

WEB VERSION



# Darley

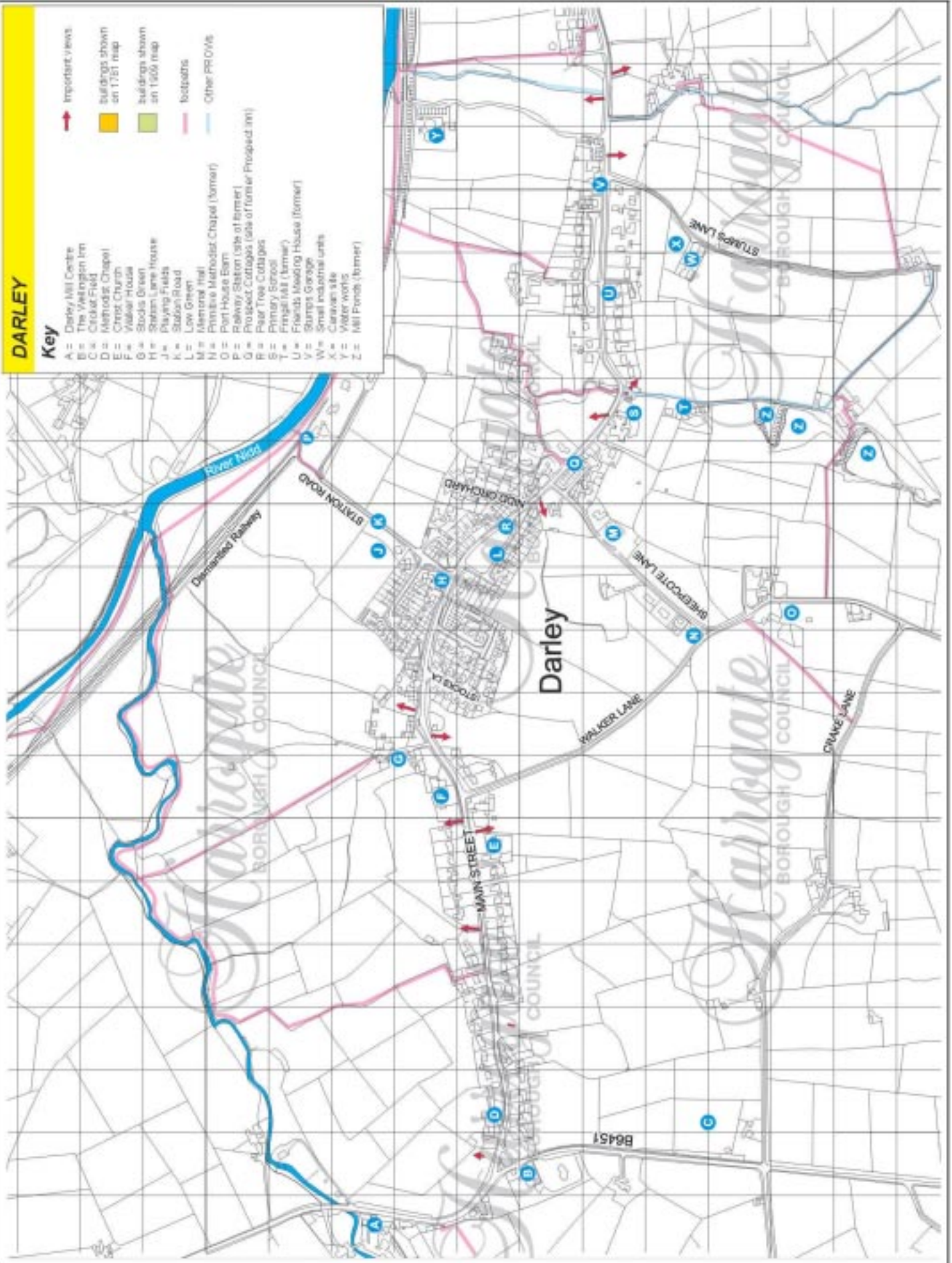
## Village Design Statement

... making local character count in the future

# DARLEY

## Key

- A = Darley Mill Centre
  - B = The Wellington Inn
  - C = Cricket Field
  - D = Methodist Chapel
  - E = Cross Church
  - F = Walker House
  - G = Stocks Green
  - H = Station Lane House
  - J = Playing Fields
  - K = Station Road
  - L = Low Green
  - M = Memorial Hall
  - N = Primitive Methodist Chapel (former)
  - O = Post House Barn
  - P = Railway Station (site of former)
  - Q = Prospect Cottages (site of former Prospect Inn)
  - R = Pear Tree Cottages
  - S = Primary School
  - T = Fingall Mill (former)
  - U = Friends Meeting House (former)
  - V = Stamps Garage
  - W = Small industrial units
  - X = Caravan site
  - Y = Water works
  - Z = Mill Ponds (former)
- Important views
  - buildings shown on 1751 map
  - buildings shown on 1850 map
  - footpaths
  - Other PR O/Rs



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Typical views of the village footpaths



## A Village Design Statement

This Statement was prepared by the residents of Menwith with Darley and supported by the Parish Council for Menwith with Darley as well as the Nidderdale Area of Outstanding Natural Beauty (AONB) Project and in liaison with the staff in the Harrogate Borough Council's Forward Planning Division.

