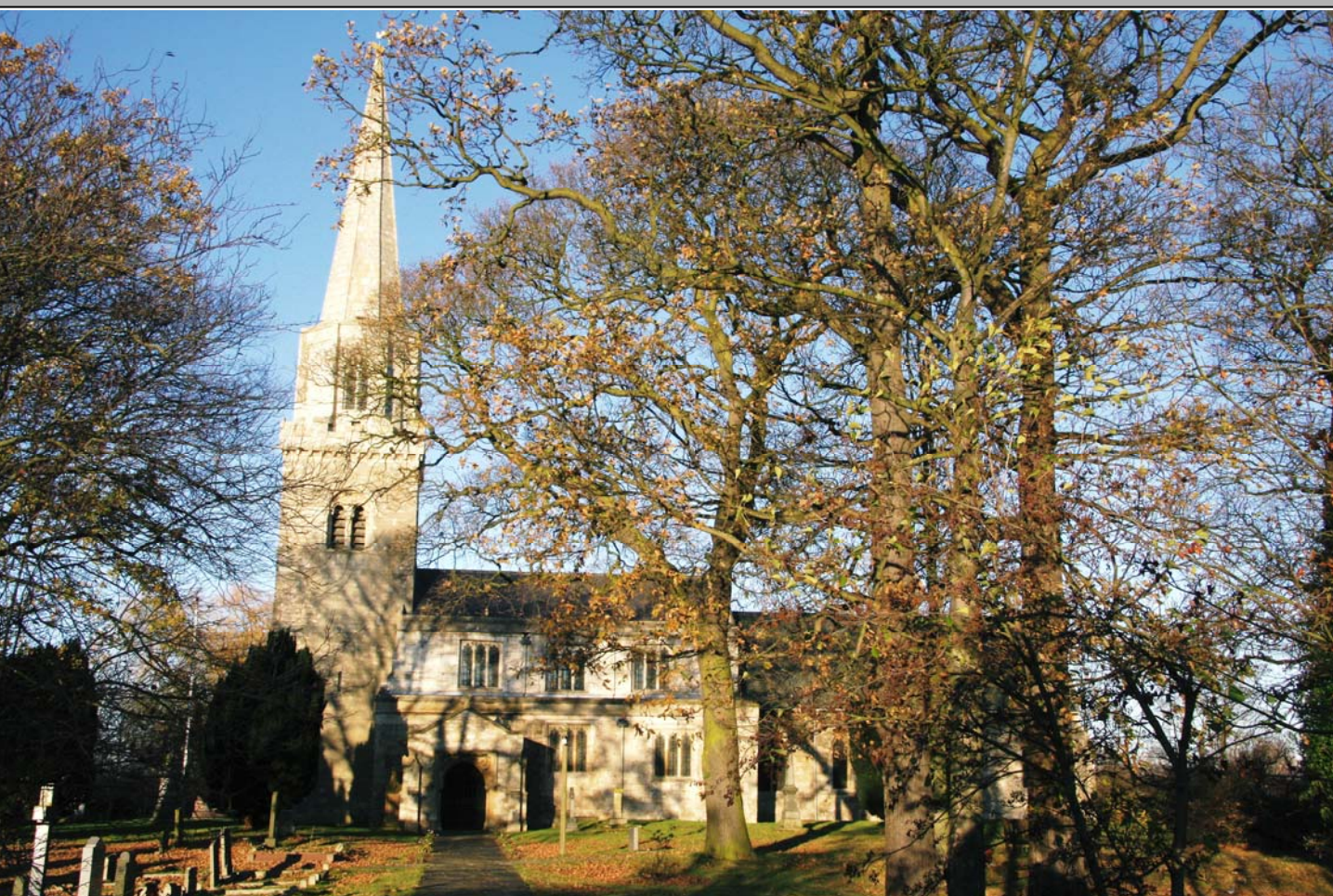
Brayton Village Design Statement

Supplementary Planning Document

December 2009

SELBY DISTRICT COUNCIL
Moving forward with purpose

LDF LOCAL DEVELOPMENT FRAMEWORK



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VDS Objectives

To Provide a record of local distinctiveness by describing the unique qualities and character of the village.

