


Selby Abbey Church of England School Future Expansion

Heritage Statement

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1 Introduction

Jacobs UK Ltd (Jacobs) has been commissioned by North Yorkshire County Council (NYCC) Children and Young People's Services to prepare planning and Conservation Area Consent applications for the extension of Selby Abbey Church of England (C of E) Primary School to provide increased capacity. The application site is located on New Lane to the south of Main Street (NGR SE 61380 32189; Figure 1) within the Selby Town Conservation Area.

The National Planning Policy Framework (NPPF) requires applicants for planning permission to assess the significance of any heritage assets affected by development and the contribution of the assets' setting to that significance (NPPF, DCLG 2012, para. 128). The impact of a development on the significance of heritage assets is a material consideration for the Local Planning Authority in determining any relevant application.

Jacobs has prepared this Heritage Statement in response to the requirements of NYCC and Selby District Council following guidance in the NPPF. This report provides an assessment of the significance of heritage assets potentially affected by the proposed development. The statement also provides an assessment of the potential magnitude and significance of impact from the proposed development, makes recommendations for mitigation measures and provides an assessment of the residual impact.

Selby Abbey Church of England Primary School site comprises two separate buildings. The building housing the Junior School was erected as a National School in 1858. This building incorporates two former schoolhouses, provided for the accommodation of the school master and school mistress as part of the school's original design. These are located to the southeast and northeast respectively. The building housing the Infant School dates from the 1920s. For the purpose of this report, these buildings are referred to as Asset 9 and Asset 11. The school buildings are surrounded by an area of hard standing forming a playground to the immediate south, an area of car parking to the north, and playing fields to the south of the school boundary fence.

The proposed development involves the construction of a new building to physically link the existing school buildings, and the addition of two new classrooms to facilitate capacity growth. Drawings showing the proposed development are presented in Appendix A.

To enable the development, it is proposed to remove the existing school mistress's house to the northeast of the National School building (Asset 9), and a small number of service rooms which had been added to the school in the late 19th or early 20th century.

A new link building will be constructed between the National School and Infant School (Assets 9 and 11) comprising a slightly curved corridor linking the two existing blocks, and incorporating new entrances from the school playground and car parks. New accommodation will be provided to the north and south of the corridor in the form of a community room, administration office and reception, with additional welfare accommodation added to the northeast of the existing kitchen in the National School (Asset 9). The roof design for the link building proposes placing lower flat roof elements against the existing buildings and adopting a more traditional pitched roof form away from the gabled elevations of the National School (Asset 9). To provide access through the link building, new door openings will be inserted into the east elevation of the National School (Asset 9) and the west elevation of the Infant School (Asset 11), with internal alteration of the adjoining rooms to create new circulation routes.

The party wall between the south room in the former school master's house (Asset 9) and an external store will be removed to create a larger room for use as the head teacher's office. A new window will be inserted into the north elevation to allow views across the playground.

Two new classrooms, a linking corridor and meeting room will be constructed against the north elevation of the Infant School (Asset 11). A new glazed corridor will be placed against the south elevation of the National School (Asset 9), providing a new circulation route around the school building. Following the insertion of a new partition to its west, this will enable the current library to be employed as a classroom. Both these alterations will require new door openings to be inserted into the existing school buildings.

Construction of the new structures will predominantly be in red brick, with coloured render employed across the new meeting room and administration office. The

pitched roofs of the new structures will be covered with slate, similar to the existing school buildings.

3.1 Legislative Context

Scheduled Monuments are by definition of national importance and are protected by law under the Ancient Monuments and Archaeological Areas Act 1979. Scheduled Monuments are protected from disturbance or metal detecting by the requirement for Scheduled Monument Consent to be gained for any works which may affect the monument above or below ground.

Listed buildings are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990, and are recognised to be of special architectural or historic interest. Under the Act, planning authorities are instructed to have special regard to the desirability of preserving a listed building, its setting, or any features of special architectural or historic interest which it possesses (Planning (Listed Buildings and Conservation Areas) Act s.66(1)). Designation as a listed building confers additional controls over demolition and alteration through the requirement for Listed Building Consent to be gained before undertaking works of alteration or demolition.

Under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Planning Authorities have a duty to designate 'areas of special architectural or historic interest, the appearance or character of which, it is desirable to preserve or enhance' as conservation areas. Designation provides control over demolition of unlisted buildings through the requirement for Conservation Area Consent. In addition conservation area designation limits certain permitted development rights, and provides the basis for planning policies to further preserve and enhance the area's special character.

3.2 National Planning Policy Framework

National Planning Policies concerning the conservation of the historic environment are set out in section 12 of the National Planning Policy Framework (NPPF) (DCLG 2012).

The NPPF recognises that heritage assets are an irreplaceable resource which should be conserved in a manner appropriate to their significance. Significance is defined by the NPPF as *'the value of a heritage asset to this and future generations because of its heritage interest'*. This significance may be related to archaeological, architectural and artistic or historic elements, and may also derive from the setting of the site (DCLG 2012, para 56).

Under paragraph 128, applicants for planning permission are required to provide a description of the significance of any affected heritage assets and their settings in sufficient detail to understand the potential impact of the proposal on them. In determining planning applications, local planning authorities are instructed to take into account:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*

- *the desirability of new development making a positive contribution to local character and distinctiveness. (DCLG 2012, para 131).*

Under paragraph 134, where development will lead to less than substantial harm to the significance of a designated asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum use.

Under paragraph 135, the impact of a proposed development on the significance of undesignated heritage assets is to be taken into account in determining planning applications, with a balanced judgement to be made with regards to the scale of any harm/loss, and the significance of the asset. Where a heritage asset will be wholly or partially lost, Local Planning Authorities are instructed to require developers to record and advance understanding of the significance of the heritage assets in a manner proportionate to their importance and the impact. This evidence should then be made publicly accessible through deposition with the relevant Historic Environment Record (DCLG 2012, para 141).

Paragraph 137 recommends local planning authorities to look for new opportunities for development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Planning authorities are instructed to treat applications favourably which preserve elements of setting which make a positive contribution to or better reveal the significance of an asset.

3.3 Local Planning Policy

Local planning policy is provided by Selby District Local Plan (2005). Saved heritage policies relevant to this planning application are ENV25 and ENV 28. Proposals for development in the conservation area will be specifically assessed against policy ENV25 to ensure the town's unique character is maintained.

Policy ENV25 states that development within or affecting a conservation area will be permitted provided the proposal would preserve or enhance the character or appearance of the conservation area, and in particular:

- 1) The scale, form, position, design and materials of new buildings are appropriate to the historic context;
- 2) Features of townscape importance including open spaces, trees, verges, hedging and paving are retained;
- 3) The proposal would not adversely affect the setting of the area or significant views into or out of the area, and,
- 4) The proposed use, external site works and boundary treatment are compatible with the character and appearance of the area.

Where necessary in order to be able to fully assess proposals, the Council will require applications to be accompanied by detailed plans and elevations showing the proposed development in its setting.

Policy ENV28 stresses the need for assessment and mitigation of undesignated archaeological remains. The policy states that:

(A) Where development proposals affect sites of known or possible archaeological interest, the District Council will require an archaeological assessment/evaluation to be submitted as part of the planning application.

(B) Where development affecting archaeological remains is acceptable in principle, the Council will require that archaeological remains are preserved in situ through careful design and layout of new development.

(C) Where preservation in situ is not justified, the Council will require that arrangements are made by the developer to ensure that adequate time and resources are available to allow archaeological investigation and recording by a competent archaeological organisation prior to or during development.

The historic environment is recognised as comprising all aspects of the environment which have resulted from the interaction between people and places through time. The elements of the historic environment that are considered to hold significance are called heritage assets (DCLG 2012, Annex 2). For the purposes of this report heritage assets have been considered under two subtopics:

- *Archaeological Remains; and*
- *Historic Buildings.*

The study area is located within a single Historic Landscape Unit, defined as Historic Town Core (HLCUID: HNY6086) in the North Yorkshire Historic Landscape Characterisation. This Unit includes the Selby Town Conservation Area (Asset 2) and areas of modern development and open space around the periphery of the conservation area. As the Historic Landscape Unit and Selby Town Conservation Area covers largely the same area and both focus on the historic core of Selby, it is considered that potential impacts on the historic townscape will be fully addressed by assessment of the Selby Town Conservation Area (Asset 2). No assessment of the Historic Landscape subtopic has therefore been undertaken.

4.1 Professional Standards and Guidance

This assessment has been prepared in accordance with the requirements of the Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-Based Assessment (2012).

4.2 Data Gathering

The study area was defined as the proposed development area and a 50m buffer around this (Figure 1). Data for this area was gathered from the following sources:

- *English Heritage Archive for information on statutorily and other nationally designated assets (Scheduled Monuments, Listed Buildings, Historic parks and Gardens, Registered Battlefields) and non-designated heritage assets;*
- *North Yorkshire Historic Environment Record (HER) for information on designated and undesignated assets, and historic landscape characterisation data;*
- *Selby District Council for information on conservation area;*
- *North Yorkshire Record Office for historic ordnance survey and pre-ordnance survey mapping, local and regional cultural heritage literature;*
- *The local studies collection held by Selby Library for information on local and regional cultural heritage literature;*
- *Information about the history of the school held by Selby Abbey C of E School; and*
- *Site inspections undertaken by a combined team of archaeological and historic buildings specialists on 19th February 2013 and 1st March 2013.*

Data was also gathered for a wider area, to set this information in context.

4.3 Consultation

Consultation was undertaken with the Development Control Archaeologist for North Yorkshire County Council by telephone call and exchange of emails to agree the scope and methodology for this heritage statement, and to determine any requirements for pre-determination archaeological testing. Following discussion of the results of previous archaeological evaluation of the site, it was agreed that pre-determination trial trenching would not be required and that recommendations for mitigation should take the results of the previous evaluation into account (Lucie Hawkins, NYCC by email 27/02/2013).

Initial consultation with Selby District Council (SDC) indicated that there is no Conservation Officer in post at the current time. Consultation by telephone conversation (February 28th 2013) with Joe O'Sullivan, Chief Planning Officer for SDC, highlighted the need for a balance to be drawn between the impact on the significance of the school and its contribution to the conservation area, the benefits resulting from the scheme, and the contribution of the new building to the character and appearance of the conservation area. This is in accordance with the guidance provided in the NPPF.

4.4 Assessment of Significance of Heritage Asset Impacts

The NPPF defines significance of a heritage asset as the value of a heritage asset to this and future generations because of its heritage interest and suggests that heritage interest may be archaeological, architectural, artistic or historic (DCLG 2012, Annex 2).

For the purposes of this report, the significance of identified heritage assets was assessed on a four point scale of High, Medium, Low and Negligible, based on professional judgement informed by the guidance provided in Conservation Principles (English Heritage 2008) and the NPPF. Significance was assessed in relation to the four categories of heritage interest identified in the NPPF.

Setting is defined in the NPPF as the surroundings in which a heritage asset is experienced, the extent of which may change over time (DCLG 2012, Annex 2), and is recognised to contribute to the significance of heritage assets. Assessment of the contribution of setting to the significance of heritage assets was undertaken in accordance with the guidance provided in The Setting of Heritage Assets (English Heritage 2011).

4.5 Assessment of Magnitude and Significance of Impact

The assessment of magnitude and significance of impact was assessed using professional judgement guided by the methodology provided in Volume 11, Section 3 Part 2 of the Design Manual for Roads and Bridges Cultural Heritage (HA 208/07), as this method provides a robust means of assessing the magnitude and significance of impact.

The magnitude of impact is the degree of change that would be experienced by an asset and its setting if the scheme and recommended mitigation measures were completed, as compared with a 'do nothing' situation. Magnitude of impact is assessed without reference to the significance of the receptor, and may include physical impacts upon the asset, or impacts upon their setting or amenity value. The criteria for the assessment of the magnitude of impact for the three subtopics are set out in Tables 1 - 2 below.

Table 1 - Criteria to Assess the Magnitude of Impact on Archaeological Remains

Magnitude	Criteria
Major	Change to most or all key archaeological materials, such that the resource is totally altered. Comprehensive changes to setting.
Moderate	Changes to many key archaeological materials, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset.
Minor	Changes to key archaeological materials, such that the asset is slightly altered. Slight changes to setting.
Negligible	Very minor changes to archaeological materials, or setting.
No Change	No change.

Table 2 - Criteria to Assess Magnitude of Impact on Historic Buildings

Magnitude	Criteria
Major	Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting.
Moderate	Change to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.
Minor	Change to key historic building elements, such that the asset is slightly different. Change to the setting of an historic building, such that it is noticeably changed.
Negligible	Slight changes to historic building elements or setting that hardly affect it.
No Change	No change to fabric or setting.

The significance of effect was determined using professional judgement, informed by the combination of the significance of the asset and the magnitude of impact. This was achieved using the matrix illustrated below in Table 3. Five levels of significance of impact were defined which apply equally to Adverse and Beneficial impacts.

