

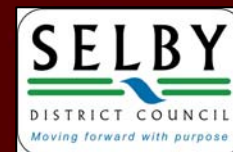


# Wistow

## Village Design Statement

Supplementary  
Planning Document  
Adopted December 2009

In Partnership with:  
Wistow Parish Council & Selby District Council





This Village Design Statement has been compiled with the direct input and support of the villagers of Wistow. The Village Design Statement Steering Group and the Parish Council would like to express their grateful thanks and appreciation to all those who participated so freely of their time in preparing this document.

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# Purpose & Summary of the Wistow Village Design Statement

## 1. Purpose of a Village Design Statement

1.0 A Village Design Statement (VDS) is a planning document intended to give advice and guidance to anyone who is considering any form of development in Wistow no matter how large or small. It covers, for example, relatively straightforward work such as replacing doors and windows, as well as more significant work such as building extensions and new buildings. It sets out the elements that make up *local character* in order to improve the quality of design in any new development. It has been prepared with the support of all those living in the village.

1.2 There are parts of the village that have been more susceptible to changes than others and so a balance is necessary. However, the residents of the village, the Parish Council, together with Selby Council all consider that good design is very important and that local identity should be maintained.

1.3 The advice in this VDS is not intended to be prescriptive. It should be used as inspiration to design new modern development that is respectful to its surroundings.

1.4 The advice is given so that anyone developing can avoid lengthy discussion in the planning application process, as the design requirements are clearly set out from the beginning. The

Parish Council and Selby Council welcome early discussion with anyone considering undertaking any work so that a consensus can be achieved.

1.5 Further information about how this Village Design Statement was produced, the consultation process undertaken locally and how it forms part of the overall planning process within Selby District Council and its use can be found in the Appendices.

## 2. Summary of Wistow Village Design Statement

2.1 Wistow has developed over the centuries around the Church in the centre of the village. Several key events have shaped the way the village evolved, with differing house styles, layouts and materials being used. Following an extensive survey of each part of the village, it is concluded that there are two key character areas within the village:

(a) the original historic centre of the settlement around All Saints and the Pinfold;

(b) the mainly Post 1900 area of the village developed in stages over later dates.



Not to scale  
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2.2 The following tables summarises the design requirements that developers should take into consideration. More detailed information can be found in the body of the document.

# Character Area - All Saints and Pinfold

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.

## No. Design Requirement

### Layout and Access

- 1 Vistas and sight lines of the Church and Pinfold area should be protected.
- 2 Around the Church and Pinfold most properties open directly on to the road. Narrow walkways provide access to private courtyards and gardens.
- 3 Inclusion of boundary hedges or old brick walls with capping stones or a combination of both.
- 4 The old, very wide sandstone kerbstones to pavements and pathways should be retained and replicated.
- 6 Around the Church and Pinfold rear gardens are large, but front gardens are small or non-existent.
- 7 Rear gardens retain mature trees which contribute to the overall vista.

### Buildings

- 8 Buildings are horizontally emphasised – wider rather than tall and double fronted.
- 9 Houses are two-storey with projecting pitched gable roofs of 45 degrees with eaves facing front.
- 10 Three storey buildings should not be obvious from the front elevation.
- 11 Buildings on infill plots should blend and integrate with the design of surrounding buildings.
- 12 Features such as Velux ,Dormer and other modern-style windows, solar panels, exterior shiplap, shutters and rendering should be avoided or confined to the rear of buildings.
- 13 Porches and extensions should be of a scale and size appropriate to the building and in material to match. Flat roofs are not appropriate.
- 14 Conservatories should be of timber and treated to match the colour of doors/windows in the property. Roofs should be glazed or tiled to match the building.
- 15 Provision should be made for unobtrusive storage of recycling bins, oil, LPG or other fuels.

### Garages and Parking

- 16 The maximum standards for residential car parking should be used for all new development.
- 17 Any available opportunities should be taken to provide off street parking.
- 18 Garages should be of an appropriate size to fully accommodate a family car and be large enough to open doors. It is recommended that 7x3m would be an appropriate size.

## No. Design Requirement

### Roofs

- 19 Pan tile or grey slate roofs. Roofs have projecting gables, with stone corner pad stones giving a corbel effect with flat stone verge "tabling".
- 20 Inclusion of a projecting stringcourse around chimney stacks and the use of tall clay pots, usually pale in colour.
- 21 Guttering is usually half round cast iron with round down pipes – dark in colour.
- 22 Roof vents should blend in with natural materials.

### Walls.

- 23 Use of early clamp, old red bricks or reclaimed bricks.
- 24 Inclusion of "dentils" (straight or at 45 degree angle) in the brickwork directly under the short overhanging eaves.
- 25 Pointing should be flush and in natural colour. Any coloured mortar is to be avoided.

### Doors and Windows

- 26 Windows and doors reflect Georgian influences.
- 27 Windows should be white timber, twice as tall as they are wide and made up of small panes or sliding sash type units.
- 28 Distinctive geometric, splayed end lintels around doors and windows, either plain or including a splayed and fluted "keystone" in the middle are common.
- 29 Some arched brick headers are also apparent.
- 30 Front entrance doors include an oblong fanlight, some with glazing bars, above.
- 31 Lintels, cills, porticos and other external embellishments are all solid stone.

### Landscape and Views

- 32 Roads are bound by hedges or old brick walls or a combination of both.
- 33 Existing mature tree belts and hedgerows which mark the edge of the existing boundaries should be retained and reinforced.

### Lighting

- 34 Street lighting is limited.

