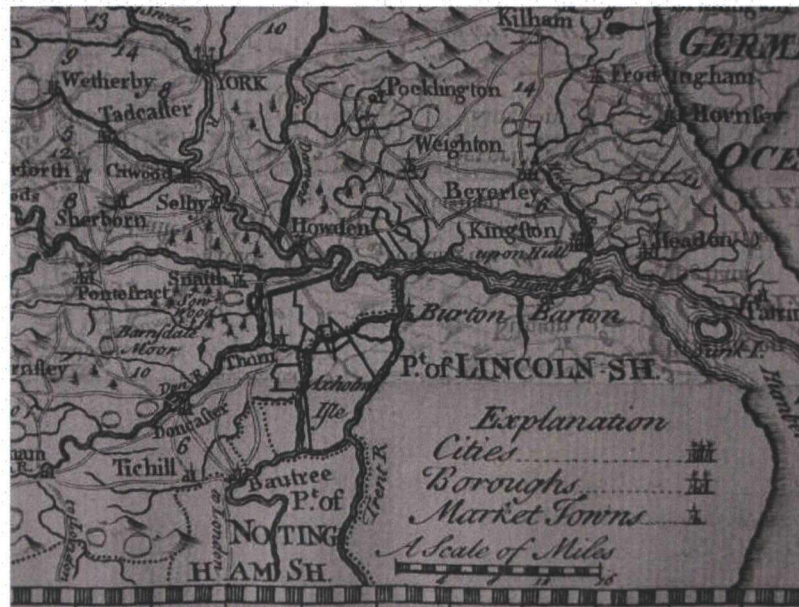


Plate 9: Extract from Cowley's 1744 map

- 5.4 The Enclosure map of Barlby dates to 1818. Permission was not granted to reproduce the map here, but it shows the development area as an area of open land. More fields are shown to the north, west and east with the River Ouse shown to the south. All these fields are labelled "Old Enclosure" meaning that the land had already been enclosed when Parliamentary enclosure of the parish took place in the late 18<sup>th</sup> and 19<sup>th</sup> century.
- 5.5 The 1<sup>st</sup> edition 1:12,560 Ordnance Survey map of 1851 (Figure 3) shows the development area as still being predominately open land although a "Pigeon House" is indicated in the south. This was presumably a small, detached round or square building containing nesting boxes for pigeons. Further fields are shown to the north, west and east with the River Ouse shown to the south.
- 5.6 On the 1893 Ordnance Survey 1:10,560 map (Figure 4) open land is still shown in the north, southeast and southwest of the site. However "Providence Oil Mill", a large rectangular structure and several smaller structures are shown to have been constructed in the southern half of the site. Along the western edge of the site, a linear boundary later marked as a track, is labelled as 'the old course of the River Ouse'. There is, however, no other evidence for a change in the course of the river at this point. In the surrounding area a "Flax Scutching Mill" has been constructed to the northwest with reservoirs and flax seed mills to the southwest.
- 5.7 A small unnamed structure is shown on the 1908 1:2,500 Ordnance Survey map (Figure 5) in the southwestern corner of the development site with the addition of a reservoir to the southeast of the "Providence Oil Mills". The "Flax Scutching Mill" and flax seed mills in the surrounding area are now labelled as "disused".
- 5.8 Analysis of the 1938 and 1958 (Figure 6) 1:0,560 Ordnance Survey maps demonstrates that minimal change had occurred to the development area between the late 1900's and late 1930's. However, in the surrounding area landing stages extending into the river are shown on the 1930 map protruding from the southern site



boundary, and by 1958 the flax seed mills have been demolished and replaced with residential properties.