## Village Design Statement Meetings

In summary, 14 public meetings were held between October 1999 and March 2000. Of these meetings 10 were working group meetings. All meetings were widely publicised by means of flyers, notices at various vantage points throughout the village and details in local magazines and newspapers. Since then the external consultation has taken place.

Attendance at the working group meetings, on average, was 8 out of a possible 11. The 4 public meetings attracted a total of 242 villagers.

## How does the Village Design Statement work?

The Statement was adopted on the 12 June 2002 by Harrogate Borough Council as Supplementary Planning Guidance to the District Local Plan. The guidelines in this Statement must be considered when assessment of planning applications is made. It is intended to support the Local Plan design policies as they affect Darley and also help the

work of the Parish Council and other agencies (for example the Highway Authority). The recommendations made in this Village Design Statement will help architects and developers to understand local views and perceptions at the outset of the design and development process. In particular it develops the District Local Plan Policy HD20 'Design of New Development and Redevelopment' and Policy H13 'Housing Density, Layout and Design'. Finally, it is hoped that owners of property will refer to these guide-lines when carrying out maintenance, repair and Permitted Development projects to their property so that the high quality character can be maintained and enhanced throughout Darley.

## Acknowledgements

The production of this document owes much to the band of willing volunteers who have given so much time to this project and to all those residents who have made a contribution to the process. However, it would not have been possible to achieve completion of this project without the support of Menwith with Darley Parish Council and the help and assistance of Harrogate Borough Council, Nidderdale AONB Project and the Countryside Agency.

The advice we have had from the officers of the Council and the AONB Project has been of great value to us and we would like to thank the Parish and District Councillors for all their support.



*Cherry Tree Cottage*

# 1. Introduction

In order to harmonise the design of traditional and new building future design MUST consider the details, settings and patterns that give Darley its unique character.

The Statement provides guidance to all interested parties including Harrogate Borough Council and the Parish Council, when considering planning applications; either by developers of new housing in the village, or by homeowners contemplating work to their property. Darley's diverse architecture has led, in the past, to some developments that would have been more suited to a different environment. It might, because of this, be felt that it is too late for Darley. However this is part of Darley's history and it is hoped that this Village Design Statement will allow Darley to develop within its own unique style, with its beauty being maintained for future generations. Throughout the Statement environmental improvements and other more specific guidelines are made to ensure that the village continues to be a pleasant and enjoyable place to live.

Developers and planners must consult the Village Design Statement, which reflect the views of the community.

The Design Statement should be read in conjunction with the Department of the Environment PPG1(Revised) Planning Policy Guidance, February 1997 and Harrogate Borough Council Local Plan (see Appendix 1).

# 2. Preparation of the Statement

Preparation of the Village Design Statement was part of a pilot scheme within the Nidderdale AONB Project Office with help from the Countryside Agency.

Following an initial "Open Public Meeting" which was well attended by many villagers at The Wellington Public House (photo 5), two further "Open Workshops" were held in the Autumn of 1999. As part of the work-shops, villagers carried out a photographic survey of the village noting items of special character, design or historical significance. A smaller working group was then set up which met regularly to draft the Statement. Sub-groups investigated the footpaths, trees historic buildings etc. A comprehensive external consultation is covered in Appendix 3.



*Station Lane House*

### 3. The Village in Context

#### Landscape and Geology



*View of the village from top of Fringill Lane - sitting in the valley*

Nidderdale consists of a valley about twenty-five miles in length, which has been carved mostly out of Millstone Grit. Lower down the valley, flood waters from the River Ure during the last ice age modified the topography of the lower valley giving Darley its modern landscape.<sup>1</sup>

The parish of Menwith with Darley is located to the west of Harrogate, spreading out along the southerly hillsides that rise gently up from the river Nidd. The houses and farms of Darley village itself lie slightly up the slope of the land, built more on the side of the rising ground rather than on the river plain. On leaving Darley one has to climb up out of the dale, over the hills of typical Yorkshire farm fields, moorland and dry stone walls.

Feeding into the River Nidd within Darley are several becks which in days gone by provided power for various Mills in the area. Wildlife, (including deer and badgers) abound amongst this habitat which is regularly enjoyed by locals and visitors alike.

The trees of the village are covered by a 'blanket' Tree Preservation Order dating back to 1970 with over 150 locations throughout the area (see Appendix 2 for more details). Today these trees impact throughout the village but especially on the main road, riverside and around the church and vicarage. It is important that the biodiversity of the village is maintained and every effort should be made to retain the natural landscape and wildlife of the area.

#### A Brief History

The name Darley means "Deer-glade", "ley" is derived from "leah" which means woodland glade or clearing; while Menwith is derived from the Norse for Wood or "Wood on a Hill"<sup>2</sup>. Darley was one of the many settlements that were included in "The Forest of Knaresborough"; and even today some Land Deeds include the 12th Century right permitting the Lord of the Forest of Knaresborough to chase deer across the gardens of the village.