### Gardens and Greenery

- 35 Around the Parish Church and Pinfold lack of front gardens is compensated for by large rear gardens with mature trees.
- 36 Beyond the church the scale and number of front gardens increases as does the level of greenery.



# Character Area - Mainly Post 1900

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.

| No.                      | Design Requirement   | No.                        | Design Requirement   |
|--------------------------|--|----------------------------|--|
| <b>Layout and Access</b> |  |                            |  |
| 1.                       | Buildings should reflect the characteristic features of the "historic centre"  | 16                         | There are examples of more modern materials used e.g. PVC windows but in a traditional style.  |
| 2                        | Houses are square faced or horizontally emphasised – wider rather than tall.   | 17                         | Porticos and Velux windows should be sympathetic to those in Character Area – All Saints and the Pinfold.  |
| 3                        | Plots are larger; houses further apart with large gardens and open spaces. House frontages are further back from the road – 5m on average.   | 18                         | Any porches or extensions should be constructed of a scale and size appropriate to the building and in materials that match and compliment the building's original construction. Flat roofs should be avoided. |
| <b>Buildings</b>         |  |                            |  |
| 4                        | Use of red bricks and inclusion of dentils (either straight or at 45 degree) under the roof.   | 19                         | Conservatories may be of UPVC, aluminium or wood and of an appropriate scale to the property. Roofs may be glazed or covered in roof tiles to match those on the building.                                     |
| 5                        | Adoption of splayed end lintels.   | 20                         | Inclusion of permeable driveways would assist with the overall drainage and the environment.   |
| 6                        | Use of rough faced or reclaimed bricks, and other materials, to blend in with older, neighbouring properties maintain the historic character of the village.   | <b>Garages and Parking</b> |  |
| 7                        | Use of yellow brick and reconstituted stone features (e.g. corbels or a corbelling line around the middle of the house) are not in keeping with the character of this historic village.                  | 21                         | The maximum standard for residential car parking should be applied to all new development.   |
| 8                        | Buildings are two storey, but where the roof void is used it should not puncture the front roof elevation in order to maintain the appearance of a two storey building.                                  | 22                         | New build garages should be of an appropriate size to fully accommodate a family car and be large enough to open doors. It is recommended that 7x3m would be an appropriate size.                              |
| 9                        | In 8 above, windows are best suited to gable walls or on rear elevations to maintain the horizontal emphasis of the roads.   | 23                         | Any hard standing should be within the curtilage of the property.  |
| 10                       | The inclusion of three storey houses is not in keeping with the village although it is acknowledged that if unobtrusive and if not on or visible from the main arterial roads then it may be acceptable. | <b>Landscape and Views</b> |  |
| 11                       | Provision should be made for unobtrusive storage of recycling bins, oil, LPG or other fuels.   | 24                         | It is vital for the protection of the village that the floodplain and the defensive barrier are retained and maintained.   |
| <b>Roofs</b>             |  |                            |  |
| 12                       | Chimneys are much in evidence with clay pots.  | 25                         | Ancient hedgerows, trees, flora and fauna should be retained.  |
| 13                       | Red pan tile roofs are the norm on gable roofs, with eaves facing front. Eaves and ridge height are regular. Other materials may be acceptable where the frontage are not on main arterial routes.       | 26                         | Inclusion of permeable driveways assist with the overall drainage, cut down on flooding and help the environment - new landscaping schemes should consider this.   |
| <b>Windows and Doors</b> |  |                            |  |
| 14                       | Tall Georgian multiple pane and sliding sash windows and doors are common.   | 27                         | <b>Gardens and Greenery</b><br>The number and size of front gardens increases (5m+ at the front) with far more greenery, trees and shrubs.   |
| 15                       | Front entrance doors with an oblong fanlight (with or without the glazing bars) above and the distinctive splayed end lintel feature have been carried over from older buildings.                        | 28                         | Hedging is a key feature to form the boundary to properties, often combined with 30-50cm brick walls with stone cappings.  |
|                          |  | 29                         | An increasing use of iron railings and plastic gravel boards is an urban type feature at odds with the rural materials used elsewhere and should be avoided.   |

# 3. Introduction to Wistow - Its History

3.1 The attractive and picturesque village of Wistow, situated north west of Selby on the banks of the River Ouse, can trace its Danish origins back to before the Norman invasion. Known as Wicstow or Wykestow, meaning a "dwelling place or camp in a wet situation" it had become a well-established community by the twelfth century.

3.2 In those days the village was dependent solely on agriculture for its livelihood with the river playing a key role in the life and development of the village. By the eighteenth century the River Ouse had become a busy shipping route with boats carrying large quantities of corn and potatoes to markets in Selby, Cawood, York and Hull. This river traffic was a key communication channel for the village and supported a thriving community of related trades including sailmakers. The river supported a number of fisheries as well as providing irrigation for daffodil and tulip "farms".

3.3 In this period the landscape of Wistow was very different. It was far more heavily wooded and a great deal of the Lordship was marsh and wasteland. The village originally stood on a very sharp bend of the River Ouse, but at some point the river channel was cut through at the neck of the Oxbow. The former line of the river can still be seen from the Lordship viewpoint. The continued proximity to the River Ouse and the high water table created drainage problems for the village and led to extensive flooding on

several occasions. The floods of 1706, 1881 and 1947 had a major impact on the village as crops were destroyed and stock could not use the land. In more recent times, the floods of 1980 and 2000 have reinforced the need to actively maintain and protect the village's flood defences together with retention of the village flood plain.

