

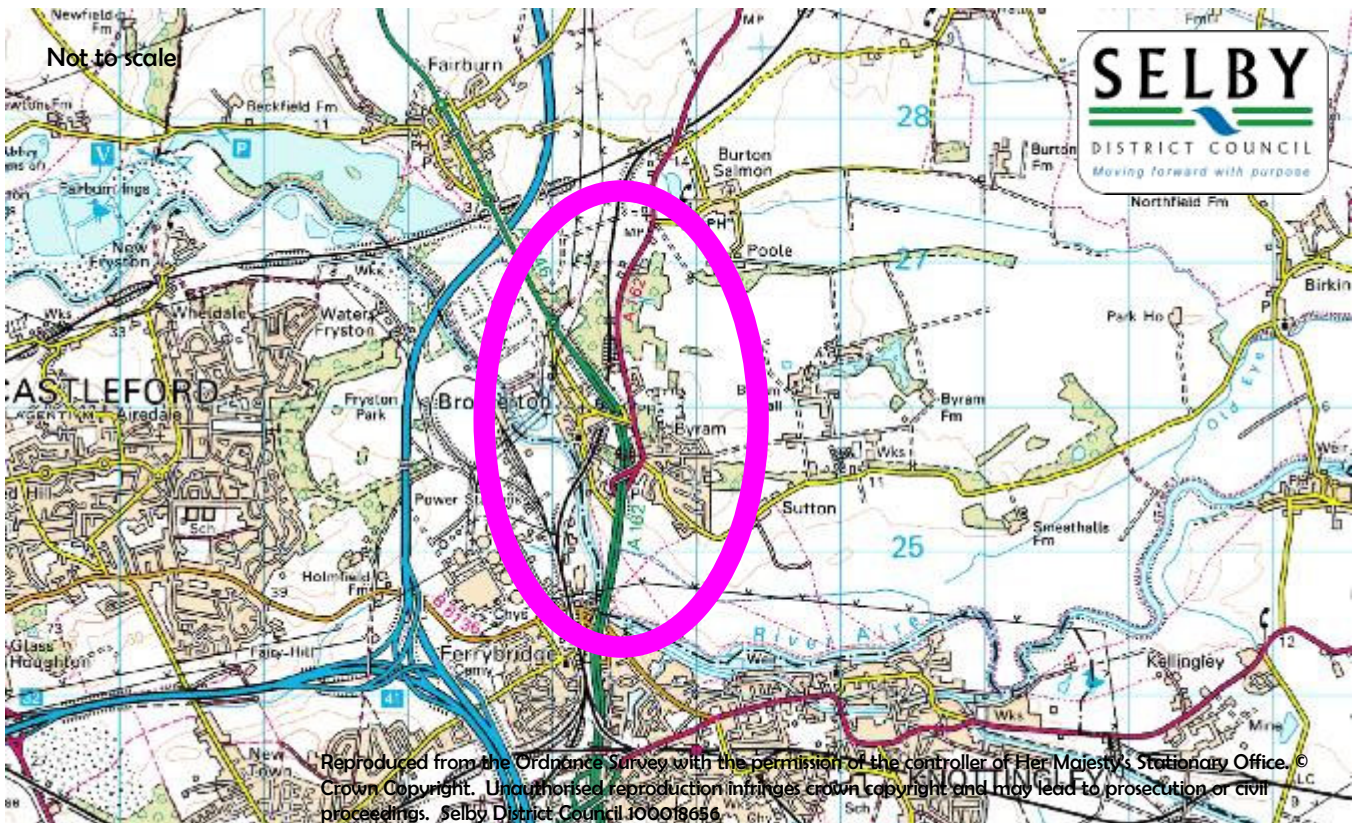
Byram -cum- Sutton



Village Design Statement
Supplementary Planning Document
February 2012

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

Location Map



Purpose of a Village Design Statement

1.0 Our villages all occupy a unique position in the surrounding countryside, and have evolved over hundreds of years to suit the needs and circumstances of the people who lived there through the ages. As a result of this, we are naturally drawn to the elements that make our own village different from 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, juxtaposition 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. It can also be used to demonstrate that a proposed development is in character and may therefore support a planning application.

