Escrick
Design Code

Design Code: Contents

Escrick
Neighbourhood
Development Plan

Design Code: Contents

All illustrations and graphics included are generic and do not represent planned housing schemes in the parish

Introduction

Escrick village is the historic main settlement at the northern boundary of Escrick Parish. Escrick Village has its own Conservation Area. The Design Code is applicable to development within the whole Parish.

What is a Design Code?
The Escrick Parish Design Code:

• Sets out design expectations for all forms of development
• Gives design guidance relating to best practice
• Provides character assessments of the Parish, highlighting its distinctive qualities
• Gives a historical overview of how the Parish has evolved over time
• Reinforces the aims and objectives of the Neighbourhood Plan

Why produce one for Escrick?
The aim Design Code is to ensure that any future development and change in the parish is based on an understanding of the area's past and present. It draws attention to what is special about the buildings, open spaces and settings of Escrick giving residents a say in the future of their Parish, by producing guidance on respecting these qualities.

How has it been produced?
The Design Code has been produced on behalf of the residents of the parish with the full support of Escrick Parish Council. It is the result of public consultation including public meetings, surveys, workshops and exhibitions, and draws upon the detailed findings of a local heritage assessment.

How will it work?
This Design Code describes how Escrick has evolved to how it is today and highlights the qualities that residents value. It is intended to be a practical tool capable of influencing decisions affecting design and development in the Parish.

The Design code sets out acceptable design parameters and details how the key aims and objectives of the neighbourhood plan can be achieved. Development should seek to improve or contribute to the character of place, by understanding, referencing, and complementing setting and context

Who is it for?
The Design Code should be used by developers, applicants and homeowners to ensure that their proposals respond to and reinforce the defining characteristics of the Parish and addresses key local concerns. It will also assist Escrick Parish Council and Selby District Council (SDC) in commenting on and determining the design quality of applications in the Parish.

What does it cover?
The document contains sections on:

• guidance and best practice for new builds, house extensions and alterations
• the landscape setting of the village,
• the evolution of the village,
• the pattern of the settlements,
• identifying local character,
• open spaces and green corridors,
• the form and style of buildings.

Each section concludes with a number of Design Guidelines. Taken together with the accompanying text, plans and appendices, these guidelines provide details of the qualities that define the character of Escrick.

The Escrick Design code aligns with the principles set out in the National Design Guide covering the characteristics of a well-designed place.

Escrick Village

Wheldrake Ln

Skipwith Rd

Mill Hill

Heron Wood

Hackings Wood

Common Wood

Hollicarrs Wood

A19

Escrick Parish boundary

Escrick village

Woodland

Greenbelt

Escrick

Selby District

Selby

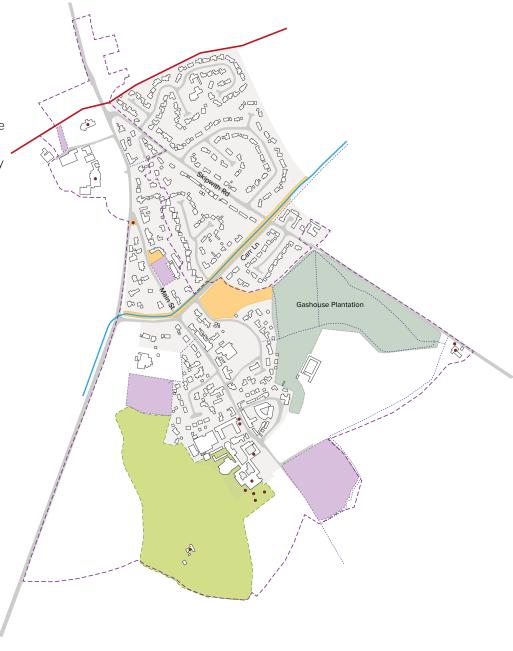Location of Escrick Parish within Selby District

Escrick Parish

About Escrick

The village of Escrick lies 6 miles south of York on the moraine to which it gives its name. It is thought Escrick dates back to the Saxon period, the village remained a small settlement throughout the medieval period. The village provided an area of dry land above the more waterlogged vales of York. The moraine ridge, where the settlement was located was a key route between the River Ouse, York and Stamford Bridge.

The first documentary evidence of Escrick comes from the Domesday Book of 1086 but archaeological finds suggest the area may have been occupied for nearly 4000 years. In 1086 Escrick consisted of two estates which were brought together between 1145 and 1219 when St Mary's Abbey granted the land to the de Lascelles family.

In 1668, it was bought by Sir Henry Thompson, a notable Merchant Adventurer of York and ancestor to the present estate owning family. In over 800 years this is the only time the estate has been sold. This sense of continuity and stability has contributed significantly to the relationship between church, village and estate. It is this relationship that has created the unique heritage of Escrick.

Escrick was developed as an Estate Village by Sir Henry Thompson who acquired the village and the Hall in 1668. Sir Henry's great grandson, Beilby Thompson, inherited the Estate in 1742. Under this ownership the village extended north towards York; the Church was relocated from beside the Hall to its present site on the York Road (A19); and most of the former site of the village was cleared and became the grounds of Escrick Hall (now part of Queen Margaret's School).

Escrick Church

Part of this reorganisation involved an Act of Parliament in 1776 stopping the main village street at the gates to the Hall and creating a by-pass. The village's sylvan character also evolved from the time of enclosure when the open land became parkland. The bridge over the dyke was also constructed in 1776.

In the late 1770s the village was reshaped, and establishing the hall with its own grounds with some separation from the rest of the village. The village was effectively relocated north of its former location - with the former site of the village becoming the grounds of Escrick Hall.

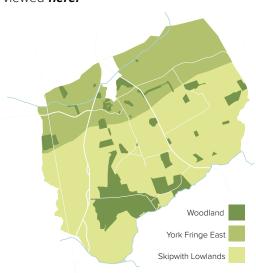In 1949 Escrick Hall became home to Queen Margaret's School.

Escrick c1600

Escrick c1850

Escrick c2000

1. Escrick Hall
2. First Church
3. Rectory
4. Second Church
5. Escrick Village Hall

Rural character

Escrick Parish straddles the Vale of York and Humberhead Levels National Character Area Profile, split at the line of the Escrick Moraine. Selby Council has categorized the parish as follows:

York Fringe East - The landscape is characterised by the Escrick Moraine which runs from the north-east to the south-west across this LCA. The landscape boundary is defined by the River Ouse to the west, the southernmost extent of the Escrick Moraine to the south, and comprises of gently rolling, predominantly arable farmland with areas of woodland plantation distributed throughout the area. The Selby Landscape Character Assessment can be viewed *here.*

There is a strong rural character with small nucleated villages and farmsteads, and a strong sense of openness resulting from long distance views across the landscape, a medium scale patchwork of fields defined by hedgerows with occasional hedgerow trees, and post and wire fencing. Parklands are associated with large historic houses.

This is an intensively farmed landscape, though locally important water bodies and woodlands have a greater sensitivity to change. Large areas of woodland to the north provide naturalistic features contributing to the character of the landscape. Escrick is well integrated with the surrounding landscape, with Escrick having wooded boundaries. Thus settlements may be sensitive to new development that does not fit with their characteristic layout.

Settlements show a degree of unity of style and colour across housing developments, particularly within their Conservation Areas, with most housing being constructed of mottled red brick with pantile roofs. The dispersed pattern of isolated settlement across the rest of the area indicates that higher density housing developments would be uncharacteristic.

Woodland
York Fringe East
Skipwith Lowlands

Landscape Character within Escrick Parish

Skipwith Lowlands - This character area is located in the north-east corner of the District, adjacent to the Escrick moraine in the north. The area is bounded by the River Ouse and its floodplain to the west, the River Derwent and its floodplain to the east, and extensive areas of flat farmland to the south. It is located predominantly within the Humberhead Levels NCA, crossing into the Vale of York NCA.

At a county scale, the landscape falls within the Vale Farmland with Plantation Woodland and Heathland LCT. Relatively flat arable farmland, with a strong presence of woodland plantation throughout the landscape. Semi-enclosed landscape with extensive areas of woodland plantation concentrated around Skipwith.

Broad area of heather and heather grassland, of high conservation value, located at Skipwith Common National Nature Reserve (NNR) to the south-west of Skipwith. Medium-large scale varied field pattern defined commonly by ditches and dikes or by sparse and irregular hedgerows with occasional hedgerow trees.

The following general guidelines apply in this area, subject to adopted local and national planning policies:

- Encourage reinstatement of hedgerows and field trees, where field boundaries have been lost in the past, to create a connected landscape pattern, such as along roads and particularly in the west of the character area;

- Seek to secure long-term health of woodlands across the area;

- Use existing woodland and new woodland planting to integrate built development into the landscape;

- Enhance informal recreational enjoyment of the landscape; and Consider colours of new development, favouring colours that are sympathetic to and reflect the landscape.

- Location specific guidelines for this area include: Should seek to establish long-term gains for the landscape, such as biodiversity enhancements and securing additional recreational access to the woodland;

- Conserve and protect the parkland landscapes at Escrick by limiting possible harmful changes of use. Retain mature and veteran trees while planning for the next generation of parkland trees to ensure a sustainable population.

Flooding

Esrick parish contains an area of functional floodplain (Zone 3b) adjacent to the village. Within the current development boundary are areas of Flood Zone 2 and Floor Zone 3a.