- 5.9 Further expansion of industrial buildings is revealed on the 1964 Ordnance Survey 1:2,500 map (Figure 7) in the form of two unnamed structures shown adjacent to the southern boundary. The reservoir initially shown on the 1908 map is no longer visible. The former flax scutching mill is also now shown as warehouses and factories, this area having undergone significant redevelopment since 1958. A pond is also shown immediately beyond the northern boundary.
- 5.10 On the 1982 Ordnance Survey 1:2,500 map (Figure 8) the mill is now labelled as "*Depot*" and the unnamed structures on the southern boundary are no longer shown. There are no discernable changes to the surrounding area.
- 5.11 There are few changes to the development site shown on the 1990 and 1999 Ordnance Survey 1:10,000 maps (Figure 9) except that the "*Depot*" is now labelled as "*Warehouses*" and a tank is noted in the northwestern corner of the site. The pond shown immediately beyond the northern boundary appears to have been significantly reduced in size on the 1990 map and has disappeared by 1999.



## 6.0 BUILT HERITAGE

### 6.1 Site Description

- 6.1.1 The application site occupies an irregular piece of land to the north of Selby town centre. It is bordered by the River Ouse to the south, The Holmes Industrial Estate to the west and open countryside to the north and east.
- 6.1.2 The site is currently occupied by a complex of small industrial units dating to the late 19th and 20th centuries. The site is in limited use for storage, with many of the structures currently vacant. These are predominantly of late 20th century date and of little historic or architectural interest. The remaining structures date to the late 19th and early 20th century and are associated with the Providence Oil Mill which was erected on the site between 1851 and 1893.
- 6.1.3 There are no designated structures within the application area and it does not lie within a conservation area. The Selby Conservation Area does lie within the wider study area 0.12km from the southern site boundary and encompasses a number of listed buildings. There are no Registered Historic Parks and Gardens within the application site or wider study area.

### 6.2 Providence Oil Mill

- 6.2.1 Elements of the original Providence Mill do survive within the present complex, although heavily altered.
- 6.2.2 To the south of the site stands a large brick chimney, square in plan with dogtooth eaves detailing. The chimney survives to a height of c.4m, but has lost much of its context with the demolition of the mill (Plate 10).
- 6.2.3 A second area of historic fabric survives to the north of the site, encompassed within a later warehouse (Plate 11). The structure has been heavily truncated and is partly concealed by later development. It is constructed from red brick with an asbestos roof. The west external elevation has been subject to extensive alteration, but may retain elements of the 19th century mill building. Within the south elevation is a single large opening under a timber lintel. This has subsequently been blocked with modern brick. The east elevation is canted to the north and contains two large, 8-over-8 hung sash windows under segmental arches. The north elevation is concealed by later development. No internal access could be gained on the grounds of health and safety.



Plate 10: Providence Mill chimney

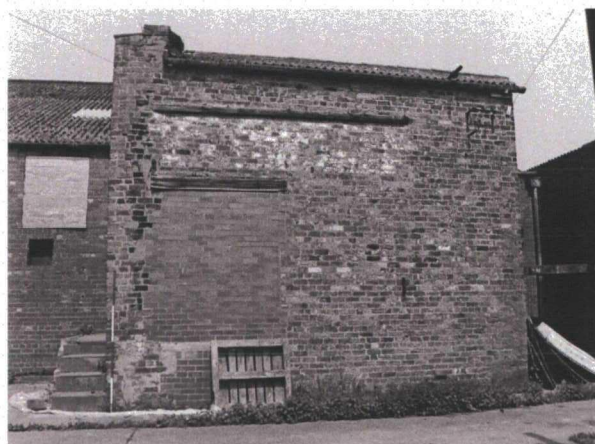


Plate 11: Surviving fabric from Providence Mill



### 6.3 Warehouse

6.3.1 Extending west from the mill is a single-storey warehouse, replacing the earlier mill structure. The building dates to the mid-20th century, appearing on the 1968 Ordnance Survey map. It is constructed from red brick with concrete dressings and an asbestos roof. Access is provided through a large roller door in the west elevation. This has been inserted into an existing window opening with surviving windows to the north and south. These represent iron-framed casements with concrete lintels. All have been blocked with breeze-blocks.



