

Hemingbrough



Village Design Statement Supplementary Planning Document

December 2009



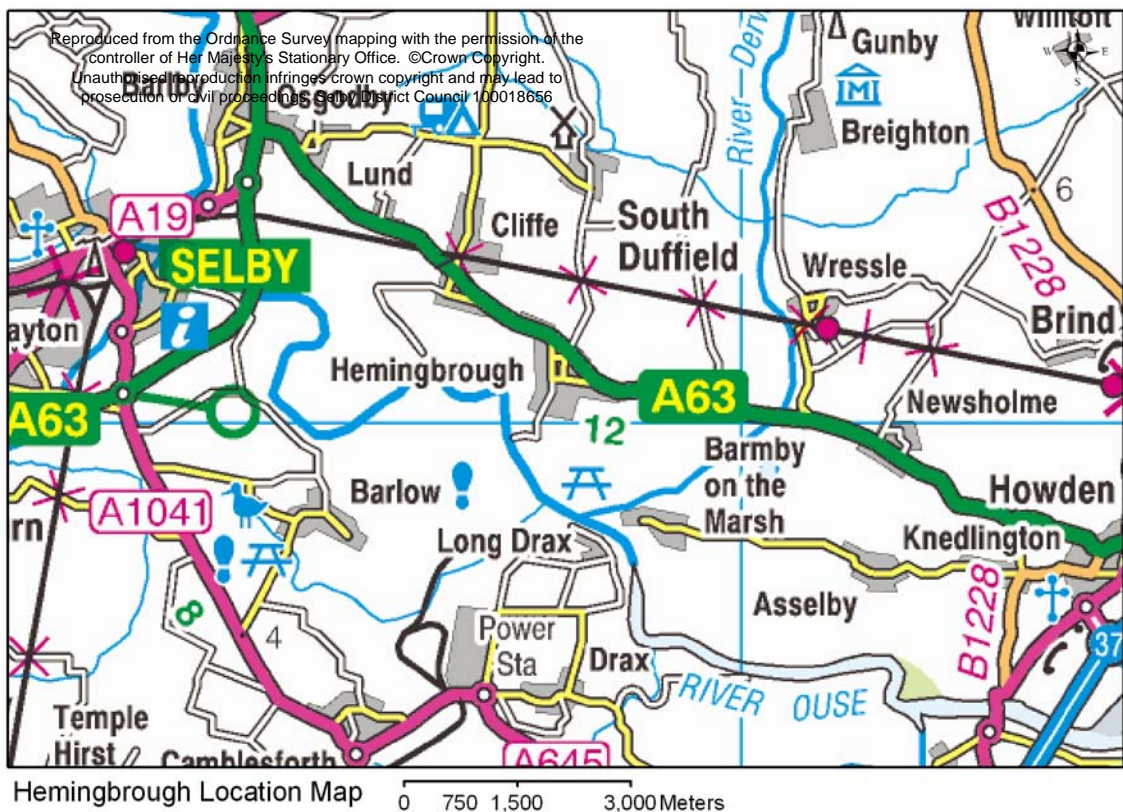
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Thanks to Mr John Rayner for his kind donation of all the aerial photography used in the VDS.

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.