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 Byram VDS

1.6 Byram village is a commuter settlement on the top of a ridge overlooking the flat plain of the River Aire. A line of attractive individual mansions has over the years been flanked by several volume estates, built in varying degrees around a garden village style.

Introducing the village

2.0 Byram cum Sutton village is located in south west corner of Selby District, astride the old Great North Road, some 10 miles south west of Selby, and 3 miles north of Pontefract.

2.1 Brotherton and Byram villages would normally be just one if it were not for the former A1 dual carriageway that bisects them. The road has now been declassified due to the new A1(M) motorway built some 1 mile to the west. However, the physical scar of the sunken road remains, still separating the villages.



2.2 Byram village is built on land at the top of the hill above Brotherton on the eastern side of the former A1. It is essentially a single street of large villa type properties built into the hillside to maximise the views southward. The hamlet of Sutton extends this street and comprises Sutton Hall and associated outbuildings which have been converted to domestic dwellings, around half a kilometre to the east. However in the 1950s, Byram was developed, swamping the villas with suburban type housing built on land that once formed part of the Byram Hall Estate. Sir John Ramsden was the local baronet. Byram Hall Estate encompassed land from Burton Salmon, Hillam, down to Birkin right over to the river Aire. The estate was sold to the MOD in the 1930's and used as a barracks, and a Prisoner of War camp holding German and Italian prisoners who worked the land.



2.3 The camp was sold off in the 1950s to the Osgoldcross Rural District Council who housed residents of derelict houses from Brotherton, new homes were provided when the wooden huts used by the MOD were demolished. Byram became a parish in the 1970's to form part of the new Selby District Council.

2.4 Byram settlement was originally intended to provide housing to replace the deteriorating limestone cottages in Brotherton – a plan only partially implemented. The plan included a range of family housing with amenities including a school and leisure facilities, but only the houses were eventually constructed. Most of the council housing is now privately owned. A handful of local services such as Post Office/general store, chip shop, newsagents/general store and doctors' surgery have also developed.



2.5 The villages are known for nearby Foxcliff Quarry (also known as Brotherton Quarry) that appears on the 1861 census. The quarry measures some 42 hectares and was a major source of Magnesian Limestone, a common building material on the western side of Selby District and in West Yorkshire. There are other similar quarries in nearby Womersley, and Smeaton Lime works.



Introducing the village

2.6 The famous Architect John Carr who came to be regarded as the leading architect in the North of England was born in 1723 in the area. He was the eldest of the nine children of Rose Lascelles and Robert Carr, a stonemason and quarry owner in Horbury. On leaving school John joined the family business learning construction and draughtmanship while he worked at Bretton Hall and Chevet Park. These skills stood him in good stead when he began his architectural practice around 1748. He designed, extended and altered many country houses for the nobility and gentry, as well as a number of public buildings many of which are in Yorkshire. These include Byram Hall and farm that was remodelled in 1770.