Flood Zone 2 - 1000yr Floodplain & Approximate 100yr plus Climate Change Floodplain

Flood Zone 3a - 100yr Floodplain

Flood Zone 3b - Functional Floodplain
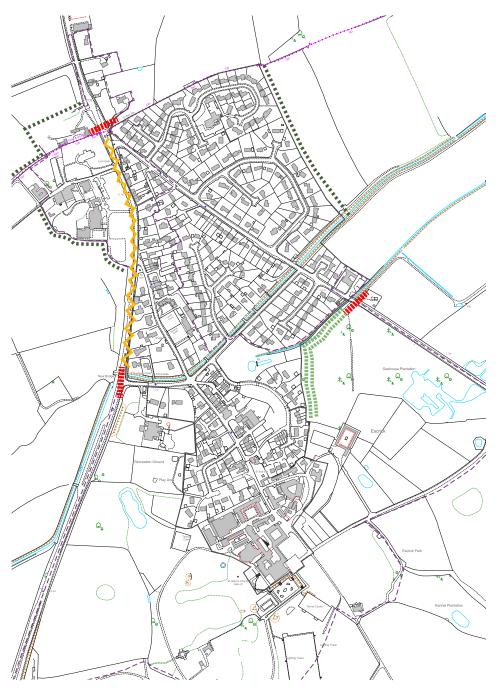
Village Edges

Entrances/Exits - key entrances/exits into and out of the built area

Road Edge - built area of village bounded by road

Woodland Edge - built area of village bounded by woodland

Hedged Edge - built area of village bounded by hedges with open fields beyond

IDENTIFYING
LOCAL CHARACTER

Design decisions should be based on the results of local character assessment which should be undertaken as part of a site and context appraisal.

Designers of new housing developments or extensions and alterations to existing buildings should spend time in the local area to gain a critical understanding of its distinctive qualities at an early stage in the design process. Good design draws upon local characteristics, either as a direct reference or as a thoughtful response to it. This should be demonstrated in a planning application.

Identifying local character overview:

Density and form
Proposals should complement their context by making use of the surrounding built and natural environment to inform the layout and massing of the scheme. Density should reflect the rural character of Escrick and the defining characteristics of the Conservation Area.

Views
Important views such as heritage assets, listed buildings or views to and from the surrounding countryside should be identified and retained.

Vernacular design - Details, materials, colours
New development should respect local characteristics such as building forms, materials, traditions and street patterns, and use these characteristics to inform the design response.

🟪 Historic	🟨 20th Century Infill
🟥 Education	🟦 Modern housing development
🟫 Skipwith Road	🟥 Mixed historic/education
🟧 Post War Cul-de-sac	🟩 Isolated dwellings/farms

Identifying local character checklist:

- Proposals should be sensitive to the characteristics of the local area, and identify patterns of building forms, details, layouts and boundary treatments

- Density, scale and massing should reinforce the existing character of Escrick

- Understanding past change is the key to continuing the narrative of place into the future

- A study of typical local building materials and practice will allow developers to identify the recurring details that contribute to the character of a place

- Topography of the site and its surrounding area should inform the density and layout of a scheme and must be taken into account from an early stage in the design process

DESIGN CODE C1.1
Character

New development should respond to and reinforce the distinctive character of Escrick. The following elements should be considered in new development:

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.

Density
A low density should be applied to Escrick that reflects existing character and density of development. For example Wenlock Drive/Southlands/Northlands, is an area containing 44 houses over 5 hectares gives a density of 9 houses per hectare. Carrs Meadow is 11 houses per hectare, including the Village Green.

Materials
Brick, stone, roof tiles, windows and door materials should be compatible with the local vernacular.

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 treament in the village. Side or rear boundary treatments should be of natural materials such as fencing or hedgerows.

Front gardens
All new residential properties should be designed to include front gardens. This is a defining characteristic of Escrick.

NEIGHBOURHOOD SCALE CHECKLIST:

What variety of housing is there in the area?

What is the surrounding topography and special characteristics of the area? (i.e water bodies, landscape features, etc.)

Can historic buildings be enhanced by the proposal?

What are the predominant land uses?

Does the new development reflect the existing grain and density of development?

Are important views retained?

*not representative of planned development

STREET SCALE CHECKLIST:

BUILDING SCALE CHECKLIST:

What is the scale and massing of the buildings?

Is the character urban, suburban, rural/settlement edge

What are the common materials and colours used?

What are the common boundary treatments?

Are ridge heights in line with those of neighbouring properties?

What is the provision of green infrastructure?

What are the nearby land uses?

What is the density?

Are architectural details repeated in surrounding buildings?

Do streets feel open or enclosed?

What are the predominant form of porches / dormer windows, bay windows?

MATERIALS

Brick

The predominant type of brick used throughout the village is mottled red brick, red-brown brick, and pinkish-red and gault brick which can be found on the majority of older properties. This is likely to be because the clay used to make the brick was locally sourced. More recent properties, especially those built in the mid-20th century introduced different materials and colours to the village. This includes light brown and multi bricks, yellow, and mellow bricks.

Timber

Timber is less commonly used throughout the village but can be found in boundary treatments and detailing to properties. The village green has a low timber fence as does other properties throughout the village and along the beck. Some properties on Main St feature timber detailing such as barge boards in the gables.

Tiles and Slate

There is some variation throughout the village in terms of tiles used. The Parsonage and Escrick Park both feature Welsh slate. Elsewhere there are many examples of red-brown or grey tiles being used. Pantiles are found throughout the village and are usually in terracotta, or concrete in red-brown or or dark brown. There is little consistency throughout the village and colours and materials vary.

Stone

Stone is less commonly used than brick but there are still many examples of the material being used in the village. This includes the Grade II listed properties such as the Church of St Helen which uses sandstone ashlar and The Parsonage Country House Hotel. Stone is found on some mid-20th century properties as either a primary building material or cladding. These tend to be yellow in colour. Stone walls in a variety of heights and depths are also common throughout the village – these are mainly grey.

Render and cladding

Neither render nor cladding reflects the vernacular of the Parish and is discouraged.

Metal

Metal is not a material used commonly in Escrick. Boundary treatments are mainly brick or stone walls or fences, often coupled with hedges or planting. There are some examples of railings or gates made from metal but these are not common.

Doors

Doors in the conservation area are predominately timber. These are generally painted white, brown, or the estate blue colour. Many of the doors in the village feature timber-bracketed tiled porches. Elsewhere in the village there is a mixture of both timber and UPVC.

Doors can be noticeable features and, as with windows, they can have a dramatic impact on the appearance of a property. Doors should be simple, well-proportioned and reflect the local vernacular.

Detailing

Architectural detailing in new development shall typically display elements that balance with those on existing traditional buildings in terms of interest, scale and texture and form.

Traditional elements often include detailing around windows including sills, quoins and masonry detailing, door surrounds or porches and timber framed, sash windows. Attention to high quality architecture and well considered architectural detailing is expected.

Windows

Traditional fenestration design is prevalent throughout the village with many contemporary properties referencing the historic design. Timber sash windows are common and there are many examples of lower ground bay windows. Some of the more recent properties use upvc but they are generally sympathetic in terms of design and appearance.

The choice of paint colour for windows can have a dramatic effect on the appearance of a building. Paint colours should respect traditional, local colours. White, together with muted and natural tones are most appropriate.

Boundary treatments

Boundary treatments to the front of properties in Escrick are predominantly low hedges either on their own or coupled with a low wall made from either stone or brick.

Boundary treatments used to the front of the property should generally be no more than 1.2m in height to. Fences, gates or railings over 1.2m are not considered appropriate as they conflict with the estate village vernacular.

Side of rear boundary treatments are generally, fences or hedges. There are some walled examples of side and rear boundary treatments in the more historic village centre. Certain properties have a completely open plan front aspect.

GREEN INFRASTRUCTURE & SUSTAINABILITY

Green infrastructure is a broad-term used to describe natural and semi-natural features of all scales within and between towns and villages from street trees and planting up to rivers, woodland and moorland.

Green Infrastructure is land which already contributes towards, or has the potential to contribute towards the following:

1. Retention, creation and enhancement of important habitats and ecological networks

2. Resilience to climate change and sustainable design

3. Important attributes of natural green space, connectivity to other green spaces and a local need for open space

4. Valued landscapes and local distinctiveness and amenity, particularly within the urban core

5. Historic parks and landscapes and the setting for heritage assets

6. Improving opportunities for walking, cycling and horseriding, establishing strategic green links and enhancing the rights of way network in urban and rural parts of the district

Agriculture

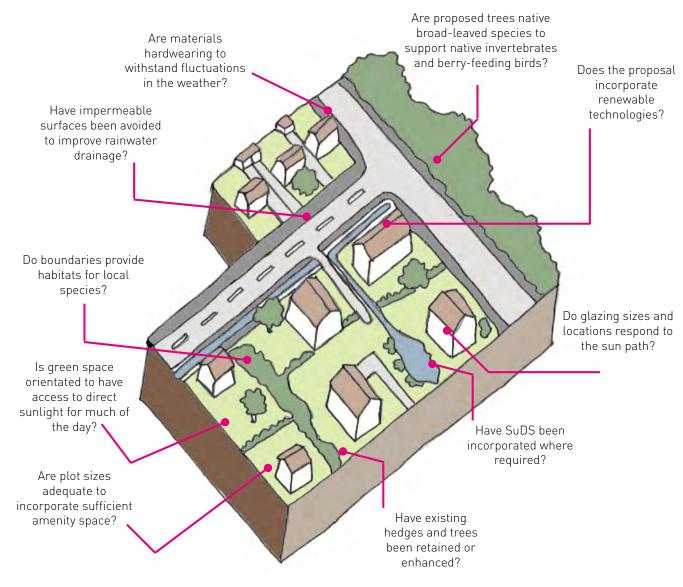Woodland

Parkland

Recreation

Water

Key Objectives

- Connect or reconnect areas of green infrastructure to enable wildlife to move more freely and for humans to enjoy a greater series of interconnected green spaces

- Provide spaces for leisure, recreation and relaxation contributing to and improving mental and physical wellbeing

- Enhancement of a site's multi-functionality and ability to play a key role in climate change adaption and mitigation, carbon capture, improve wildlife and biodiversity benefits, increased food production, and improved water management and flood risk

- Encourage enhancement of sites in line with their strategic objectives in relation to habitats and species. This might include promoting the planting of native broad-leaved trees, planting that is beneficial to pollinators or the inclusion of bat and bird boxes or hedgehog gaps between properties or physical boundaries

- Deliver green infrastructure provision at a variety of scales from domestic, street, neighbourhood, Parish, district and regional levels

Green infrastructure check list

- Does the proposal enhance and/or connect with existing or planned pedestrian and cycle infrastructure?