Table 3 - Matrix to assess the significance of impacts on cultural heritage assets

Significance	Magnitude of Impact				
	No Change	Negligible	Minor	Moderate	Major
Very High	Neutral	Slight	Moderate or Large	Large or Very Large	Very Large
High	Neutral	Slight	Slight or Moderate	Moderate or Large	Large or Very Large
Medium	Neutral	Neutral or Slight	Slight	Moderate	Moderate or Large
Low	Neutral	Neutral or Slight	Neutral or Slight	Slight	Slight or Moderate
Negligible	Neutral	Neutral	Neutral or Slight	Neutral or Slight	Slight

While activity in the area of Selby has been recognised from the Roman period onwards, its early character remains poorly understood. Roman coins were discovered in the banks of the Ouse during the 19th century, and ditches and waterlogged deposits of Roman date identified by archaeological excavation and during watching briefs undertaken at the junction of Ousegate and New Street (YAT 1998). The discovery of abraded Roman pottery to the south of Selby Dam has been interpreted as indicating that this area was used for agriculture (Scott 2005, 10). Taken as a whole, these discoveries point towards the Roman occupation of Selby being located on the south bank of the river Ouse, close to a prominent bend. Further afield, a number of potential settlement sites dating to the Romano-British period have been identified through aerial photography, close to the course of the River Ouse north of Selby near Riccall and Barlby (Chapman *et. al.* 1999).

Greater evidence for activity during the Anglo-Saxon period was identified with the discovery of c.30 pagan burials in the 1850s and 1870s around Church Hill 300m north-east of the study area (Plann.it Ltd 2007, 3; Scott 1987, 7), and possible boundary dykes identified to the rear of Finkle Street (Scott 2005, 12).

It has been suggested that the name 'Selby' originates from the Scandinavian meaning settlement / farmstead near a willow (willow) copse (Mills, 2003, 412). The *-gate* element used in several street names within the town is taken from the Old Norse word *gata*, meaning street, whilst the *-thorpe* element in Gawthorpe, is derived from the Norse word for farmstead. Whilst it is probable that these terms continued in use after the Norman Conquest, that these names may indicate a settlement to have been present in the area of Church Hill by the 10th century AD (Plann.it Ltd 2007, 3).

Selby Abbey was established in the late 1060s or 1070s by a monk named Benedict from Auxerre in France, who is reputed to have had visions of St Germanus instructing him to travel to Selby to establish an abbey (Scott 2005, 21). A wooden chapel was first established at Chapel Hill, and was replaced from the 12th century with a stone building on the current site of the abbey, under Hugh, the second abbot. The Abbey expanded considerably throughout the medieval period, eventually becoming one of the three most important Benedictine houses in England (Plann.it Ltd 2007, 4), with land holdings in Lincolnshire and Nottinghamshire.

The establishment of Selby Abbey provided a focus for the development of the town over the next 500 years, facilitating its growth through the establishment of a weekly market, the construction of mills along the riverfront, and the improvement of infrastructure, such as the construction Selby Dam by the 14th century, linking the nearby village of Hambleton with Selby and the River Ouse (Plann.it Ltd 2007, 4). The growth of the town during the medieval period owes much to its role as an inland port on the River Ouse. The importance of Selby as a port is demonstrated by its payment (along with other principal ports) of tollage to the Crown in the 13th century, (Scott 1987, 25).

The layout of streets such as Gowthorpe, Market Place, Micklegate and Ousegate, is dominated by the presence of Selby Abbey, the plan of the medieval town remains visible in the modern town centre where evidence from archaeological watching briefs has identified property boundaries that have been preserved since the 13th century (YAT 1998).

Throughout the medieval period, settlement remained focused in the area of the modern town centre, with land outside this area remaining as low-lying, frequently flooded fenland (Scott 1987, 13). However, during this period, the Abbey was instrumental in beginning the process of draining the surrounding fenland and creating a system of embankments to prevent tidal inundations, starting with a scheme to drain land near Rawcliffe begun by Abbot Gilfred de Gatesby in the mid 14th century (Morrell 1867, 86). Drainage was completed in the 18th century and the waterways and dykes have been maintained by the various Internal Drainage Boards since the mid 19th century.

Following the Dissolution of the abbey in 1539, Selby continued to develop as a regional market centre, and as an inland port for the expanding towns of the West Riding. During the Civil War (1642-1651), the town occupied a key location on communication routes between York, Hull and West Yorkshire, and was the site of a battle in April 1644 which ended with a Royalist defeat enabling the Parliamentary forces to advance on and besiege York (Farrar 1987, 64).

Selby's role as a port was diminished following the opening of the Aire and Calder Navigation in the early 18th century which bypassed the town and provided a direct link to the River Ouse at Rawcliffe and later at Airmyn, c.12km to the southeast of the town (Farrar 1987, 73). It was not until 1778 and the opening of the Haddesley Canal that Selby's role as an inland port was reinstated. The town subsequently developed as the chief port of the West Riding, with the construction of a customs house and ship building docks, and the development of associated trades such as stone shipping, rope and sail making. Other important trades within the town during the post-medieval period included flax scotching and agriculture. Selby's growth was aided by further improvements in communications including the opening of the Leeds – Selby turnpike in 1741, the construction of a bridge over the River Ouse in the late 18th century, and the opening of the Leeds Selby Railway in the 1830s. Expansion of the town during the post-medieval period resulted in rebuilding within the historic town core and the construction of new suburbs around the town centre.

5.1 The National School Movement

The National Society for promoting the Education of the Poor in the Principles of the Established Church was founded in 1811 with the aim of providing a school in every parish. The society was part of a movement to educate the working classes, which developed in response to the rapid urban growth and social change resulting from industrialisation and the legal requirement for the education of child workers which was established under the Factory Acts from 1802 (Harwood 2010, 17). The teaching of the National Society was based on that of the Church of England, and included writing, arithmetic and religion. Schools constructed by the National Society were typically plain structures with a teacher's house to one side (*Ibid.* 21). Gothic and Tudor styles were preferred from the 1830s as they were considered appropriate to the religious motivation behind much of the education reform (*Ibid.* 24).

Increasing government involvement in education occurred from 1833 with government grants towards school construction administered through the National and British School societies, and the requirement for approval of plans for school buildings by a government education committee from 1839. The construction of school master's houses was encouraged from 1843 with the provision of grants.

Throughout this period teaching methods were much debated. The monitorial system was used from the early 19th century, whereby older children took younger children through set lessons, enabling one school master and school mistress to control large numbers of children. From the 1820s, however, the simultaneous method was developed for teaching infants, with a school master or mistress directly teaching a group of school children, similarly to the 'chalk and talk' approach used in schools during the 20th century (*Ibid.* 20). By the mid-19th century, school buildings typically catered for a combination of monitorial and simultaneous teaching. A schoolroom typically consisted of a block of desks in a larger room, separated by curtains, with a stepped gallery where two classes could be taught at once. This design enabled the headmaster to retain supervision over less-experienced teachers and the pupils, and was used into the 1860s, following its publication in a memorandum by the Education Committee in 1851 (*Ibid.* 23). The use of separate classrooms was not widely adopted until the later 19th century.

5.1.1 Selby Abbey School

Despite the establishment of a number of independent schools in Selby during the later 18th and early 19th centuries, the need for improved education provision in Selby was identified by Inspectors of Education in 1854 and 1855. In response to this finding, a committee for the establishment of a National School was established in March 1855, and fundraising commenced with contributions gathered from the public, Lord Londesborough, the Church of England and the Education Council (Scott 2005, 245).

Construction commenced in 1857 on a parcel of land to the east of New Lane, donated by Lord Londesborough. The school opened in January the following year, providing places for 350 boys, girls and infants, and separate houses for the school master and school mistress, all designed in the Tudor style (Asset 9; Clarke N.D, 2). The layout of the original National School is shown on the 1891 Ordnance Survey Town Plan of Selby (Figure 2), which shows the T-shaped school building, flanked by projecting schoolhouses to the northeast and southeast, surrounded by playgrounds with a dividing wall to segregate male and female pupils.

Rules for attendance at the school included the requirement to attend every day except Saturday, punctual attendance at 9am and 2pm (the doors being locked five minutes past the hour), children to be clean and neat, and punctual on the Lord's day. Fees levied to attend the school were 4d for boys, 3d for brothers of pupils and girls, and 2d for sisters and infants under six years of age. Female pupils from the Graycoat School transferred to Selby Abbey at its opening, with male pupils from the Bluecoat School transferring in 1890.

Throughout the 19th century, pupil numbers steadily rose, with an attendance of 400 recorded in 1889. By this time, the school was renting the former Audus Memorial School to provide sufficient accommodation for infants (Kelly 1889, 1065). An extension to the original school building was opened in 1896, and named the Harper Memorial, after Canon Harper, vicar of Selby who died in 1888.

Attendance continued to rise throughout the early 20th century, necessitating the opening of a new infant school in 1927 (Asset 11). Further extension was undertaken in 1933-4 with the construction of new classrooms along the New Lane frontage to provide additional classrooms, domestic science and woodworking provision for senior pupils (Clarke ND, 5).

Selby Abbey School remains in use today as a primary school.

From the sources identified in Section 4.2 above, a total of 14 heritage assets have been identified within the study area. These comprise:

- *Four listed buildings;*
- *One conservation area; and*
- *Nine undesignated heritage assets.*

These heritage assets are listed in Table 4 below and shown on Figure 3. A gazetteer presenting further information about these assets is presented in Appendix B.

Table 4: Baseline heritage assets

Asset number	Asset name	Designation	Significance
1	Selby Abbey Precinct	None	Medium
2	Selby Town Conservation Area	Conservation Area	Medium
3	Congregational Chapel and House	Grade II Listed Building	High
4	30-40 New Lane	Grade II Listed Building	High
5	Selby Magistrate's Court	None	Medium
6	Selby Tithe Barn (site of)	None	Medium
7	Second World War surface air raid shelter at Selby Abbey Primary School.	None	Low
8	Bonded Warehouse (site of)	None	Negligible
9	Selby Abbey National School	None	Low
10	Church of St James	Grade II Listed Building	High
11	Selby Abbey Infant School	None	Low
12	Warehouses (site of)	None	Negligible
13	46-72 New Lane	Grade II Listed Building	High
14	Standerling Hall	None	Low

6.1 Archaeological Remains

6.1.1 Assets of Medium value

Two assets have been assessed to be of Medium value. Selby Abbey Precinct (Asset 1) is believed to have once extended from Ousegate and Church Lane to the north, to a line close to the northern boundary of the proposed development area, and bounded to the west and east by New Lane and Park Place respectively (Hass 2006, 74; Figure 16). The Abbey is recorded as being surrounded by a moat in the 16th century (HER MNY10449), and evidence for its southern extent may have been recorded during an archaeological evaluation carried out in 2007 when the upper fills of a substantial south-east to north-west aligned ditch were recorded close to the northern edge of the proposed development site (Hill 2007, 7). The preserved remains of a leather shoe dated to the late 15th century were recovered from the fills of the ditch (*ibid.*). Selby Abbey Precinct would have been a focus for the activities and infrastructure necessary to maintain the church community including the tithe

barn (Asset 6, below), a fishpond believed to have been located a short distance north-east of the study area (*ibid.*), and a watermill close to the location of the modern Selby Dam pumping station. Taking into account the potential for archaeological remains associated with Selby Abbey Precinct to survive within the proposed development area, the value of this asset has been assessed as Medium.

Selby Tithe Barn (site of; Asset 6) built in the 13th century and stood close to the southern boundary of Selby Abbey Precinct (Asset 1). It was a large building (c.45m by 8m in plan) with outer walls of irregular coursed masonry with later brick inserts surrounding a substantial timber framed superstructure (Farrar 1987, 104; MNY10493). Selby Tithe Barn survived largely intact as part of a brewery complex until it was demolished in 1896 (*ibid.*). A detailed Ordnance Survey 1:500 plan of 1891 (Figure 2), indicates that Selby Tithe Barn was located c.5m north of the proposed development area in what is now a car park. A trial trench excavated in the car park ahead of a previous development identified stone foundations and occupation layers believed to represent part of Selby Tithe Barn at a shallow depth below the modern ground surface (Hill 2007, 6). Taking its date, close relationship with Selby Abbey and the potential for associated archaeological remains to survive into account, the value of Asset 6 has been assessed as Medium.

6.1.2 Assets of Negligible value

The Bonded Warehouse (Asset 8) is believed to have been built in the early 19th century based on its depiction on the first edition Ordnance Survey 1:1056 map of 1849 and its absence from a plan of Selby Market Place produced in 1792. It would have been used for the storage of dutiable goods such as alcohol or tobacco for distribution, presumably through the docks on the River Ouse, a short distance to the north. It was constructed adjacent to the southern wall of Selby Tithe Barn (Asset 6), and its southern wall formed the boundary of what is now the proposed development site. Asset 8 was demolished in the late 20th century and its site is now occupied by a car park. Taking this into account, the value of Asset 8 has been assessed as Negligible.

Asset 12 is the site of a group of warehouses believed to be of 19th century date. They are depicted on the first edition Ordnance Survey 1:1056 map of 1849. Like many of the post medieval and early modern industrial buildings of Selby, they were probably used for the storage of goods for onward transport by river via the nearby docks. The northern part of the range was demolished in the early 20th century, and their location is now largely occupied by an extension to the National School (Asset 9) built in 1933-1934. The remaining section of Asset 12 has been recently demolished and replaced by a new office block on a similar footprint. The value of this asset has been assessed as Negligible.

6.1.3 Potential for Unknown Archaeological Remains

An archaeological evaluation carried out within the proposed study area identified a series of deposits believed to relate to the use and later demolition of Selby Tithe Barn (Asset 6), and a ditch containing preserved organic deposits including a leather shoe dated to the late 15th century (Hill 2007, 7). The latter may relate to the medieval Abbey moat (MNY10449). Finds ranging from medieval pottery and roof tile to early modern clay pipes were recovered during the evaluation (Hill 2007). Deposits dating to the medieval period were recorded at a depth of c.1.2m below ground level within the proposed development area and although there is evidently some truncation from modern service trenches, the level of preservation is reasonably good (*ibid.*). Based on this, the potential for the presence of further

unknown archaeological remains within the proposed development area has been assessed as High.