3.4 On the highest point of the village and occupying a central role in the village stands the Parish Church of All Saints. Wistow Church dates from 500 AD with the present limestone church originating from 1213. It began life as St Hilda's Chapel, dedicated to a Scandinavian saint and supports the village's Danish roots. In 1216 Archbishop Gray of York founded a prebend at Wistow ie a share of the York Minster's revenue was paid to a cleric in Wistow. The Normans built the present church; the tower, which houses a peal of three bells, being completed in the 15th century.

3.5 Inside, the Church contains a number of ancient memorials and monuments some of which contain pagan symbols. One of the earliest is reputed to be 750 to 950 years old and bears an inscribed cross resembling coiled serpents – a pagan symbol of wisdom. Perhaps the most curious is the tablet which blocks up the old north doorway – known as the Devil's Door.







3.6 Alongside the church stood the Pinfold, a medieval compound for stray animals rounded up when their owners failed to properly supervise their use of the common land. It was "managed" by a Pinder – an officer representing the lord of the manor. Release of the animals was by payment of an appropriate fine and anyone found breaking into the Pinfold was committing an offence, punishable by a fine or imprisonment.



3.7 Some of the old Danish and Anglo/Saxon historical names are still in evidence around the village for example, Pinfold Hill; Garmancarr (reference to Saint Germain ) Boggart Bridge and Black Fen.

3.8 By the mid 18<sup>th</sup> century, the village had undergone major changes and was a thriving self-reliant community with an expanding population. The village supported 3 shops, 3 butchers, 3 tailors and drapers, 2 shoemakers, a vet, a land agent, 3 blacksmiths, a potato merchant, 2 builders, 2 carriers, 2 pubs, and a Post Office. There was also a newly built Vicarage, school and two chapels – a Wesleyan and Primitive Methodist.



3.9 Although the population of the village started to reduce in the early 1900's the services available in the village continued to increase. In 1896 building of the Cawood, Wistow and Selby Light Railway was begun with services starting from Cawood

through to Selby a few years later - hence the name Station Road. The railway station became a hive of activity taking both passengers and goods. Although the line closed in 1960 some of the original buildings can still be seen in the village today.

3.10 By 1927 the village also had its first bus service to Selby and York. It was obviously a time of prosperity as the Yorkshire Penny Bank opened a branch in the village and the village had its own policeman. All this would have been seen by Queen Mary when she stopped in the village in 1933 on her way back from an engagement at Selby Abbey. The impact of two World Wars, the increasing mechanisation of agriculture and the rise in manufacturing inevitably resulted in a declining population as residents moved away from the village.



# 3. Introduction to Wistow - Wistow today

3.11 Situated 3 miles north west of Selby, 2 miles from Cawood on the B1223 Selby – Cawood Road and just off the B1226 Sherburn Road, Wistow village forms a rural community still largely dominated by arable agriculture, market gardening and agricultural related trades. All Saints Parish Church, the thriving local community school, village hall and Black Swan pub (with part-time Post Office) and Fish and Chip shop all form central features of village life. Over the last years a few other businesses have established but these are mainly livery facilities, boarding kennels, builders and joiners, and more recently “home working” in areas of aromatherapy, computing and design etc. As a consequence a large proportion of its residents commute for work, leisure and shopping to neighbouring towns.

3.12 Just outside the village is what remains of Wistow mine. Opened in 1983 this was part of the highly productive Selby coalfield complex but was closed as a mine in May 2004 . "The original planning permission granted in 1976 by the Secretary of State for the Environment stated that within 12 months of the last coal extraction, the land should be restored to its former condition. An application to vary this condition and extend the time period was submitted to North Yorkshire County Council in 2008, but was subsequently refused."

3.13 Covering some 4312 acres, with a population of approx. 1100 persons, this peaceful village sits in a flat, featureless plain with no area rising above 25 feet with the exception of the church, the old railway track and the modern river defences. Consequently settlement of

the village tended to spread in a linear fashion along the five key arterial roads radiating from the centre of the village. The Land Award Map of 1775 shows clearly the first stage of development around All Saints Parish Church with several farmsteads and cottages dispersed around the periphery. Many of these farmsteads and houses remain today and contribute to the old charm of the village, although there is little evidence of the original thatched roofs which were prevalent in the village in the 17th century – evidence suggests that this was due to the extensive flooding that took place in 1672.

3.14 During the 19<sup>th</sup> century later development filled in the vacant plots with differing styles reminiscent of the era. In more recent times further infill has resulted in the creation of small estates with their own individual design. This piecemeal development has naturally resulted in the medley of character and design which can be seen in the village today.

3.15 It is this diversity of building styles that gives Wistow its character - the predominance of older buildings located around All Saints Parish Church and the Pinfold, and the differing periods of development from Victorian to present day. However, all development has followed the basic principles of two storey buildings of red bricks with pan tile roofs and small paned windows, that ensure that whatever has been built remains true to the core design criteria as set out below.





# 4a. The Character Area - All Saints and Pinfold

**4a.1** The area around **All Saints Parish Church and Pinfold Hill** forms the historic centre to **Wistow village**, located at its highest point in an otherwise flat plain on the main **B1223 Selby to Cawood Road** which transects the village. This character area also covers parts of **Selby Road, Cawood Road, George Street, Church Hill, Pinfold Hill, Lordship Lane, Station Road** together with **Manor Farm in Long Lane**. See **Appendix D**

**4a.2** This is the oldest part of the village dating back to around the early 1700's. Many of the houses around the church show up on the 1775 Land Award Map with examples of these buildings and the construction common to that time still very much in evidence today.