Records of 1230 refer to Corn and Hay tithes being paid by surrounding villages but not by the people of Darley, from this it has been suggested that Darley was not an area of arable farming at that time. In the early 1300s the Black Death hit many of the families in and around the settlement known as Darley.

During the next few centuries Darley became an area of arable farming like many of the villages within the Forest of Knaresborough. However, by the early 16th Century Darley's open fields were becoming enclosed. In 1634 Darley was on the main road between Ripon and Skipton although much of the time the road was impassable.

<sup>1</sup> & <sup>2</sup> A History of Nidderdale by Pateley Bridge Local History Tutorial Class 1983, Published by Advertiser Press LTD

In 1860 construction of the railway line from Harrogate to Pateley Bridge was started and it took just under two years to complete. However Darley did not get its Station until a few years later. Today only the embankment and its access tunnels running alongside the southern river bank reveal its route, while the road to the playing fields - "Station Road" and "Station Lane House" (photo 2) on Main Street, suggest former busier railway days. A census of 1861 showed there were 650 inhabitants of Menwith with Darley.

Local Industries were often powered by water. This is still evident in the millponds (photo 3), buildings, and landscape around today and can be seen at Darley Mill (photo 19) and the former Fringill Mill. Care must be taken to retain this Industrial heritage.

Religion has always played an important part in village life. The Methodist chapel, built in 1829 and Christ Church, now extended beyond the original Anglican chapel of 1849<sup>3</sup> are both still in use today. In former times, there was also active a Primitive Methodist Chapel (1841) - now a converted private house. There is also a Friends Meeting House, evidence of what was a strong and significant Quaker presence throughout the Dale.

The 1991 Census showed a population of 1490 with a healthy mix of 560 (38%) up to the age of 24, 709 (47%) from 25 to 59 and 229 (15%) from 60 to 90+.

## Darley Today

Darley has developed closely along the Main Street that runs east to west for approximately 2km. There are buildings in clusters from the late medieval times through to the Georgian and Victorian era to the post-war developments in the village.

Darley is a working village, with farm vehicles and animals (photo 20) often seen moving along the local roads. It is not unusual to see animals looking over the dry stone walls that line much of the village.

As well as enjoying distant views and hills we are very fortunate to have many green spaces, hedges and tree lined vistas (photo 15) that provide an even greater sense of openness and space throughout the village. The village has won many awards in the "Britain in Bloom" competitions with flowers and colourful planters and hanging baskets enhancing this unique village. On one of the greens today the village stocks may still be seen.

Like many other villages, over the years Darley has lost its Butcher and General Store and the Prospect Public House in the centre of the village has closed.

## Industry & Employment

The industry in Darley is very diverse. Within the parish, there are over forty places of employment ranging from one-man cottage industry (see photo 4) to large government employment. It would seem appropriate to allow future businesses to utilise existing buildings, so that there is no further encroachment on the countryside impacting on the linear character of Darley Village.



<sup>3</sup> A History of Nidderdale



## A Village Pattern

Darley was quite a small village separated by agricultural land into what was Darley Head and the main Darley village. The village can be roughly divided into three areas, each with their own differing characteristics, all within a central, linear pattern.

Approaching from the east, through a “tunnel” of Horse Chestnuts one sees the village garage (photo 18) and one or two small industrial units, plus a small secluded caravan site.

Beyond the garage are small groups of bungalows and houses developed from the 60's in a linear manner, as one field followed by another was sold for development. Going west past the School and open views across the fields the visitor comes across two good examples of modern well-proportioned conversions of older properties. On the left a very recent development on the site of the old Prospect Inn, which has been sympathetically designed in appropriate stone detail. To the right, on the site of an old farm is a terrace of four small, three and four bedroom houses called Pear Tree Cottages. Beyond these a small green opens up, bounded on two sides by 'Airey' houses. Following on up the village the road appears to open up as you pass the suburban style brick development to the left, and set down from the road to the right is sheltered housing. On past the second small green where the stocks are located. Moving further west past farmyards and Christ Church to the fringe; out of the village along Main Street is a ribbon of bungalows along each side of the road, most built during the 1960's and 1970's. Main Street terminates at the junction where the Wellington public house (photo 5) is situated.

Scattered throughout the village are much older properties some going back two or three hundred years as well as many open spaces, wide verges and openings between buildings that provide delightful and unexpected views way beyond the village. Indeed these open fields and paddocks, farm gates and tracks, plus the footpaths that lead off Main Street are a key feature of the village.

It is important that any future development retains these existing fields and “through-views” (see photos below). The careful positioning of a building or extension within its plot can and must preserve existing through views.

All these aspects make for a village feature that has become very unusual in this day and age and an important characteristic of the village that must not be lost.