Plate 12: Mid-20<sup>th</sup> century warehouse

6.3.2 The south elevation contains a series of similar window openings, now boarded. Arranged alongside these are three large loading doors. Those to the west are blocked with modern brick, while that to the east retains its wooden plank door. A fourth, pedestrian door survives at the centre of the elevation. Occupying a position at ground level are two pairs of openings with concrete lintels. The north and east elevations are concealed by extant buildings.

6.3.3 Internally, the building represents a single open space with no surviving fittings or fixtures. The roof trusses are iron king-post examples, supported on shallow brick pilasters.

### 6.4 Depot building

6.4.1 Located to the south of the site is a single brick range aligned east-west. The single-storey structure dates to the mid-20th century and appears on the 1968 Ordnance Survey map.

6.4.2 The building is constructed from red brick with concrete dressings and an asbestos roof. While the east and west elevations are blank, the north and south elevations are architecturally divided into four bays by shallow brick pilasters. Within the north elevation are two windows occupying the outermost bays. Although the openings are original, the windows are later replacement. A large roller door dominates the remainder of the elevation with timber plank door surviving *in situ*. Towards the base of the elevation are two small openings under concrete lintels. The south elevation mirrors that to the north with two window openings flanking a large door opening. There appears to be no physical connection with the neighbouring chimney.



Plate 13: Depot building

6.4.3 Internal access was not possible.



## 6.5 Outbuilding

- 6.5.1 Situated along the southern boundary of the application site is a single outbuilding aligned north-south. The building is two-storeys and constructed from red brick with a replacement tile roof. The structure reveals successive phases of building with openings to both the east and west. The west elevation contains two windows at ground-floor level. Both are later insertions, with that to the south cutting an earlier opening. The frames are modern replacements. A single, inserted, window survives at first-floor level.



Plate 14: Late 19<sup>th</sup> century outbuilding

- 6.5.2 The east elevation contains a large double door at ground-floor level, flanked by two window openings, both boarded. That to the north is a later insertion. The door has been inserted into an earlier, smaller opening and its concrete lintel suggests a mid-to late 20th century date. A second door is located to the south, leading into a small extension providing welfare facilities.
- 6.5.3 The north elevation contains two doors at ground-floor level, with that to the east representing a later insertion. At first-floor level is a single window, occupying the position of an earlier loading door. The south elevation has been heavily altered with the insertion of large window openings at both ground- and first-floor levels.
- 6.5.4 Internally, the building has been substantially altered with the introduction of modern partitions, particularly at first-floor level. The original layout is more visible on the ground floor. This area is divided into two rooms with an inserted stair along the east elevation. The northern room is much larger but devoid of original fittings and fixtures in the south elevation. To the south is a small room with surviving cast iron fireplace to the north (Plate 15).



Plate 15: Surviving fireplace

- 6.5.5 The building first appears on the 1893 Ordnance Survey Map. It is likely that the building originally functioned as a stable with hayloft above.

## 6.6 River View Cottage

- 6.6.1 Situated at the entrance to the site is River View Cottage. This structure dates to the early 20th century, first appearing on the 1908 Ordnance Survey map. The building is two-storeys and constructed from red brick with mock Tudor gable decoration. The building is currently vacant and in a poor condition with extensive evidence of fire damage. Internal access was not possible.



6.6.2 The building is formed by two parallel ranges, gabled to the north and south. Decorative detailing is provided by mock timber framing in the gablets. The exterior shows evidence of alteration throughout with the insertion of replacement windows, all of which have subsequently been removed. Access is provided through a small porch in the south elevation, now boarded. A second door survives to the east providing access to the external sanitary accommodation.