**4a.3** Mainly a residential area, but also includes **All Saints Parish Church, the Black Swan Pub** (which

also acts as the Post Office) , the War Memorial and the fish and chip shop.

**4a.3** There are several notable buildings in this area some with Listed status. Development of, or in the vicinity of these buildings should ensure that their unique contribution to the village is not compromised.

- All Saints Parish Church, Grade 1 Listed which forms the focal point of this historic village.
- Black Swan Pub.
- Old Post Office – now called Pinfold House, but before use as the village Post Office this was a Coaching House.
- Manor House Farm – a late Georgian farmhouse built in 1780 over 6 storeys remained in the Backhouse family for 175 years. It's original two-storey cellar is no longer in use, but evidence of the hay loft remains.
- Oaklands, Pinfold Hill, Grade 2 Listed, built around 1753 for James and Elizabeth Ward (see plaque in the gable end).
- The War Memorial – renovated in 1949 to include the names of those who fell in WW2.
- 1 Church Hill, Grade 2 listed, built late 18th century.
- Manor Field House, Grade 2 listed, built early 19th century.
- Oak Farm, Grade 2 Listed, reputedly built in 1721, and split into two properties in the 1930's.
- Wistow Parochial Church School – built in 1876 by voluntary subscription.
- Methodist Chapel – built in 1837.



- Old School House - built around the same time as the school.
- Ye Olde Dog Inn – building originates from late 17th century. In its history it has been a house, an inn, a public house, a restaurant and is now a house again.
- West Villa – Grade 2 Listed, built in late 18th century.
- Blacksmith Cottage - Grade 2 Listed – a former house and stable block built in early 18th century has been lived in by the same family for over 100 years. The associated Anvil Cottage was still operating as the village “smithy” until 1988.



# The Character Area - All Saints and Pinfold

## Layout and Access

4a.4 This character area is clearly defined from the surrounding development by both its building styles and development pattern. As one approaches this area there is a marked change from more recent “estate” layouts to a more traditional settlement pattern of individual dwellings.

4a.5 The historic centre of Wistow is transected by one of the main arterial routes. The B1223 from Selby to Cawood passes through this area and is a key route for both vehicle and pedestrian traffic. It is also the main bus route for the village connecting to Selby and York and the villages between. Bus stops are to be found outside All Saints Parish Church and opposite at the Methodist Chapel.

4a.6 Boundaries to this area are Station Road ( in part ), Cawood Road, Church Hill, George Street, Lordship Lane, Pinfold Hill and Selby Road( in part ).

4a.7 Centred around All Saints Parish Church, a Grade 1 listed Norman structure built atop the small hill in a flat flood plain of the River Ouse. The church forms the focal point of the village being visible from all around.

4a.8 The five roads that lead to Wistow from surrounding villages all converge in this character area and lead directly to the church. The road widens and narrows as it winds around the churchyard, forming a well-defined sense of place. The distinctive, old and very wide sandstone kerbstones to pavements and pathways are an unusual feature which should be retained and replicated to define this character area.

4a.9 The sense of its history is further emphasised by the juxtaposition of streets and buildings. The winding nature of the streets is defined by buildings facing towards the roads. Most properties in this area open directly on to the footpath. Several narrow private walkways provide access to rear gardens and courtyards which can be accessed from these roads. Where the road is wider, gardens that do exist are defined by low brick walls with capping stones or hedges or a combination of wall and hedge. Rear gardens are large, and well stocked with mature vegetation.

4a.10 The traditional detailing of the village is gradually being eroded as modern alterations and repairs are made. While most are well-intentioned there are several features that are beginning to take hold such as shutters and cream or white rendered walls that are not traditional to Wistow and should be avoided.

## Buildings

4a.11 Much of the original wealth of Wistow was generated from the expansion of farming which can be seen in some of the feature details of the larger farm houses dated from around 1700's. A large farmhouse in Pinfold Hill has a date stone of 1753 in its end gable and other buildings in George Street, Cawood Road and Pinfold Hill reflect similar design features.

4a.12 Generally no two buildings are the same in the village as the footprint, height of the eaves and ridge, and finish varies, but there is an obvious building line and common features that gel the buildings together into a strong character. Some sensitive





infilling may be possible where houses are individually designed and can integrate into the street in terms of maintaining the building-to-space ratio and the overall form and detailing of the surrounding houses.

4a.13 Buildings are horizontally emphasised – wider than they are tall – and often double fronted. Two-storey with projecting pitched gable roof of about 45 degrees with the eaves facing the front is typical.

4a.14 Although there are examples of three storey buildings these are not obtrusive as the scale and proportion of these buildings means that it is not obvious from the front elevation. Successful roof conversions are achieved by incorporating windows in gable walls or in rear elevations to ensure the front elevation has the appearance of a two-storey building to maintain the horizontal emphasis.

4a.15 Some properties also include more recent features such as Velux , Dormer and other modern-style windows, shutters, and other aspects of modern day living such as exterior shiplap and solar panels which all detract from the historic character of this area. Re-instatement of the more historical features is strongly recommended to retain the historic character of the village.

4a.16 Any modern additions by way of porches, extensions should be constructed of a scale and size appropriate to the building and in materials that match the building's original construction. Conservatories

should be of timber and decorated or treated to match the colour of doors and windows in the property and roofs should be glazed or covered in roof tiles to match those on the building. Flat roofs are not appropriate.

4a.17 Developers also need to take into account that the energy source for the village comprises oil, LPG or in some cases coal or wood. There is no gas provision to the village. External space is therefore required for the safe, unobtrusive storage of recycling bins, LPG or an oil tank and access for re-filling.