- Does the proposal connect with existing green infrastructure?

- Does the proposal include planting such as trees and hedgerows?

- Does the proposal include flood mitigation infrastructure such as Sustainable Drainage Systems (SuDS)?

- Does the proposal include space for play and recreation?

- Does the proposal include space for food growing?

- Does the proposal include infrastructure to support wildlife such as bat and bird boxes and hedgehog gaps in garden walls and fences?

- Does the proposal align with and reinforce local character with regard to habitats and species?

- Does the proposal contribute towards the setting of a historic park or heritage asset?

Sustainable design general principles:

- Sustainable Drainage Systems (SuDS) should be incorporated to minimise the risk of flooding

- New developments should avoid impermeable surfaces that do not allow for drainage of surface water run-off

- New dwellings should minimise creating north-facing habitable rooms and north facing glazing that is likely to make homes cold in the winter

- New sustainable habitats should be created in appropriate locations, and existing habitats protected and where possible, enhanced

- The choice of plants and trees should be considered in relation to the microclimate, orientation, geology and maintenance requirements

- New developments should be designed to be sustainable in the widest sense of the word, in accordance with the National Planning Policy Framework

Are proposed trees native broad-leaved species to support native invertebrates and berry-feeding birds?

Are materials hardwearing to withstand fluctuations in the weather?

Does the proposal incorporate renewable technologies?

Have impermeable surfaces been avoided to improve rainwater drainage?

Do boundaries provide habitats for local species?

Do glazing sizes and locations respond to the sun path?

Is green space orientated to have access to direct sunlight for much of the day?

Have SuDS been incorporated where required?

Are plot sizes adequate to incorporate sufficient amenity space?

Have existing hedges and trees been retained or enhanced?

*not representative of planned development

Are trees and planting native species that align with the wider biodiversity objectives?

Does the proposal include space for play and recreation?

Do boundary treatments to properties include green infrastructure?

Are open and green spaces accessible and linked to improve connectivity?

Is there space for food growing?

Is planting beneficial to pollinators?

Are flood and water management infrastructure included?

*not representative of planned development

DESIGN CODE G1.1
Gardens

New development should be of consistent character and density to the village, providing sufficient amenity space to occupants. This means front gardens should be provided and private rear gardens should provide adequate amenity space commensurate with the size and needs of the property and its residents.

Existing private amenity space in Escrick varies throughout the village. Some larger detached properties have rear gardens around 700sq/m, whilst smaller semi-detached and terraced properties have rear gardens around 40sq/m. The minimum depth of rear garden / amenity space shall be 10m to ensure privacy between dwellings and usable private gardens. Any extension to existing properties shall ensure that these minimum spaces are still achieved after development.

Front gardens contribute strongly to the character of each street and provide the setting to each building. Gardens create space between and around buildings allowing views across the area and beyond to the rural landscape. Front gardens should be include lawns, tree planting, hedges and hard surfacing, ideally a permeable surface.

Private or shared amenity space is vitally important in all development. Amenity space should be practical and usable providing space for recreation/ play, drying clothes, food growing, whilst improving biodiversity and reducing surface water/run off.

Whilst size of amenity space will vary depending on the dwelling size, type and character of the plot – a guide is provided below:

Property size	Minimum size of rear amenity space
2 Bed dwelling	50m2
3+ Bed dwelling	75m2
All dwellings	
Minimum garden / amenity space depth	10m

DESIGN CODE G1.2
Trees

Mature trees should be retained. Where loss to development is unavoidable, they should be replaced. Retention of all trees and hedgerows, especially along property boundaries is vital. If trees and hedges do need to be removed, they should be replaced within the site with native species. Trees should be replaced at a ratio of 3:1. Mature trees and extended woodlands must be retained

Successful planting

Planting details must be carefully considered so that the species being introduced are appropriate to the context and climate and their management and maintenance is also considered. Trees that die within 5 years of being planted should be replaced as per standard landscaping conditions.

Biodiversity

Wildlife habitats should be created throughout the proposal and should include a strategy for maintenance. At the initial site and contextual appraisal local species and habitats should be identified which can help to inform the design and type of infrastructure needed to support it.
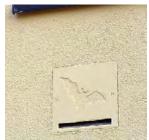
DESIGN CODE G1.3
Supporting Habitats

Escrick is home to a complex and varied ecosystem. Development should minimise impact on the natural environment by providing adequate space for wildlife. This should include integral bird houses and nesting boxes that are discreet and low maintenance.

The design of the elements should be in a material to match the building. Existing hedges and planting should be protected and new planting encouraged. Ecologists should be consulted on larger schemes to ensure proposals meet specific local needs.

Ibstock habitat boxes

Ibstock habitat boxes

DESIGN CODE G1.4
Permeable Surfaces

Increased surface runoff from new hard surfaces should be discouraged to manage flooding. Impermeable surfaces such as tarmac should therefore be avoided. Porous surfaces such stone setts and gravel are common in Escrick and new surfaces should use complementary materials and colours in keeping with the village. A mixture of materials are encouraged in front gardens to maintain sufficient green infrastructure in addtion to limited areas of hardstanding for circulation and parking.

New alternatives such as grasscrete should be considered as alternatives where a greener finish is required. Grass protection matting and permeable paving is also appropriate.

DESIGN CODE G1.5
Sustainable Drainage

Where possible, small areas of water storage should be promoted in new and existing gardens to manage surface run off. Rain gardens store and filter water, slowing discharge to main water courses.

Proposals of all scales must take steps to minimise flood risk. SuDS describe various strategies designed to drain surface water efficiently and sustainably.
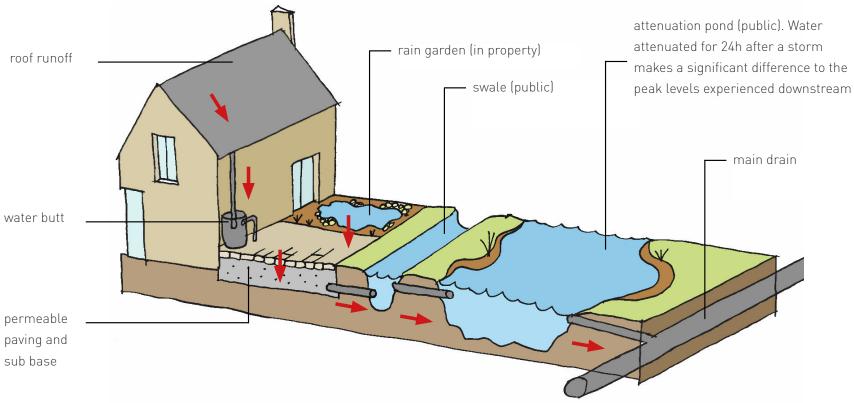

attenuation

rain garden

Example of sustainable drainage systems

New development should include appropriate levels of Sustainable drainage systems (SUDS). Whilst principally being used to manage flood risk, SUDS use a wide range of techniques to manage the quantity of surface water run-off from development as close to the source as possible, such as rain gardens, swales, french drains, etc and can help reduce pollution and maintain water resources.
Well-designed SUDS can contribute to quality neighbourhoods, providing opportunities for wildlife to thrive, and enhancing the leisure, play and educational offer within our public open spaces.

roof runoff

rain garden (in property)

swale (public)

attenuation pond (public). Water attenuated for 24h after a storm makes a significant difference to the peak levels experienced downstream

main drain

water butt

permeable paving and sub base

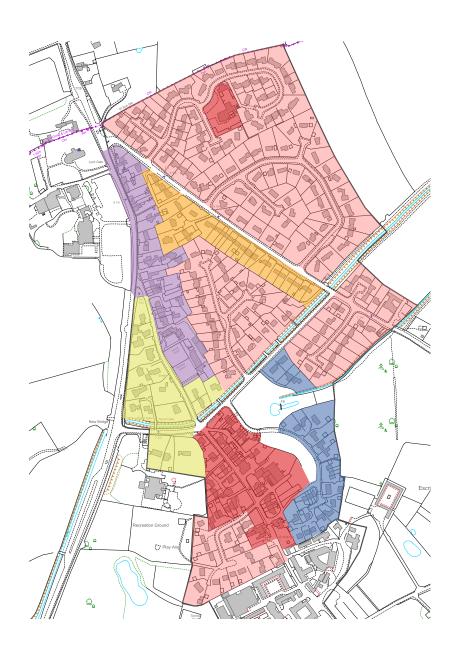*not representative of planned development

URBAN STRUCTURE AND BUILT FORM

Escrick village is a nucleated settlement, meaning development is well-enclosed and tightly clustered (2019 Landscape Character Assessment, Selby District Council)

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The earliest extant residential properties were built in a linear form around Main Street. Later additions to the village were built in less dense forms such as cul-de-sacs and as either small urban extensions or on infill sites.