Plate 16: River View Cottage

## 6.7 Timber Storage Bins

6.7.1 Aligned along the southern boundary of the complex are a series of timber storage bins. These are arranged into three large holders, open to the north. They are constructed from disused railway sleepers, supported by iron stanchions. The bins first appear on the 1981 Ordnance Survey map, constructed between 1963 and 1981.

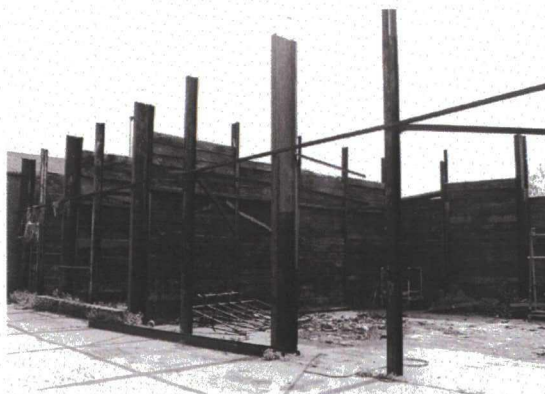


Plate 17: Timber storage bins

## 6.8 Landing Stage

6.8.1 Aligned alongside the river are the partial remains of a landing stage. This first appears on the 1938 Ordnance Survey map and provided direct access between the mill and the river. The structure is supported by a substantial timber frame with horizontal RSJs providing a base for the platform. The stage itself is formed by horizontal timbers, laid over the RSJs.

6.8.2 The landing stage is currently in a poor structural condition with damage caused by both erosion and vandalism. Only a small section survives in tact.

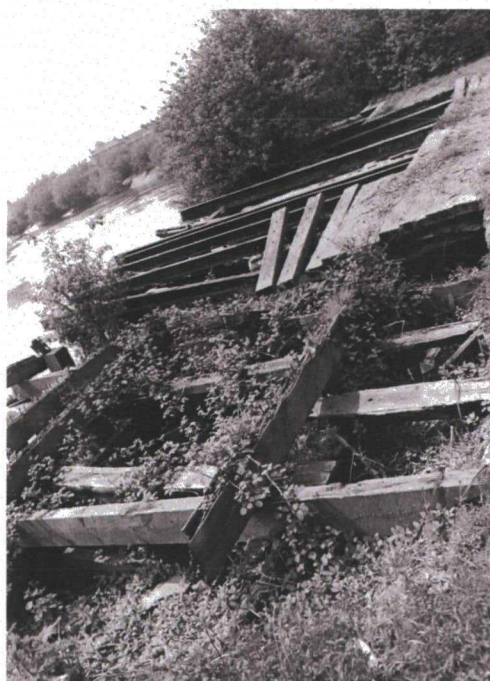


Plate 18: Landing stage

## 6.9 Townscape Merit

6.9.1 Historically, the application site was heavily built up with structures associated with the oil mill dominating the riverside. Although the site continues to be occupied by industrial buildings, these contrast in both scale and architectural style, with blank external elevations and low-pitched roofs. The present arrangement of buildings is inward-looking, arranged around a central courtyard with clearly defined boundaries bordering open countryside to the north and east. Of particular aesthetic merit is the River Ouse which runs along the southern boundary of the site and forms an important visual focus for the application area.



## **6.10 Selby Conservation Area**

- 6.10.1 Situated 0.12km to the south of the development site is the Selby Conservation Area. This encompasses the historic core of the town centre, focussed upon Selby Abbey.
- 6.10.2 The historic character of the conservation area reflects its gradual development alongside the Abbey. The majority of buildings date to the 18th and 19th century, with 131 designated as listed structures. These do not have any relevant bearing upon the development site. To the north of the designated area, the historic character and appearance changes from small domestic structures to the industrial emphasis on the River Ouse. The riverside is dominated by wharfs and warehouses attesting to Selby's role as an inland port. However, the fall of the river economy has resulted in the decline of its buildings.
- 6.10.3 The conservation area lies directly to the south of the application site with views provided by the River Ouse; however, these are currently screened by dense vegetation. The impact of any new build is also reduced by the heavily built up frontage along Water Hill Lane and the dominance of tall, industrial buildings in this area. These form a physical barrier to the conservation area, creating an inward looking townscape character.