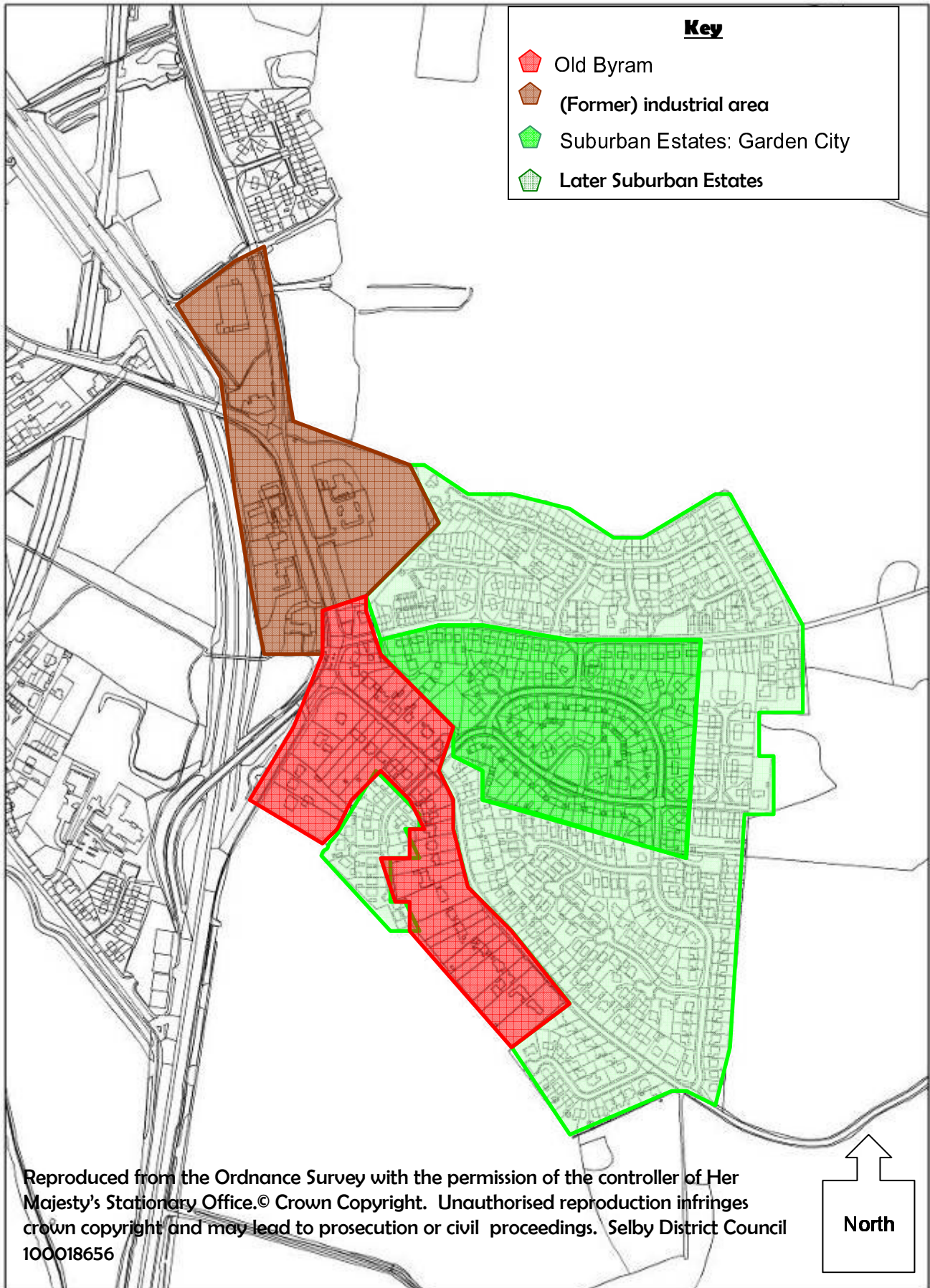
2.7 Byram lies on the eastern side of the former A1 that dissects the two villages. The view from the village across the fields to the south is spectacular because of the elevated position that gives a wide panoramic view across to the hills of Pontefract across the River Aire floodplain. The presence of the power station, motorway and other industry has changed this view, but it remains impressive in its far-reaching views.

2.8 A side from a small area of farming and commercial use, the village is split in to two main character areas: the original large houses, and the later post-war suburban style extensions. As a relatively new village, little overall “Selby” style can be found.