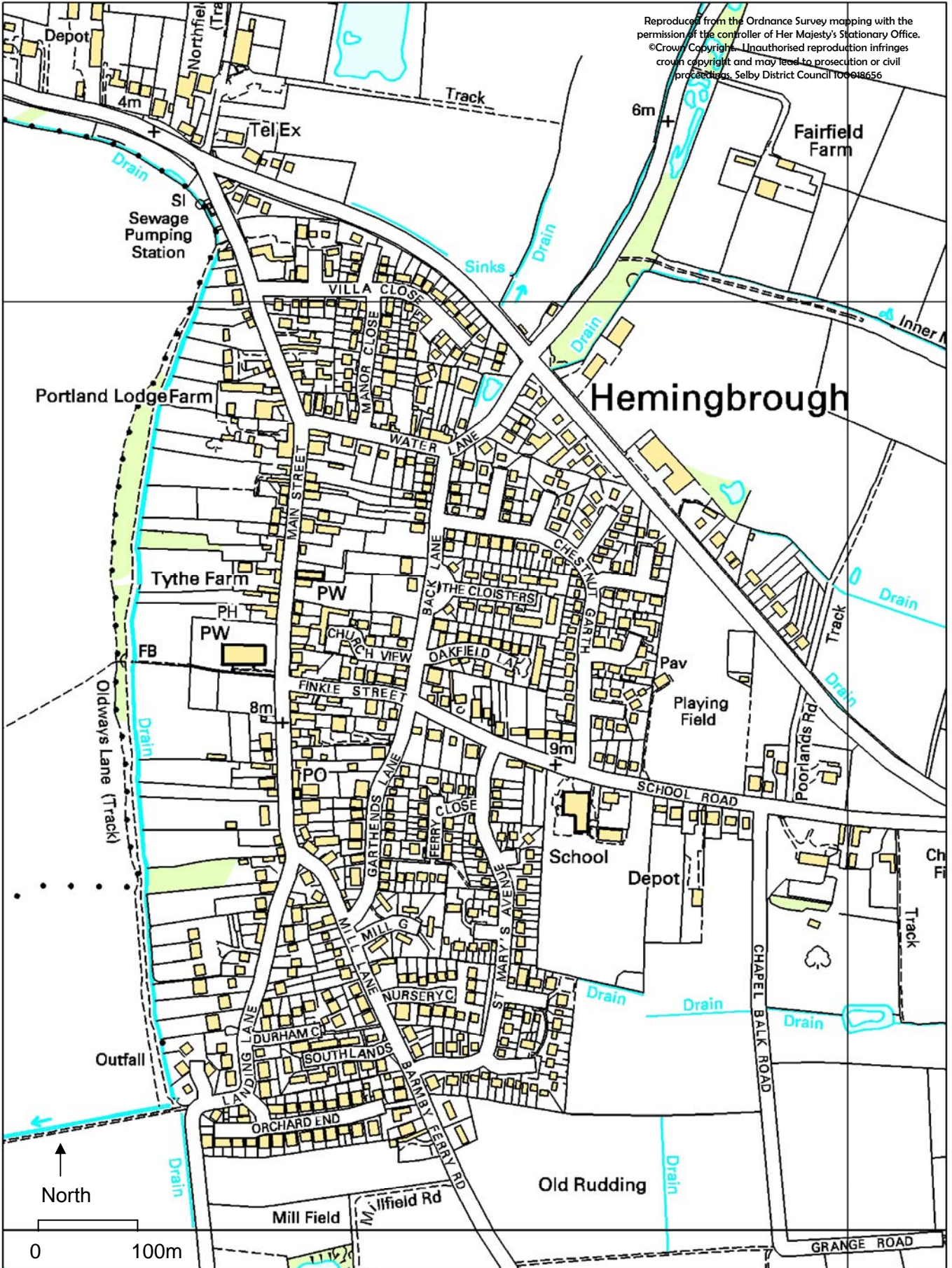
The Hemingbrough Village Design Statement

1.6 Hemingbrough’s traditional agricultural roots have given way over the years to a suburban style commuter village role serving Selby, York, Leeds and Hull. The old village layout and impressive houses and villas that line the streets are attractive and form a unique settlement, tainted over the years by monotonous volume house building, a decline in commercial activity, and as a result of bypassing in the 1920s.

1.7 Therefore, the VDS features one character statement based around the traditional old part of the village. New development should look to this area for architectural inspiration so that those particular local styles, designs and materials are continued in a fresh modern development, and that “anywhere houses” are avoided.

Map of Hemingbrough

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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.