**Garages and Parking**

4a.18 Given the relatively poor public transport links and lack of facilities in the village, private car ownership is inevitable. However, on-street parking obstructs the often narrow roadways, but more importantly it is unsightly and spoils the attractive street scene. It is also vital for the economy of the area that the farmers are able to move their equipment and stock on all the village roads. It is essential therefore that adequate provision is made for off-street parking, and so the maximum standards should be applied in all new development (see Appendix C).

4a.19 Garages should be of an appropriate size to fully accommodate a family car and be large enough to open doors. It is recommended that 7x3m would be an appropriate size. Where garages are subsequently converted to living accommodation, alternate parking



# The Character Area - All Saints and Pinfold



provision should be provided to compensate for the loss of a space.

## Roofs

4a.20 Roofs have pan tiles or grey slates and have projecting gables, with stone corner pad stones giving a corbel effect with narrow, flat stone verge “water tabling”. Another distinctive feature much in evidence is the inclusion of a projecting brick string course around chimney stacks and the use of tall clay pots, usually pale in colour. Guttering is usually half round cast iron with round down pipes dark in colour. Where modern roof vents are required then matching appropriate natural material should be used.



## Walls

4a.21 The original properties are predominately built in early clamp or handmade red bricks. Prevalent are the inclusion of a dentil course (either straight or at 45 degree angle) in the brickwork directly under the short overhanging eaves. Some of the old brickwork has been rendered where there has been a breakdown of some of the early brickwork, but this is not appropriate in this brick-dominated village and should not be replicated.

## Doors and Windows

4a.22 Many of these buildings reflect Georgian design influences in door and window detail.

Windows should be white timber, twice as tall as they are wide and made up of small panes or sliding sash type units. Distinctive geometric, splayed end lintels around doors and windows, either plain or including a splayed and fluted “keystone” in the middle are most common. Some arched brick headers are also apparent, several being replaced with stone lintels during improvement work. Front entrance doors often include an oblong fanlight, some with glazing bars, above. Lintels, cills, porticos and other external embellishments are all solid stone.







### Landscape and Views

4a.23 Views within this character area are “unmistakably Wistow” particularly those involving All Saints Church and the main Cawood to Selby road. Any developments should endeavour to protect views and sight lines to the Parish Church.

4a.24 Roads are bound by hedges or old brick walls or a combination of both and there are a number of mature trees which contribute to the overall vista. There is a strong green setting throughout the village and several tall, mature trees give a soft setting to the urban form.

4a.25 Existing mature tree belts and hedgerows which mark the edge of the existing boundaries should be retained and, where appropriate, reinforced to preserve the setting of the existing village.



### Lighting

4a.26 There are few street lights in the village and this adds to the night time character by only highlighting the buildings from their own lights or from the Parish Church when that is illuminated on special occasions. The effect is charming rather than threatening and gives Wistow a distinctly different face from that of its neighbouring villages. Forty street lights are maintained by the Parish Council with the remaining under North Yorkshire County Council and this density should be retained -as should the extent of security lighting to prevent light pollution.

### Gardens and Greenery

4a.27 Around the immediate area of the Parish Church and The Pinfold, buildings stand close to the footpath creating a sense of enclosure. There is little opportunity here for front gardens but this is often compensated for by large, mature rear gardens with trees breaking up the harder line of the buildings. As you move just beyond this enclosed area there are increasingly more front gardens with hedges (beech being the norm) and/or brick walls providing boundaries. The number and degree of mature trees and garden greenery also increases proportionately to soften the vista.





# 4b The Character Area - Mainly Post 1900



## Introduction

4b.1 This character area covers all the other properties within the defined boundaries of Wistow which are not included in the historic central character area. This area has developed in a piecemeal manner over several hundred years and shows evidence of Victorian, pre and post war, and more modern properties reflecting nearly every design style. The houses have, in the main, been in filled between houses of other eras although there are small developments which were built in the last 20 years eg on Garmancarr Lane, Cawood Road, Lordship Lane, Selby Road, Long Lane etc.

4b.2 Despite the variety in house design there are numerous design characteristics that are common throughout and these form the basis of the character description.

4b.3 There are several notable buildings in this area:

- The Vicarage – Kirkham – was used as the Vicarage for many years.
- Old Wesleyan Chapel – built in 1873 and now converted to a house.
- Railway House - “renovated” in mid -1960’s from the former Wistow Railway Station building. The goods/weigh house, built in 1897, still remain
- Elm Tree Farm.
- Wesley House Farm. The original half timbered house, built around 1530 once belonged to the Wesleyan Church and it is reputed that John Wesley was a regular visitor.



## Layout and Access

4b.4 This character area covers several recent estates as well as older individual properties, all of which have developed in a ribbon fashion along the five main roads that converge at Wistow. Not all roads feature development on both sides, reinforcing the ribbon form and the rural nature of the village. Some infilling has occurred with estate houses, but these are not obtrusive to the overall vista.

4b.5 Houses are generally square faced or horizontally emphasised – wider than they are tall. Plots are more regularly sized than in the older part of the village and the ratio of building to space is wider and more consistent. This allows views across the village, particularly towards open countryside and to All Saints Church. Houses are further apart than in the older part of the village with larger gardens and a variety of open spaces. Views of the surrounding open countryside make this area of the village appear very low density and are key to this part of the village’s character.