## 7.0 ASSESSMENT OF PREVIOUS IMPACT

### 7.1 Documentary evidence

- 7.1.1 Historical mapping and documentary research suggests that the area was predominantly open ground until the mid-19<sup>th</sup> century when the "*Providence Mill*", comprising a large rectangular structure and several smaller structures, was constructed.
- 7.1.2 Between the mid-19<sup>th</sup> century and the 1938 Ordnance Survey map, development on the site increased to cover almost the entire southern half of the development area including the construction of a reservoir in the southeastern corner.
- 7.1.3 Further expansion of industrial buildings is revealed up to the present day towards the northern half of the site.

### 7.2 Previous Geotechnical Investigations

- 7.2.1 Geotechnical logs from ground investigations undertaken by Sirius Geotechnical and Environmental Ltd for Redrow Homes (Yorkshire) Ltd have been reviewed in order to assess the deposit sequence and the extent of modern disturbance on the site.
- 7.2.2 The Sirius investigation comprised:
- Drilling of three cable percussive boreholes, to depths of up to 21.60m bgl, from 30<sup>th</sup> January 2006 to 7<sup>th</sup> February 2006;
  - Drilling of sixteen window sample probe holes, to depths of up to 7.00m on 30<sup>th</sup> January 2006 and 7<sup>th</sup> February 2006;
  - Excavation of three mechanically excavated trial pits to depths of up to 3.80m on 7<sup>th</sup> February 2006.
- 7.2.3 The investigations encountered a variable succession of strata and the site can be broadly divided into the following general profiles:
- Made ground was proven to depths of between 0.30m and 2.10m. Made ground was noted to be deepest in the southeastern part of the site.
  - Reinforced concrete was encountered across much of the site from ground level to depths of between 0.1m and 0.30m. Made ground underlying reinforced concrete was typically noted as comprising granular fill, primarily composed of gravel sized brick, sandstone, ash, clinker and concrete fragments. This stratum was recorded as having a thickness ranging between 0.15m and 2.00m.
  - Reworked clay fill, incorporating ash, metal, brick, rope and fabric were recorded at depths of between ground level and 0.70m in several exploratory holes.
  - Evidence of hydrocarbon contamination was identified in one window sample where a slight hydrocarbon odour and discolouration of arisings was recorded at depths of between 1.20m and 1.30m.

#### ***Superficial Strata***

- 7.2.4 Natural superficial (or drift) strata underlying made ground was recorded in all exploratory holes. This typically comprised silts and clays at shallow depth, with sands below 10m. The clays/silts were on occasion recorded as firm near the surface, but quickly became soft and very soft.



### ***Solid Geology***

- 7.2.5 Solid geology comprising a residual soil grading into weathered sandstone was encountered in each of the three percussive boreholes.
- 7.2.6 The depth to the top of this stratum ranged from 18.50m to 20.00m below existing ground level and although the full thickness of this stratum was not proven, it was proven to a thickness of at least 3.10m.

### **7.3 Conclusion**

- 7.3.1 The description of the made ground from the geotechnical data is generally not detailed enough to characterise potential archaeological deposits or horizons. However, where it is described in greater detail, it appears to represent a build up of imported material prior to the construction of the mill and associated buildings as a defensive measure against flooding from the River Ouse.
- 7.3.2 The made ground ranges in depth from 0.30m to 2.10m overlying natural silts and clays. The construction of the mill buildings, associated outbuildings, ponds, services and access roads is likely to have had an impact on earlier deposits where the made ground is shallower, and the eventual demolition of the buildings and remediation of the site will have caused further ground disturbance.