- "Ribbon" development layout
- Very long thin plots run at right angles to the roadway
- Dwellings are sites in an irregular row at the head of the plot
- Each building is unique
- Houses open directly on to the footpath, or set behind a short front garden and low stone or brick wall with decorative capping
- Neighbouring properties rarely sit level to create a varied building line
- Outbuildings are of simple brick and tile construction with few – if any – elaborate details, reducing in size to rear
- Detailed front elevations
- Side and rear elevations less imposing
- Mainly detached, but some short irregular terraces.
- Access to the rear of the properties via alleyways and wider breaks in the frontage
- In the middle of Main Street the eaves generally face the street
- At the northern end of Main Street, gable walls face the street
- Gable walls are seldom blank
- Buildings are generally rectangular with few protruding extensions
- Horizontal emphasis where buildings are wider than they are tall - many are "double fronted"
- The neat front elevations are usually symmetrical but always feature well-spaced window to wall ratio
- Houses are all of a maximum of two-storey construction
- Building size varies – no common set of dimensions
- Variation of ridge and eaves heights
- Several types of brick, in a traditional clamp type in dark brown, and unevenly sized
- Different shades of brown, but neighbouring buildings are not the same
- Protruding stone or brick string course between ground and first floor
- Simple unadorned "cottage" doors, occasional decorative timber surrounds
- Gap between the first floor window header and the eaves, either left plain, or featuring a decorative brick dentil course or decorative white timber.
- Gable roof construction
- Red/orange deep clay pan tile, or very occasional use of blue/black slate
- Eaves are flush to the wall, or feature an overhang up to 30cm
- Tall chimneys with a number of pots, either centrally or with a stack at both ends of the gable
- Occasional water table detailing
- Windows do not puncture the front roof pitch – instead small decorative windows are positioned the gable walls
- Only on the rear pitch of roofs with eaves that face forward, conservation lights may be appropriate as roof dormer windows are not appropriate
- Large white timber windows with multiple panes Small circular or a half round Feature windows are common
- Header for the half round is made either in brick or stone, and occasionally in brick with stone keystones at the top and ends
- Villa type properties feature thick canted stone headers and cills
- Modest buildings feature flat or arched brick headers and cills
- It is not uncommon to find that the first floor window headers and cills are different to those on the ground floor
- Intermittent canted bay windows at ground floor are also to be found in the area

VDS and Conservation

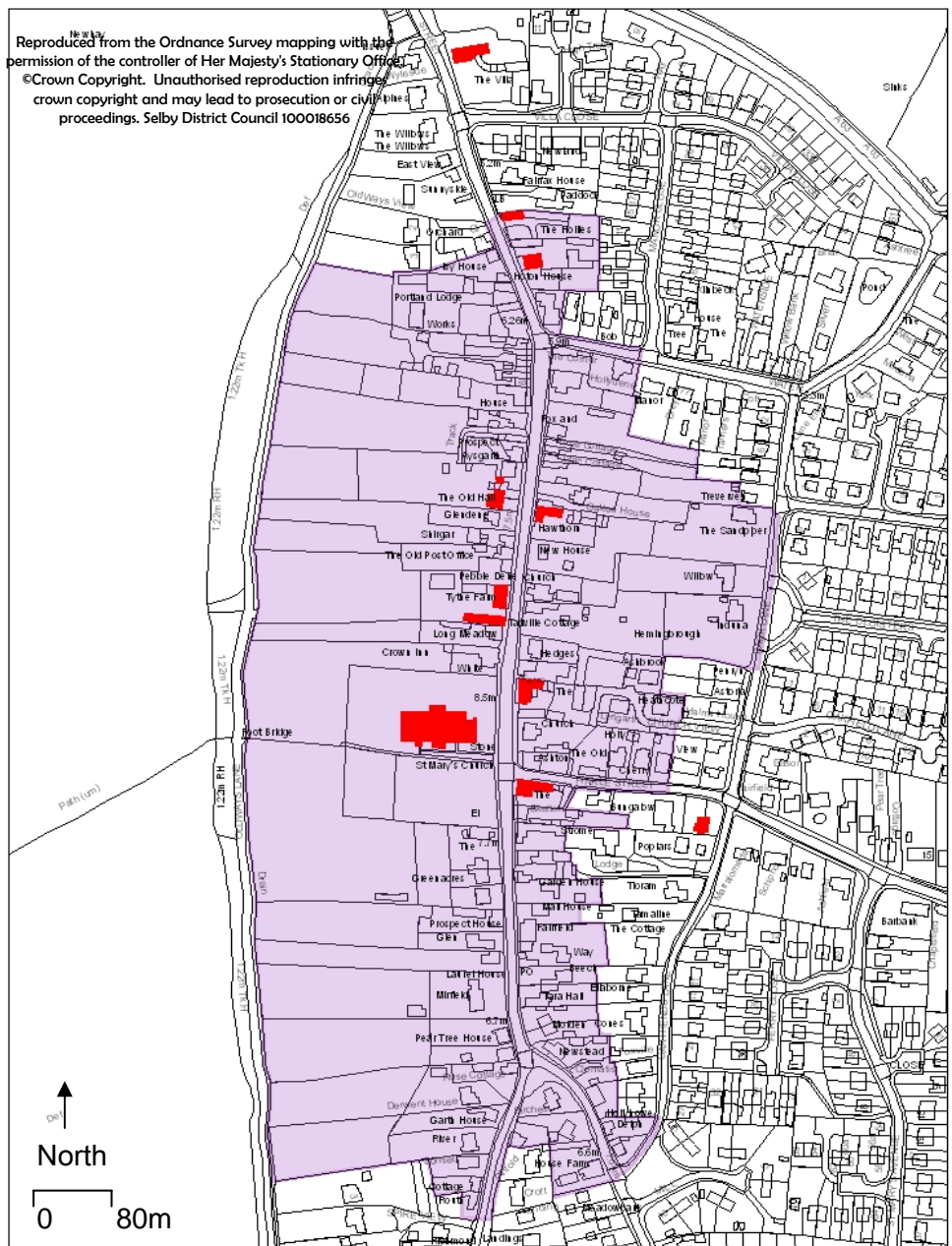
2.1 The village has a designated "Conservation Area"; a planning tool similar to Listing a building, except that it covers a larger area. Conservation Areas are designated in an attractive historic area where there is a demonstrable character that it is "desirable to preserve or enhance" in the national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