4b.6 The roads in this area are either relatively busy arterial roads or narrow country lanes. Many of these routes are used by local farmers to move machinery, crops and stock around - this separates it from the more suburban environments in towns. The working farms that are nestled in the area require constant access for heavy machinery, so the roads must be wide and kept clear of obstructions. It is vital therefore that adequate





provision is made for off road parking and to reflect the car ownership of today's families.

4b.7 It is characteristic of Wistow that footpaths are not always present. Instead a grass verge in front of boundary walls or hedges is used. Where pedestrian traffic is lighter this is a more appropriate solution and maintains the rural feel of the village. Where traffic is heavier a paved footpath would be more appropriate.

### Buildings

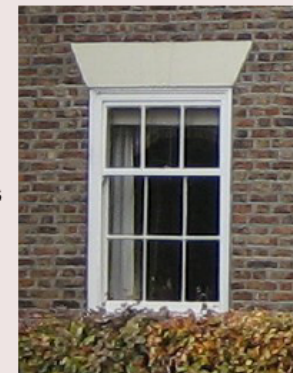
4b.8 It is notable that many of the design features seen in Character Area - All Saints and the Pinfold have been carried through to this area. This is reflected in the older Victorian buildings built using red bricks with a dentil course (either straight or at 45 degree) under the roof and adopting splayed end lintels above the windows. Some of the houses built in 1990's also include many of these features eg a dentil course, traditional style bricks and windows. More recent developers have used rough faced or reclaimed bricks, and other materials, to blend in with older, neighbouring properties which have helped to maintain the historic character of the village. However, the use of yellow brick and reconstituted stone (eg corbels or a string course around the middle of the house) on other recent developments are not respectful of Wistow's strong character and should be avoided.



4b.9 Buildings are predominately two storey, however some use of the roof void is apparent. The most successful examples do not puncture the front roof elevation so as to maintain the appearance of a simple two storey building. Windows are best suited to gable walls or on rear elevations to maintain the horizontal emphasis along the roads.

4b.10 The roofscape is a strong feature of the village so chimneys are much in evidence with tall clay pots. Most of the older properties and some of the more modern houses have pan tile roofs which reflect the character of the historic centre. Red pan tiles are common on gable roofs, with eaves facing front. Eaves and ridge height are regular as neighbouring dwellings are generally quite similar. A small number of houses do not have pan tile roofs but these are not readily visible from the main roads and so their impact is limited. Where roofs are visible from public vantage points then pan tiles should be used.

4b.11 There is a mix of windows and door design - but tall Georgian multiple pane and sliding sash are common and the distinctive splayed end lintel feature has been carried over from older buildings. There are examples of more modern materials used eg PVC windows but in a traditional style.



# The Character Area - Mainly Post 1900



4b.12 Any porticos should be sympathetic to those in Character Area – All Saints and the Pinfold. The same consideration applies to Velux windows.

4b.13 Any modern additions by way of porches, extensions should be constructed of a scale and size appropriate to the building and in materials that match and compliment the building's original construction. Flat roofs should be avoided.

4b.14 Conservatories may be of UPVC, aluminium or wood and should be of a scale appropriate to the property. Roofs may be glazed or covered in roof tiles to match those on the building.

4b.15 Developers also need to take into account that the energy source for the village comprises oil, LPG or in some cases coal or wood. There is no gas provision to the village. External space is therefore required for the safe, unobtrusive storage of recycling bins, LPG or an oil tank and access for re-filling.

## Garages

4b.16 Given the relatively poor public transport links and lack of facilities in the village, private car ownership is inevitable. However, on-street parking obstructs the often narrow roadways, but more importantly it is unsightly and spoils the attractive street scene. It is also vital for the economy of the area that the farmers are able to move their equipment and stock on all the village roads. It is essential therefore that adequate provision is made for

off-street parking, and so the maximum standards should be applied in all new development (see Appendix D).

4b.17 New build garages should be of an appropriate size to fully accommodate a family car and be large enough to open doors. It is recommended that 7x3m would be an appropriate size. Where garages are subsequently converted to living accommodation, alternate parking provision should be provided to compensate for the loss of a space.

## Landscape and Views

4b.18 Wistow village is surrounded on all sides by farmland with large, open vistas across to neighbouring villages. To the north this open countryside forms part of the floodplain for the River Ouse and has near to the village a number of drains and man-made defensive barriers. It is vital for the protection of the village that both the floodplain and the defensive barrier are retained and maintained. The setting of the village upon approaching it is very attractive, the urban form blending into the countryside with a frame of tall mature trees.

4b.19 Modern farming methods have resulted in the loss of many old hedgerows with the hedgerow wildlife taking sanctuary in village gardens. Where they do remain these ancient hedgerows form boundaries to fields and farms interspersed with trees, flora and fauna. Village entrances along Cawood and Selby Roads show how much the hedgerow plays in the character of the village. Existing hedgerows and vistas should be maintained.





4b.20 There is an increasing prevalence of hard landscaping and the use of block paving, which is eroding the green setting and is contributing to poor drainage and an increased risk of flooding – a known problem which is of major concern to residents. Inclusion of permeable driveways would assist with the overall drainage and the environment and new landscaping schemes should consider this.



### Gardens and Greenery

4b.21 Moving away from the village’s central area the number and size of front gardens increase noticeably (5m+ at the front) with far more greenery, trees and shrubs . Beech hedging was predominant in Wistow and its surrounding areas – many still survive to this day. Hedging is a key feature to form the boundary to properties, and in some cases, combined with 30-50cm brick walls with stone cappings. These hedgerows provide a great sanctuary for wildlife and the bird song the only noise among the silence a true indication of being in the countryside. An increasing use of iron railings and plastic gravel boards is an urban type feature at odds with the rural materials used elsewhere and should be avoided.