6.2 Historic Buildings

6.2.1 Assets of High value

Four historic buildings have been assessed to be of High value within the study area, all of which are designated as Grade II Listed Buildings and located on New Lane, to the east of the proposed development site.

Asset 3 is the Congregational Chapel and House, dating from 1866 (Plate 1). Designed by the architect J. P. Pritchett of York, the chapel is constructed in red and buff brick in the Romanesque style. The principal elevation to New Lane is formed by a tall gable dominated by a central rose window with plate tracery, with smaller polyfoil windows, a Romanesque arcade and round-headed doorways. Attached to the left, is a two-storey house, one bay in width, which contains arcaded Romanesque windows on the ground and first floors of similar form to the chapel.

Asset 4 comprises Numbers 30-40 New Lane, a terrace of six, two-storey houses constructed in the mid-19th century (Plate 2). The houses are of brick construction with steeply pitched pantile roofs, large perpendicular stacks and gabled dormer windows. Each house contains a single window with wedge lintels to the ground and first floors, flanked to the left by a door with panelled reveal and timber Tuscan doorframe. Despite some modern replacement, a number of 6/6 sash windows and four-panelled doors are retained. The terrace fronts directly onto the pavement to the west of New Lane and forms a continuous frontage with Asset 3 to the north.

The Church of St James (Asset 10) was erected in 1866, funded and designed by the local philanthropist James Audus the younger (Plate 3). The church is formed by a nave, chancel, lean-to aisles, transepts and west tower, designed in the Early English Style and constructed in hammer-dressed stone with ashlar dressings and a slate roof. The listed building description notes the interior of the church to be 'richly Ecclesiological'¹ with fine fittings including the pulpit, stalls and organ chest. The church is set within a compact tree-lined churchyard to the west of New Lane, defined from the street by a low stone wall and gothic gate piers.

Asset 13 is formed by Numbers 46-72 New Lane, short terraces of two-storey almshouses arranged around three-sides of a small square to the west of New Lane (Plate 4). The houses are of brick construction, with slate roofs and perpendicular stacks. Each house is one bay in width, containing a single-window to the ground and first floors, flanked by a door with plain overlight, all below plain wedge lintels. A passageway to the rear of the cottages is placed centrally in the range parallel to New Lane, below a blind window containing a plaque reading 'ST MARKS SQUARE 1834'.

Assets 3, 4, 10 and 13 are located on New Lane, a historic street extending southwards from the Market Place. The setting of these assets is defined by their location on the narrow, linear streetscape, enclosed by a varied collection of buildings dating mainly from the 19th century, including residential, religious and civic buildings. To the north, close to High Street, this character has been eroded by the

¹ The work of the Ecclesiological Society was highly influential in church design and worship during the 19th century, promoting the use of gothic architecture for church building and the return to a more-medieval style of worship in the Church of England.

construction of low quality modern commercial buildings. To the south, outside the conservation area, a more open character is present with the playing fields to the south of Selby Abbey School, and lower density 20th century residential buildings. The Church of St James forms a landmark on the New Lane, its tower being visible from the surrounding streets and its compact churchyard forming a quiet green space close to the town centre.

6.2.2 Assets of Medium Value

Selby Town Conservation Area (Asset 2) covers the historic core of the town of Selby, centred on the Abbey, the River Ouse and the broad streetscape of Gowthorpe. The conservation area includes buildings of medieval to early 20th century date, and is dominated by the building of Selby Abbey (Plate 5), which was established by the Benedictine order in the 12th century. The conservation area retains its historic street plan, lined by densely packed buildings, predominantly of late Georgian and Victorian date. Buildings within the conservation area are typically two or three storeys in height, constructed of brick with pantile roofs, and simply treated architecturally. The conservation area evidences the development of the town from the medieval period onwards, and particularly reflects its history as a local market centre and inland port.

The proposed development site is located between New Lane and James Street. This area historically formed part of the former Abbey precinct until its piecemeal redevelopment from the late 18th century by John Audus and his son James. This part of the conservation area forms a transition between the modern townscape outside the conservation area boundaries, formed by suburban housing, playing fields and supermarkets, and the historic town core (Plann.It Ltd 2007, 40). Located to the west of the development site, New Lane is one of the most historically interesting streets in the conservation area (Plann.It Ltd, 2007, 41). The street formed the western boundary of the abbey precinct and was developed from the late 18th century onwards with religious, education and residential buildings. Despite low quality commercial development of late 20th century date at its northern end, the streetscape of New Lane is of visual and architectural interest, with its collection of historic buildings including the Church of St James (Asset 10), St Mark's Square (Asset 13), Stander Hall (Asset 14), the Congregational Chapel (Asset 3) and Selby Abbey School (Assets 9 and 11) (Plates 1-4). To the north of the proposed development site is the Market Cross shopping centre, a modern pedestrianised development of two-storey commercial properties (Plate 6). The development is of brick construction and varied scale and massing aiding its integration into the historic townscape, however includes large blind elevations to James Street which adversely impact on the adjacent streetscape. The shopping centre forms a neutral element within the conservation area. The Selby Town Conservation Area appraisal identifies an important view of the conservation area from the playing fields to the south of the school, whilst views north and south along New Lane to the east of the school are identified as views channelled along streets (Plann.It 2007, Map 5). In consideration of its architectural and historic interest, Selby Town Conservation Area has been assessed to be of Medium value.

Selby Magistrate's Court (Asset 5) is formed by two separate townhouses erected in the mid-19th and early 20th century, which were used as a magistrate's court from the 1980s to c.2011 (Plates 7 and 8). Both are of three-storeys and constructed in red brick. The southern building, erected in the mid-19th century, is labelled as a police station on the 1908 25" Ordnance Survey map, and is likely to contain the early 20th century court fittings recorded in the English Heritage Archive entry for this asset. The setting of the Magistrate's Court is defined by its location on the historic

streetscape of New Lane. Positive elements within the building's setting include the historic buildings of the Congregational Chapel (Asset 3), Numbers 30-40 New Lane (Asset 4), Selby Abbey School and Selby Abbey Infant School and (Assets 9 and 11). In consideration of its architectural historic interest, Asset 5 has been assessed to be of Medium value.

6.2.3 Assets of Low value

Asset 7 comprises a Second World War surface air raid shelter at Selby Abbey Primary School. The shelter is constructed of red brick with a felted slab roof on a long narrow rectangular plan (Plate 27). A series of straight joints present in the south elevation suggests that the shelter may have been converted from an existing open fronted shelter. Asset 7 has been assessed to be of Low value.

Selby Abbey National School (Asset 9) was opened in 1858 to provide education for girls, boys and infants. The building was extended in the late 19th century and inter-war period, however the core of the school continues to be formed by the original mid-19th century National School building. For the purposes of this report, Asset 9 has been identified to comprise the original National School building of 1858, including the school master and school mistress's houses, and the extensions of 1896 and 1933, as shown on Figure 4.

The National School is constructed in brick with stone dressings and a slate roof, and is designed in the Tudor style. In plan the school comprises central, paired east-west ranges, a perpendicular range to the west, and attached houses for the school master and school mistress to the southeast and southwest respectively (Figure 4). The central ranges are lit by three light mullioned windows interspersed with chimneybreasts to the north, and two-light sash windows to the south (Plate 8; Appendix A, Drawings BAE12506/A/100.003 - BAE12506/A/100.005). When built, the western range formed the frontage of the school to New Lane, however it is now screened by later additions. This range is constructed of a red vitrified facing brick, and contains large pointed windows in the north and south gables, with projecting gabled bays in the west elevation containing mullion and transom windows (Plate 9). The east elevation is dominated by a series of irregular gables, of different pitches, widths and heights (Plate 10), which forms a characteristic element of the school's design.

Internally the historic layout of the National School remains legible, despite some later subdivision and alteration (Figure 4). The school rooms for girls, boys and infants were located to the west, south and north respectively and were each originally formed by a single large space, which may have been divided with curtains when required. The current classroom layout dates largely from the later 19th century when timber and glass partitions were inserted to create smaller classrooms, some of which survive today. Survival of historic fixtures and fittings within the school is limited to original sash and casement windows, memorial stones of late 19th century date, timber-glazed classroom partitions and a door with gothic hinges in the north range (Plates 11 – 13).

The school houses are attached to the southeast and northeast of the National School and were constructed to provide accommodation for the school master and school mistress respectively. Both are arranged on an L-plan and are simply treated architecturally, with the school master's house being slightly larger than the school mistress's house. The principal elevations look west and contain mullioned windows and a doorway set within moulded stone architraves (Plates 14 and 15). The rear (east) elevation of both houses overlooks a small yard defined by a low brick wall

with a brick outhouse (Plates 16 and 17). Internally, the school mistress's house retains its original layout of three rooms on each floor, with a central steel dog-leg staircase (Plates 18 and 19). The headmaster's house has been subject to greater alteration, including movement of the staircase, and subdivision of original rooms. Four-panel doors and original windows are retained in both houses (Plates 20 and 21). A deep cornice is present in the southern room of the school master's house (Plate 22), however none is present within the school mistress's house, reflecting the difference in status between the two members of staff.

The National School was extended to the west in 1896 with the opening of a new classroom named the Harper Memorial classroom which now forms the school hall (Plate 8). Constructed in red brick, the stone coping and three-light window formerly present in the west elevation of the 1858 building were reused in the new classroom; however, these are now largely obscured by a later school extension. Additional service rooms were also constructed against the east elevation of the north range in the 1890s or 1900s; however these are functionally designed rooms of no historic or architectural interest.

The school building was extended again in 1933-1934 with the construction of a new range of classrooms for senior pupils (Plate 23). This range is located in front of the Harper Memorial classroom and now forms the elevation to New Lane. This is a single-storey red brick range, with a central corridor flanked by classrooms to either side which are illuminated by large windows along the external elevations.

The National School forms a group with the Selby Abbey Infant School (Asset 11), and is surrounded by hard-surfaced playground, defined by brick walls to north, east and west, and to the south by a wall and modern fence. Beyond the school grounds, the setting of the school is formed by a combination of historic residential and church buildings along New Lane, modern commercial development along James Street and to the south of Market Street, and open playing fields to the south. The setting of the school on New Lane, close to residential and religious buildings of 19th century date, and close to the historic Market Place contributes to its significance. The National School forms a valuable and interesting element of the conservation area, however is not a prominent feature within the designated area. The elevation to New Lane is formed by the 1930s classroom extension which makes a limited contribution to the historic streetscape, and largely screens the original school building to its east (Plate 23). From James Street to the east, and the car park to the north, the school building is set back from the property boundary and partially screened by a tall brick boundary wall; however the gables on the school's east elevation are visible above the wall and provide some architectural interest in this area (Plate 24). The school is visible in views from Portholme Road towards the conservation area, where it is seen in the foreground in views towards the town centre and Abbey towers across the playing fields northwards from Portholme Road (Plate 25). Selby Abbey National School has been assessed to be of Low significance.

Asset 14 comprises Standerling Hall erected as the church hall for the Church of St James (Asset 10). The hall comprises a two-storey red brick building of functional design (Plate 26). The principal elevation is of three bays, arranged in a 1:3:1 rhythm. A foundation stone set between the floors records date of construction and the name Standerling Hall. Asset 14 has been assessed to be of Low value due to its group value and historic association with the Church of St James (Asset 10).

The Selby Abbey Infant School (Asset 11) opened in 1927 to provide additional on-site accommodation for the school's infant department. This is a single-storey red

brick building with slate roof, with tall segmental-headed windows lining the south, east and west elevations, all of which contain modern UPVC fittings (Plates 28-31). In plan, the building is formed by a central hall flanked by corridors to the east, west and south, with classrooms arranged around the outside of the corridors, all of which are separately roofed (Figure 4). A small separately roofed block with a substantial tall chimney stack is located to the northwest of the hall which is likely to have originally held the offices for the Infant School. Internally, the hall retains cornicing and a picture rail (Plate 32) and some classrooms retain part-glazed doors; however overall little remains of original fixtures and fittings. The Infant School is located to the west of the National School (Asset 9) and is surrounded by hard-surfaced playground, defined by brick walls to north, east and west, and a wall and modern fence to south. Beyond the school grounds, the setting is formed by a combination of historic residential and church buildings along New Lane, modern commercial development along James Street and to the south of Market Street, and open playing fields to the south. In consideration of its limited architectural interest, the Infant School has been assessed to be of Low value.

7.1 Archaeological Remains

Construction of the proposed development will require the excavation of trenches for ring beam foundations and the insertion of driven concrete piles to support them. These in turn will support a concrete slab. No pilot holes will be excavated in advance of piling. Beam foundations will require excavation of trenches up to 0.5m below ground level, with a depth of c.0.3m being stripped within the proposed building footprint to accommodate the supporting make up of the finished floors. The foundations will be supported by un-capped driven pre-formed concrete piles of 0.75m diameter and up to 6m deep. The excavation of trenches for underground services or drainage may extend to a greater depth than the building foundations. Based on the results of the trial trenching, which puts the depth of medieval deposits potentially associated with Selby Abbey Precinct (Asset 1) at around 1.0 to 1.2m below modern ground level, it is unlikely that significant archaeological remains relating to Asset 1 will be affected by the excavated component of the proposed development, although the driven piles may affect remains at a greater depth. The magnitude of this impact on Asset 1 has been assessed as Negligible, and the significance of impact has been assessed as Minor adverse.