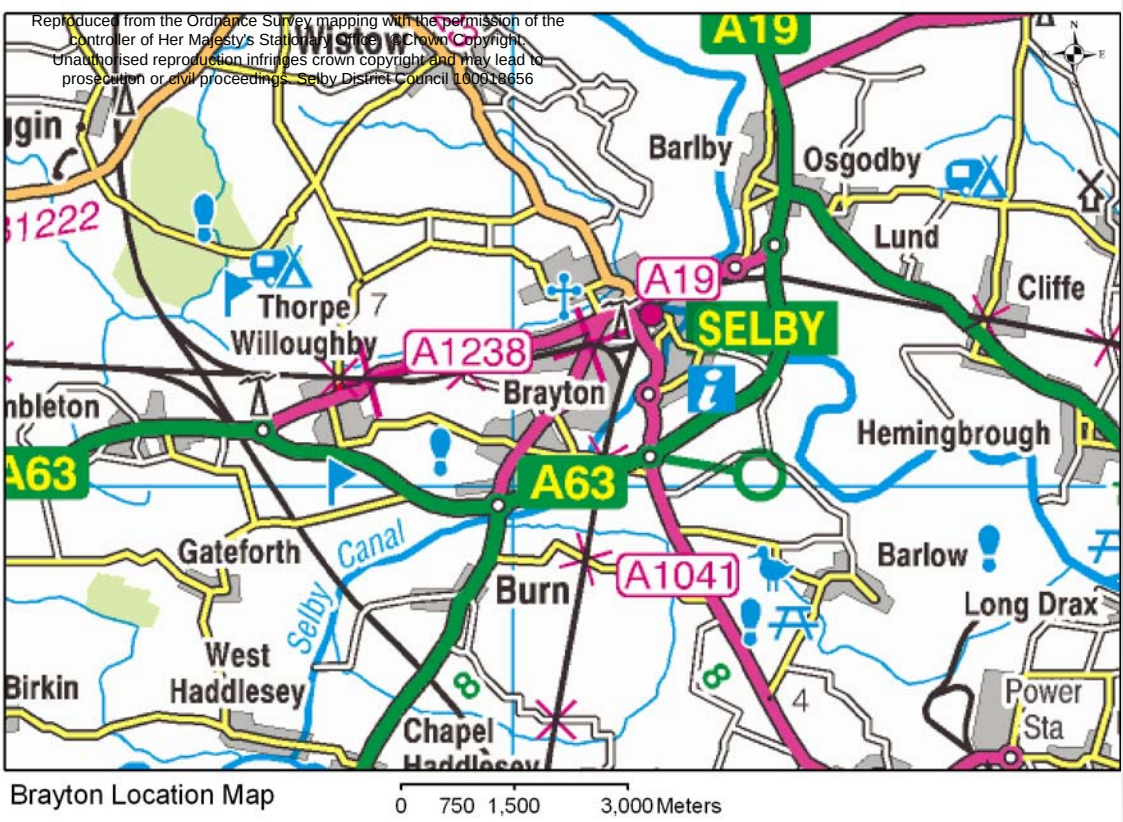
To identify the key features and characteristics of the local natural and built environment to be respected and protected from the impact of inappropriate development.

To provide design guidance for new development so that change is managed and development is in harmony with its setting.

To achieve a higher standard of sustainable design and where possible to enhance the local environment.

To increase the involvement and influence of the local community in the planning system.

Location Map



Purpose of a Village Design Statement

1.0 Our villages all occupy a unique position in the surrounding countryside, and have evolved over hundreds of years to suit the needs and circumstances of the people who lived there through the ages. As a result of this, we are naturally drawn to the elements that make our own village different for others, and those things that make it unique.

1.1 More recently, volume house building and standardisation has failed to reflect both the subtle and obvious elements that create this local distinctiveness. Coupled with this, political ideology, personal tastes and cultural changes have all played their part in the design of buildings. It is now recognised that local distinctiveness is vital in helping to integrate new development and in creating sustainable communities. This can be achieved through an understanding of local character, and ensuring that this understanding is shared with anyone considering development.

1.2 A Village Design Statement (VDS) is such a method. It is intended to explain the *context* or *character* of the village so that anyone who is considering any form of development in the village - no matter how large or small - can do it sympathetically. The VDS covers relatively straightforward work such as replacing doors and windows as well as more significant work such as building extensions and complete new buildings. It sets out the elements that make up *character* in order to improve the quality of design in any new development.

1.3 The description of local character in this VDS is not intended to be prescriptive - new development should not be designed to "look old". Instead the VDS should be used as inspiration to design new modern development that is respectful to its surroundings. In this context, that means using the appropriate building materials and architectural styles, and respecting the importance of spaces, building orientation and size. Overall, new development should look new, and should not slavishly copy the old buildings. However, new development should "fit in" with the *context* of the village.

1.4 The VDS is written so that all developers can avoid lengthy discussion in the planning application process, as the design context is clearly set out from the beginning. Where design is not respectful to the village, the VDS can be used as evidence to justify the refusal of planning permission.

1.5 Therefore the Local Planning Authority welcomes early discussion with anyone considering undertaking any work so that a consensus can be achieved, and local character can be maintained.