4b.22 Various species of trees are found throughout the village but with the demise of the “Goblin Tree” ( the haunted Oak Tree which stood on the Cawood Road for several centuries until felled during a storm) it is possible the only Walnut tree in the village will take its place in the history books.



## 5. Conclusion

5.1 Wistow is an old village with a long history, so any future development should be designed to conserve and where possible enhance the character of the village such as its rural nature, quality, diversity and heritage. The open spaces within the village and views into and out of the village are essential parts of the character of the village. Developments should also 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.

5.2 Where practicable re-use of larger detached properties set in spacious grounds should be sought as an alternative to demolition and re-development in order to preserve the visual character and landscape setting of such properties and their surroundings. This could apply to conversion to both residential and commercial use. Any conversion of existing buildings for commercial use should be undertaken sympathetically and in a way that reflects the local character of the village.

5.3 Extensions and alterations, as well as new buildings, should use materials in keeping with the historic centre and be of a design compatible with original and adjacent buildings. Infill developments and extensions to existing buildings should take into account gaps that provide views to surrounding countryside or open spaces within the village.

5.4 It is apparent that the villagers of Wistow want to retain their rural community and that includes keeping open spaces, including garden areas that have the potential to encourage a variety of wildlife in its natural habitat.





## Appendix A: What is a Village Design Statement and How to Use it?

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.

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.

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).

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.

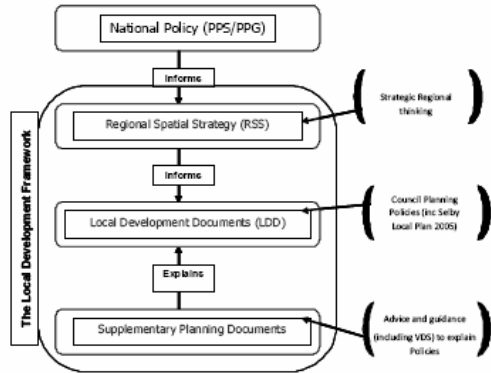
This Village Design Statement SPD is therefore based on Policy ENV1 of the Saved Selby District Local Plan 2005, which states:

*“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:*

- 1. The effect upon the character of the area or the amenity of adjoining neighbours*
- 2. 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;*
- 3. The capacity of local services and infrastructure to serve the proposal, or the arrangements to be made for upgrading, or providing services and infrastructure;*
- 4. The standard of layout, design and materials in relation to the site and its surroundings and associated landscaping;*
- 5. 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;*
- 6. The extent to which the needs of disabled and other inconvenienced persons have been taken into account;*
- 7. The need to maximise opportunities for energy conservation through design, orientation and construction; and*
- 8. Any other material consideration”*

# Appendix A: continued

The diagram shows the hierarchy of plans:



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.

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.

If planning permission is not required, it is still very much in the interests of the village to undertake 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

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

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

- 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.

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

- 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.
- 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.
- 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](http://www.helm.org.uk).

### **Highway and parking advice**

- 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.
- 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.
- 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***

- 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.
- 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](http://www.bre.co.uk).

### **The natural environment**

- 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.
- 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.
- 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.
- 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](http://www.naturalengland.org.uk).

### **Flooding**

- 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](http://www.environment-agency.gov.uk).



- 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.
- 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

- 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.
- “*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](mailto:acpocpi@acpo.pnn.police.uk)

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.



## Appendix C: Sources used in preparing the VDS.

- Countryside Commission, (1996) "*Village Design: making local character count in new development*", Countryside Commission.  
Sets the broad framework for undertaking VDS.
- English Partnerships, (2007) "*Urban Design Compendium 2: Delivering Quality Places*", English Partnerships.  
Contains detailed design advice used in understanding a place.
- DETR & CABE (2000) "*By Design: Urban Design in the Planning System: Towards Better Practice*", Unknown.  
Contains detailed design advice used in understanding a place.
- Building in Context Toolkit (2007), <http://www.building-in-context.org/>  
Useful advice in how to analyse a place to understand context.
- The History of the Parishes of Sherburn and Cawood (1882), William Wheeler.  
Provides useful historical information about Wistow.
- The Old Kingdom of Elmet and the Ainsty of York (1902), Edmund Bogg.  
Further information on the history and development of the village.
- The Cawood, Wistow and Selby Light Railway (1973) , K E Hartley.  
Useful information about transport and railway buildings.
- Research from English Heritage : National Monuments Record (2009) together with data from [www.imagesofengland](http://www.imagesofengland)  
Evidence about the significant buildings in the village.
- The 18<sup>th</sup> List of Buildings of Special Architectural or Historic Interest (1984), Department of Environment.  
Further information concerning the historical buildings.
- Wistow Parish Plan (due for publication July 2009)  
Provides evidence of the key areas of concern to the villagers.
- Settlement Plan of Wistow (1775)  
Indicates the development patterns of the village with dates.
- Selby Times: Bygone Days by Richard Moody (various dates)  
Several articles record historical aspects of the village.
- The Story of All Saints' Wistow : a leaflet produced by Wistow Parish Church.  
Charts the history of the Parish Church and information about the village.
- All Saints Church, Wistow: a leaflet produced by Wistow Parish Church.  
Provides additional material about the Parish Church.
- Research conducted for Wistow Parish Council (approx 1980)  
Sets out the socio-economic development of the village from 1800 onwards.  
Also includes topographical information.
- Wistow village website: [www.wistow-village.com](http://www.wistow-village.com)  
Contains photographs of the village and information about the Parish Plan.
- Information, maps, photographs from the residents of Wistow.  
Provides a variety of useful local intelligence to support researched data.  
Established bank of over 2000 photographs of the village through the ages.
- Questionnaires completed by the residents of Wistow.  
Provides quantitative data on a range of issues impacting on the village  
Analysis of data reveals that over 60% of residents have two or more cars.  
95% of residents completing the VDS questionnaire raised parking as a key area of concern.
- Various Planning Policy Guides and Statements - PPG3, PPG13, PPS3, PPS4 – (2001 to date)

