



**Report Reference Number:** E/22/7

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**To:** Executive  
**Date:** 7 July 2022  
**Status:** Non-Key Decision  
**Ward(s) Affected:** Selby Town  
**Author:** Eleanor Cooper - Selby High Street Heritage Action Zone (HSHAZ) Project Manager  
**Lead Executive Member:** Councillor David Buckle – Executive Lead for Communities and Economic Development  
**Lead Officer:** Martin Grainger – Interim Head of Regulatory Services

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**Title:** Selby Town Centre Design Guide

**Summary:**

The Town Centre Design Guide has been developed to help Council officers, building owners and tenants, and professional agents working in Selby understand the historic character of Selby town centre; how buildings can be improved through appropriate design schemes which reflect this character, and subsequently allow for appropriate and confident decisions to be made in planning development.

The Town Centre Design Guide is an informal document for guidance in making decisions regarding sites of heritage interest in Selby. The intention is that it provides the basis for a Supplementary Planning Document (SPD) following the completion of the Local Plan.

The Design Guide has been prepared as part of the Selby High Street Heritage Action Zone (HSHAZ) and will be used throughout the HSHAZ project to assist in developing the repair, conservation, and sensitive new development to buildings and the streetscape in Selby town centre. As an informal planning document, it will also be used to inform decisions on applications with heritage interest in Selby.

## **Recommendation:**

**That the Executive approve the Selby Town Centre Design Guide for publication, as set out at Appendix 1.**

## **Reasons for recommendation**

The document will provide a robust guidance to Council planning teams when considering development in Selby town centre.

### **1. Introduction and background**

- 1.1** The HSHAZ is a four-year programme funded by Historic England, which began in July 2020 and runs until the end of March 2024.
- 1.2** The project aims to create a greater depth of understanding of the layers of our town history and apply this to our planning policy to inform the scope and delivery of capital projects throughout the programme and beyond.
- 1.3** It also includes a series of capital based public realm projects, exemplar property improvement projects, and a community programme of events and activities.
- 1.4** The Design Guide will be used throughout the HSHAZ project to assist in developing the repair, conservation, and sensitive new development to buildings and the streetscape in Selby town centre. We look also to upskill planning officers and local heritage and community groups in best practice approaches.

### **2. Selby Town Centre Design Guide**

- 2.1** In May 2021 Donald Insalls were commissioned by the Council to write the Town Centre Design Guide as part of the HSHAZ project.
- 2.2** The Design Guide was drafted by the Insalls team and reviewed by internal Council planning teams throughout.
- 2.3** The guidance sets out how the context in which the building or site sits is key to adhering to the conservation principles, and how the heritage and character of our local area can be incorporated into new design.
- 2.4** The Selby Town Centre Design Guide includes specific details regarding the character of Selby, and general principles on how to maintain and repair historic features, how to consider new design in the historic setting, and a strategy for considering the public realm in design development.
- 2.5** From these principles, the document then gives illustrative examples of how we repair elements of our historic buildings, looking in detail at elements such as doors, windows, and shopfronts, and what can be done to improve what we have that survives in Selby.
- 2.6** The Town Centre Design Guide also sets out how to consider the impact of new development in a historic setting, how to incorporate new design into the historic

town centre, and how the choice of materials, colours, and textures can also have a positive or negative impact on the appropriateness of the proposed change.

**2.7** The same considerations of maintenance of historic designs and appropriateness of change are also applied to how we look after the streetscape and landscapes of Selby town centre. The Design Guide sets out these principles and how they are to be applied in the context of Selby's historic character, looking at details such as street furniture, lighting, road surfaces, and signage.

**2.8** The Town Centre Design Guide intends to provide high level guidance for those influencing the maintenance and development of Selby town centre and illustrate in detail how these can be specifically applied to Selby and its historic environment.

**2.9** The final Town Centre Design Guide was completed in January 2022 and is proposed to be published on the Council's website.

### **3. Alternative Options Considered**

**3.1** None.

### **4. Implications**

#### **4.1 Legal Implications**

As the guidance is informal there are not considered to be any legal implications.

#### **4.2 Financial Implications**

The Town Centre Design Guide has been undertaken within approved P4G budget and supported by grant funding from Historic England in the HSHAZ project.

#### **4.3 Policy and Risk Implications**

None.

#### **4.4 Corporate Plan Implications**

The Town Centre Design Guide provides a sound evidence base to help inform the emerging Local Plan or planning applications and will help the Council to deliver its Corporate Plan objectives to make Selby a great place to do business and to enjoy life.

#### **4.5 Resource Implications**

The Town Centre Design Guide has been undertaken within P4G resources as part of the HSHAZ project.

#### **4.6 Other Implications**

None.

#### **4.7 Equalities Impact Assessment**

None.

**5. Conclusion**

- 5.1 That the Executive recommend to the Council that the Selby Town Centre Design Guide be published and made publicly available.

**6. Background Documents**

Historic England – [Conservation Principles, Policies and Guidance](#) (2008)

**7. Appendices**

Appendix 1 – Selby Town Centre Design Guide

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