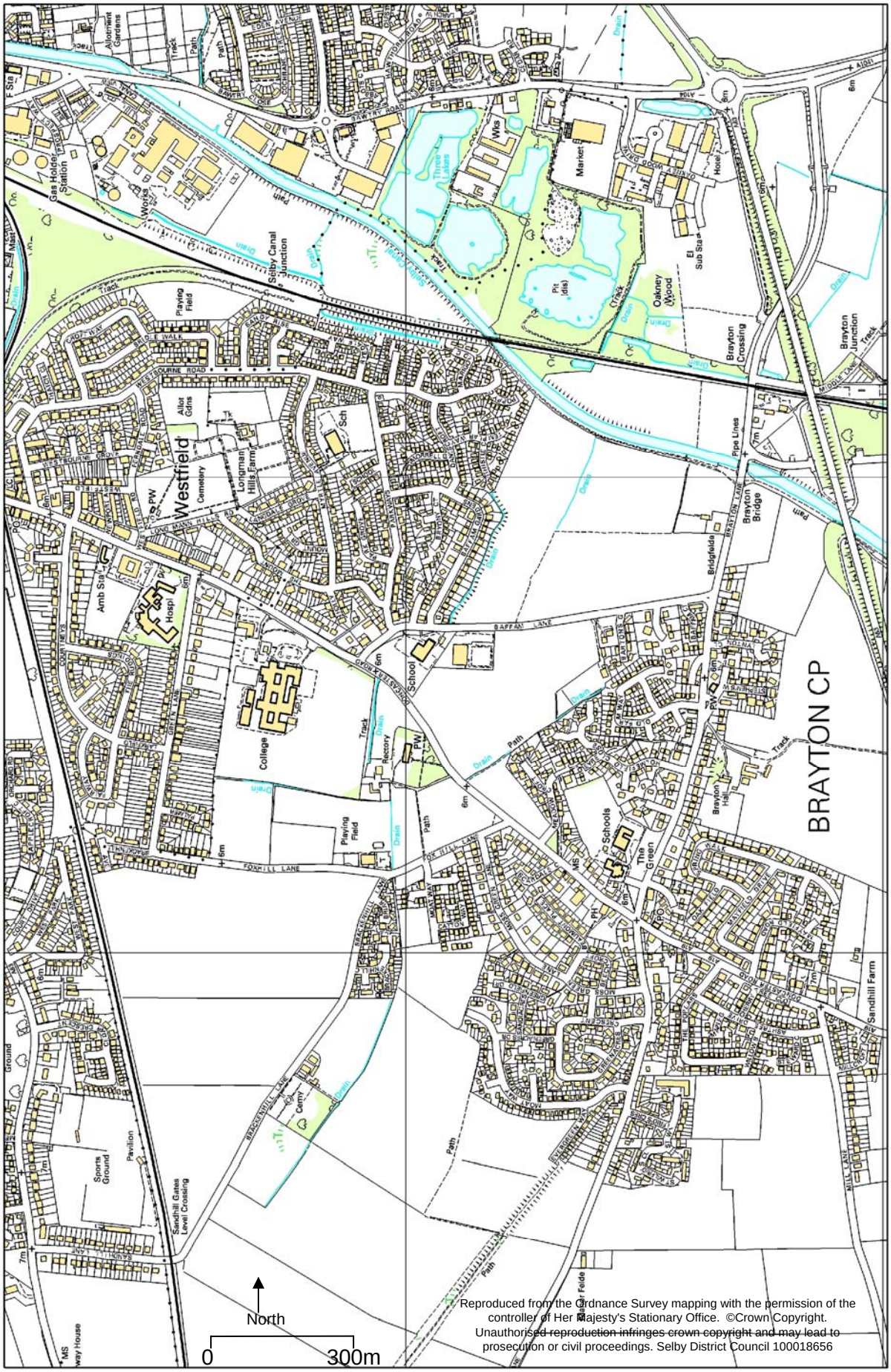
Brayton Village Design Statement

1.6 Brayton is a small village on the western edge of Selby town. Originally a farming community with links to Selby Abbey, it is now a suburban commuter settlement serving Selby, Leeds, York and Doncaster. The village has its traditional design in a Georgian style, but over the years a more suburban style of housing has taken hold resulting in a vast array of different house styles.

1.7 Despite the range of house designs in Brayton, there are two principal styles that have prevailed: the more traditional Georgian design and a grander detached "villa" type house design. With strong layout, massing and material commonality, this VDS concentrates on these two broad styles, while leaving the architectural detail to the individual proposal.

1.8 The Parish of Brayton also includes the southern suburbs of Selby Town. These are mostly post-war volume estate houses. The VDS considers these, but focuses on the two main house types (above) to influence development throughout the Parish.

Map of Brayton



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Summary of Design Characteristics

The list below summarises the important elements that help to define the village. Successful development will utilise these points to blend seamlessly in to the existing built form.

Type 1
- Detached, semi-detached and non-identical terraces
- Modest, simple, "traditional" designs
- No two buildings are alike (next to each other) - Keep the properties looking individual
- Front facing set behind short forecourt defined by low wall, railings and hedges with strong building line
- Rough faced (hand made) brick or cream render
- Red pan tile or rough grey slate, no roof windows
- Houses low and squat
- Chimneys one metre high with pots
- Door cases simple – no fancy surrounds
- Windows multiple pane, with timber frames – vertical sliding sash
- Brick Dentil course below eaves
- Variation in eaves and ridge heights

Type 2
- Semi detached or detached Individually designed "villas" on large plots.
- Neighbouring buildings are different which keeps the properties looking individual
- Front facing
- Set back around 6m with strong building line
- Intricate roof shapes – multiple pitches, non-square footprints create elaborate roofs, but without roof windows
- Tall Chimneys with pots
- Doors are often emphasised with side windows, porches, canopies
- Windows are multiple pane, with timber frames
- Leafy gardens with dense vegetation borders

Conservation Area & Listed Buildings

VDS and Conservation

2.0 The village has a designated "Conservation Area"; a planning tool similar to Listing a building, except that it covers a larger area. Conservation Areas are designated in an attractive historic area where there is a demonstrable character that it is "*desirable to preserve or enhance*" in the national interest.