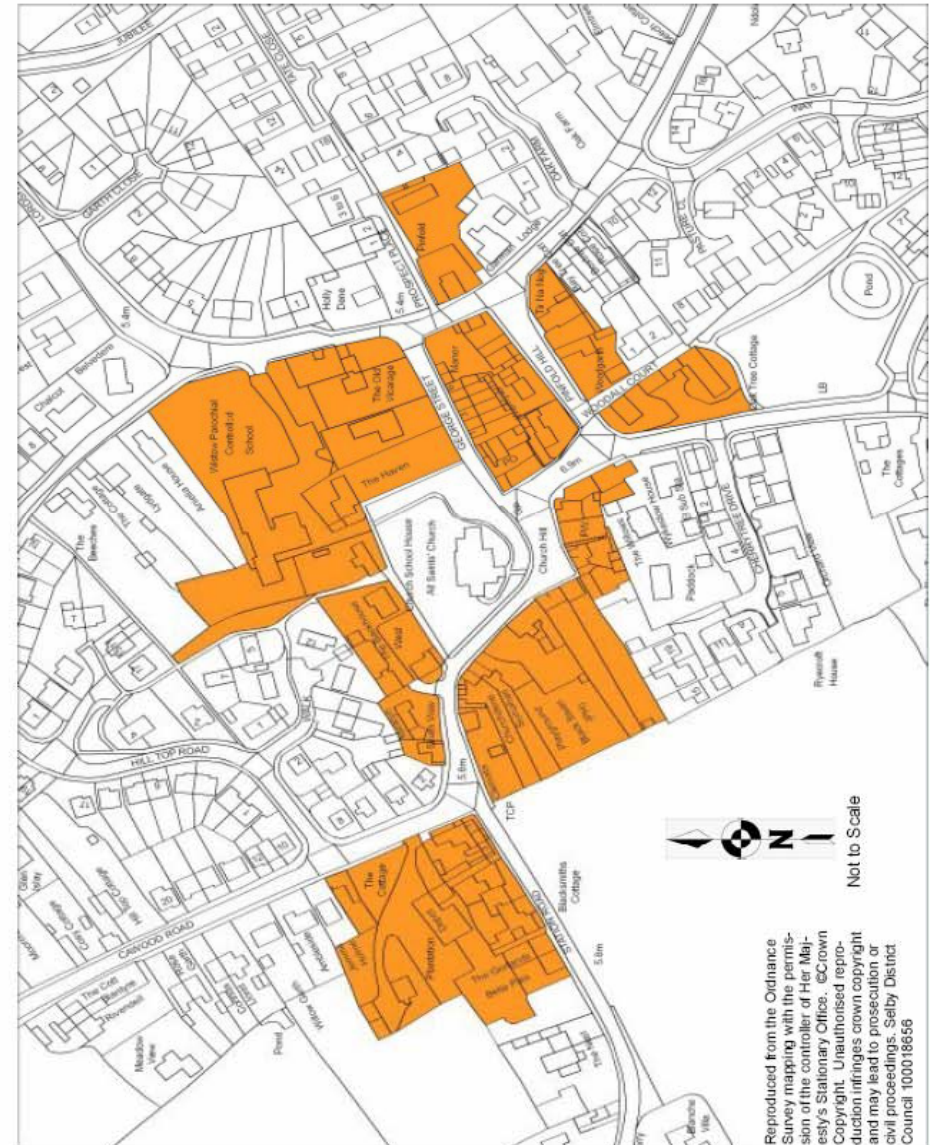


## Appendix C: continued.

- Manual for Streets, ( 2007) Department of Transport.  
Provides guidance on planning and design of residential streets.  
Identifies the negative impacts of on-street parking to residents, commercial outlets, businesses and public services.
- North Yorkshire County Council (2003), Transport Issues and Development Guide.  
Guidance on highway aspects of new development including parking standards.
- Residential Car Parking Research (2007) Department for Communities and Local Government.  
Research indicating that car ownership will increase for the foreseeable future.
- Selby District Council ( 2008): Core Strategy Further Options.  
Provides evidence of the high percentage of the population who work outside the District and that Selby has the highest proportion of car based commuters.  
Highlights the paucity of services available in the village.
- Selby District Council (2005) “*Selby District Local Plan*”, Selby District Council  
Contains the Policy ENV1 upon which the VDS SPD is based.  
Sets out current parking standards referred to in the VDS: Extract from page 237: Maximum residential parking standards.
- They are: **Land Use Rural Areas**

|                                |                     |
|--------------------------------|---------------------|
| ▪ Dwelling 4 or more Bedrooms  | 3 Spaces            |
| ▪ Dwelling 3 Bedroom           | 2 Spaces            |
| ▪ Dwelling 2 Bedroom           | 2 Spaces            |
| ▪ Dwelling 1 Bedroom           | 1 Space             |
| ▪ Houses in Multiple Occupancy | 1 Space per Bedroom |

## Appendix D: All Saints & Pinfold map



## Design Statement Steering Group

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