Although the former site of Warehouses (Asset 12) are located partially within the proposed development area, their footprint lies mostly beneath an extension of the National School (Asset 9) constructed in 1933-1934 adjacent to New Lane. As no construction is proposed in this area, no impact is predicted for Asset 12.

Because they are located outside the proposed development area, no impacts are predicted for the former site of the Selby Tithe Barn (Asset 6) or the former site of Bonded Warehouse (Asset 8).

7.2 Historic Buildings

The proposed development would result in impacts on the Selby Town Conservation Area (Asset 2) due to the proposed removal of the National School school mistress's house (Asset 9), and the construction of the new link building and classrooms, introducing new elements into the conservation area. Although resulting in change to this small part of the conservation area, the proposed development would not be intrusive to its character or appearance, as the scale and massing of the proposed structures is subservient to the existing historic school buildings. The use of red brick and slate for construction is in keeping with character of the historic school buildings and the palette of materials used in the conservation area more broadly. The proposed additions to the school would be visible in the key view of the conservation area from Portholme Road to the south, and in the more limited views from the north and east; however these would be seen in the context of the existing historic school buildings, and would not form a dominant or intrusive element within these views. Views along the historic streetscape of New Lane would not be affected by the proposed development. The magnitude of impact on this asset of Medium significance has been assessed to be Minor adverse, and the significance of impact has been assessed to be Slight adverse.

The proposed development would result in impacts on the fabric and setting of Selby Abbey National School (Asset 9) comprising:

- *Removal of the school mistress's house erected in 1858 as part of the National School, and service room added to the school in the late 19th or early 20th century located directly to the south of the school mistress's house. The original gothic door into the current kitchen will be retained for reuse.*
- *Construction of a new link building against the east elevation of the National School. This will obscure the external elevation of the building, however the pitched roof of the new community room will be set back from the historic building, maintaining visibility of the individual gables which form this elevation. Windows along this elevation will be retained; the upper portions above the link building will be retained as windows, whilst glazed screens will be inserted within the lower portions within the link building, maintaining their legibility. A new doorway will be inserted to the north of the school master's house.*
- *Construction of a glazed link corridor against the external elevation of the south schoolroom range, and insertion of new doorways to the east and west of the new corridor. The lower portion of windows on the north elevation will be retained as glazed screens, whilst the upper portions above the new corridor will be retained as windows.*
- *Removal of the party wall between the external store and southern room of the school master's house to create a larger room for use as the head teacher's office. The deep cornice will be retained within the original part of the extended room. A new window will also be inserted into the north elevation to enable views across the playground. Stonework salvaged from the removal of the school mistress's house will be reused to form the new opening, ensuring it is in keeping with the historic character of the building.*
- *Limited internal alterations to the school building including the insertion of a new partition and doorway into the south schoolroom range, creation of a new store and W.C. in the room to the north of the school master's house, alteration of the existing modern partition within the library / resource area.*

The new link building and glazed corridor would alter the external appearance of the National School and its setting. The new structures have, however, been designed to respond to the existing school building in their scale, form and position. This has been achieved in a number of ways:

- *The use of a lower ridge height and massing for the link building, maintaining the dominance of the National School building, and its distinctive roofscape;*
- *The junction between the historic school and the new link building will be achieved by placement of a flat-roofed corridor adjacent to the historic building, enabling the pitched roof of the new community room to be set back, maintaining visibility of the gabled east elevation of the school.*
- *The use of a long pitched roof for the community room / classroom range linking Assets 9 and 11 echoing the linear form of the school rooms of the National School; and*
- *The use of red brick for construction of the new school buildings, sympathetic to the materials used for the construction of the National School and the building tradition of the conservation area more widely.*

Whilst the proposed development would result in changes to the external appearance of the National School, the historic building would remain the dominant structure and continue to be understood as the core of the site. Based on consideration of the loss of part of the historic school building, additional small-scale alteration of the building, and impacts on its setting from the proposed development, the impact on Asset 9 has been assessed to be Moderate adverse. The significance of impact on this asset of Low significance has been assessed to be Slight adverse.

The proposed development would also result in alteration to the fabric and setting of Selby Abbey Infant School (Asset 9) comprising:

- *Construction of a corridor and two classrooms to the north of the hall. The windows in the north elevation of the hall will be retained, the upper portions being retained as windows, and the lower portions within the new corridor being converted to glazed screens.*
- *Construction of the new link building against the west external elevation of the building, resulting in closure of existing window openings along this elevation and insertion of a new opening in the west elevation of the Infant's School to provide direct access into the link building;*
- *Conversion of a window in the south elevation to form a doorway;*
- *Construction of a new meeting room to the northwest of the Infant School; and*
- *Removal of an existing WC and creation of a new access corridor through the existing medical room.*

As described for Asset 9 above, the proposed development has been designed to be sympathetic and in keeping with the existing school building. Measures employed include:

- *Use of red brick for construction, similarly to the existing school building and in keeping with the character of the conservation area;*
- *Design of the new classroom range with a pitched roof of lower height than the adjacent hall, to reduce its scale and impact on the existing school building; and*
- *Large windows in the new north elevation, echoing the repetitive glazing which is a characteristic feature of the existing Selby Abbey Infant School.*

The proposed development would result in alteration of the form and setting of the Selby Abbey Infant School. The magnitude of impact on this building of Low significance has been assessed to be Moderate adverse, and the significance of impact has been assessed to be Slight adverse.

No impact is predicted on historic buildings located along New Lane (Assets 3, 4, 5, 10, 13 and 14). The proposed development would be largely screened by the existing 1933 classroom block of the National School and would not result in any alteration to their setting along New Lane. No impact is therefore predicted on these assets.

The Second World War surface air raid shelter (Asset 7) will be retained in its current form. Whilst the proposed development will result in changes within its setting, these will not detract from the significance of the asset. No impact is therefore predicted on Asset 7.

During the development of proposals for the expansion of Selby C of E School, measures to avoid and reduce impacts on heritage assets have been incorporated into the design proposals. These measures include retention of the careful design of the link building and the choice of materials for the new structures.

The following specific measures are proposed to mitigate and offset impacts on cultural heritage assets:

- *A programme of archaeological monitoring will be undertaken during construction to enable the examination and recording of any archaeological remains associated Selby Abbey Precinct (Asset 1). This work would be carried out in line with the Institute for Archaeologists Standard and Guidance for an Archaeological Watching Brief (2008). Any remains identified through archaeological monitoring will be excavated and recorded in line with best practice and in consultation with the Development Control Archaeologist for North Yorkshire County Council.*
- *A scheme of historic building recording to English Heritage Level 2 standards (English Heritage 2006) of Selby Abbey National School (Asset 9). The survey will comprise a photographic survey of the entire school building, including the extensions of 1896 and 1933, and preparation of a measured plan of the 1858 school building (see Figure 4).*
- *A photographic survey of Selby Town Conservation Area (Asset 2) in the area of the proposed development, and the Selby Abbey Infant School (Asset 11), in accordance with English Heritage standards and guidance (2006).*

Archaeological monitoring during construction will allow a permanent record to be made and disseminated of any archaeological remains associated with Selby Abbey Precinct (Asset 1). After mitigation, the magnitude of impact on Asset 1 is predicted to be negligible adverse, and the residual significance of impact would be Neutral.

Historic building recording of Selby Abbey National School (Asset 9) will provide a permanent record of the historic building in its current form and appearance. The results of this work will be disseminated through deposition with the local Historic Environment Record. This will offset the impact of the proposed development as far as possible. The residual magnitude of impact on Asset 9 has been assessed to be Minor adverse. In consideration of the permanent impact resulting from removal of the school mistress's house, the residual significance of impact has been assessed to remain Slight adverse.

Historic building recording of Selby Abbey Infant School (Asset 11) will provide a permanent record of the form, appearance, construction and setting of the building in their current condition. After mitigation, the residual magnitude of impact has been assessed to be Minor Adverse and the residual significance of impact on has been assessed to be Neutral.

The photographic survey of Selby Town Conservation Area (Asset 2) in the area of the proposed development will provide a permanent record of the conservation area in its current form. This is considered to provide effective mitigation for the impact of the proposed development. The residual magnitude of this impact has therefore been assessed to be Negligible, and the residual significance of impact has been assessed to be Neutral.

Table 5: Residual impacts

Asset number	Asset name	Asset value	Unmitigated magnitude of impact	Unmitigated significance of impact	Proposed mitigation	Residual magnitude of impact	Residual significance of impact
1	Selby Abbey Precinct	Medium	Minor	Slight	Monitoring during construction	Negligible adverse	Neutral
2	Selby Town Conservation Area	Medium	Minor	Slight	Photographic survey	Negligible	Neutral
9	Selby Abbey National School	Low	Moderate adverse	Slight adverse	Historic building recording to EH level 2 standards	Minor adverse	Slight adverse
11	Selby Abbey Infant School	Low	Moderate adverse	Slight adverse	Photographic survey	Minor adverse	Neutral

The expansion of Selby Abbey Church of England School is proposed to ensure the continued viability of the buildings as a primary school through the provision of increased pupil capacity. The proposals have been designed to respond both to the historic school buildings (Assets 9 and 11) and their historic context within the Selby Town Conservation Area (Asset 2), and would not adversely affect the setting of the conservation area or significant views of the designated area. This is in accordance with the requirements of Policy ENV25 of the Selby Local Plan.

The Neutral impact predicted on the Selby Town Conservation Area constitutes less than substantial harm. As required under paragraph 134 of the NPPF, this impact should be considered against the public benefits of the proposal, as set out in the Planning Statement accompanying this application.

Whilst the development will result in the removal of the school mistress's house from the National School, this impact will be offset through historic building recording in accordance with English Heritage guidance. This has been assessed to result in a residual impact of Slight adverse significance, the lowest category of adverse impact defined under the assessment methodology.

Proposals for historic building recording of the National School and dissemination of the results through the Historic Environment Record are in accordance with paragraph 141 of the NPPF. Proposals to mitigate potential impacts on archaeological remains are in accordance with paragraph 141 of the NPPF and policy ENV28 of the Selby Local Plan.

Cartographic sources

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No Name, 1792, *A Plan of Selby Market Place with the New Road to the Bridge*

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Ordnance Survey, 1849, 1:1056, *Yorkshire (West Riding)*, Sheet CCXXI

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Plate 1 Congregational Chapel and House (Asset 3)



Plate 2 Numbers 30-40 New Lane (Asset 4)



Plate 3 The Church of St James (Asset 10)



Plate 4 Numbers 46-72 New Lane (Asset 13)



Plate 5 View of Selby Abbey looking east from the Market Place



Plate 6 View south from Market Cross towards Selby Abbey C of E School



Plate 7 Selby Magistrate's Court, the 19th century building (Asset 5)



Plate 8 Selby Abbey National School (Asset 9), south elevation. The 1858 building comprises the projecting gable and fabric to the right of this. The window visible to the left of the gable is part of the Harper Memorial.



Plate 9 Selby Abbey National School (Asset 9), west elevation.



Plate 10 Selby Abbey National School (Asset 9), east elevation

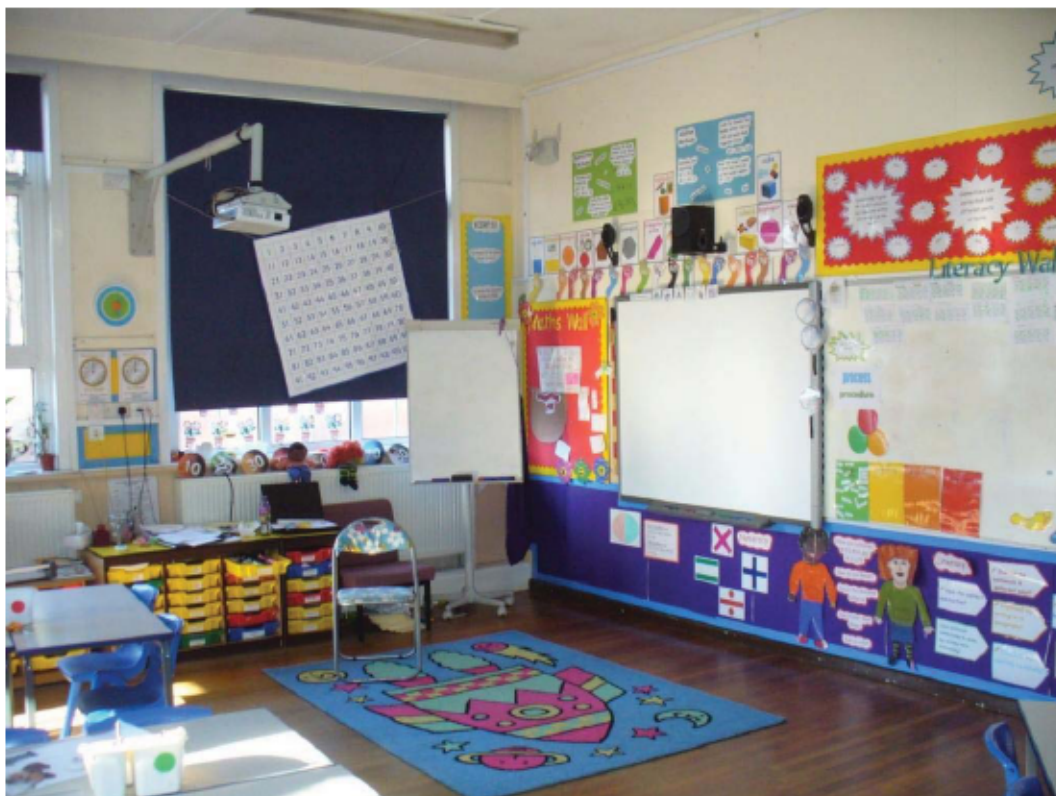


Plate 11 Selby Abbey National School (Asset 9), view of a typical classroom interior



Plate 12 Selby Abbey National School (Asset 9), glazed partition in the south range



Plate 13 Selby Abbey National School (Asset 9), original door with gothic hinges surviving in the school kitchen.