There are a variety of housing typologies throughout the village. Some of the earliest existing examples includes terraced cottages and several larger detached properties. More recently semi-detached and larger detached properties have become the predominant house types in the village.

These more recent additions are generally well-proportioned with generous gardens and off-street parking. Residential properties in the village are mainly 2 storey with some provision of bungalows.

Generally larger detached properties set back from the highway with generous landscaping and plot sizes

Historic mix of dwelling types built in tight grain and of linear form

Contemporary development of mixed dwelling types in a crescent

Predominantly large detached dwellings built in cul-de-sacs or crescents

Contemporary linear development comprising a mix of dwelling types

Village core comprising a mix of historic dwellings with new additions set out in organic and informal nature

DESIGN CODE F1.1
Scale & Massing

New development will be more likely to integrate successfully with the settlement if the scale, height and massing of new buildings demonstrates consideration for the context of the original buildings within the area.

Buildings should not be designed in isolation. Whether they are of traditional or contemporary design, buildings should be part of a design concept for the whole site. This will need to be explained in a Design and Access Statement accompanying the planning application.

The proportions of proposed houses should reflect and be compatible with neighbouring properties in the same streetscape.

DESIGN CODE F1.2
Position

New development and alterations to existing buildings, shall respect the position of existing buildings relative to the street and within the plot.
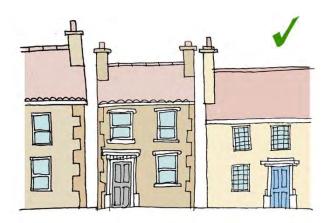
Proposed dwellings should respond to the building lines of existing properties to ensure they occupy a similar position on the plot.

DESIGN CODE F1.3
Height & Roofline

New houses that respect the existing height and follow the roofline of adjacent houses should be encouraged. Similarly proposed extensions are more likely to be successful if they do not exceed the height or footprint of the original building.

Roofs should be designed to reflect the style of the proposed development and its context. Careful attention should be paid to roofing materials, pitch, eaves and verge details and the inclusion of chimney stacks or other features that project above the ridge line.

DESIGN CODE F1.4
Orientation

Generally, houses should be orientated so that the principal elevation faces the main street. Presenting a blank gable end to the street should be avoided to ensure that there is activity and passive surveillance to the street. Orientation should reflect the character of its local area.

This orientation will also help to define streetscapes more clearly and enclose space more successfully. Orientation should be considered to maximise opportunities for increased internal daylight and the inclusion of renewable energy technologies.

DESIGN CODE F1.5
Elevations

All elevations of new houses should be treated as important and include fenestration. This will avoid a visual clash between the front of the house and the side. Unsightly elements such as metre boxes, satellite dishes and pipework should be designed and located to minimise the impact on the front elevation.

Dormers should not be included on roofs facing the street but are acceptable at the rear of properties in the Conservation Area. Instead, skylights will be acceptable to provide natural light.

DESIGN CODE F1.6
Frontages

Houses should be set back from the pavement, the resulting space should be adequately planted and greened to contribute to the rural character of the Parish.

The domination of front parking should be avoided in both existing and new properties. Frontages should include front gardens and planting to mitigate this. Generally driveways and garaging should be to the side of properties to maintain green frontages.

The boundary treatments to gardens are important contributors to the character of the Parish and should be maintained.

Streets for People

Streets, shared spaces and parking areas must be designed to meet the needs of car owners but not at the expense of other users of the space. There should be a focus on a range of flexible areas that meet a range of needs to mitigate potential conflict.

Streets for people overview:
• Prioritising people
• Carriageway widths
• Speed restraint
• Green infrastructure
• Active frontages
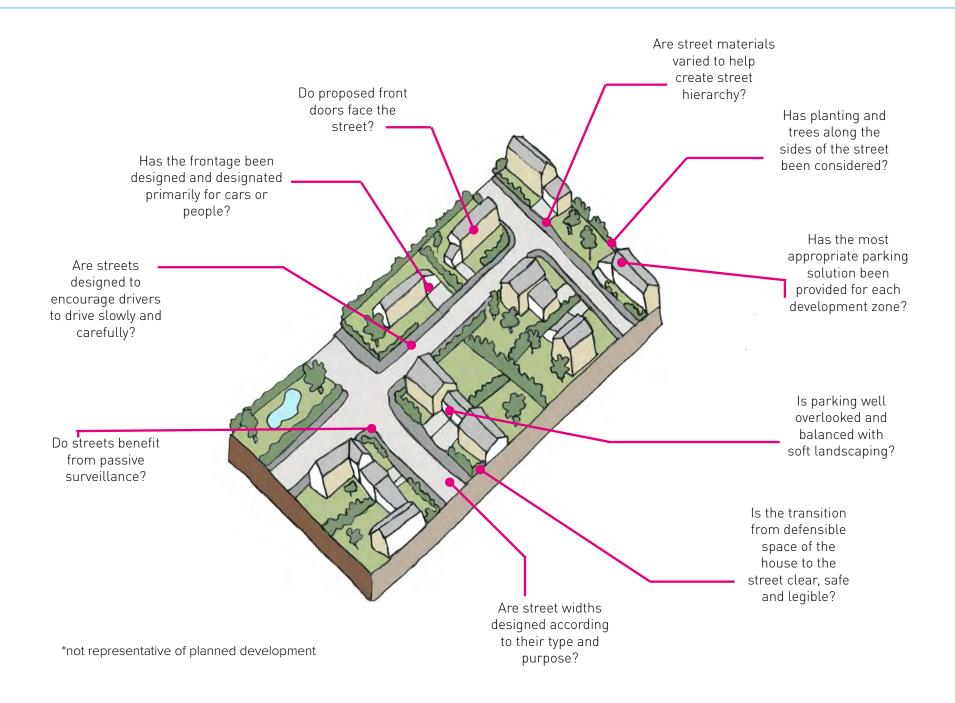• Street lighting
• Parking outside the curtilage

Usually, using a variety of parking treatments and solutions (both within and outside the curtilage) will create more capacity and avoid over-dominance of parking in any particular area.

Street design and materiality

Proposals are encouraged to incorporate materials that are visually attractive, require minimum maintenance, and are in keeping with the specific local character of the area.

Streets for people checklist:

• All fronts of buildings, including front doors should face the street

• Streets should be designed in such a way that encourages motorists to drive more slowly and carefully

• A variety of parking solutions that are appropriate to the context should be used

• Parking should be well overlooked, and if possible residents should be able to see their car from their home

• On-street parking should be balanced with trees and soft landscaping to balance the visual impact of parked cars on the streetscape

• Existing green and blue infrastructure should be integrated into the layout of the development (green infrastructure is a wide-ranging term used to describe natural features such as trees, fields, woodlands. Blue infrastructure is a similar term used to describe water features such as swales, rain gardens, ponds and dikes etc)

• Streets should be multi-functional with areas of blue and green infrastructure where appropriate

• Streets should support and encourage sustainable and active transport including the provision of electric vehicle charging points

Are street materials varied to help create street hierarchy?

Do proposed front doors face the street?

Has planting and trees along the sides of the street been considered?

Has the frontage been designed and designated primarily for cars or people?

Has the most appropriate parking solution been provided for each development zone?

Are streets designed to encourage drivers to drive slowly and carefully?

Is parking well overlooked and balanced with soft landscaping?

Do streets benefit from passive surveillance?

Is the transition from defensible space of the house to the street clear, safe and legible?

Are street widths designed according to their type and purpose?

*not representative of planned development

THE STREET SCENE

The street scene can be defined as:

"The appearance of all of theelements of a street, including the carriageway,pavement, street furniture, planting, and the buildings or structures along its edges, particularly the composition of buildings on each side of the street."

Given the way Escrick has evolved the Parish contains a variety of character areas with their own distinct identity. New development should always be informed by a site and contextual appraisal to influence the design response, ensuring that new development responds to and reinforces the character of its area.
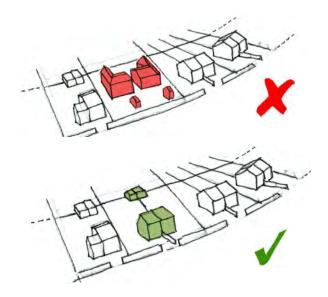
The Neighbourhood Plan and Design Code is keen to ensure that new development responds to and reinforces the character of Escrick whilst being sensitiveto its defining qualities. New development should also seek to achieve the aims and objectives set out in both documents.

There are general principles to inform the design and siting of new development, replacement dwellings and extensions and alterations to existing properties.

This sections demonstrates how any type of new development will be expected to respond to the street scene and contribute to creating well-designed, safe and functional streets and neighbourhoods.

DESIGN CODE S1.1
Building Line

The set back of new buildings should respect the existing building line along the street, any new or infill development should be built to respond to its neighbours building line to add coherence to the street scene. Dwellings should not be set in front of the existing building line nor should they be behind the neighbours' building line.

DESIGN CODE S1.2
Replacement Dwellings

Where replacement dwellings are being constructed they should respond to the defining characteristics of their immediate context. Building heights, plot widths, building lines, and scale and massing should be respected and referenced. This should be informed by a robust site appraisal that details the characteristics and built form of the surrounding context.