*Typical 'through views' from the village.*

### ***Guidelines***

- 1 The period settlement patterns are a key to the distinctive linear nature of the village. Developers must recognise this and respect the characteristic layout of the area for development.*
- 2 Developments must follow the existing linear development; in general closes and cul-de-sacs must be avoided.*
- 3 New developments need to be integrated with the village and form part of the linear pattern.*
- 4 Protect existing views within the village, and into the countryside.*
- 5 In-fill development or lateral extensions to existing buildings must maintain gaps that provide through views out of the village.*

## 4. Buildings in the Village

### Characteristics of Building Design

Fortunately much of the 18th and 19th century architecture of Darley remains intact. However post war developments have severely diluted, but not destroyed, the character of the village. It is extremely important that well designed and carefully located new developments, in traditional materials, landscaping and other improvements must preserve the character of Darley.

New developments in Darley should not necessarily attempt to replicate exactly the traditional style but the design must be contemporary, in the way that each period has added to the character of the village. It is important that new buildings are sympathetic with traditional style.

To reflect the existing village buildings, developments must strive for unity not uniformity. Ideally, the decision as to whether new developments are traditional two storey in height or a bungalow, will depend on the nature and exact location of the proposed units within the village.

Existing buildings in Darley are generally in a linear formation and the dwellings within the settlement are of low-density build.

Future design should consider the details in traditional materials and the settings and patterns that give Darley its character. Plots vary in width and length depending on the location and the type of building i.e. terrace, semi-detached or agricultural cluster.

#### *Guidelines*

- 1 *Future development must retain existing fields as spatial gaps to the countryside with through views. This is a village pattern keypoint.*
- 2 *Buildings and extensions must be positioned carefully within the plot to reflect the rural character of the location.*
- 3 *Modern contemporary architecture, based on traditional form, materials and design features of Darley, can add to the distinctive character of the village.*
- 6 *Buildings must be maintained and built using original or sympathetic materials and details.*
- 7 *The restoration and maintenance of buildings should use traditional materials and details of the village.*
- 8 *Developers, planners and public authorities must take relevant advice concerning facilities to be provided as a result of new developments.*
- 9 *Residential development could extend the tradition of adjacent working and living quarters by incorporating office or small workshop premises, and by providing small scale retail outlets. This could be achieved in new development and the reuse of existing buildings.*
- 10 *Developers must provide perspective (isometric) drawings or artists' impressions to show how new developments would appear in relation to their overall surroundings.*

## Roofs

There is a variety of roofing materials within Darley. The most predominate roofing materials are local Yorkshire Grey slate, (stone slate), laid with diminishing courses and Welsh blue slate.

Throughout the village the roofs are plain and simple. Hipped roofs and dormer windows are not a tradition in Darley and therefore must not be a feature of new buildings. On the other hand distinctive features include decorative stone 'kneelers' (photo 6) at eaves level and stone semi-circular or triangular ridge tiles and these details can easily add character to new development and extensions.

Another important feature of the traditional roofs in Darley are the protruding parapet gable ends, finished with stone copings, to protect the roof from the natural elements.

Good examples are:

Wellington Public House (photo 5)

Station Lane House (photo 2)

Non-building fabric appendages, e.g. solar panels, sky/roof lights, satellite dishes, aerials, etc. must be carefully considered in the terms of location, size and detail, so as to be as discreet as possible. Skylights must fit flush or be below the existing roofing material and are normally the width of spans or rafters i.e. 500mm wide.



### *Guidelines*

- 1 Traditional roofing materials in Darley are local Yorkshire stone slate, laid with diminishing courses or Welsh blue slate. Future development must follow this pattern.*
- 2 Hipped roofs and dormer windows are not a tradition in Darley and therefore should generally be discouraged on new and existing buildings.*
- 3 Aesthetic features such as decorative stone kneelers at eaves level and stone semi-circular or triangular ridge tiles typify Darley and should be included in appropriate development.*
- 4 Protruding parapet gable ends finished with stone copings are an important roof feature that should be retained in restoration and feature in new gable projects.*
- 5 New aerials, TV dishes etc should be positioned on minor elevations flush to wall or roof i.e. not on the skyline.*

## Chimneys

The chimney stacks tend to be low and are generally no higher than about one metre. Decorative features are minimal and simple and incorporate a narrowing of the stack approximately 3 courses below the pots. The chimney pots themselves are simple plain terracotta pots, set close to the flue.

Although they are not always required by modern house heating systems, chimneys not only provide the potential for flexibility



for heating variation by the occupiers of the dwelling, but they also represent a key feature of the village. The position of the chimney is significant. In Darley, chimney stacks are generally incorporated into the body of the dwelling and do not protrude outside the building line. The stack usually emerges on the ridge of the building either on the gable or party walls.

Good examples are:

- Walker House (photo 7)
- Wingarth (off Stocks Green, photo 8)



### *Guidelines*

- 1 *New domestic developments should endeavour to incorporate the traditional chimney feature of Darley, if necessary on a gas fire or ventilation system when there is no traditional fireplace*
- 2 *Chimney stacks should generally be positioned internally, appearing on the gable at the ridge of the roof and are normally built of stone matching the main property.*



## Windows and Doors

Many modern dwellings within Darley have windows which, unfortunately, are wider than the traditional mullion or sash windows.