Plate 14 Selby Abbey National School (Asset 9), school master's house, looking northeast



Plate 15 Selby Abbey National School (Asset 9), school mistress's house, looking southeast



Plate 16 Selby Abbey National School (Asset 9), school master's house, east elevation



Plate 17 Selby Abbey National School (Asset 9), school mistress's house, east elevation



Plate 18 Selby Abbey National School (Asset 9), school mistress's house, general view of first-floor room.



Plate 19 Selby Abbey National School (Asset 9), staircase in the school mistress's house



Plate 20 Selby Abbey National School (Asset 9), original door in the school mistress's house



Plate 21 Selby Abbey National School (Asset 9), original casement window in the school mistress's house



Plate 22 Selby Abbey National School (Asset 9), cornice in the school master's house



Plate 23 Selby Abbey National School (Asset 9), frontage to New Lane formed by the seniors classrooms added in the 1930s.



Plate 24 View of Selby Abbey National School (Asset 9) from the car park to the south of James Street.



Plate 25 View of Selby Abbey National School (Asset 9) from the playing fields to the north of Portholme Road.



Plate 26 Standerer Hall (Asset 14)



Plate 27 Surface air raid shelter at Selby Abbey National School (Asset 7)



Plate 28 Selby Abbey Infant School (Asset 11), north elevation



Plate 29 Selby Abbey Infant School (Asset 11), west elevation, northern part



Plate 30 Selby Abbey Infant School (Asset 11), west elevation, southern part



Plate 31 Selby Abbey Infant School (Asset 11), south elevation showing the repetitive fenestration employed across the classrooms



Plate 32 Selby Abbey Infant School (Asset 11), interior of the hall.

Map showing the proposed development site (outlined in red) and surrounding streets. The site is bounded by Market Lane to the west, New Lane to the south, and Portholme Crescent to the east. The map includes a scale bar (0 to 100 meters) and a north arrow in the top right corner. The map is labeled with street names: A19, Gorkrope, Market Lane, New Lane, Massey Street, Portholme Road, and Portholme Crescent.

Map showing the proposed development site (outlined in red) and surrounding streets. The site is bounded by Market Lane to the west, New Lane to the south, and Portholme Crescent to the east. The map includes a scale bar (0 to 100 meters) and a north arrow in the top right corner. The map is labeled with street names: A19, Gorkrope, Market Lane, New Lane, Massey Street, Portholme Road, and Portholme Crescent.


Site Boundary
50m Study Area



0	DATE 15	Initial issue	A/C	Drawn	Checked	Rec'd	JML	AP'd
Rate	Date	Purpose of relation						



1 City Walk, Luton, LU11 8QQ, UK
Tel: +44(0)1582 567000 Fax: +44(0)1582 567001
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Client

Project
SELBY ABBEY SCHOOL

Grading Time

FIGURE 1:
SITE LOCATION PLAN

Grading System

Scale @ A 3	1:1,500	DO NOT SCALE
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Legend

Site Boundary

50m Study Area



Q	MAR '13	Initial Issue	AQ	SH	AM	AD
QW	Date	Purpose of release	Down	Checkin	Rem'd	Appt'd

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North Yorkshire County Council



SELBY ABBEY SCHOOL

FIGURE 2.

TRACT FROM 1-500 ORDNANCE SURVEY
PLAN OF SELBY FROM 1891 (SHEET CO

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be used in whole or in part other than for the intended


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MARCH 15	Date	Issued Date	Purpose of revision	Drawn	Check'd	Rev'd	App'd
0	Rev.						



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North
Yorkshire County Council

Client:

Project: SELBY ABBEY SCHOOL

Drawing Title: FIGURE 3:
LOCATION OF HERITAGE ASSETS

Drawing Status: Scale 1:1000
Scale A3
 Jacobs Inc.
 Client No. BAE125/06

DO NOT SCALE

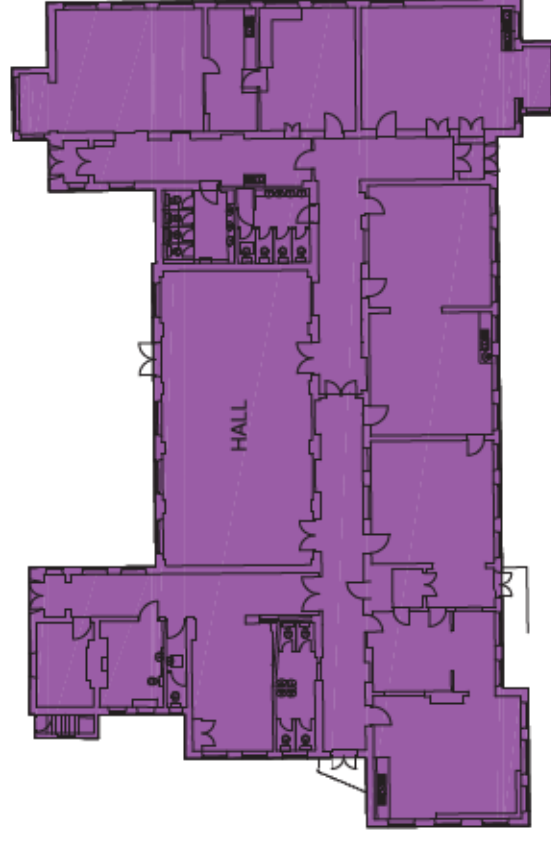
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**SELBY ABBEY NATION
(ASSET 9)**



SELBY ABBEY INFANT SCHOOL
(ASSET 11)



	1858	1867	1890	1927	1933-4
Legend	1858 National School	1867 Harper Memorial	1890 - 1900 additions	1927 Infant's School	1933-4 Senior classroom extension

Appendix A Proposed development drawings

Drawing list:

BAE12506/A/100.007	Floor plan as proposed
BAE12506/A/100.008	Demolitions Plan
BAE12506/A/100.009	Existing Elevations Sheet 1
BAE12506/A/100.010	Existing Elevations Sheet 2
BAE12506/A/100.011	Existing Elevations Sheet 3
BAE12506/A/100.012	Existing Elevations Sheet 4
BAE12506/A/100.013	Proposed Elevations Sheet 1
BAE12506/A/100.014	Proposed Elevations Sheet 2
BAE12506/A/100.015	Proposed Elevations Sheet 3
BAE12506/A/100.016	Proposed Elevations Sheet 4



Area of proposed new build works.

Area of proposed internal alterations.

Plan as Proposed
1:100

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985. NAME	986. DATE	987. TIME	988. LOCATION	989. STATUS	990. REMARKS
991. NAME	992. DATE	993. TIME	994. LOCATION	995. STATUS	

Dimensions to be checked on site.



1

Matching Assessment Boundary

Building / Structures to be demolished

- 1 **Building** is to be demolished
- 2 **Building** is to be demolished
- 3 **Store** is to be demolished
- 4 **External wall** is to be demolished
- 5 **Existing Fencing** is to be removed
- 6 **External wall** is to be demolished
- 7 **External Store** is to be demolished
- 8 **Internal wall** is to be demolished
- 9 **Existing asbestos** is to be removed
- 10 **Existing Fencing** is to be removed



A	9/24/2010	9/24/2010	18	600	446	492
Buy	Flora Code	Program of 446	Donor	Brook	Year	Approx

JACOBS
 31 Langley House, Gloucester Business Centre, Wytheham, Southampton, SO1 1BP
 Tel: 04507 113 481 and Fax: 04507 113 484

North Yorkshire County Council
Children's & Young Peoples Services

Project: **Safely Abbrev Future Expansion**

Demolitions Plan

Investigating

Planning

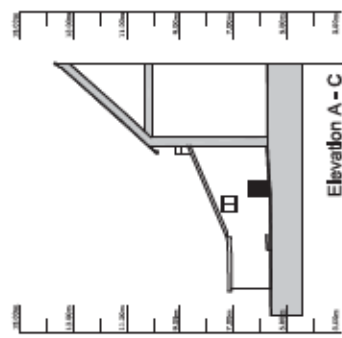
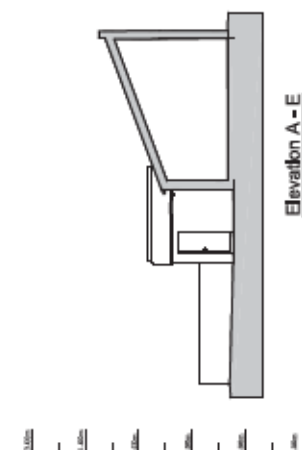
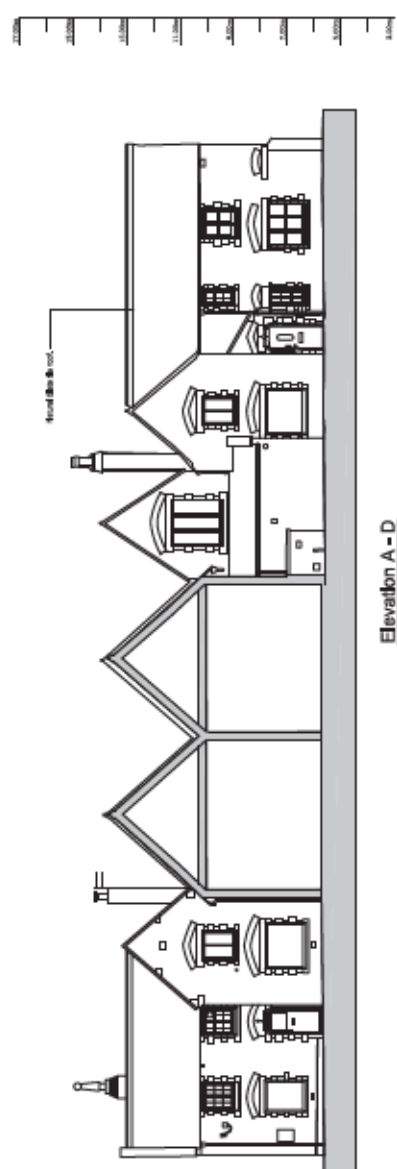
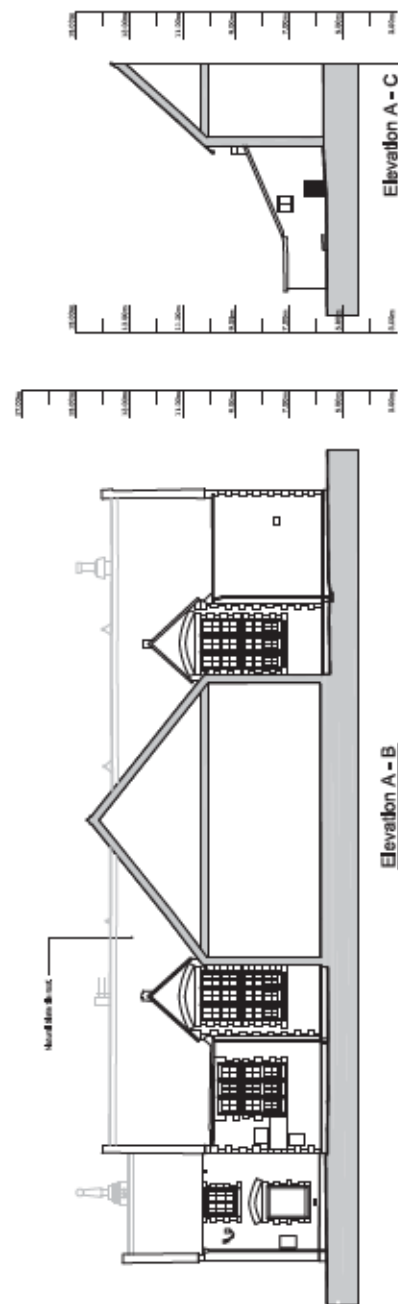
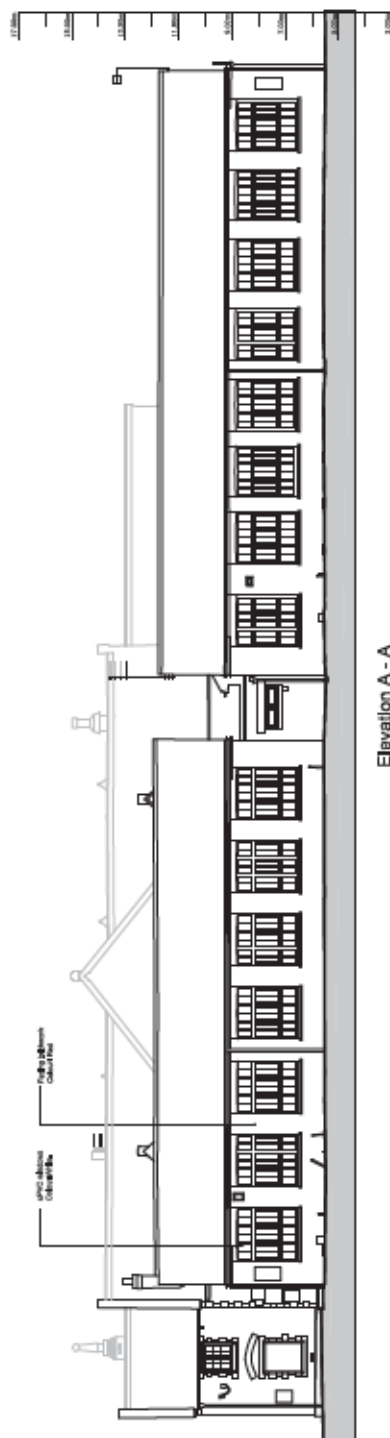
Planning	NO INPUT FROM IT
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07-00000

RAF12506/A/100.008

54

This drawing is not to be used in whole or part other than for the intended purposes and project as defined on the drawing. Refer to the contract for full terms and conditions.



