

ATSL25 Heritage Statement

- 1 **Background.** In 1892 the village butcher shop was occupied in common with the adjoining The Black Bull public house. During four succeeding generations of the same family the property developed and became a wholesale slaughter house with meat deliveries to individual butcher shops and London wholesale markets. Increasing bureaucracy and labour costs led to the cessation slaughtering.



- 2 **Buildings.** There are three “traditional” buildings which over the years have been materially altered to form part of the slaughterhouse. A detailed survey of each building case be found at ATSL3.
 - 2.1 **The Old Butcher’s shop.** The old butcher’s shop was extended in the early nineteen nineties. Part of that extension is to be removed with the remainder of the building to be retained and used as a store or garage for a small vehicle with a north facing garage door, i.e. not seen from Main Street. The Main Street street scene will remain visually unchanged.



- 2.2 **Office/staff block.** A one and one half storey building. The office block, staff canteen, et cetera is to be converted into a single dwelling without material changes to its appearance. Only a gable wall of the building is visible from Main Street and no changes are proposed to that wall.



- 2.3 **Two storey barn.** The ground floor is subdivided into two pens to hold livestock and part of the slaughtering premises with storage above. The barn is to be converted into a terrace of three two-bedroom homes.



- 2.4 **Non-traditional buildings.** The slaughterhouse buildings were significantly changed, updated and extended during the early nineteen nineties. Those buildings are industrial in appearance, the removal of which will enhance the Conservation Area.



3 **Design criteria.** In carefully preparing the proposed development due regard has been had to the Conservation Area and nearby residential properties. The cessation of use as a slaughterhouse and reuse for residential dwellings will both preserve and enhance the Conservation Area. The layout and design has taken into account, the Escrick Conservation Area Appraisal dated May 2021, the Escrick Neighbourhood Development Plan Draft Submission November 2021, the Escrick Design Code and relevant local plan and national policies relating to development in or close to conservation areas.

4 **The Escrick Conservation Area Appraisal dated May 2021.**

4.1 *6.1 Opportunities*

A couple of sites have been identified where there is an opportunity to enhance the character and appearance of the conservation area. The most important of these, which has the potential to generate the greatest positive change, is:

4.2 *6.1.1 Slaughterhouse site. Area of built up land to the rear of Main Street properties to the south of the Black Bull public house used presently as a slaughter house.*

4.3 *The key characteristics are:*

- *The buildings incorporate early nineteenth-century (or earlier) barns and outbuildings (identified as a landmark on the interactive map) that may be associated with a pre-estate village farm and visible from the Main Street.*
- *These non-designated heritage assets should be incorporated in a local list of heritage assets as they make a significant contribution to the character and appearance of the conservation area and the history and archaeology of the village. Early 19th century barn (identified as a landmark on the interactive map) associated with an historic village farm with later garages in front all used as part of the present slaughter house.*

4.4 *Recommendation 5: Development Management*

Any future development of the slaughterhouse site off the Main Street will need to ensure that every effort is made to incorporate the historic farm out-buildings into development and that views from the Main Street are maintained and enhanced including around Carr Meadows.

Reason To ensure that any future development of the slaughterhouse site respects the character and appearance of the conservation area and its setting as well as the heritage values of non-designated heritage assets.

Responsibility Selby District Council.

5 **Escrick Neighbourhood Development Plan Draft Submission November 2021**

- 5.1 The Escrick Neighbourhood Development Plan is at Pre-Submission Draft stage and is not a material consideration.

6 **Escrick Design Code**

- 6.1 The stated purpose is to assist the Escrick Parish Council and Selby District Council in commenting on and determining the design quality of applications in the Parish and is not a material planning consideration.
- 6.2 The following has been considered in preparing the development proposals:
- 6.3 Character. New development should respond to and reinforce the distinctive character of Escrick. The following elements should be considered in new development:
- 6.4 Scale and massing. Building heights should be roughly in line with neighbouring properties. The massing of buildings should respond to the massing of similar buildings and/or buildings used for similar uses in the immediate surroundings.
- 6.5 Density. A low density should be applied to Escrick that reflects existing character and density of development.
- 6.6 Materials. Brick, stone, roof tiles, windows and door materials should be compatible with the local vernacular.
- 6.7 Boundary treatments. New development should include boundary treatments that are appropriate to its setting. Stone or brick walls often with planting of a hedge are the most common front boundary treatment in the village. Side or rear boundary treatments should be of natural materials such as fencing or hedgerows
- 6.8 Front gardens. All new residential properties should be designed to include front gardens.

7 **Materials.** The following are pictures of nearby dwellings.



The materials are predominantly rustic brick and either clay pantile or Rosemary clay tiles. Window sills tend to be in brick below white windows. The materials to be used in the new build development to include York handmade bricks- Hambleton and Laddus, as shown below



Roof tiles to be clay pantiles.

The materials proposed for the new build part of the development are compatible with and will complement the Conservation Area. Reclaimed bricks will, wherever practical, be used for any making up brickwork required for the conversion of the buildings into residential use.

8 **Conclusion.**

The proposed development will both preserve and enhance the Conservation Area by removing a heavy traffic commercial use in the centre of the village and replacing the modern commercial buildings with sympathetically designed residential dwellings in keeping with the character of the Conservation Area.