2.2 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).

2.3 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.

2.4 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.

2.5 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.



Introduction to Hemingbrough

3.0 The village, long and straggling, is situated five miles east from Selby, five miles northwest from Howden on the A63 Leeds-Hull trunk road. Hemingbrough lies in the flat arable land of the River Ouse flood plain, but slightly elevated above high water level on a long, low hill. It is believed that the village was originally situated on the banks of the River Ouse to take advantage of access and trade routes before it was artificially re-routed to allow the reclamation of the flood plain for agricultural use. It is believed that such a diversion took place in the 1600s, and the old course can be seen from the A63 where the land slopes away to the floodplain. It can also be seen on the aerial photograph where it followed the edge of the village on the western side (right hand side of the photograph).

3.1 Hemingbrough Parish forms the southern extremity of the "Wapentake" of the Ouse and Derwent, and the village lies not far from the Ouse. The name probably signifies the "birig" or "burg" of Hemma or Hemming, an ancient landowner or chieftain. Hemming was a common Norse name and Hemma occurs in the Liber Vitae of the monastery of Durham. The place is called "Hamiburg" in the Domesday Survey.

3.2 The soil is chiefly warp and sand, with clay in a few places, and the subsoil sand so wheat, oats, barley, turnips, and potatoes are chiefly grown. Although the land surrounding the village is predominately used for growing cereals this activity does not provide many employment opportunities. Today, the only local employment is at the two small industrial sites, (a plant hire concern/ quarry and a bus/coach depot) and an equestrian/country store. Two public houses, a post office, general store/newsagents, bakery and fast-food outlet serve the daily needs of the villagers. The village is now essentially a "commuter" village serving Selby, York, Leeds and Hull.



Above: Hemingbrough Post Office
Below: view of Main Street from the church



Introduction to Hemingbrough

3.3 In the 1801 population return, Hemingbrough was home to 387 persons, and in the census of 1991 that has grown to of 1,675 persons. Historically the major occupation of the inhabitants was associated with agriculture

3.4 Volume house builders arrived in the 1970's and undertook large housing estates. The dwellings were of consistent design, low density with wide verges but with little architectural adherence to the Hemingbrough materials and designs, and so the traditional character was eroded.

3.5 As Hemingbrough lies in the lower flood plain of the River Ouse it does not lend itself to distant views other than the elevated view from the Church tower. The approaches to the village also reveal little of either the true size, or the attractive streets that await anyone who ventures from the main A63 bypass. Those that do are met with a splendid mix of traditional buildings and streets with numerous architectural gems, all worthy of celebration.

3.6 Hagg Lane Green is a registered Village Green, and is an environmentally-friendly conservation site managed by a group of volunteers. Pedestrian footpaths have been constructed from re-cycled plastic providing all year round, all weather access for all age groups and abilities. The area is still being developed but is extensively used for recreational purposes: watching wildlife, taking exercise, dog walking etc.