Replacement dwellings should maintain front gardens and provide sufficient amenity space to the rear (10m depth minimum). Space around the dwelling should be maintained to ensure access, storage and maintenance can be accommodated.
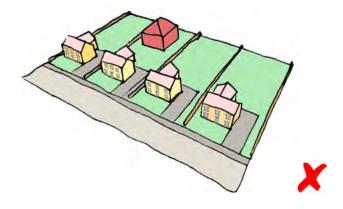
DESIGN CODE S1.3
Backland Development

In many cases backland development will be inappropriate and should be resisted. Where properties could potentially accommodate new developments within their plot there can be issues with negative impacts on residential amenity, loss of light and privacy, reduced space for parking and access.

Back-land development can also compromise existing and historic building lines, layouts and streetscapes. Loss of green infrastructure such as gardens and vegetation are other issues arising from back-land development.

This may mean that back-land development is considered inappropriate if the proposals would negatively impact the character and quality of the area. See diagram opposite for acceptable distances between dwellings.

Key to Basic Standards Diagram
F - Front
B - Back
S - Side

side to side (2 driveways) 6m

side to side (1 driveway) 4m

front to side 12m

Back to side 12m

Back to boundary 10.5m

back to front 21m

front to back 21m

back to back 21m

90°

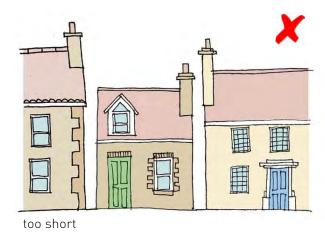*not representative of planned development
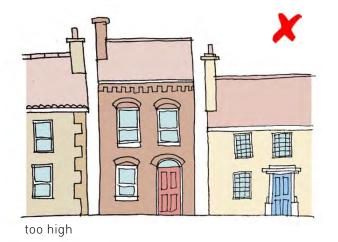
DESIGN CODE S1.4
Infill

Infill development can be integrated provided the design and layout of the new buildings respect the traditional street scene and character of the village.

New houses in existing streetscapes should take reference from surrounding building heights. This will help to maintain and enhance the proportions, rhythm and character of the adjacent buildings and contribute more successfully to the street as a whole.

Where more than one house is proposed as infill, each property should aim to be individual in its approach to referencing the surroundings, avoiding repetition. This would not apply to proposals for terraced infill.

too short

too high

Example of infill development

How do properties sit within their plot, and what amount of amenity space do they have?

How far are neighbouring properties from the street?

How are properties orientated?

What are the height and massing of buildings?

What are the typical boundary treatments in the area?

Example of appropriate infill development

*not representative of planned development

PRACTICALITIES OF
THE HOME

The way homes are designed can positively or negatively shape the way in which people live their daily lives. Service infrast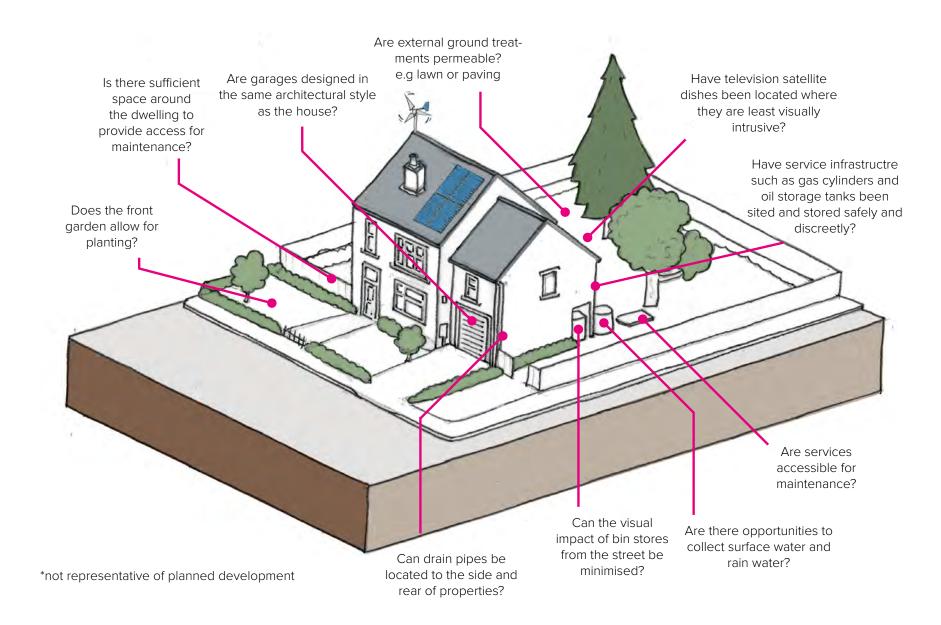ructure and practicalities of the home should be considered as a key part of the design process to ensure homes and streets function properly and support safe and convenient living.

Parking, access, storage, renewable energy provision and property maintenance are key functions and infrastructure that, if designed poorly, can cause visual clutter, detract from the streetscene and inconvenience residents and visitors.

This section demonstrates how service infrastructure can be designed in a way that supports the needs of users whilst contributing to a high quality public realm and neighbourhood.

Practicalities of the home checklist

- Rooms should be well proportioned and should be large enough to function properly for their use

- Front gardens must not be designed for parking alone

- Residents should have secondary access to their rear garden without having to walk through the home

- Bin stores should be located where they are convenient for residents as well as for refuse collectors, but their visual impact from the street should be minimised

- Telephone, radio and television systems should be integrated, and servicing should be located to minimise visual impact from the street

- Hard landscaping for parking at the fronts of houses should be permeable

- Sufficient space around the dwelling should be provided for the long term maintenance of the property and for infrastructure provision

Are external ground treatments permeable? e.g lawn or paving

Is there sufficient space around the dwelling to provide access for maintenance?

Are garages designed in the same architectural style as the house?

Have television satellite dishes been located where they are least visually intrusive?

Does the front garden allow for planting?

Have service infrastructre such as gas cylinders and oil storage tanks been sited and stored safely and discreetly?

Are services accessible for maintenance?

Can the visual impact of bin stores from the street be minimised?

Are there opportunities to collect surface water and rain water?

Can drain pipes be located to the side and rear of properties?

*not representative of planned development

DESIGN CODE P1.1
Internal space

New properties should be designed to provide sufficient internal space in line with Nationally Described Space Standards.

It is important that new homes provide adequate internal space for the following reasons:

- Suitable space for storage

- Space to study or work from home

- Ensure rooms are usable and adaptable

- To ensure that furniture fits in rooms

- Health and wellbeing of families

- Privacy within the home

- Space for cooking and food preparation

- Space for family dining

- Circulation and ventilation

The standard requires that:

a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 on the opposite page

b. a dwelling with two or more bedspaces has at least one double (or twin) bedroom

c. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m2 and is at least 2.15m wide

d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m2

e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide

f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m2 within the Gross Internal Area)

g. any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all

h. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m2 in a double bedroom and 0.36m2 in a single bedroom counts towards the built-in storage requirement

i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

Table 1 - Minimum gross internal floor areas and storage (m^2)

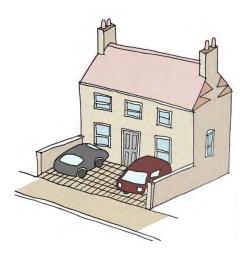| Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		
	4p	70	79		2.0
3b	4p	74	84	90	
	5p	86	93	99	2.5
	6p	95	102	108	
4b	5p	90	97	103	
	6p	99	106	112	
	7p	108	115	121	3.0
	8p	117	124	130	
5b	6p	103	110	116	
	7p	112	119	125	3.5
	8p	121	128	134	
6b	7p	116	123	129	
	8p	125	132	138	4.0

DESIGN CODE P.1.2
Parking

The relationship between new housing development and parking is an important contributor to the success and liveability of the scheme.

- Car parking should be designed and managed to ensure adequate provision for residents and visitors, to minimise the likelihood of conflicts and to prevent parked vehicles from blocking emergency access.

- Design should minimise the physical and visual impact of cars on people and the environment and design for equal priority amongst streets users.

- Unregulated on-street parking (such as on verges and kerbs) should be designed out by the arrangements of paving and carriageway, and by providing adequate spaces for each dwelling.

- Parking strategies should allow buildings to define streets rather than driveways. In this regard, a strong building frontage should be encouraged as part of a defined street section.

- Parking location should allow for the possibility of defined and green front gardens.

- Parking surfaces should be permeable and minimise surface run-off.

Parking in the curtilage

Parking within the curtilage of a property helps prevent cars from dominating the street scene. However, if hard landscaping is not well considered and is not balanced with areas of soft landscaping then building frontages can be overbearing and can exacerbate issues with water run-off and potential flooding.
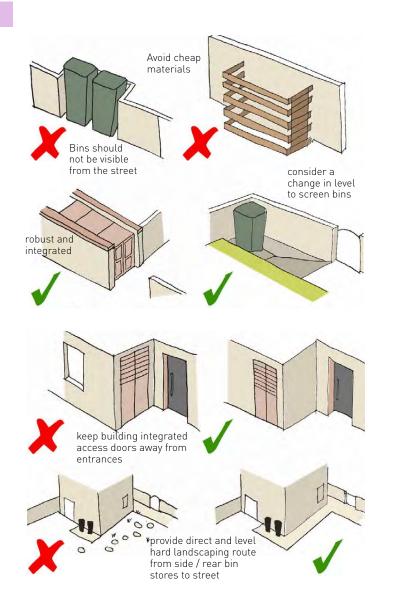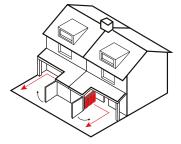
DESIGN CODE P1.3
Storage

New properties should provide secure storage for cycling equipment. Cycle and bin stores should be integrated into the garden and screened from the street.