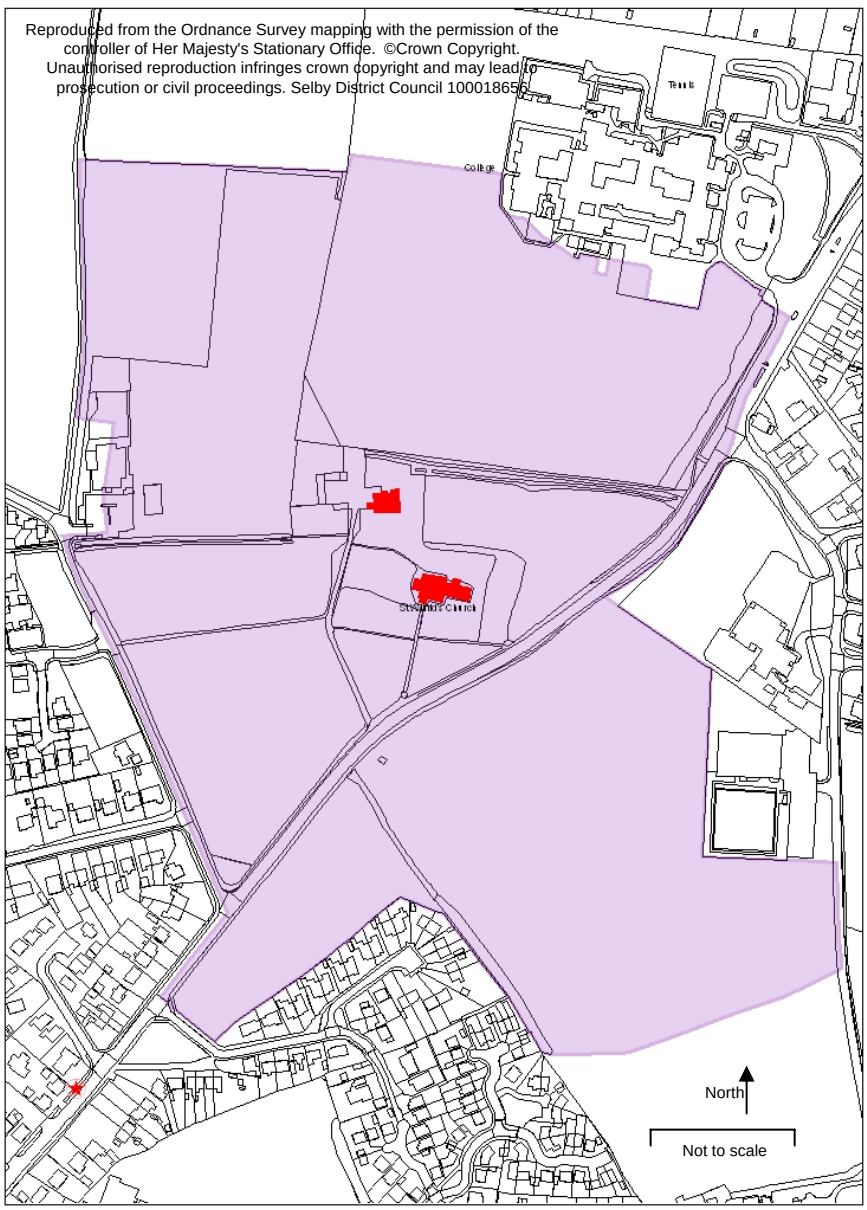
2.1 The aims of the Conservation Area are similar to those of a VDS, but is undertaken using different planning legislation. Conservation Areas are concerned with historic environments, with an emphasis on managing change progressively, maintaining the historic fabric and layout. The Conservation

Area designation is set out in a different policy and ultimately carries more weight than the VDS SPD (see hierarchy in appendix 1).

2.2 The VDS on the other hand is less focussed on the historic aspects. It often covers more modern areas and considers those aspects that make up the existing character, which may not be so squarely focussed on the historic elements. It considers those aspects that may not be of concern to the *national* interest, but are important to *local* people.

2.3 There is clearly a crossover of the two mechanisms, particularly where much of the village's character is derived from the historic environment. But the two mechanisms can work alongside each other to help to improve the quality of new development.

2.4 A map of the village's Conservation Area is included in the VDS purely for information. For more information about Conservation Areas, contact Selby District Council Development Management service on 01757 705101.



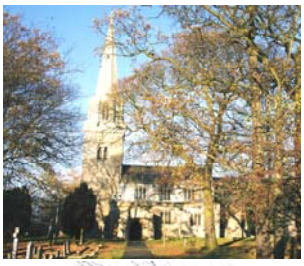
Brayton CONSERVATION AREA (purple)
LISTED BUILDINGS (red)

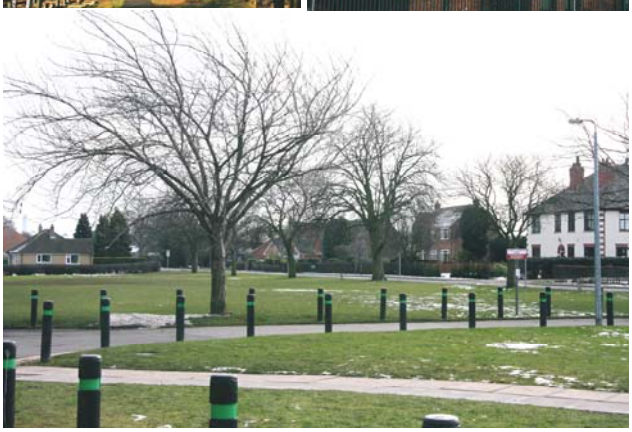
Introduction and History:

3.0 The name Brayton originally comes from the Domesday book in 1076 'Breton' and a map of 1577 gives 'Braton' by 1775 'Brayton' originated and is used today. Brayton is a small former farming community located around two miles south west of Selby in the flat fertile land of the River Ouse floodplain. The original village settlement is centred around a small green on the Selby-Doncaster road. Around the green can be found the primary school, opened in 1872. Brayton offers two 19th century public houses and a shop, although many former commercial units have been converted into homes.