Key Plan
MT8:

MTF8



DATE	SCALE	PROJECT	PURCHASER'S NAME	DATE	SCALE	PROJECT	DATE
DATE	SCALE	PROJECT	PURCHASER'S NAME	DATE	SCALE	PROJECT	DATE

JACOBS
 ENGINEERS, ARCHITECTS, INTERIORS
 31 Longview Avenue, Suite 200, New York, NY 10022-3800
 TEL: 212-691-5000 FAX: 212-691-5001

North Yorkshire County Council
 Children's & Young Peoples Services

Project: Safety Abbey Future Expansion

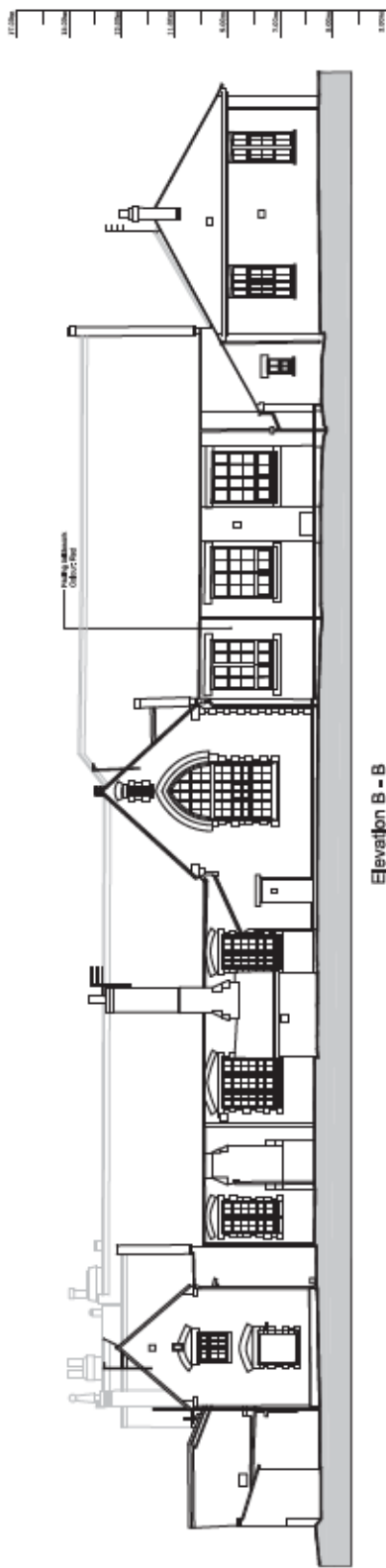
Drawing No: Elevations as Existing
 Sheet 1

Drawing notes

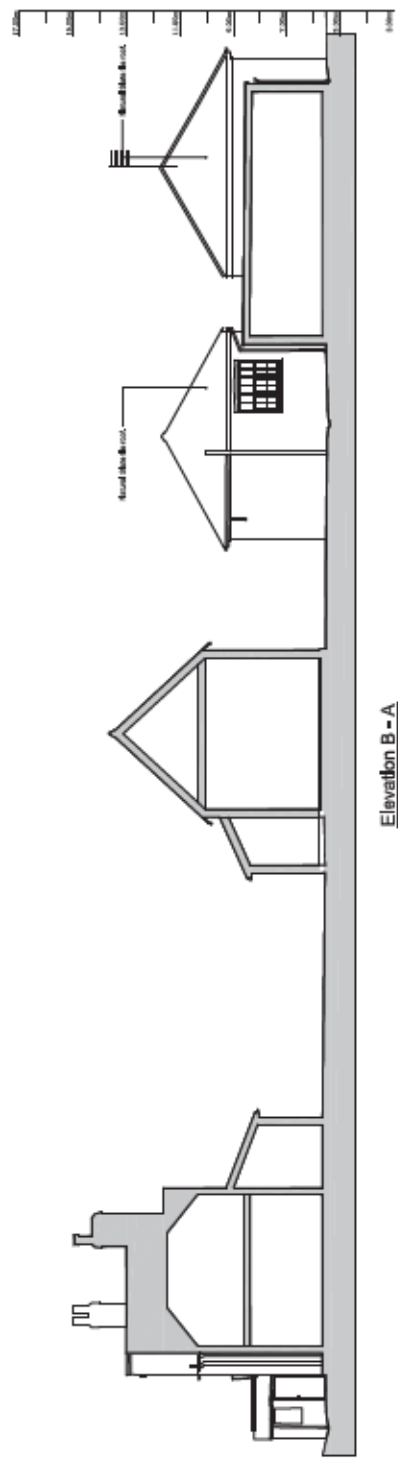
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Scale	BY: & AT	DO NOT SCALE
Scale	BY: & AT	DO NOT SCALE

BAE12506/A/100.009

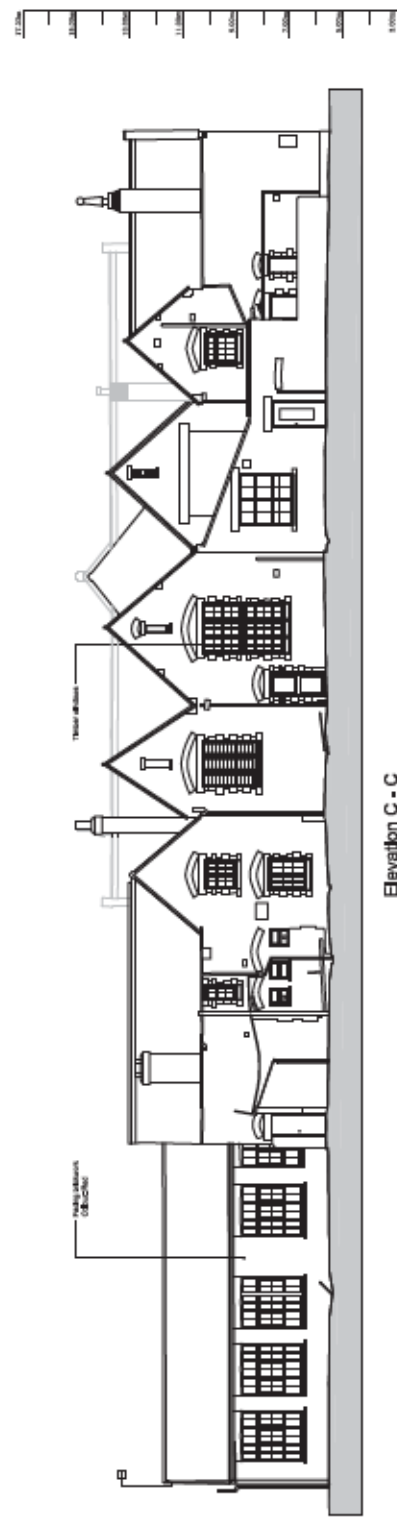
The drawings are to be used in whole or part other than for the purposes for which they were prepared and without the written consent of the Engineer, when it is used for all other purposes.



Key Plan
NTS



Elevation B-A



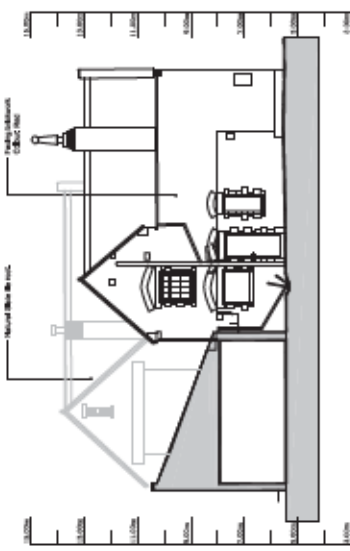
Elevation C-C



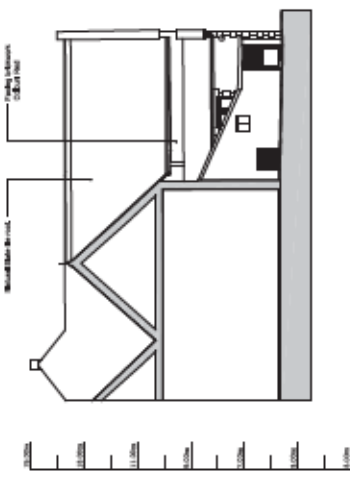
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No.	DATE	DESCRIPTION	BY	CHKD	DATE	BY	CHKD
1	10/10/2010	ISSUED FOR PERMIT	JAC	JAC	10/10/2010	JAC	JAC

PROJECT		CLIENT	
North Yorkshire County Council		Children's & Young Peoples Services	
Project		Sally Abbey Future Expansion	
Drawing title		Elevations as Existing	
Drawing number		Sheet 2	
Drawing scale		DO NOT SCALE	
Scale		1:100	
Drawing date		10/10/2010	
Drawing number		BAE12506/A/100.010	
Revision		A	

This drawing is not to be used for construction or other purposes without the written consent of the architect. Refer to the contract for full terms and conditions.



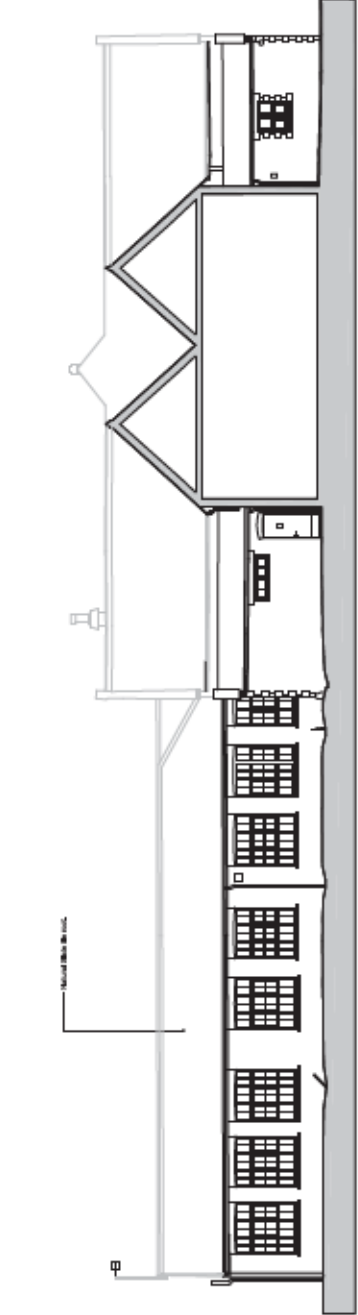
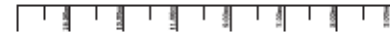
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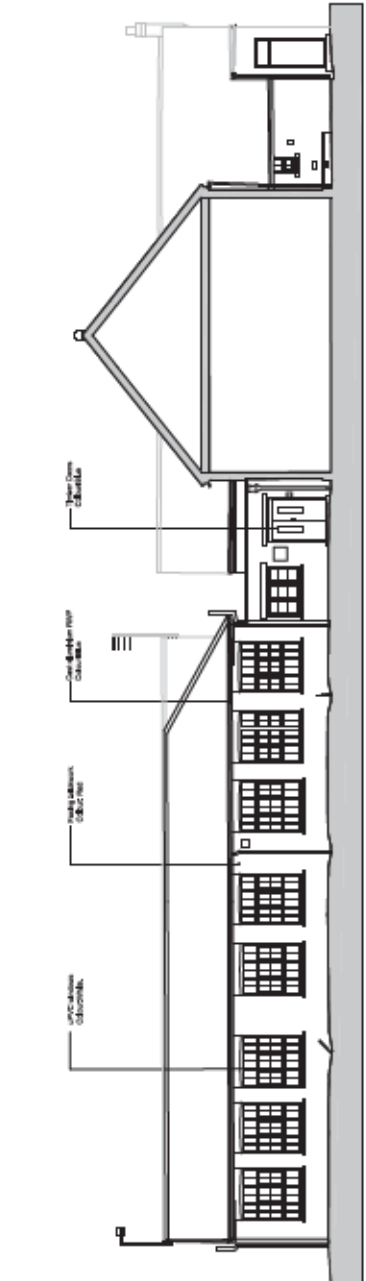
Elevation C - B