Bin storage must be adequately provided for with each dwelling having sufficient space for 4 recycling bins. Adequate space must be available for bins to be wheeled to collection points easily.

The location of individual and communal bins should be considered from the outset in all proposals, with a clear design strategy outlined.
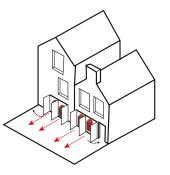
Bins should not be visible from the streetscape and the location of and access to bin storage should encourage households to bring in their bins directly after collection. High quality and robust materials should be used for bin storage that tie into surrounding materials and detailing.
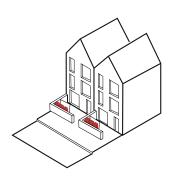
Avoid cheap materials

Bins should not be visible from the street

consider a change in level to screen bins

robust and integrated

keep building integrated access doors away from entrances

provide direct and level hard landscaping route from side / rear bin stores to street

Storage integrated into porch
Bins are stored adjacent to front doors, integrated into a wide porch.

Storage behind garage-type door
Bins are concealed fron the street by screens that respond to the architecture of the home.

Storage in front of homes
Bins are kept in screened purpose-built stories in front of homes along the property boundary.

Sustainability

An important factor in good design is the sustainability of the proposal. All new developments should promote high levels of sustainability which can reduce carbon emissions, increase energy efficiency, and lead to healthier and happier communities.

Renewable technologies

Technologies that help developments generate, store and distribute electricity sustainably, or reduce the amount of resources a dwelling requires are a requirement for new housing in Escrick.

While solar panels are encouraged, their appearance from the street should be considered to assess whether there is a visual impact. Ground source heat pumps should be located to the side or rear of properties to not detract from the street scene.

EV charging

EV Charging for existing properties
There are two options for charging an electric car at home: using a domestic three-pin socket or a dedicated EV charge point. We would encourage dedicated home charge points as the safest method of domestic charging.

EV charging for new developments
We expect that developers will install dedicated home charge points. Any EV charge point installations must adhere to the most current IET code of practice for electric vehicle charging equipment installations.

Accessible and adaptable homes

Homes should be designed in a way that makes them accessible for occupants and with the ability to be easily adaptable to meet the changing needs of users.

Accessible and adaptable homes aim to make life as easy as possible for occupants for as long as posible because they are thoughtfully designed. They provide accessible and adaptable accommodation for everyone including people with temporary of permanent physical impairments.

Providing homes to these standards should allow older people to stay in their own homes for longer, reduce the need for home adaptations and give greater choice to disabled people who cannot achieve independent living due to lack of suitable housing.
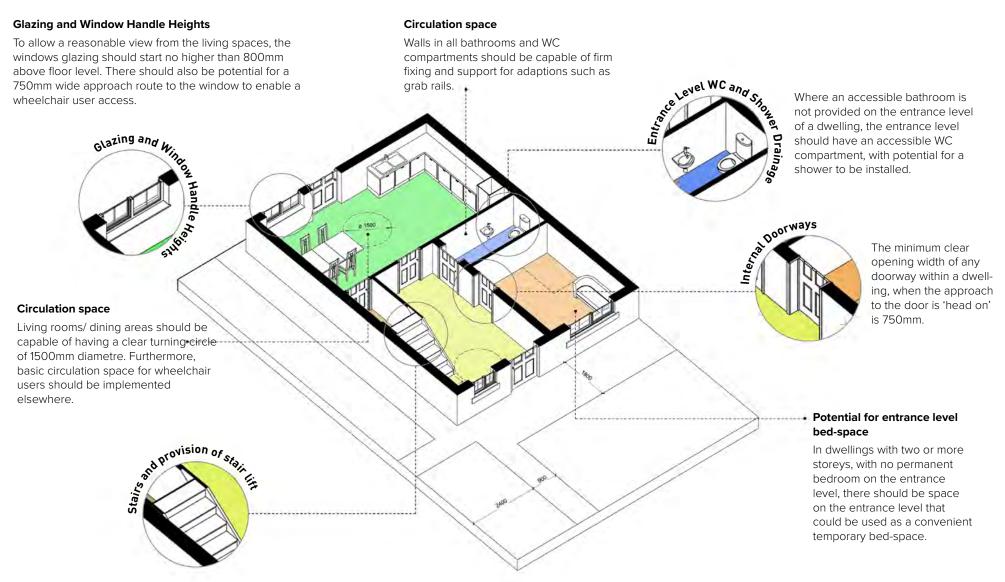
Guidance is included her to make it easier for applicants and designers to understand both the benefits and points to consider if designing to these standards. These standards are currently optional but are encouraged.

The Government is considering forcing all new homes to be built to be fully accessible and adaptable to suit older or disabled people and may change building regulations to ensure all developments must meet the "category 2" standard for accessibility – broadly equivalent to the old "Lifetime Homes" standard. Category 2 means a home must be accessible to most people and able to suit older people, those with reduced mobility and some wheelchair users. Requirements include level access front and rear doors, an entrance level bathroom, kitchen and dining area and low height windows.The standard is already defined in Part M of the building regs. but currently it is not mandatory, although local authorities can require a certain proportion of homes in their area meet it.

The 16 areas accessible homes are concerned with are:

1.   Parking (width and widening)
2.   Approach to dwelling from parking (distance, gradient and widths)
3.   Approach to all entrances
4.   Entrances
5.   Communal stairs and lifts
6.   Internal doorways and hallways
7.   Circulation space
8.   Entrance level living space
9.   Potential for entrance level bed-space
10. Entrance level WC and shower drainage
11. WC and bathroom walls
12. Stairs and potential through-floor lift in dwelling
13. Potential for fitting of hoists and bedroom / bathroom
14. Bathrooms
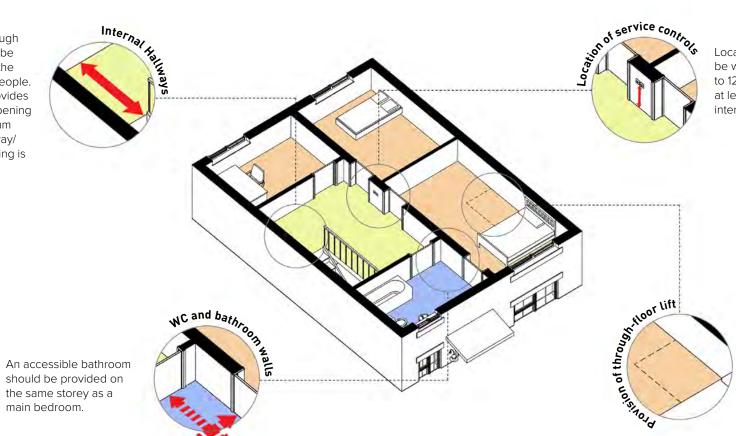15. Glazing and window handle heights
16. Location of service controls

These are explained in the following illustrations.

Glazing and Window Handle Heights

To allow a reasonable view from the living spaces, the windows glazing should start no higher than 800mm above floor level. There should also be potential for a 750mm wide approach route to the window to enable a wheelchair user access.

Circulation space

Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptions such as grab rails.

Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed.

Glazing and Window Handle Heights

Entrance Level WC and Shower Drainage

Internal Doorways

The minimum clear opening width of any doorway within a dwelling, when the approach to the door is 'head on' is 750mm.

Circulation space

Living rooms/ dining areas should be capable of having a clear turning circle of 1500mm diametre. Furthermore, basic circulation space for wheelchair users should be implemented elsewhere.

Stairs and provision of stair lift

Potential for entrance level bed-space

In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space.

The existing stairs should have the potential for stair-lift installation without significant alteration or reinforcement. A clear width of 900mm should be provided on the stairs.
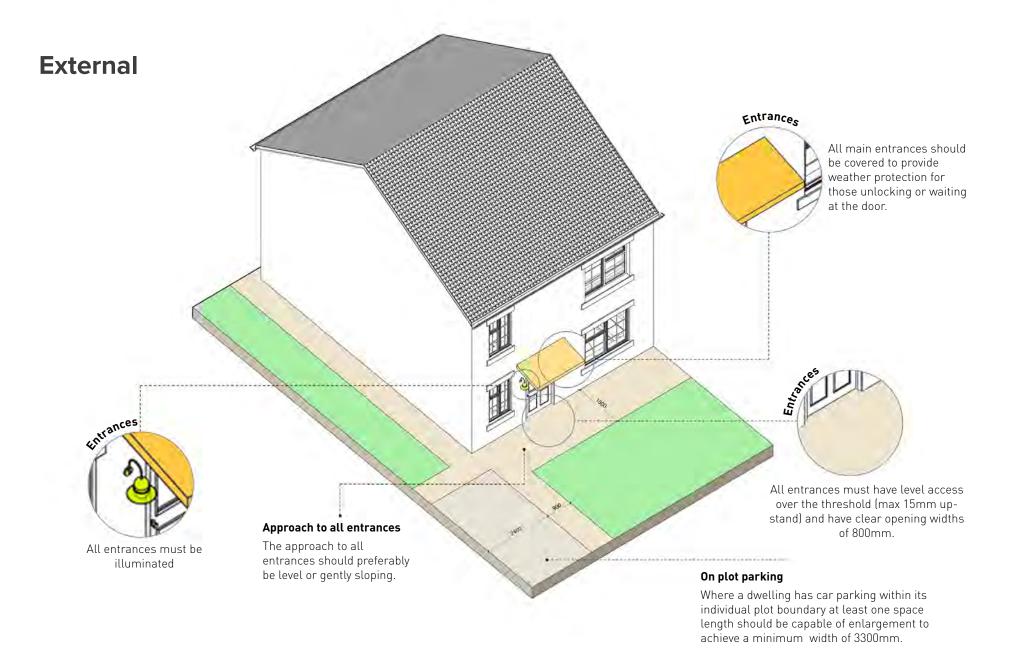
First Floor

Movement in hallways and through doorways should be as convenient to the widest range of people. If the dwelling provides adequate door opening widths the minimum width of any hallway/landing in a dwelling is 900mm.