3.7 The Playing Fields cover an area of c.2.2 Hectares (5.3 acres) and play host to cricket, football and bowls clubs, and a children's play area with purpose designed play

equipment. The Playing Fields are accessible year round by residents, and managed by a local committee of volunteers.



3.8 The industrial area of the village has been developed on the site of the former brickworks. Many of the older houses in the village were constructed from bricks from this brickworks but in the latter years clay land drainage pipes were manufactured. The clay pits are still being excavated and when excavation is complete will be developed into natural wild life habitats. The clay currently being excavated is taken by road for manufacture into building products. The businesses that have established include a motor vehicle garage, motor vehicle dismantlers, plant hire depot, heavy plant auctions and a telephone exchange.

Left: Hagg Lane Green. Top: The playing fields. Below: Industrial Hemingbrough



3.9 Many of the original buildings associated with the brickworks have been demolished and replaced with corrugated steel sheds and palisade fencing. Some other buildings are of more traditional construction and have been rendered, but overall these are not attractive. However, their impact on the village is reduced as they are on the opposite side of the A63 to the bulk of the village, and dense tree and hedge screening shields them from view.

3.10 New development in this industrial estate should respect the existing attractive features, but there could also be additional effort made to improve the appearance of buildings too. While it is recognised that industrial buildings are somewhat temporary and built only to be functional, some attention to detail in improving facades, particularly the front, would be welcomed. Additional glass areas, emphasis of entrance doorways and some detail to break up the expanse of slab-sides would further improve the image of the estate.

The Collegiate Church of Saint Mary the Virgin

3.11 Hemingbrough is home to the magnificent Collegiate Church of Saint Mary the Virgin, with a splendid limestone spire that is surely one of the best churches in Yorkshire. Before the river was artificially re-routed, the church stood on the bank of the river in a position which commanded a clear view for a considerable distance up and down stream.

3.12 Dedicated to the Blessed Virgin, the church was made collegiate in 1426, for a provost, three prebendaries, six vicars coral, and six clerks, but these privileges ceased with the dissolution. Of a large cruciform structure comprising in its present plan a nave with aisles on each side, and a south porch, a spacious chancel with an almost equally large aisle on the south side, and a small aisle and vestry on the north side, north and south transepts, and a central tower surmounted by a lofty spire. The first church that occupied the site was built in Saxon times, and is mentioned in the Domesday Book. But every trace of that edifice has disappeared, and of the Norman church that succeeded it there now remain only the two eastern most bays on each side of the nave.

3.13 The church appears to have been remodelled and enlarged in the 13th century, and traces of the Transitional style, which then prevailed, are visible in almost every part of the edifice. The transepts, originally built when the remodelling took place, were very considerably altered in the Perpendicular period, a clerestory being added, and the large five-light windows



Top: Industrial units
Bottom: Church of St. Mary The Virgin

inserted in the north and south gables. Further enlargements were made in the 15th and 16th centuries by the addition of aisles to the chancel, and the widening of the north aisle of the nave.

3.14 The church boasts a beautiful tapering spire, rising to a height of 191 feet. The church is built of the fine limestone (which used to be worked more largely than it is at present) of Huddlestone and Tadcaster, and which York Minster is constructed. The "birig" or "burg" was an ancient tower or fort near the church, of which some remnants may exist today in the rude grit-stones, which may be observed in the west wall of the church. These probably came from Bramley Fall, Near Leeds or Plumpton Rocks near Knaresborough.



Aerial Photograph

Aerial Photograph of Hemingbrough

Looking broadly south, the bypass runs from left to right in the bottom of the photograph. The traditional layout of the Main Street which run from the bottom centre to top centre of the photograph with the long, individual plots emanating at right angles is clearly visible against the later suburban-type development to the east (left hand side of the photograph).



Old Hemingbrough

4.0 This is the oldest part of the Hemingbrough and is essentially “ribbon” development along Main Street, Finkle Street, and Water Lane. These streets formed the “highway” from Selby to Howden, and were by-passed in around 1930 with what is now the A63. The Parish Church, a natural focus for the village is situated at the junction of Main Street and Finkle Street. The Church was constructed in 12th Century and there would have been some earlier dwellings built around the church; these have now disappeared and re-developed using bricks made from clay quarried locally. The earliest dwellings date from the mid 1700’s, are scattered around this part of the village.