3.1 St Wilfrid's Church is to the north of the village, originally a Saxon church attached to a manor house. William the Conqueror granted land in Brayton to Selby Abbey soon after the conquest, and affairs of Brayton church were closely linked with the Abbey up to the Dissolution in 1539 The oldest parts of the church are believed to date from around 1100.

3.2 The traditional development pattern of the village is around the central green, and then in a ribbon style along each of the four roads that lead away from the village green. Post-war suburban development has made the village much more substantial by filling in the gaps to create a large, attractive addition to the main Selby town.





3.3 Although the Parish of Brayton includes some of the houses in Selby, the village remains separated by a few hundred yards of fields. In the 1997 Local Plan this was designated a strategic gap, intended to prevent the coalescence of Selby and Brayton village.

Top: The Primary School and St. Wilfrid's Church
Middle: View of the village green
Bottom: St. Wilfrid's across the strategic gap.

Development of Brayton:

4.0 Brayton has gown considerably since 1920 with almost continual suburban estate style building taking place. The result is a significant variation in detailing of buildings and no one character, although most styles share some common themes such as building shape and plot layout.

4.1 Brayton is simply laid out with logical street patterns rather than cul-de-sacs. Footpaths feature on both sides of the road with main roads incorporating grass verges. Streets are relatively free of parked cars due to the large gardens that provide off-road parking. In order to continue this important visual aspect, the maximum parking standards should be applied to ensure that the streets remain free of cars.

4.2 Houses face the street to form logical roads, and corner plots are laid out to face the principal road on both sides. Brayton benefits from a low visual density, and wide gaps between buildings with views to trees, hedges and open spaces that give a soft backdrop to the houses

4.3 Although there are over 100 different house types, and each of these is subject to variation in finishes and other subtle differences, there are just two common themes that create the Brayton character and accommodate the myriad of styles: traditional Georgian-esque houses and larger "villa" type houses.

4.4 What ties them together is a similar scale, commonality of roof height, and a maximum of two storeys. Where roof voids are utilised for habitable space, successful conversions place windows in the gable walls or on the rear elevations so as to maintain the low street appearance.

4.5 This VDS identifies those characteristics that help to shape the wider street scene rather than prescribing specific architectural details.

Views of the suburban houses in a myriad of styles. However, large gardens, greenery and a spacious layout are evident in each.

Top: The simple Georgian style of houses.
Middle: Typical architectural features.
Bottom: More typical buildings in this simple Georgian-esque style.

Type 1: Traditional buildings

5.0 These are found along the main roads in Brayton, and are generally pre-war individually designed houses. Probably built by traders and merchants to meet the needs of his business, there is a common Georgian style to the buildings but no two are identical.

5.1 These buildings are principally found lining the main roads, developed in a ribbon fashion. To the rear, many feature courtyards, outbuildings and stables to conduct the main business, but these are now usually converted and subdivided to create new uses and dwellings.

5.2 These properties are either detached, or attached in non-identical terraces to form a continuous frontage. The traditional, simple designs are front-facing, set behind a short front garden, defined by a low wall or hedge.

5.3 The dwellings are two-storey with a traditional gabled roof, built in rough-faced, hand-made red/brown brick with a red pan tile or rough cut grey slate roof covering. The front elevations are generally square or rectangular so they are wider than they are tall, and feature 1m tall chimneys at either end of the gable.

5.4 The elevations are relatively modest, with large, vertical, multiple paned timber windows with a simple cill and header detail either in a brick arch, or splayed. Doors are also modest "cottage style" without elaborate surrounds or porches.

5.5 Variation in eaves and ridge level, along with the addition of small flourishes such as a dentil course below the eaves, change in the roof pitch, or the size and positioning of windows creates a huge variety of houses that are united in a Brayton style. However there are no windows in the roof space which maintains the low, wide appearance.

House Type Two

Type 2: Modern "villa" houses

6.0 Away from the main roads, house building has taken on a less traditional approach by introducing significantly more materials and architectural details to houses. Construction in small pockets has ensured that no single house type or style has been used and this creates its own collective character.

6.1 Dwellings maintain several layout principles of the traditional properties: front-facing, large detached and semi-detached properties on large plots. Neighbouring buildings are different from each other but they maintain a commonality in scale, massing and size.

6.2 However, these dwellings have introduced a larger front garden that facilitates off-road parking. There is also a much greater range of brick types and render finishes, although stone still is not used.