Internal Hallways

Location of service controls

Location of service controls should be within a height band of 450mm to 1200mm from the floor level and at least 300mm away from any internal room corner.

WC and bathroom walls

An accessible bathroom should be provided on the same storey as a main bedroom.

Provision of through-floor lift

A suitable identified space for a through the floor lift from the entrance level to a storey containing a main bedroom and bathroom is required. The minimum space allocated should be 1000mm x 1500mm.

External

All main entrances should be covered to provide weather protection for those unlocking or waiting at the door.

Entrances

All entrances must have level access over the threshold (max 15mm up-stand) and have clear opening widths of 800mm.

Entrances

All entrances must be illuminated

Approach to all entrances

The approach to all entrances should preferably be level or gently sloping.

On plot parking

Where a dwelling has car parking within its individual plot boundary at least one space length should be capable of enlargement to achieve a minimum width of 3300mm.

EXTENSIONS AND ALTERATIONS

Many homeowners choose to extend or alter their properties to meet their changing needs. In the current context of the Covid-19 pandemic people are spending more time at home and many require additional space to help facilitate homeworking or other activities.

It is important that extensions and alterations are designed and undertaken sympathetically to the property and the street scene.

This means ensuring that the proposals respond to the form and proportions of the property and are of an appropriate size and scale. Materials should also complement or match existing and neighbouring materials. Architectural detailing should reference existing details found on the property such as style of windows or brick detailing.

Extensions and alterations can also have a detrimental impact on neighbouring properties or their boundaries so these should be carefully considered when designing.

Extensions or alterations should seek to retain space around the dwelling for movement, maintenance and to ensure there is no negative impact on neighbouring properties.

Acceptable extension ✔️

- Extension is subservient to the existing dwelling by being set back
- Brick and roof tiles are matched
- Rhythm and style of fenestration matches existing
- Scale of extension is sympathetic
- Side elevation has fenestration that matches the existing

Unacceptable extension ❌

- Extension is not subservient to the existing dwelling
- Brick and roof tiles are not matched
- Rhythm and style of fenestration does not match
- Scale of extension is too large
- Inappropriate dormer window
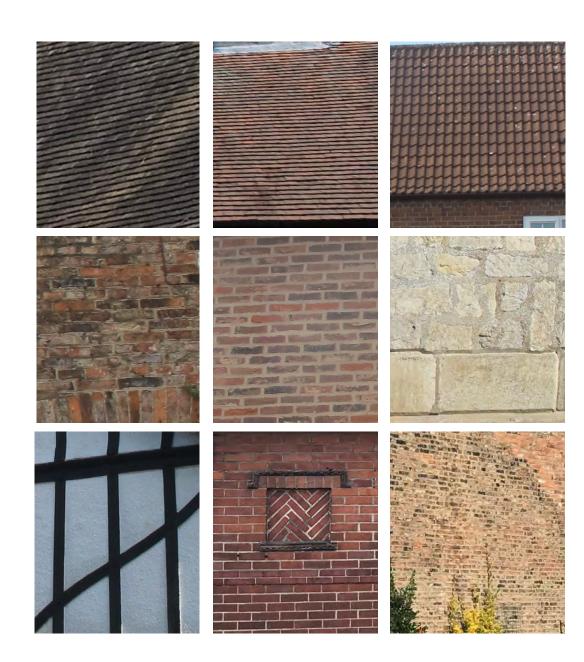
DESIGN CODE E1.1
Materials

Materials used for the repair or alteration of buildings, for new buildings, and for surfacing and boundaries should complement the existing high quality palette of materials that typifies the character of the area. Materials proposed for the use in building extensions shall complement those used in the existing building.

Use locally appropriate materials. Materials proposed for the use in building extensions shall complement those used in the existing building.

Differing materials on an extension or a different design approach may result in a development appearing incongruous. Whilst, exceptionally, an extension may intentionally be designed to be contrasting, such an approach will need to be carefully justified and its success will rely on a high quality design. Cladding is not considered appropriate in Escrick.

DESIGN CODE E1.2
Side Extensions

Detached, Semi-detached or End-terraced Properties

Side extensions should generally be designed to:

Wakefield District Residential Design Guide Supplementary Planning Document: Part 2

- generally be set back 450mm from the front elevation*

- have the ridge level lower than the main ridge

- have a hipped or pitched roof match with the original in terms of pitch and shape

- leave at least a 2m distance between the extension and the side boundary for maintenance and access.

- have materials that match the original house in type, colour and detail

Wakefield Council Local Development Framework - Adopted 31 January 2018

- maintain space for parking within the plot

Pitch roof matches slope and materiality of the original roof

The roof tiles and brick plinth of the extension help visually connect the extension to the original house.

Here the materiality of the of the extension has not been well considered in relation to the original house, causing it to look out of place.

The form and scale of this extension are not well considered in relation to the original house. It is not set back or down from the existing house.

This extension is set back from the building frontage, and set down from the roof line.

mework - Adopted 31 January 2018

Space around dwellings

- Extensions, installation of air source heat pumps or side stores must not restrict or impede safe access to the property at the side.

- In the case of small detached, semi-detached and end-of-terrace dwellings a minimum gap of *1m must be maintained between any wall of the dwelling and the side boundary.

- However on a corner plot and in the case of a large detached or semi-detached house (ie over 10m wide) a gap of at least *2m will be required. An exception may be made in the case of a link semi-detached dwellings where pairs of houses are linked by pairs of garages.

- Detached garages to the side of a dwelling may also be acceptable abutting the boundary, but should maintain a gap of 1m between the dwelling and the garage to provide access to the rear garden.

Brick detailing and window surrounds, and windows of a similar style and proportion, help create an extension that sits well with the original house.
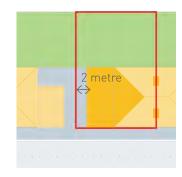

Window proportions do not match the original windows and there is no effort to reference original brick details. Two storey flat roof extensions are generally discouraged.

This proposed extension retains a 2 metre gap between the edge of the extension and the shared boundary, therefore allowing sufficient space for the maintenance of both properties.

Corner Plots

Corner plots or properties which face two public streets can be particularly prominent. Many corner plots are characterised by having side gardens that have an open character which provides good visibility for pedestrians and motorists. It is advisable for coner plots to not project beyond the building lines of neighbouring properties. This applies to single and double storey properties.

The following criteria for corner plots should be met in addition to the above requirements:

• The width of the extension should not be more than half the width of the original frontage of the property

• The depth of the extension should not be more than half the depth of the garden. Where properties have large rear gardens this figure should be reduced proportionately.

DESIGN CODE E1.3
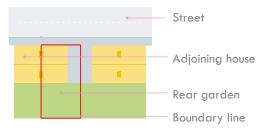# Rear Extensions:

Single Storey

Rear extensions, including conservatories, should not dominate, nor significantly alter, the existing levels of sunlight, privacy and daylight to adjoining and adjacent properties.

The following aspects should be considered when designing a single-storey rear extension:
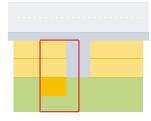
- size, height, orientation and materials
- proximity to the boundary and windows of adjacent properties
- the size of the remaining garden
- the extent to which any adjacent properties have already been extended.
- minimum back to back (21m) and side to side (2m) distances should be maintained

Consideration will be given to the use of mono-pitched roofs for single-storey extensions thus overcoming the problems of building up to the boundary and overhanging gutters.

Existing Plan:

Street

Adjoining house

Rear garden

Boundary line

Proposed Plan:

This proposal would be accepted as:
- movement along the side of the house is not interrupted;
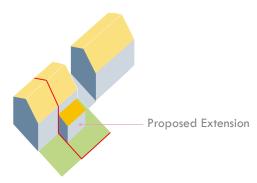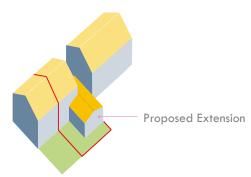- the majority of the garden is kept.

Proposed Plan:

This proposal would not be accepted as:
- the new extension blocks the side access to the house and the garden;
- more than half the garden is being developed.

Proposed Perspective:

Proposed Extension

Proposed Perspective:

Proposed Extension

Semi-detached or End-terraced properties

For semi-detached or end-terraced properties, a single-storey extension is generally acceptable if:

• It does not cause any significant loss of daylight to the principal habitable rooms in neighbouring properties.

• Its length does not exceed 3m measured externally

Detached properties

For detached properties, a single-storey extension is generally acceptable if:

• It does not cause any significant loss of daylight to the principal habitable rooms in neighbouring properties.

• Its length does not exceed 4m measured externally

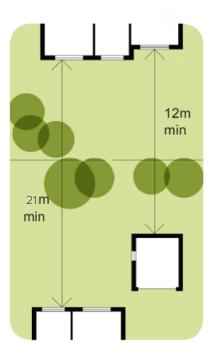## DESIGN CODE E1.4
Rear Extensions:
Two-storey

Careful consideration should be given to the design of two-storey rear extensions as they can have a serious impact on neighbouring properties, such as poor outlook, overshadowing and overlooking into adjacent windows and private gardens.