4.1 The majority of the older buildings have retained many of their original features and in latter years these features have been enhanced and highlighted as the need for the retention of character has been realised. Inevitably, in some instances, modern materials (uPVC windows and doors) have been used as refurbishment has been needed but the trend to use traditional materials continues. Of particular

importance is the need to use sympathetic bricks to complement existing brick work when additions or alterations are planned.

4.2 An important feature of the original pattern of village was that the workers cottages had very long back gardens, known as “garths” (or burgage plots elsewhere in the country) that provided many of the essential needs of the family. Over the latter years these garths have been redeveloped with housing and some of the linearity of the plots has been lost.

4.3 The narrow roads mean that the streets are relatively free of parked cars. In order to continue this important visual aspect, the maximum parking standards should be applied to ensure that the streets remain free of cars.

Right: “The Hollies”

Below: View down Main Street from Finkle Street



Layout

4.4 There is a simple logical layout to Main Street where long thin plots run at right angles to the roadway. Dwellings are sites in irregular rows at the head of the plot, and open directly on to the footpath, or are set behind a short front garden and low stone or brick wall with decorative cappings. Native Hawthorne Hedging is also a strong feature of Hemingbrough, but is being eroded.



Neighbouring properties rarely sit level, and this creates a varied building line.

4.5 The long rear gardens or “garths” used to be used for the host dwelling’s business, or to grow crops for the family. Most feature a range of subordinate outbuildings and extensions of varying sizes. The houses on the front are often very grand, with detailed elevations and architectural details, but the side and rear elevations are usually less imposing, while outbuildings are of simple brick and tile construction with few – if any – elaborate details.

4.6 Houses are mainly detached, but some are built in short irregular terraces. Access to the rear of the properties is available via alleyways and sometimes wider breaks in the frontage. In the middle of Main Street the eaves generally face the street, but at the northern end it is common for the gable walls to face the street where the larger villa type properties maximise the southerly aspect. The street scene is maintained however as the gable walls are seldom blank – many are punctured by occasional small windows or a continuation of decorative string course details.



Top Left: “Villa” type properties.
Below left: grand elevations.
Top: building “siding on” to the street.
Above: terraced properties.

Buildings

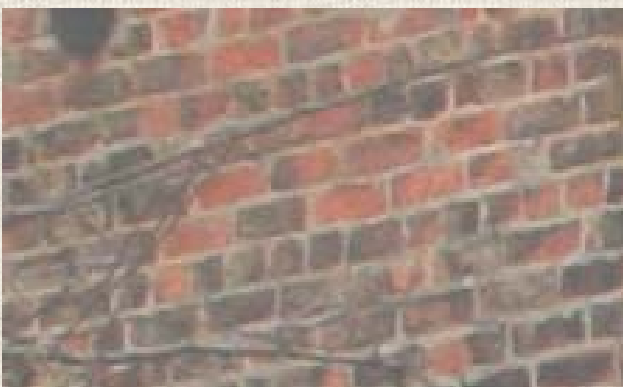
4.7 Each building is unique, and several gems are found, although nothing particularly stands out in the street scene as a highlight apart from the church. Instead the street scene presents a collection of farmhouses, small labourers' houses and merchant's houses, from modest cottages through to lavish villa type properties, but united by a common palette of materials and architectural features.

4.8 Buildings are generally rectangular with few protruding extensions or wings. There is a strong horizontal emphasis where buildings are wider than they are tall; many are "double fronted". The neat front elevations are usually symmetrical but always feature well-spaced window to wall ratio. Houses are all of a maximum of two storey construction, but the slight change in building size results in some variation of ridge and eaves heights, adding to the variety in the street.

4.9 Hemingbrough is a brick village – the only stone used in construction is in the church, or in smaller architectural details such as window cills. The bricks are a traditional clamp type in dark brown, and unevenly sized. Several types are found and this further enhances the variety of the street, but is never more than a few shades different. Occasionally buildings are rendered or painted white, but these should not be replicated.