Key Plan
NTS



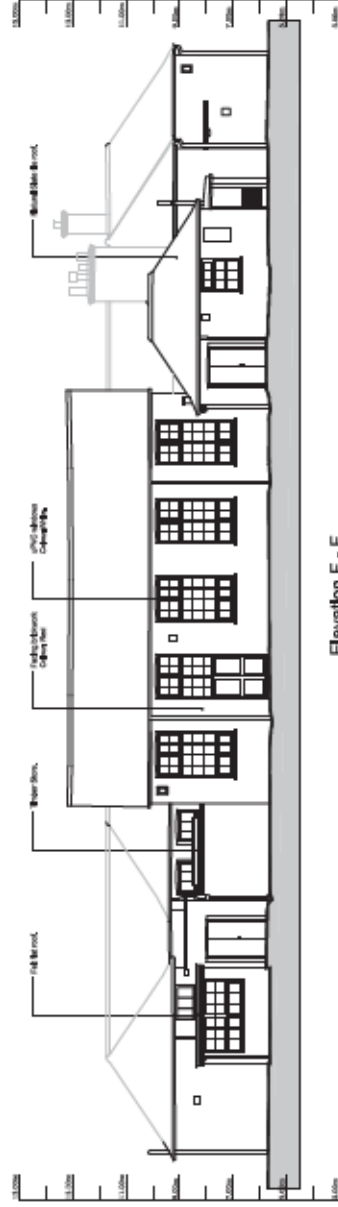
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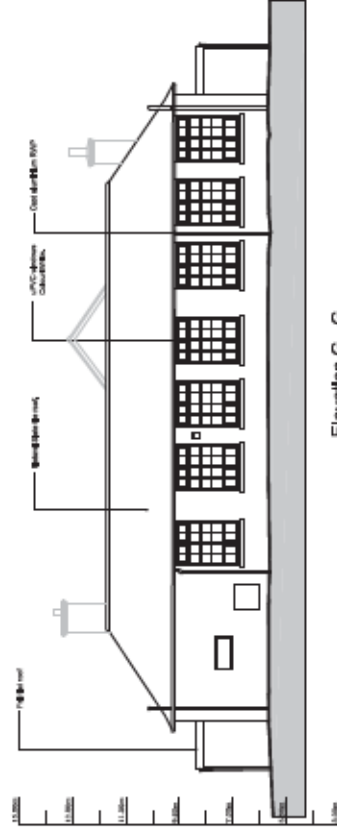
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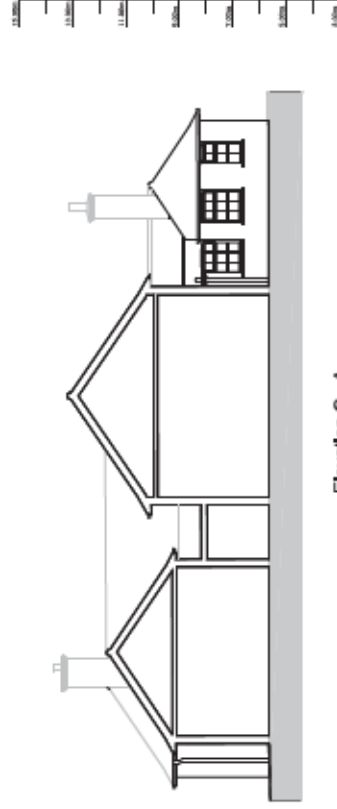
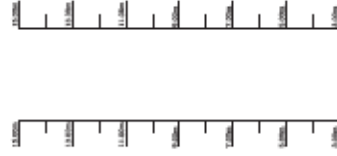
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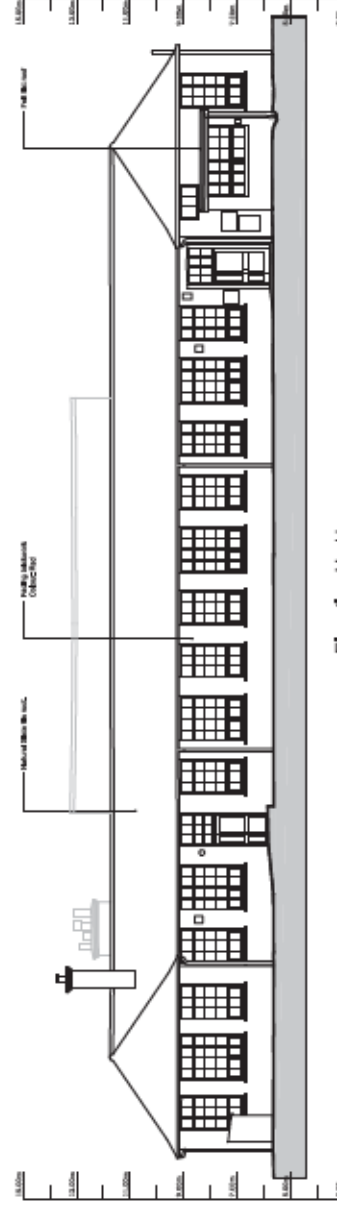
Elevation F - F



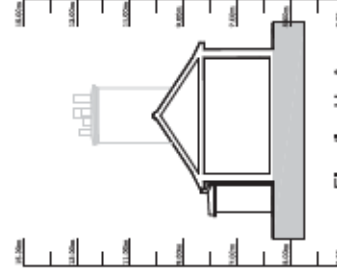
Elevation G - G



Elevation G - A



Elevation H - H

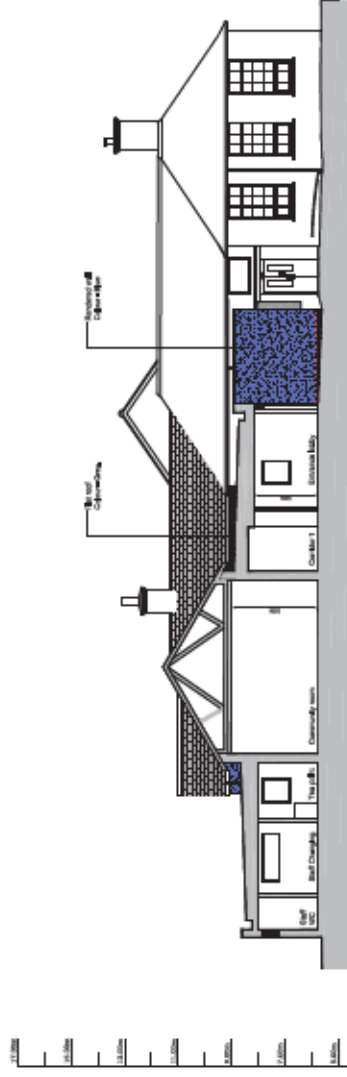


Elevation H - A



Key Plan
NTS

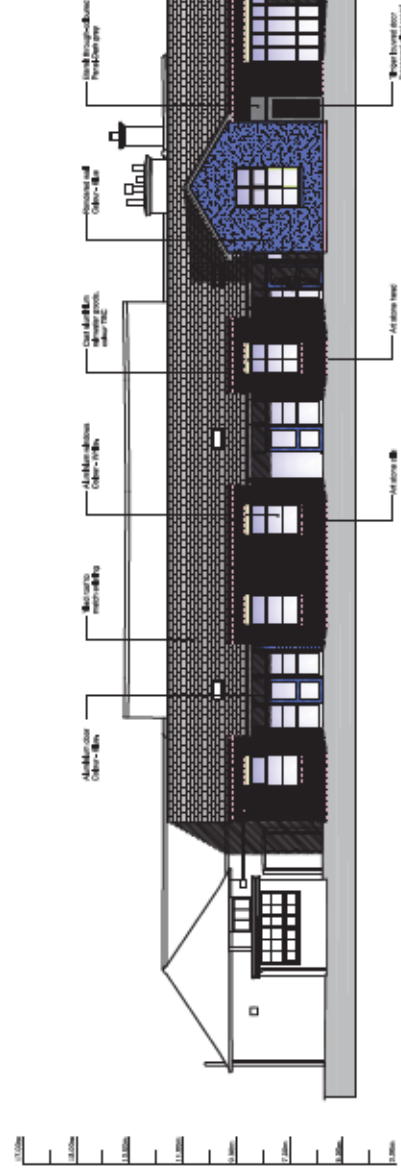
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Sectional elevation B-B (west)




Key Plan - 1:500



North elevation A-A.



Job No.	20.02.13	Planning Issue	Preparation of application	Draw	Add	Add	IPC
Rev	Issue Date			Sheet	Revised	Revised	Revised



JACOBS

10 Ludlow Square, London EC4A 3DF
 Tel: +44 (0)20 7323 2300 Fax: +44 (0)20 7323 2301
 email: london@jacobs.com

Client: North Yorkshire County Council
Children's & Young Peoples Services

Project: Selby Abbey Future Expansion

Drawn by: [Signature]

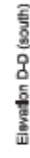
Proposed Elevations
Sheet 1


Sheet Details		Planning	
Scale	1:500 AS	DO NOT SCALE	
Author: [Signature]	Issue: [Signature]		
Drawing No: BAE/2506/A/100.013 Rev: A			

This drawing is not to be used in whole or part other than for the intended purposes and project as stated on the drawing. Refer to this contract for full details.



Key Plan - 1:500



A	04.07.13	Bidding Notice	DNR	Add	Add	Pics
Date	Bids Due	Project or Job #	Sector	Priority	Notes	Approved
 <p>JACOBS 1100 West Broadway, Suite 1000 • New York, NY 10014-2000 Tel: 212-717-1000 Fax: 212-717-1001 www.jacobs.com</p>						
Client:	North York/Lake County Council Children's & Young Peoples Services					
Title:	Selby Abbey Future Expansion					
Category:	Proposed Elevations Sheet 2					
Drawn by:	Planning					
Scale:	W 157.0 / A 1	DO NOT SCALE				
Issued By:	BAE/120509					
Rev	BAE/120509/A/100.014					Rev
						A



P.C.		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Sales	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit/Loss	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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North York¹⁶ County Council
Children's & Young Peoples Services

Setby Abbey Future Expansion

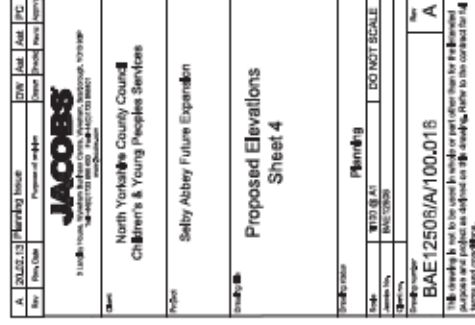
Proposed Elevations Sheet 3

Elevating

		DO NOT SCALE	
		WIND UP AT	BALL CENTER
Elevation No.			
Description			

BAE12506/A/100.015

This drawing is not to be used if made or used other than for the intended purpose and subject as indicated on title sheet. Refer to this contract for full details.



Appendix B Gazetteer

Asset Number	1
Asset Name	Selby Abbey Precinct
NGR	SE6156232341
Type	Monastic Precinct
Designation	None
HER Reference	MNY10449
NMR Reference	58066
Value	Medium
Period	Medieval
Description	<p>Selby Abbey dedicated to Our Lord Jesus Christ, St Mary and St German for Benedictine Monks, was founded circa 1070 by a grant of William the Conqueror to Benedict, a monk from Auxerre, who had already established a hermitage or chapel here in 1069. The abbey was dissolved in 1539 and the abbey church (see below) was made parochial in 1619.</p> <p>No remains of the cloister and monastic buildings are now visible. The foundations of the chapter-house were exposed by the Archaeological Institute in 1867 but this does not appear to have been planned. The portion of the western range abutting the church was planned and described by J C Buckler, architect, in 1814 prior to their destruction. This group of buildings comprised the dormitory and cellarge beneath, the abbot's chamber and long passage with chambers adjoining it, leading to the abbey gateway which was removed in 1792. [1]</p> <p>Selby Abbey Precinct is believed to have extended from a line close to the south bank of the River Ouse to the north, and to have been defined by New Lane to the west, Park Place to the west and by a line approximately the same as the northern edge of Selby Abbey School playground [2]. The precinct may have been defined at least in part by a moat, evidence of which was potentially identified during archaeological evaluations close to the north edge of Selby Abbey School playground. [3] [4]</p>
References	<p>[1] NMR</p> <p>[2] Hass, J.D., 2006, Medieval Selby, A new study of the Abbey and town, p6</p> <p>[3] North Yorkshire HER, MNY10449</p> <p>[4] Hill, L.L., 2007, Land North of Portholme Road, Selby, North Yorkshire: Archaeological Evaluation</p>

Asset Number	2
Asset Name	Selby Town Conservation Area
NGR	SE6145632383
Type	Historic town
Designation	Conservation Area
HER Reference	
NMR Reference	

Value	Medium
Period	Multi-period
Description	Conservation Area comprising the historic core of Selby town which developed up to 1870. Focussing on the River Ouse, Selby Abbey and Gowthorpe, the conservation area demonstrates the development of the town as an inland port and market town. Buildings within the conservation area date predominantly from the medieval to early 20th century. The medieval Abbey is at the core of the town, surrounded by a network of historic streets lined by densely packed historic buildings which is dominated particularly by buildings of late 18th to 19th century date, typically two to three storeys in height, of brick construction with pantiled roof, and simply treated in their architectural design. [1]
References	[1] Plann.it Ltd 2007. Selby Town Conservation Area Appraisal