When existing buildings are to be altered, care must be taken to ensure that the styles of windows and doors are relevant for the era of the property and surrounding buildings. Similarly new buildings must respect the style of adjacent buildings and be sympathetic with traditional style.

Window frames must be either painted or stained in neutral colours (e.g. creams and browns). Stone mullions and lintels must not be painted.

Door openings must reflect the style of the windows. Traditionally doors are of simple design and construction. Again they must be in neutral tones that are sympathetic to the environment.

Good examples of doors and windows are:

- The Old Vicarage (photo 9)
- Ivy Nook (Main Street)

Within the village there are several barns that have been converted into housing, however, some remain as working barns. The potential is there for these to be converted into housing at a later date. In order to maintain the character of the village environment care must be taken when converting. This is especially important when installing windows and doors. The majority of existing barns have a stone arch lintel over the main door opening. Traditional lintels must always be retained over main door opening.

Good examples are:

- Springfield Barn (photo 10)
- Port House Barn (Sheepcote Lane)



### *Guidelines*

- 1 *Styles of windows and doors must be relevant for the era of the property and surrounding buildings.*
- 2 *New buildings must reflect the style of adjacent buildings.*
- 3 *Window frames must be painted or stained in neutral colours.*
- 4 *Stone mullions and lintels must not be painted.*
- 5 *Door openings must reflect the style of the windows.*
- 6 *When converting barns care must be taken to maintain the traditional agricultural character of the building.*
- 7 *Traditional lintels must always be retained over main door openings.*
- 8 *The size and proportions of glass windows on the street frontage should reflect the mullions or sash windows of the area.*



Cottage off Stocks Green

## **Walls and Porches**

The traditional dwellings in Darley are local millstone. New buildings, especially in prominent locations, must use natural stone. This must not be rendered or painted. Some older properties have been rendered. Render must be painted in either cream or sympathetic tones.

In parts of the village, brick has been the favoured material. Depending on the location of the development, it may be appropriate that new developments are brick instead of stone to reflect the adjacent dwellings. However, Stone is the preferred material.

Porches are not a traditional feature of Darley but many have been added at a later date. If a porch is to be incorporated into a dwelling it must be of a simple design with pitched roof to match the existing building.

Good examples are:

- Prospect Cottages
- Station Lane House (photo 2)
- Stocks Cottage (photo 11)

### *Guidelines*

- 1 *New buildings must use natural stone if appropriate to the surrounding buildings.*
- 2 *On a rare occasion it may be appropriate that new buildings are in a brick that reflects adjacent brickwork buildings, however stone is the preferred material.*
- 3 *Where porches are to be incorporated onto a house they must be of a simple design with pitched roof to match the original building.*

## **Gardens and Boundaries**

Most existing houses have gardens along the main street that are enclosed by a dry stone wall with stone gateposts. The walls are built using Yorkshire Mill Stone.

Hedges are not a common feature of Darley<sup>4</sup>. It is important that all new developments incorporate dry stone walls.

Care must be taken when constructing the dry stone wall so that the lime mortar bed on which the top stones are sat does not detract from the natural appearance of the wall.

Good examples are:

- The Methodist Chapel
- Beech Lawn (photo 12)

Every effort must be made to retain existing trees and all new planting should be based on local indigenous species to retain character and encourage local biodiversity.



<sup>4</sup> Enclosure Act - Fields were enclosed with Stone - now gardens are enclosed in walls.

### *Guidelines*

- 1 *New developments must incorporate dry stone walls and, if necessary, a discrete lime mortar be used to secure the top course.*
- 2 *New development must protect existing trees during and after construction.*
- 3 *Stone walls are a unifying feature of the village and can assist in assimilating new development.*
- 4 *All new planting should be based upon indigenous species and encourage local biodiversity.*

## **Parking**

All new developments must incorporate sufficient off street parking to keep roadside parking to a minimum. It is felt that due to limited rural transport in Darley and existing on street parking problems this is a justified approach. Parking should be located around a development to avoid a large open car park and every effort should be made to screen the parking with drystone walls, planting and textured surfaces.

### *Guidelines*

- 1 *Parking spaces should be located in screened areas by the use of drystone walling and native species planting.*
- 2 *Parking spaces should be delineated in natural materials creating texture, pattern and colour to the locations.*

## **Outbuildings and Extensions**

In order to retain the character of the village, walls and roofs of garages and extensions should be built in the same materials as the surrounding buildings.

Care must be taken with small-scale alterations and extensions, including conversions, as unchecked they can have a bigger impact on a village than larger scale developments. Any minor works must not substantially alter the character of a building or its surroundings. Materials must reflect the style of the original building and harmonise with it. Fixtures and architectural hardware must be chosen to retain the village's rural identity. Windows and doors must whenever possible be of natural materials, or constructed in such a manner that effectively replicate such materials. Roof coverings must blend with the original building with blue or grey slate being the preferred material for new buildings unless they adjoin more recently constructed tiled roofs. Bright coloured tiles must be avoided in every situation, as should any form of flat roof.