Top: No neighbouring buildings are alike
Middle right: wide, rectangular buildings
Bottom right: Arch top door is common |
Hemingbrough
Below: dark red/brown brick



Details

4.10 Unusually for a Yorkshire village, porches and canopies over front entrance doors do not feature. Some doors have decorative timber surrounds that have been added over time, but many remain as simple timber doors.

4.11 A protruding stone or brick string course is often found between ground and first floor



Left: Gable roof with round window
Top: Deep red pan tile roof covering
Above Tall decorative chimney

windows, another feature peculiar to Hemingbrough. Properties also have a gap between the first floor window header and the eaves. Some properties feature a brick dentil course or decorative white timber here, but several are also left plain.

Roofs

4.12 Roofs are almost all of gable construction; hips only feature on one or two small cottage properties. A red/orange deep clay pan tile is the most common covering, although some occasional use of blue/black slate can be found.

4.13 Eaves are either flush to the wall, or feature an overhang up to 30cm. Exposed rafter ends and decorative fascias are not common, but mix well with the brick dentil courses on other buildings.

4.14 Tall chimneys with a number of pots are found on each house, either centrally or with a stack at both ends of the gable. Roofs are further decorated by occasional water table detailing.

4.15 Where roof voids are used for storage or habitable rooms, windows do not puncture the front roof pitch. Instead, small decorative windows are positioned the gable walls, often glazed when the original doors were no longer needed. Indeed, several of these have been bricked up. On the rear pitch only, conservation lights could be used, as roof dormer windows would not sit well in the street scene.





Windows

4.16 Large white timber windows with multiple panes in either a Georgian or Victorian vertical sliding sash are most common, while uPVC replacements are obtrusive and detract from the historic balance of the buildings. Feature windows, particularly small circular ones or a half round window appear to be another feature peculiar to the Hemingbrough area. The header for the half round is made either in brick or in stone, and occasionally in brick with stone keystones at the top and ends.

4.17 Villa type properties are finished with thick canted stone headers and cills, but the more modest buildings feature flat or arched brick headers and cills. It is not uncommon to find that the first floor windows surrounds are different to those on the ground floor. Intermittent canted bay windows at ground floor are also to be found in the area.



Above: white timber sliding sash
Top left: Arch topped window
Middle left: Variation on arch topped window
Bottom left: Roof window in gable wall

Examples of Hemingbrough Character

4.18 Although the wider street scene is very attractive, there are several individual buildings that stand out as excellent examples of "Hemingbrough" houses, such as:

The Villa, maintains original fenestration, (same size windows and lintels) and the Hemingbrough arched header.



An example of an older house showing sympathetic conversion of farm buildings to extended living accommodation. The Granary door is still visible in the gable end wall.



The Old Hall built as one house, then divided into two and converted back to one but retaining all the architectural features.



Church Farm, Granary window in gable, wide eaves, dentil course, step-banding brickwork between floors, original sized doors and windows, pan tile roof.



The Methodist Chapel: wide eaves, arched window headers, but with unsympathetic additions



Tadville: 1½ storey construction, conversion of adjoining outbuildings to extend living accommodation



Tithe Cottage, showing round windows. One of only a handful of hipped roofs.



Typical building adjacent to the footpath and outbuildings decreasing in size away to the rear



“Fire certificates” can still be seen on several of the older properties and it is important to retain these (and other) original features





New Hemingbrough

5.0 Several suburban type estates from the 1960s through to the present day effectively quadruple the size of the village by surrounding the original part of Hemingbrough on the south and east sides.

5.1 Various similar bungalows, dormer bungalows and 2-storey houses have been constructed with little acknowledgement of the Hemingbrough character. This large-scale expansion by volume house builders has like most places in the United Kingdom eroded those traditional local features identified above. It is not to say that these dwellings are bad, it is merely acknowledging that they are “anywhere houses” and do not respect local character.

5.2 In future development, more of the traditional features and layout could be incorporated in to this area without slavishly copying the designs. Several recent developments have successfully blended some traditional features within this suburban style, thus demonstrating the possibilities when considering development.

5.3 Mostly built in a standardised distributor road with cul-de-sacs layout, these estates feature very similar houses with few architectural flourishes. Having matured and been individualised over the years, the street scene has acquired some variation to soften its effect, but the lack of “Hemingbrough character” cannot be ignored.