6.3 The key difference in these dwellings however is the change from a simple, modest square footprint to a much more intricate design. More depth to elevations through the use of porches, wings, annexes and extensions gives a much more intricate dwelling, and therefore the associated roof shapes are more complex. The roofs still mainly use gable and hip designs for the basic shape, but the intricate house shape gives a variety in ridges and valleys, which coupled with tall brick chimneys makes every dwelling interesting and unique. It is of note however that the roof variation does not feature dormer windows or other punctuation. This maintains the low, wide appearance of the dwellings and creates much of its character.

6.4 The dwellings are then given far more elaborate detailing than the traditional houses. Door cases are wide, and often feature canopies side windows, porches and steps, while windows take a variety of shapes and finishes.

Other development

7.0 A small number of houses of much later construction are made in a standardised house type, with a uniform appearance and layout. These are "anywhere" houses that do not add to the sense of belonging to Brayton, and should not be replicated. There is sufficient scope within the two character types to accommodate a vast array of designs and so it is unnecessary to produce monotonous swathes of housing.

Appendix A: What is a Village Design Statement and how do I use it?

A1 This Village Design Statement (VDS) is intended to give advice and guidance to anyone who is considering any form of development in the village no matter how large or small. It covers simple works such as replacing doors and windows as well as more significant works such as extensions and new buildings. It is not only concerned with housing, but covers all types of development with the intention of improving the quality of design in new development.

A2 It is not about whether development should take place, instead, the VDS is intended to expand upon the policies in the *Adopted Selby District Local Plan* in order to explain it and give greater detail as to what is meant by the Policies within it. This helps developers and Planning Officers agree on some details that are not specifically set out in the policy itself: in this case the VDS sets out how development should be undertaken so as to respect the local identity.

A3 The VDS is a "Supplementary Planning Document" (SPD) which is a legal document that sits in a hierarchy of plans and strategies called the Local Development Framework (LDF).

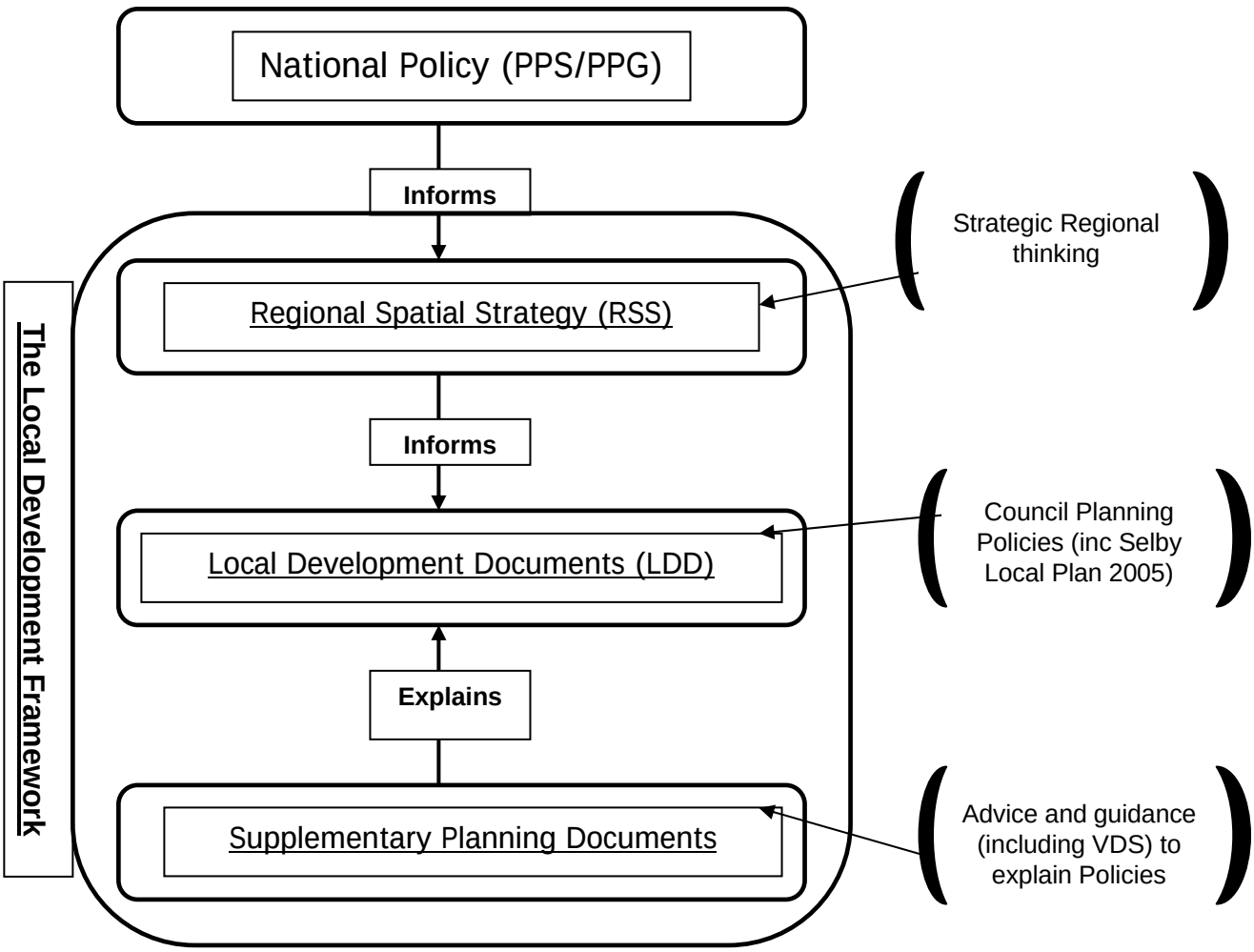
A4 The different types of document in the LDF cover topical issues as well as area-based issues, and contain policies for making planning decisions. This is a relatively new system that replaces the old Local Plan system, however this is a period of transition and so the 2005 Selby District Local Plan has been "saved" as a *'Local Development Document'* until such time that newer documents can replace it.