Good examples are:

- Cherry Tree Cottage (photo 1)
- Claremont (photo 13)
- Oak House (photo 14)



Paved or tarmac patios/hard standings tend to detract from the green environment in which the village is set. Such areas must be sub-divided into appropriate functional materials. Trees and shrubs can help soften the appearance of these bare areas. Care must be taken in the choice of surface material and planting.

### *Guidelines*

- 1 *Developments must incorporate adequate off-street parking for the use and area in question.*
- 2 *Garages and extensions must be built in the same materials as the surrounding buildings and harmonise with them.*
- 3 *The character of a building and its setting should be carefully treated with traditional rural materials rather than larger expanses of urban asphalt or concrete.*
- 4 *Bright coloured tiles and flat roofs must be avoided.*
- 5 *Patios/hardstanding must be sub-divided and located in an area which can be screened. Care must be taken in choice of surface material, texture, colour and size.*
- 6 *The space between buildings and extensions and the amount of plot in-fill should not dominate the primary building or site.*
- 7 *The rhythm of spaces between new buildings should reflect the traditional spaces of the area i.e. terrace, semi detached, detached or agricultural cluster.*
- 8 *When positioning a building or extension within its plot, careful consideration must be given to site gradients and maintaining any existing "through views".*
- 9 *It is important that extensions and outbuildings relate to the general building lines of the existing development be it terrace, semi detached, detached or agricultural cluster. Do not alter existing building lines without consideration of the resulting spatial effect. This can relate to a terrace abutting the pavement, housing with front gardens or a farm block with mixed yard layout.*
- 10 *Extensions, alterations and replacements should follow the traditional features of the existing building and not use 'out of character' products.*
- 11 *Extensions should relate to the local linear settlement pattern in layout and massing.*
- 12 *Designers should study the local distinctive details; and accurately match these to the chosen building form; and avoid mixing styles or historical references in the same building.*
- 13 *Designs should relate to the typical settings and garden forms; and avoid large areas of hard surfacing.*
- 14 *New-build garages and car parking areas must not obscure house fronts; avoid linear blocks of garages.*
- 15 *Designs must include variations in detail to avoid monotonous repetition of one house type.*
- 16 *It is important to re-use barns through conversions where appropriate; this form of backland development can integrate well with the existing village character. The external barn appearance must be retained wherever possible.*

## 5. Highways and Footpaths

Highways and footpaths, with all that they entail in street furniture, lighting and construction, constitute a large part of the design concept for Darley and its future development.

A strong feature is the grass verges, which are to be found along most of the length of Main Street, giving the village a truly rural feel. Footways are generally only on one side of Main Street whilst the lanes have no footways (photo 15).



Located within an AONB, Darley has an attractive and varied environment. This must be maintained with due concern being given to present and future aspects of our highways, footpaths, bridleways and cycle provision, notably:

Providing adequate off-street parking, not only on “new build” but most importantly for existing properties where possible.

Maintaining free and safe passage for all and eliminating parking of vehicles on the footpaths.

### *Guidelines*

- 1 *Every effort should be made to maintain the linear grass verge appearance along Main Street.*
- 2 *New development should reflect the ‘rural lane’ generous grass verge and footpath appearance of the village.*
- 3 *New parking should not be located across existing or proposed pedestrian routes.*
- 4 *Existing footpath systems into the countryside should be designed around, extended and enhanced through new development rather than being extensively diverted.*

## **Street Furniture**

Over the years the village’s mains services have developed in a largely haphazard manner, in particular the telephone and street lighting. Utility Companies must provide mains services to strict standards, and all new developments must have underground services.

Street lighting can be found in various forms, some acceptable and typically rural, others considered urban and not desirable for Darley. Traditional lamps are a mixture of wall mounted brackets and Victorian styled lamp. New developments must incorporate these features. Concrete poles must be avoided. When installing any lighting due consideration must be given to light pollution.

### *Guidelines*

- 1 *On new development all services must be provided underground and every effort made to remove existing overhead power and phone cables to the site.*
- 2 *New and upgraded street lighting should be low energy consumption downlighters to reduce light pollution and reflect the mainly wall mounted bracket light fitting or the traditional free standing Victorian cast iron style.*
- 3 *Private security lights must be muted and carefully sited to light the required area without causing a nuisance or hazard to road users.*
- 4 *The provision of seats, bins, bollards etc should be the result of a consultation with Darley in Bloom, Parish, District and County Councils to provide a coordinated design approach to the village.*
- 5 *Security and commercial lighting should be restricted to the basic plot of the user.*

## **Future Roads and Pathways**

Any new developments must have acceptable rural access roads. Through roads must have footpath provision on one side and grass verges on the other (photo 16). Small cul-de-sacs can be shared surface with grass verges; complemented wherever possible, by dry stone walls in the traditional local style. All must be linked together to provide aesthetically pleasing, safe road layouts, enhanced by adoptable, low shrub planting areas.

Signs, road furniture and road markings must be of a size and colour that merges with the rural scene,





except highway signs such as STOP and GIVE WAY. The present wooden Bus Shelters are a good example because they blend well with the surroundings. The new Bus Shelter at Prospect Cottages is a development to be commended.