Various post-war suburban housing estates, built to standard layouts and identical houses. While these are not abhorrent, they display few of the “Hemingbrough” design characteristics.



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

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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;

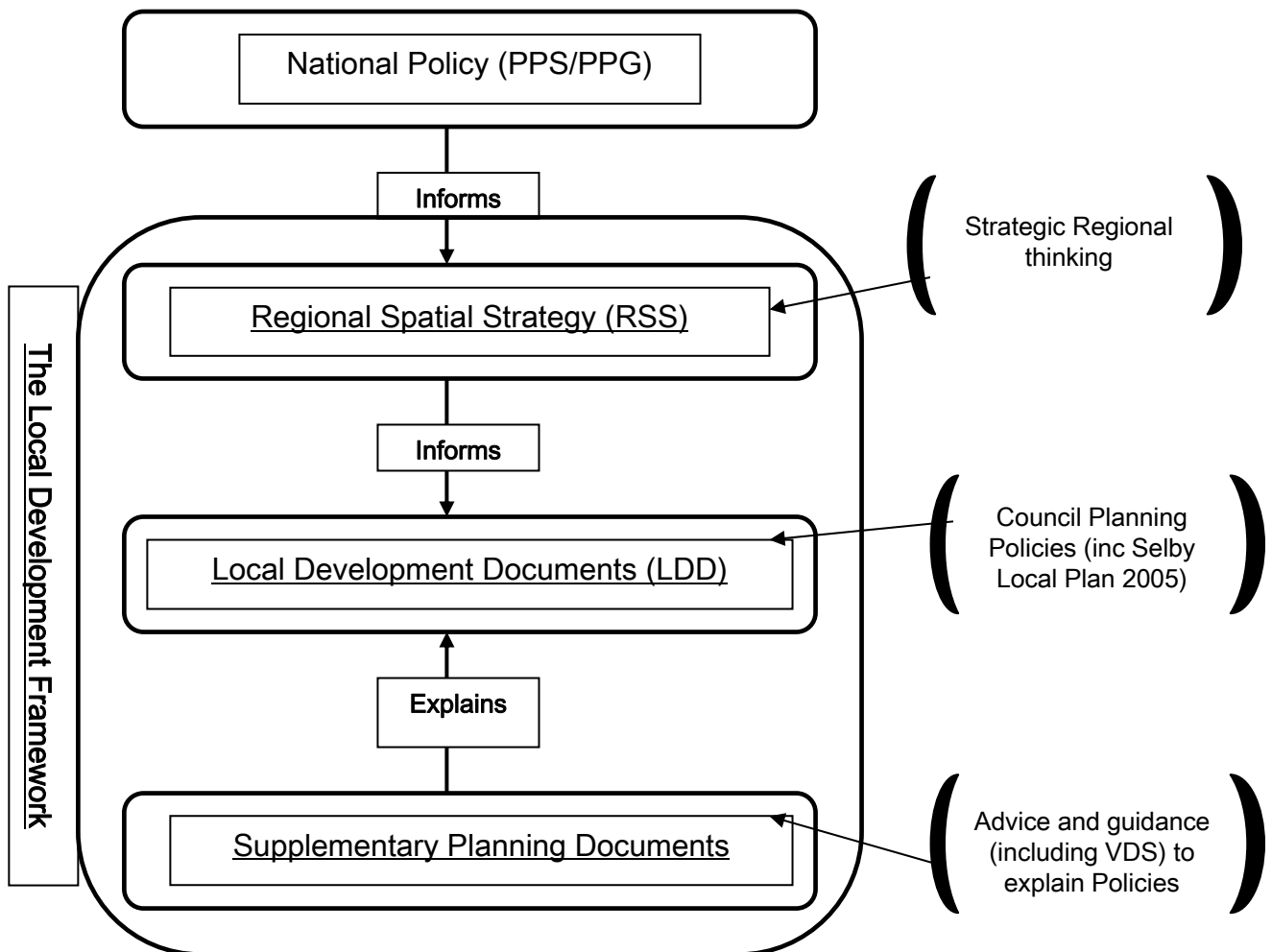
the extent to which the needs of disabled and other inconvenienced persons have been taken into account;

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

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

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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

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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 4JB