## 8.0 CONCLUSIONS

- 8.1 This report presents the results of a review of archaeological, historical, cartographic sources, a walkover survey and a review of geotechnical data. It assesses the potential for the presence of archaeological remains on the site and the potential for their survival.
- 8.2 Within the development area, the results of the archaeological assessment suggested very low potential for the presence of pre-industrial remains on the site according to current available evidence. It is outside the medieval town of Selby and was meadow until the mid-1800's when a complex of buildings associated with the production of linseed oil was constructed. Geotechnical data suggests that the buildings were constructed on a layer of made ground imported to raise the ground above flood level. The buildings themselves have been subject to ongoing expansion and change and few of the original structures remain.
- 8.3 There are no statutorily designated sites, buildings or areas within the application site. Situated within the wider study area is the Selby Conservation Area, running to the south of the application site.
- 8.4 The application site is currently in a poor state of repair with buildings in limited use for storage. Large areas of the site are also under scrub and hard standing, visually detracting from the surrounding countryside. Elements of the standing buildings have been identified as being of historic interest within the development of Providence Oil Mill; however, their survival is limited and they are not considered to be of significant interest to warrant retention.
- 8.5 New build within the site should be sympathetic to the historic character of Selby and the neighbouring conservation area. The style and massing should reflect the varied townscape of Selby and be sympathetic to its local distinctiveness. The arrangement of buildings should preserve the inward character of the present courtyard arrangement with clearly defined edges, which preserve the existing relationship with the surrounding countryside. The density of buildings should also be high, reflecting the industrial emphasis of the river frontage. Advantage should be taken of the river, which provides a pleasant visual focus for the site and remains an important element of the town's development.



## **9.0 RECOMMENDATIONS**

- 9.1 This assessment demonstrates that the potential for archaeological deposits to occur within the confines of the proposed development area is minimal. The only potential may have been the deposits associated with the construction and use of the mid-19<sup>th</sup> century buildings, which were used for the production of linseed oil.
- 9.2 Although the geotechnical data indicates a build-up of imported material across the site which may have partially prevented impacts from the construction of the mill complex on earlier deposits, there is no evidence for the presence of pre-industrial features or deposits and no buried soils or organic deposits were identified in the ground investigations to suggest any palaeoenvironmental potential. For this reason no further archaeological work is recommended.
- 9.3 Any loss of historic buildings should be mitigated through the design process, allowing sympathetic design to complement the historic character and setting of the development area. Due to the limited survival of historic fabric, further survey work on the standing buildings is not recommended.



## 10.0 BIBLIOGRAPHY

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### Maps

The following maps were consulted on line at:

[http://freepages.genealogy.rootsweb.com/~genmaps/genfiles/COU\\_Pages/ENG\\_pages/yks.htm](http://freepages.genealogy.rootsweb.com/~genmaps/genfiles/COU_Pages/ENG_pages/yks.htm)

1620 G. Mercator. *Eboracum, Lincolnia, Derbia, Staffordia, Notinghamia, Lecestria, Rutlandia, et Norfolcia*

1744 I. Cowley for R.Dodsley's *The Geography of Britain*

The enclosure map was consulted at the East Riding Records Office, Beverley:

1818 The Enclosure Map of Barlby

The sequence of Ordnance Survey mapping was provided by Sirius Geotechnical and Environmental Ltd:

1851	Ordnance Survey Map	Scale 1:10,560
1893	Ordnance Survey Map	Scale 1:10,560
1908	Ordnance Survey Map	Scale 1:2,500
1938	Ordnance Survey Map	Scale 1:10,560
1958	Ordnance Survey Map	Scale 1:10,560
1964	Ordnance Survey Map	Scale 1:2,500
1982	Ordnance Survey Map	Scale 1:2,500
1990	Ordnance Survey Map	Scale 1:10,000
1999	Ordnance Survey Map	Scale 1:10,000