### *Guidelines*

- 1 *New developments must have rural access roads that satisfy the Highway Authority but have a rural lane character in appearance and detail.*
- 2 *Through roads must have footpath provision on one side and grass verges on the other side.*
- 3 *Developers should consult the Parish Council over signs and road markings to ensure that a quality rural character is maintained in the village.*

## **Footpaths and Public Rights of Way**

There are numerous rural footpaths in and around Darley (photo 17), which are of considerable recreational value both for residents and visitors alike. Generally they are well marked with the major ones (e.g. Nidderdale Way) being well used and affording easy access to open countryside and the river. All public footpaths and rights of way must be retained and way-marking of the minor paths brought up to standard.

The track bed of the former railway that runs through Darley is thought of as a very important feature and consequently it is felt that building on this would affect any chances of a leisure path up through Nidderdale.

Public Rights of Way are an important part of Darley and a vital link with the surrounding countryside and neighbouring farms and villages.

New developments must respect the green rural setting of existing footpaths and Public Rights of Way. In future developers must take into account these well-used Rights of Way. They must ensure that any development does not affect the access of any members of the community nor the privacy of future occupiers of the development. However, where Rights of Way have to be re-directed or become damaged because of a development, it is the developer's responsibility to make sure that the path is reinstated.

Reinstatement by the developer must be to an adequate standard, allowing safe and easy use by all members of the community. Any disturbance of the Rights of Way must be re-instated before the development is occupied. Costs incurred must be the responsibility of the developer under the guidance of the planning authority.



### *Guidelines*

- 1 *Every effort must be made to retain existing footpaths in situ with extra care being taken to retain existing walls, hedges and trees.*
- 2 *Rights of Way must be reinstated BEFORE the development is occupied.*
- 3 *New footpaths alongside highways are not an acceptable replacement for existing footpaths through green areas.*

## 6. Future Development

There is very little land available for new development and within the Local Plan no provision has been made for further expansion, suggesting instead “in-filling” of small pockets on existing sites where appropriate and use of brown field sites. There is a growing need for low cost, social housing if Darley is to retain its young people.

These measures MUST ensure that future developments enhance the character and appearance of the village within both the regulations and spirit of an AONB. Future developments can thus reflect and maintain the rural character of the village.

### *Guidelines*

- 1 *Landscape design must form a key aspect in the layout, form and residential/industrial/agricultural design qualities of new developments using indigenous species that will encourage local wildlife.*
- 2 *All developments within the village must give high priority to landscape design, to protect and enhance the character and appearance of the village with high quality soft and hard floorscape.*
- 3 *All developments must not form a stark edge to the village, or spoil the outside view by neglecting the backs of buildings and gardens.*
- 4 *Every effort should be made by landowners, developers and the local community to retain the village community facilities and infrastructure of retail, sporting, health, education and cultural facilities through partnership and all appropriate funding.*
- 7 *Ranges of housing, both Social and Private plus differing types, sizes and complementary styles must be encouraged for the economic stability of the village.*
- 8 *It is important to retain and develop Darley's character as a working village offering a variety of buildings for employment however Darley is considered unsuitable for large-scale industrial developments. Therefore mainly small-scale enterprises should be welcomed within the village.*
- 9 *Commercial developments or conversions must be designed to harmonise with the predominantly residential setting.*
- 10 *Shops and business premises have a major visual impact, in particular, the look and feel of the village must be further protected by keeping frontages in sympathy with upper storeys and neighbouring facades (consult Harrogate Borough Council's "Shopfronts Design Guidance").*

## Conclusion

Our Village Design Statement for Darley is an ideal opportunity for all to work together for the good of our village. In order to harmonise the design of traditional and new buildings, future design must consider the details, settings and patterns that give Darley its unique character.

In this Statement there is advice on developments that require planning permission, but it is also valid for people looking to make improvements or alterations to their own homes.

Various changes have taken place in Darley over the years, some of these may be considered to be sympathetic to their setting and others may not. Now all future development and alterations must be carefully considered in view of the guidelines set out in this Statement. This will ensure that Darley village continues to be a pleasant and enjoyable place to live and also remains within the regulation and spirit of Nidderdale AONB.

# APPENDIX 1: Harrogate District Local Plan

This Village Design Statement for Darley should be read in conjunction with the Harrogate District Local Plan (adopted February 2001). The village is shown on Proposals Map Inset No. 16. Darley.