A5 This Village Design Statement SPD is therefore based on Policy ENV1 of the Saved Selby District Local Plan 2005, which states:

> *"ENV1: Proposals for development will be permitted provided a good quality of development would be achieved. In considering proposals the District Council will take account of:*
>
> *the effect upon the character of the area or the amenity of adjoining neighbours*
>
> *the relationship of the proposal to the highway network, the proposed means of access, the need for road/junction improvements in the vicinity of the site, and the arrangements to be made for car parking;*
>
> *the capacity of local services and infrastructure to serve the proposal, or the arrangements to be made for upgrading, or providing services and infrastructure;*
>
> *the standard of layout, design and materials in relation to the site and its surroundings and associated landscaping;*
>
> *the potential loss, or adverse effect upon, significant buildings, related spaces, trees, wildlife habitats, archaeological or other features important to the character of the area;*
>
> *the extent to which the needs of disabled and other inconvenienced persons have been taken into account;*
>
> *the need to maximise opportunities for energy conservation through design, orientation and construction; and*
>
> *any other material consideration"*

Appendix A: What is a Village Design Statement and how do I use it?

The diagram shows the hierarchy of plans.



A6 When preparing development proposals, the developer should refer to this VDS in a "Design and Access Statement" to demonstrate how its advice and guidance has been used. This will help people understand how a particular design for the development has come about. Where a site lies on or near the "border" of two or more character areas, the advice of each should be taken in to consideration and used appropriately.

A7 If planning permission is required, the District Council's Planning Officer will also use the VDS to assess the design of the application. If it cannot be demonstrated that the advice has been used, or it is considered that it has not been used correctly, it could result in the refusal of planning permission.

A8 Even if planning permission is not required, it is still very much in the interests of the village to undertake any development work in sympathy to the village's character. It will increase the appeal and the value of the development and ensure that the aesthetic qualities of the village continue for future generations to enjoy.

Appendix B: General advice for prospective developers

B1 This section considers more than just the aesthetic issues and offers advice and guidance for prospective developers in achieving a suitable development proposal.

General good design

B2 There are lots of conflicting issues in considering new development, but whatever the compromise, the village character should always be maintained.

B3 The character described in the VDS does not restrict new designs or materials or insist that everything is designed to "look old". Instead, it is the job of the developer to design and build a modern building that satisfies modern needs, exploits new technology and building methods, and uses them to create a desirable, profitable development that works with its environment to seamlessly integrate with the local area. Modern, but appropriate development is encouraged.

B4 It is helpful to consider the visual impact of developments from all angles and from longer distance. Accurate perspective (isometric) drawings or street scene views to show how new developments would appear in relation to their neighbouring properties and in the wider street scene could be very useful.

B5 There is an emphasis on evolution not revolution in the village, and so multiple smaller developments will have less impact than a single large-scale development. This approach reflects the way the village has grown in the past.

B6 Examples of inappropriate designs, materials and layouts within the village should not be used as a precedent for further inappropriate use of these features.

The Planning Process

B7 Anyone considering development should contact the District Council for planning advice before submitting an application. This will help to iron out potential issues and lead to a smoother planning process. The Parish Council would also welcome early discussion and to help wherever they can.

B8 Discussion with neighbours before applying for planning permission will give them an opportunity to discuss any concerns, and that may avoid unnecessary neighbour disputes.

B9 Some development does not need planning permission, but the need for good design remains. Understanding of the local character and applying it may increase the value of a development and ensure that the important local character remains.

Repairs and maintenance of buildings

B10 Many buildings in the villages are old, having been built long before building regulations came in to effect, before plastics were invented, and before cars began damaging structures through impact, chemical attack via exhaust gases, and water damage from splashing through puddles. The need to maintain and repair our older buildings is never more apparent, but it is essential that the correct materials and methods are used to maintain character, but also to ensure that the building continues to live.

B11 Bricks and stone may be bonded together using a mortar, but up until the Great War, most buildings used a lime mortar mix rather than a sand-and-cement mortar used today. Cement mortar is extremely hard and does not flex which can lead to cracks appearing, particularly where foundations are shallow or soft. The rain cannot penetrate cement easily and so it is found that the bricks and stone wear out faster than the mortar joints leaving the mortar exposed. This accelerates wear and buildings will become damp, unstable and ultimately collapse. A lime mortar is no more expensive and no more difficult to use than cement, but it is the better choice for many buildings in the district. Where stone is used, a sand and cement mortar should never be used.