Asset Number	3
Asset Name	Congregational Chapel and House
NGR	SE3226332263
Type	Place of Worship
Designation	Grade II Listed Building
HER Reference	MNY10470
NMR Reference	1132555; 1506495
Value	High
Period	19th Century
Description	<p>In 1865 J P Pritchett of York was instructed to prepare plans for a chapel "in the French Romanesque style", to replace an older Independant chapel. It was opened in 1866. Brown brick. Grey brick dressings. Nave has pitched roof: lean-to aisles, separated (on the facade) from the nave by buttresses. Diagonally placed brick cornice. Plate tracery rose windows. Four-bay arcade on Romanesque-style colonettes on ground floor of nave. One round-arched door with Romanesque-style colonettes in jambs to each aisle. Doors with elaborately wrought-iron hinges. One-bay two-storey house attached on south side: one arcade (as above) per floor, with two arches on first floor, three on ground floor. [1]</p> <p>Setting of chapel formed by varied streetscape of New Lane, including later 20th century two-storey commercial structures to the north, 19th century terraced housing (Asset 4) to the south, Selby Magistrate Court (Asset 5) to the east and a tree-lined car park to the east of New Lane. Buildings constructed on or slightly set back from the street frontage, forming a near continuous frontage to the street. New Lane is located to the south of the Market Place, and enjoys a varied historic urban setting. [2]</p>
References	<p>[1] National Heritage List</p> <p>[2] S Honeywell site inspection 19/02/13</p>

Asset Number	4
Asset Name	30-40 New Lane
NGR	SE6133932239
Type	
Designation	Grade II Listed Building

HER Reference	
NMR Reference	1167515
Value	High
Period	19th Century
Description	<p>Mid C19. Brown brick. Pitched pantiled roof. Two storeys and attics. Six bays: sashes with marginal glazing bars. Six doors with two moulded panels each and oblong fanlights, in panelled reveals, and wooden Tuscan frame. Gabled attic dormers with slate-hung sides, and Yorkshire casements with glazing bars. [1]</p> <p>Setting of terrace formed by varied streetscape of New Lane, including the Congregational Chapel (Asset 3), St James Church (Asset 10) and associated Church Hall, Selby Abbey School (Asset 9), and Selby Magistrate Court (Asset 5). These buildings form a varied streetscape along New Lane, close to the town centre of Selby. [2]</p>
References	<p>[1] National Heritage List</p> <p>[2] S Honeywell site inspection 19/02/13</p>

Asset Number	5
Asset Name	Selby Magistrate's Court
NGR	SE6136132227
Type	
Designation	None
HER Reference	
NMR Reference	1551307
Value	Medium
Period	20th Century
Description	<p>The buildings housing Selby Magistrates' Court were opened as a courthouse in 1981 in New Lane, Selby and were designed by an architect unknown at the time of this record's construction. The buildings that make up the courthouse were originally built as two houses and there is a link between them. These houses date from the mid-19th Century to the Early 20th Century.</p> <p>The exterior of the building consists of two storeys with a two storey link. The interior of the building consists of two courtrooms; Court One features Early 20th Century fittings and there is a central dock. The courthouse underwent refurbishment and reopened in 1993. The floor area of the building covers 214sq/m (702.12sq/ft). [1]</p> <p>Setting of Court formed by varied streetscape of New Lane, including the Congregational Chapel (Asset 3), St James Church (Asset 10) and associated Church Hall, Selby Abbey School (Asset 9), and 19th century terraced housing (Asset 4). These buildings form a varied streetscape along New Lane, close to the town centre of Selby. [2]</p>
References	<p>[1] NMR</p> <p>[2] S Honeywell site inspection 19/02/13</p>

Asset Number	6
Asset Name	Selby Tithe Barn (site of)

NGR	SE6144032210
Type	Aisled Barn, Tithe Barn Barn
Designation	None
HER Reference	MNY10439
NMR Reference	58080
Value	Medium
Period	Medieval
Description	<p>A very large transeptal-formed barn belonging to the abbey. Walls of irregular coursed masonry stepped ashlar buttresses. Wooden columns & roof trusses recorded. The transepts and eastern wing were destroyed in the 19th century & the remainder in c.1980. In use as a brewery in 1907. Now gone. [1]</p> <p>A tithe barn belonging to Selby Abbey (SE 63 SW 7) in James Street, of transeptal form 313 ft long and 29.5 ft wide, was disused about 1840. It had a double row of wooden pillars to support the roof. The central portion with transept and part of the east end are now destroyed. Pevsner stated that the buttressed ground storey was still visible, converted into garage premises.</p> <p>James Street Grade II Tithe Barn. Single storey, mediaeval masonry with stepped buttresses. Altered and repaired with brick at various dates. In poor condition. SE 613322. Tithe barn. Scheduled.</p> <p>The ruined remains of a medieval monastic tithe barn of Selby Abbey. The single storey stone building was altered and repaired with brick at various dates. It was claimed by Pevsner that the buttressed ground storey was still visible, converted into garage premises. The building has now been descheduled. [2]</p> <p>A section of the Tithe Barn's foundations and associated internal and external floor layers were identified in archaeological evaluations carried out in 2007. [3]</p>
References	<p>[1] HER</p> <p>[2] NMR</p> <p>[3] Hill, L.L., 2007, Land North of Portholme Road, Selby, North Yorkshire: Archaeological Evaluation</p>

Asset Number	7
Asset Name	Second World War surface air raid shelter at Selby Abbey Primary School.
NGR	SE6138032210
Type	
Designation	None
HER Reference	
NMR Reference	1415741
Value	Low
Period	20th Century
Description	<p>Remains of Second World War surface air raid shelter at Selby Abbey Primary School. Surface Shelter. [1]</p> <p>Brick shelter on rectangular plan with felted slab roof. Located against north boundary wall of school playground. The shelter may have been converted from an open fronted shelter, as suggested by the presence of paired straight joints to either side of brick piers. [2]</p>

References	[1] NMR [2] S Honeywell site inspection 19/02/13
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Asset Number	8
Asset Name	Bonded Warehouse (site of)
NGR	SE6141132203
Type	Bonded Warehouse Warehouse
Designation	None
HER Reference	N/A
NMR Reference	N/A
Value	Negligible
Period	19th century
Description	Bonded ware house labelled on 2nd edition 1:500 Town map of Selby (1891). Located directly to the south of the Abbey Tithe Barn and likely to have been operated in association with the brewery then using the barn. Now demolished. [1] No visible trace during site inspection. [2]
References	[1] Ordnance Survey 1:500 Town plan of Selby, 1891 [2] S Honeywell site inspection 19/02/13

Asset Number	9
Asset Name	Selby Abbey National School
NGR	SE3137132189
Type	School
Designation	None
HER Reference	N/A
NMR Reference	N/A
Value	Low
Period	19th Century
Description	<p>National School opened in 1858 for girls, boys and infants. Extended in 1896 and 1920s. The original building is designed in the Tudor style and constructed in red brick with stone dressings and slate roof. In plan the original school building is formed by central paired east-west ranges with a perpendicular gabled range to the west, and the former school master's house and school mistress's house to the southeast and northwest respectively. The central ranges are lit by three light mullioned windows interspersed with chimneybreasts to the north, and two-light mullion windows to the south. The west range is located closest to New Lane and formed the public frontage of the school when built. This range is constructed of a shiny red facing brick, and contains large pointed windows in the north and south gables, with projecting gabled bays in the west elevation containing mullion and transom windows. The school houses were simply treated with mullioned windows with stone surrounds below brick relieving arches, and small yards to the east defined by a low brick wall and retaining an outhouse.</p> <p>Internally the historic layout of the National School remains legible, despite some later subdivision and alteration with separate ranges for girls, boys and infants to the</p>

	<p>west, south and north respectively, and the school houses to the northeast and southeast. The school room ranges were subdivided in the later 19th century to create the current classroom layout. With the exception of some original sash and casement windows and a single cornice in the schoolmaster's house, there was little evidence for original fixtures and fittings within the school.</p> <p>The school was extended to the west in 1896 with the opening of a new classroom, now a hall. Constructed in red brick, the stone coping and three-light window formerly present in the west elevation of the 1858 building were reused in the new classroom. Part-glazed tongue-and-groove partitions defining classrooms in the 1858 building are also likely to date from this period. The school was extended again in the 1920s with the construction of a single-storey range of classrooms fronting onto New Lane and obscuring the decoratively treated gable of the 1898 extension. Internally, the 1920s block comprises a parallel rows of classrooms set to either side of a central corridor.</p> <p>19th century school building forms a group with the Infants block (Asset 11), and surrounded by hard-surfaced playground, defined by brick walls to north, east and west, and wall and modern fence to south. Beyond school grounds, setting is formed by a combination of historic residential and church buildings along New Lane, modern commercial development along James Street and to the south of Market Street, and open playing fields to the south. The school is located on a quiet side road off the main thoroughfare of Market Place. Although not a prominent building within the conservation area, it forms an interesting feature of the historic townscape.</p>
References	[1] S Honeywell site inspection 19/02/13

Asset Number	10
Asset Name	Church of St James
NGR	SE6129932195
Type	
Designation	Grade II Listed Building
HER Reference	MNY10467
NMR Reference	1167630
Value	High
Period	19th Century
Description	<p>Foundation stone laid 6th May 1866. Designed by and endowed at the expense of James Audus the younger, the prominent local philanthropist, and amateur architect. A good example of the principles and taste of the Ecclesiological Society, and an outstanding achievement by a little-known amateur. Hammer-dressed stone. Ashlar dressings. Pitched slate roof. Tile cresting. Nave, chancel, lean-to aisles, "transepts", porches and west tower. Early English style, with richly "Ecclesiological" interior. Fittings include: 1. Exterior. Boarded doors with ornamental wrought iron hinges. Viking-style wrought iron boot scrapers. 2. Interior. Exceptional wood and brass lectern. Marble reredos. Good organ chest, with ornamental wrought iron hinges and stencilled patterns. Good woodwork, especially the characteristically mid-C19 clerks desks and stalls. Very distinctive and delicate ironwork surrounding pulpit, to communion rail, and for curtains on inside of porch doors [1]</p> <p>Located within compact churchyard to the west of New Lane, a narrow side street running perpendicular from the main thoroughfare of Market Place. Churchyard defined by low stone wall and gothic gate piers to New Lane, forms green setting for church despite its urban location due to presence of lawn and mature trees. Setting on New Lane comprises a varied streetscape of 19th century residential buildings, the buildings of Selby Abbey School and modern residential and commercial buildings. [2]</p>

References	[1] National Heritage List [2] S Honeywell site inspection 19/02/13
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Asset Number	11
Asset Name	Selby Abbey School Infants Block
NGR	SE6140832162
Type	School
Designation	None
HER Reference	
NMR Reference	
Value	Low
Period	20th Century
Description	<p>Single-storey infant block constructed to serve Selby Abbey School, opened in 1925. constructed in red brick in Flemish bond with pitched slate roof. External walls lined by large segmental-headed windows, all containing modern UPVC glazing. In plan the building is formed by a central hall flanked by a corridor on three sides with classrooms located on the outside of the corridor, all separately roofed. Internally, the classrooms have been subject to some alteration with creation of new openings between rooms. Very little evidence of original fixtures or fittings, with the exception of some part-glazed doors, a cornicing and picture rail to central hall.</p> <p>The Infants Block forms a group with the National School (Asset 9), and surrounded by hard-surfaced playground, defined by brick walls to north, east and west, and wall and modern fence to south. Beyond school grounds, setting is formed by a combination of historic residential and church buildings along New Lane, modern commercial development along James Street and to the south of Market Street, and open playing fields to the south. The school is located on a quiet side road off the main thoroughfare of Market Place. [1]</p>
References	[1] S Honeywell site inspection 19/02/13

Asset Number	12
Asset Name	Warehouse (site of)
NGR	SE6132832153
Type	Warehouse Warehouse
Designation	None
HER Reference	N/A
NMR Reference	N/A
Value	Negligible
Period	19th century
Description	Warehouse on New Lane identified on Town Plan of Selby from 1891. [1] Now demolished and site redeveloped. [2]
References	[1] Ordnance Survey 1:500 town plan of Selby, 1891, sheet 221.111 [2] S Honeywell site inspection 19/02/13

Asset Number	13
Asset Name	46-72 New Lane
NGR	SE6129032158
Type	
Designation	Grade II Listed Building
HER Reference	
NMR Reference	1365817
Value	High
Period	19th Century
Description	<p>1834. Brown brick. Hipped slate roof. Two storeys. One bay each: flush- framed sashes with glazing bars. Central passage entrance with channelled ashlar voussoirs. Plaque with "ST MARKS SQUARE 1834" in contemporary lettering. [1]</p> <p>Setting: located on narrow street of New Lane. Varied historic streetscape close to the Market Place, including 19th century terraced residential buildings, modern residential buildings of sympathetic scale. Dominant within the setting of the buildings is the Church of St James, set within a compact tree-lined churchyard directly to the north. [2]</p>
References	<p>[1] National Heritage List</p> <p>[2] S Honeywell site inspection 19/02/13</p>

Asset Number	14
Asset Name	St James Church Stander Hall
NGR	
Type	Church Hall
Designation	None
HER Reference	
NMR Reference	
Value	Low
Period	20th century
Description	<p>Hall erected for St James Church (Asset 10) in 1913. Two storey red brick building set back slightly from the street front. Principal elevation contains five windows at first floor level, and at ground-floor level, doors in outer bays, flanking three windows with segmental heads and stepped brick surrounds. Plaque between floors records date of construction.</p> <p>Located on varied historic streetscape of New Lane, opposite Selby Abbey School (Assets 9 and 11), close to the Church of St James and flanked by residential buildings of 19th century date. Proximity and historic association with Church forms an important aspect of the building's setting. [1]</p>
References	[1] S Honeywell site inspection 19/02/13