The main policies likely to affect the design of development in and around the village are as follows:

## **Chapter 3 Countryside:**

Policy C1 Conservation of the Nidderdale Area of Outstanding Natural Beauty (AONB)

Policy C2 Landscape Character

## **Chapter 4 Nature Conservation:**

Policy NC7 Enhancement of nature conservation

## **Chapter 6 Heritage and Design:**

Policy HD1 Statutory list of buildings of special architectural or historic interest

Policy HD16 Approaches to settlements

Policy HD20 Design of new development and redevelopment

Policy HD21 Shopfronts

Policy HD22 Advertisement control

Policy HD23 Satellite dishes and antennae

## **Chapter 7 Recreation:**

Policy R1 Existing recreation open space

Policy R2 Existing recreational facilities

Policy R4 Open space requirements for new residential development

Policy R5 New sports and recreational facilities

Policy R11 Rights of Way

Policy R12 Sport and recreation development in the countryside

## **Chapter 8 Amenity:**

Policy A1 Impact on the environment and amenity

## **Chapter 9 Housing:**

Policy H5 Affordable housing

Policy H6 Housing development in the main settlements and villages

Policy H7 Housing development in the countryside

Policy H8 Rural affordable housing

Policy H9 Sub-division of dwellings

Policy H13 Housing density, layout and design

Policy H14 Housing amenity

Policy H15 Extensions to dwellings

Policy H16 Annexes to dwellings

Policy H17 Housing type

Policy H18 Siting and design of dwellings in the countryside

Policy H19 Agricultural occupancy

Policy H20 Replacement dwellings in the countryside

## **Chapter 10 Employment:**

Policy E2 Retention of industrial/business land and premises

Policy E5 Existing non-conforming uses

- Policy E6      Redevelopment and extension of industrial and business development
- Policy E7      New industrial and business development in the main settlements and villages
- Policy E8      New industrial and business development in the countryside

**Chapter 11 Shopping:**

- Policy S3      Small shops
- Policy S4      Shopping in the countryside

**Chapter 12 Transportation:**

- Policy T2      Vehicle access
- Policy T3      Traffic management
- Policy T4      Traffic calming
- Policy T16     Disabled parking
- Policy T17     Cycle parking
- Policy T21     Foot and cycle access
- Policy T22a    Measures to promote cycling
- Policy T22b    Measures to promote walking

**Chapter 13 Tourism:**

- Policy TR1     Visitor accommodation
- Policy TR3     Camping and caravan development - safeguarded locations
- Policy TR4     Camping and caravan development - site characteristics
- Policy TR6     Tourist attractions

**Chapter 14 Community Facilities & Utility Services:**

- Proposal CF9   Other new community facilities
- Policy CF10    Telecommunications development
- Policy CF11    Major utilities networks
- Policy CF12    Renewable energy

The Local Plan is in the process of being amended through a Selective Alteration. The following policies are being amended:

- Policy H3      Renewal of Planning Permission for Housing
- Policy H5      Affordable Housing
- Policy H13     Housing Density
- Policy H17     Housing Type

and the following policies are being added:

- Managed Housing Release
- Hotel and Guest House Protection
- Community Facilities Protection

The proposed change to the Local Plan through the new policy on Managed Housing Site Release is already used for Development Control purposes through the approval of the Council's Interim Housing Release Policy.

## **APPENDIX 2: Listed Buildings of Special Historic and Architectural Merit. Tree Preservation Orders (TPO)**

The following listed buildings in the Darley VDS area are all Grade II:

13/115	B6451 (west side)	Darley Mill House
13/116	B6451 (west side)	Darley Mill with attached chimney
13/121	Low Lane (north side, off)	Fogfield House and attached barn
13/122	Main Street (north side)	Darley Head Laburnum House and barn
13/123	Main Street (north side)	Darley Wesleyan Chapel
13/124	Main Street (north side)	Stocks
14/125	Main Street (north side)	Southfield Farmhouse

Darley has a comprehensive TPO dated 1970.

## APPENDIX 3: Consultations

In the Introduction (Page 3) there is a brief account of the detailed development of the Village Design Statement consultation within the village community. The Draft Statement was then approved by Planning Committee on the 13th September 2001 for consultation with the following organisations and their response was as follows:-

Organisation	Responded	General Support	Observation	Response
Countryside Agency	✓	✓	✓	Absorbed
English Nature	✓	✓	✓	Absorbed
English Heritage	-	-	-	-
Nidderdale AONB	✓	✓	-	-
Yorkshire Water	✓	✓	✓	Noted
Yorkshire Wildlife Trust	✓	✓	✓	Absorbed
Sustrans	✓	✓	✓	Absorbed
British Horse Society	✓	✓	✓	Absorbed
Ramblers Association	✓	✓	-	-
CPRE	✓	✓	-	-
Housebuilders Federation	-	-	-	-
NYCC Heritage Unit	-	via N'dale AONB	-	-
NYCC Environmental Unit	-	via N'dale AONB	-	-
HBC Dept of Technical Services	✓	✓	✓	Absorbed
Menwith with Darley Parish Council	✓	✓	-	-
Councillor Fort	-	via N'dale AONB	-	-
Councillor Ellington	-	via N'dale AONB & Planning Committee	-	-
Darley in Bloom	✓	✓	-	-
Environment Agency	✓	✓	-	-

The observations were discussed and acted upon (absorbed) in detailed discussion between officers of Harrogate Borough Council's Department of Technical Services and the Darley Working Group and the final draft has been agreed by the Countryside Agency.

This document was fully ratified on the 12th June 2002 by the Head of Planning Services with the Ward Members, Area 1 Development Control Chairman and the Cabinet Member (Planning).



Typical views of the village footpaths.