B12 When installing modern features on a traditional building such as satellite receiver dishes, conservatories, replacement guttering and fascias etc, new windows and doors, and

damp proofing can all seriously affect the integrity of both the appearance and the way traditional buildings function. Modern materials are often cheaper to buy, but may have a shorter operational life, and also lack the physical qualities that are needed in traditional buildings. However advice is available from HELM (English Heritage's Historic Environment Local Management arm) who offer a wealth of information to help make an informed choice about materials and methods of repair to older buildings. See www.helm.org.uk.

Highway and parking advice

B13 Safety is paramount, but modern standardised road designs do not always sit comfortably within historic areas. When designing road layouts it is important that a balance is achieved to allow safe access without detriment to the local character. This means that a bespoke design will be needed.

B14 Historic areas were never designed for the private car and so these environments are spoiled by inappropriate and ill considered parking arrangements. Rural villages often feature heavy machinery such as combine harvesters and on-street parking is therefore problematic. Bespoke solutions will be required to minimise highway disruption and to maintain local character and amenity.

B15 New accesses should be designed to minimise the loss of boundary vegetation and achieve an appropriate balance between highway safety and amenity.

Energy conservation and sustainable development

B16 New development can play its part in reducing the risk and impact of climate change. Installing modern environmental systems in an attractive setting can have a serious detrimental impact on the character of the village. Therefore domestic wind turbines, solar panels and photovoltaic cells should be carefully sited to reduce their visual impact. If they cannot be placed sympathetically to limit their visual impact, then consideration of alternatives should be made. Ground source heating and better insulation may be just as effective by reducing consumption instead of generating more power.

B17 In order to reduce carbon emission, it is not only the ongoing costs that should be considered, as methods in construction may also limit environmental impact. Timber, stone, slate and labour from local sources will reduce the amount of travelling required overall thus cutting emissions and maintaining local employment. More information about sustainable construction can be seen at www.bre.co.uk.

The natural environment

B18 Any new development on the edge of the village should conserve or enhance the soft landscaped edge by the provision of appropriate tree and hedgerow planting. Hard edges of walls, fences or other structures should be avoided. Selby District Council has a landscape Character Assessment that will assist in understanding the landscape around the villages.

B19 Hedges and trees within the village are an essential part of the character. These should be conserved and reinforced through new planting in any new development whether small or large.

B20 Even small areas of hard landscaping can lead to a sharp decline in local wildlife with the removal of nesting, breeding or feeding habitats. This has a drastic effect on our natural ecosystems and so hard landscaping and removal of vegetation is strongly discouraged.

B21 Many plant and animal species that have declined in the wider landscape in recent years are increasingly dependent on the opportunities provided to them through the built environment, such as putting up bird and bat boxes, making ponds, and planting native trees, shrubs and wildflowers. Indirect actions such as using peat free or home-made compost also benefit wildlife. Further information can be found from the Natural England website: www.naturalengland.org.uk.

Flooding

B22 Much of the District lies in the severe flood risk area, but it is not just those areas that are susceptible to flooding. Flooding can include short term flash flooding after a heavy downpour which can cause localised damage. There are two considerations when designing out flood risk: a) the impact of flooding on a development, and b) the impact of the development on flooding. The following advice is generic, but does not imply that all areas are at risk of severe flooding. Detailed advice about how to cope with flood risk - including maps showing those areas most at risk - can be found on the Environment Agency's website www.environment-agency.gov.uk.

B23 To reduce the impact of flooding on a development, consider the plot in relation to slopes, water courses and known flood risk areas. If a flood is likely or possible, how would the water affect the development? Building on stilts and raising the ground floor level of the building may not be the answer, as the dry occupants would still be trapped because they would still be surrounded by water.

B24 Water storage capacity is particularly important; hard landscaped areas such as paved parking areas and driveways should be avoided, instead a permeable surface such as gravel is able to absorb water much more easily and hold it, prevent it escaping and building up elsewhere. It will also slow any flowing water down, and this will reduce the risk of impact damage. Collecting water from the down pipe in a butt may also assist in reducing the amount of water that the ground has to cope with. Trees and large vegetation help to bind soil together to prevent land collapse, so in areas where there are no trees, consider planting some to make sure the land can take the weight of water it holds.

Crime prevention

B25 Selby is generally a low crime area, but there are simple steps that can be taken to reduce the risk of crime further still in new development. For example, clear definition between public and private spaces, siting buildings to prevent areas that are not overlooked, removing potential hiding places, and designing buildings that are not easily broken in to.

B26 "*Secured by Design*" is a publication by the Association of Chief Police Officers that sets out these and other simple but effective methods of reducing the opportunities for crime. Schemes that meet the criteria set out are eligible for awards, and may attract lower insurance premiums. A copy may be obtained here:

ACPO CPI
First floor,
10 Victoria Street,
London
SW1H 0NN
Phone: 0207 084 8962
Email: acpocpi@acpo.pnn.police.uk

B27 In addition, North Yorkshire Police Community Safety Partnership have specialist Officers who would be pleased to help prepare development proposals. They may be contacted on 01757 341 029.

Selby District Council
Development Policy
Civic Centre
Portholme Road
SELBY
YO8 4SB

01757 705101

LDF LOCAL DEVELOPMENT FRAMEWORK

SELBY DISTRICT COUNCIL
Moving forward with purpose