The impact of overshadowing will increase if the neighbouring property is located to the north of the proposed extension.

The following aspects should be considered when designing a two-storey rear extension:

* size, height, orientation and materials

* proximity to the boundary and windows of adjacent properties

* the size of the remaining garden

* the extent to which any adjacent properties have already been extended

While this design code is relevant for extensions requiring planning permission, it is worth noting that two storey rear extensions can be built on the rear under 'Permitted Development' rights, subject to meeting the specified criteria.

Detached, Semi-detached or End-terraced properties

A two-storey extension is generally acceptable if:

• It does not cause any significant loss of daylight to the principal habitable rooms.

• Its length does not exceed 3m (semi-detached and end-terraced properties) or 4m (detached properties) measured externally

• It maintains a minimum distance of 21m between the first floor main window of the extension and your neighbour's facing windows

• It has blank walls, it should still maintain a minimum distance of 12m from the main windows of neighbouring buildings

• It has a pitched roof to match the existing roof where it is visible from the public highway* or other public areas

DESIGN CODE E1.5
Dormer Windows

The design of dormer windows should avoid:

- creating a dominant 'top heavy' appearance out of proportion with the rest of the building

- exceeding the height of the main ridge

- wrapping round the side ridges of a hipped roof

- causing overlooking or loss of privacy to neighbours

- exceeding more that 1/3 of the face area of the roof (a number of smaller individual dormer windows is preferred to a large continuous one)

A dormer extension is generally acceptable if:

- its design is subordinate to the roof

- its height and length are kept to a minimum

- the materials harmonise with those of the existing roof

- preference is that dormers are located to the rear of properties where possible

These rooflights are small, well proportioned, and well aligned with the elevation below and would therefore be acceptable.

These rooflights would be unacceptable due to being too close to the eaves and verge; being of varying proportions and sizes, and not aligning with the elevation below.

DESIGN CODE E1.6
Skylights

Rooflights can be a good way to obtain natural light into a loft conversion or roof space and do not always require planning permission.

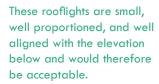Where planning permission is required the following criteria should be followed:

- the location and number of rooflights introduced is not detrimental to the character of the property;

- they are located to the least visible aspect of a roof where possible.

✗

These rooflights would be unacceptable due to being too close to the eaves and verge; being of varying proportions and sizes, and not aligning with the elevation below.

✓

These rooflights are small, well proportioned, and well aligned with the elevation below and would therefore be acceptable.

DESIGN CODE E1.7
Garages and Carports

Garages and carports as side extensions

• garages and carports should be set back at least 450mm from the front elevation

• they should have a driveway at least 5.5m clear of the highway*

• if the garden is not deep enough to provide a 5.5m deep driveway, the garage must be set back from the front elevation to provide this minimum driveway length

• where existing parking spaces are lost as a result of an extension, and this would cause road safety or congestion problems, replacement spaces must be provided on plot, not blocking windows and should maintain some green frontage
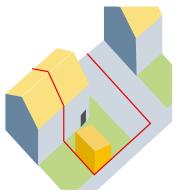
Detached garages

• the location of the detached garage should respect the appearance of the area

• the detached garage should not appear excessively bulky in relation to the existing property

• materials of the detached garage should match the original house in type, colour and detail

• garages should be large enough to store a vehicle, and to ensure occupants can safely enter/exit the vehicle and garage.

• space for storage. Internal dimensions of garage should be a minimum of 3.6m wide by 6m length.

✓ This garage is acceptable as it is proportionate to the size of the house, it does not disturb its neighbours, and it leaves sufficient space from the road for a car to park in front of it.

min. 5.6m

✗ This garage would not be granted permission as it is located in too prominent a position at the front of the house.

The 45° Rule

The 45-degree rule can be used to establish the maximum permissible height, depth and width of an extension. It provides a general guide to what is normally considered acceptable.

However, it is only a general rule of thumb and we may, on occasion, consider an extension to be unacceptable even if it appear acceptable on paper.

The 45-degree rule can be used to check if your extension may result in a loss of light to adjoining windows. This is generally less applicable to large detached dwellings with large distances between neighbours.

When assessing a planning application for both single and two-storey extensions, two methods for applying the 45-degree rule will be used:

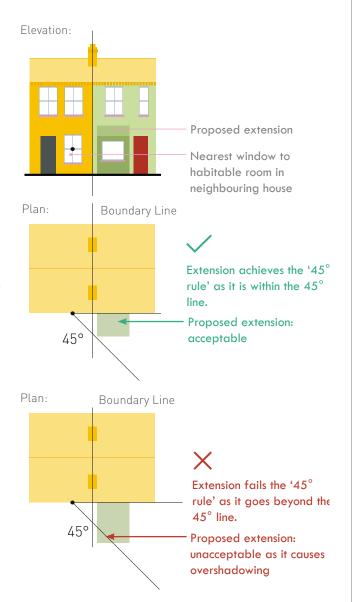**Method 1: Considers the depth and width of the extension**
Method 2: Considers the height of the extension

If the proposed extension breaks one of the 45-degree lines it may be unacceptable. If it breaks both 45-degree lines if would be found unacceptable.
You are advised to locate any extension as far from the 45-degree splay as practically possible to reduce the impacts to your neighbours, and thereby increasing your chances of creating an acceptable extension.

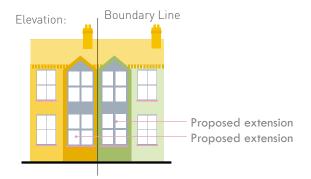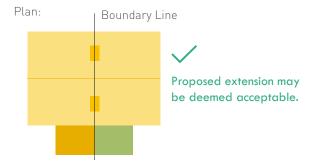**Method 1: Considers the depth and width of the extension**

Steps
1. Work out the depth and width of the proposed extension
2. Draw the proposed extension in PLAN* form
3. Plot your neighbour's property on the drawing
4. Mark the position of the nearest window serving a habitable room* onto the drawing
5. Mark the CENTRE POINT of your neighbour's window, and from this point draw a 45-degree splay line out towards your proposed extension
If your property is between two properties, make sure that you include them both.

Elevation:

Proposed extension

Nearest window to habitable room in neighbouring house

Plan: Boundary Line

Extension achieves the '45° rule' as it is within the 45° line.

Proposed extension: acceptable

45°

Plan: Boundary Line

Extension fails the '45° rule' as it goes beyond the 45° line.

Proposed extension: unacceptable as it causes overshadowing

45°

Method 2: Considers the height of the extension
Steps

1. Work out the height and width of the proposed extension
2. Draw the proposed rear extension in ELEVATION* form (make sure your elevation reflects any changes in levels between your property
and any neighbouring properties)
3. Plot your neighbour's property on the drawing
4. Mark the CENTRE POINT of the top of the window of the nearest habitable ground floor window of your neighbour's property
5. From the CENTRE POINT draw a 45-degree splay line out towards your proposed extension.
If your property is between two properties, make sure that you include them both

Elevation: Boundary Line

Proposed extension
Proposed extension

Plan: Boundary Line

Proposed extension may
be deemed acceptable.

GLOSSARY

Accessibility: The ability of people to move around an area and reach places and facilities, including older and disabled people, those with young children and those carrying luggage or shopping.

Active frontage: The front of a buildings with openings onto the space that generate activity and engagement between the building interior and the space outside, particularly entrances.

Backland Development: New buildings within the curtilage of existing buildings e.g a new house in the rear garden of an existing house.

Blue/Green infrastructure: A network of multifunctional green space or water, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Context : The location of the development and the attributes of its immediate, local and regional surroundings.

Curtilage: An area of land attached to a house and forming one enclosure with it.

Design guide: A document providing guidance on how development can be carried out in accordance with good design practice.

Design code: A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.

Form: Form is the three-dimensional shape and modelling of buildings and the spaces they define. Buildings and spaces can take many forms, depending upon their: size and shape in plan; height; bulk - their volume; massing - how bulk is shaped into a form; building lines - the alignment of building frontages along a street; and relationship to the plot boundary - and whether they share party walls or not.

Infill Development: New buildings sited on plots with existing development surrounding the proposal e.g either side.

Local vernacular: An indigenous building style using local materials and traditional methods of construction and ornament, especially as distinguished from academic or historical architectural styles.

Natural surveillance: When buildings around a space are designed with features that are likely to lead to people overlooking the space. These may be windows, balconies, front gardens or entrances.

Scale: Scale is the height, width and length of each building proposed within a development in relation to its surroundings. This relates both to the overall size and massing of individual buildings and spaces in relation to their surroundings, and to the scale of their parts. It affects how a space can be used and how it is experienced. The relationships between the different dimensions of a building or component are known as its proportions.

Street Scene: The appearance of all of the elements of a street, including the carriageway, pavement, street furniture, planting, and the buildings or structures along its edges, particularly the composition of buildings on each side of the street.

Sustainable drainage systems (SuDS): Features designed to reduce flood risk, which are built to receive surface water run-off, such as constructed wetlands, permeable surfaces, retention ponds, green roofs and swales.

APPENDICES

Useful resources (hyperlinks)

Escrick Parish Council Website
     - Maps of Escrick
     - Photos of Escrick

Escrick heritage

Escrick Neighbourhood Plan

National Design Guide

Selby Landscape Character Assessment