2.9 The houses in Sutton Lane were built by wealthy people who employed architects to replicate other large houses found around the UK, and the later suburban areas were built in a time where heritage and traditional buildings were not in favour. As a result, Byram is not a typical picture postcard North Yorkshire village. Nevertheless, there is a character to the two areas formed from an understanding of the values of those who built the village, rather than in an architectural theme.



Character Areas



Character Areas

Character summary

Old Byram

- Mature trees line the entrance in large, well-established gardens
- individual houses
- haphazard array of low stone walls marks the boundaries of several large individual villa type houses set in large grounds.
- range of traditional English architecture on display, even though little of it is indigenous “Selby” style
- Plots are very large and contain well-tended trees, shrubs and flowerbeds.
- Front boundaries marked by hedges
- Each house is vast, and sited in its grounds along a consistent building line, some 25m from the road.
- Houses are all unique
- Intricately detailed elevations to the road
- unusual-in-Selby tile hanging, “ski-jump” roofs, exaggerated overhanging eaves, tall decorative chimneys and other features decorate the houses
- each house built in materials that differ from neighbouring buildings
- built in a dark material, most frequently a dark red/brown brick with a brown/grey slate roof.
- Roofs are steeply hipped, but there is interest in the shape from protruding gables that introduce ridges and valleys and other intricate shapes.
- Chimneys are all different, often an elaborate, tall design in brick.
- Occasional “Catslide” roof dormers are found, but these serve the first floor, not rooms in the roof.
- Windows vary: bows, bays and other decorative shapes are common.
- Doors on the front accompanied by a porch or arch feature.

Suburban Areas

- repetition and uniformity of houses creates a neat layout
- development displays the designs of the age
- Mature trees, hedge boundaries, wide grass visibility splays at junctions, large incidental grass areas and “pocket parks”,
- rear communal parking areas.
- houses are neatly designed simple form with smart proportions.
- front-facing square or rectangular house with a gable roof.

Old Byram Character



3.0 This character area is broadly L-shaped and forms approximately one third of the village at its western entrance (shaded red on the map). It is formed by two streets; the old Great North Road and the south side of Sutton Lane. Originally part of the Byram Hall Estate, access in to the village is through the original grand entrance gates, in the corner of this character area, although only one of the pair of gatehouses remains. Mature trees line the entrance in large, well-established gardens and individual houses and the original entrance to an important Hall is still apparent.



3.1 Sutton Lane runs westward along a land contour at the top of the gentle hill. On either side a haphazard array of low stone walls marks the boundaries of several large individual villa type houses set in large grounds. This is attractive due to the range of traditional English architecture on display, even though little of it is indigenous "Selby" style. Nevertheless the quality of design, the variety and spacious mature gardens with lots of large trees creates an attractive street scene.



Old Byram Character

3.2 Plots are very large and contain well-tended trees, shrubs and flowerbeds. Front boundaries are marked by hedges set behind a grass verge instead of a hard footpath. Each house is equally vast, and is sited in its grounds on a consistent building line, some 25m from the road.

3.3 Houses are all unique and present intricately detailed elevations to the road, utilising a raft of imported traditional English architecture such as tile hanging, “ski-jump” roofs, exaggerated overhanging eaves, tall decorative chimneys and other features often found in the Home Counties/ East Anglia/Cotswolds etc.

3.4 Each house is built in materials that differ from neighbouring buildings, but each is built in a dark material, most frequently a dark red/brown brick with a brown/grey slate roof.

3.5 The roofs are steeply hipped, but there is interest in the shape from protruding gables that introduce ridges and valleys and other intricate shapes. Chimneys are present on each house and are all different, often an elaborate, tall design in brick. Occasional “Catslide” roof dormers are found, but these serve the first floor, not rooms in the roof. Otherwise, the roof pitches are not broken by windows.

3.6 Windows vary, and many feature bows, bays and other decorative shapes. Doors are on the front and are always accompanied by a porch or arch feature. There is an overall neatness and pleasant proportions to the houses.



Suburban Estates Character

4.0 The vast majority of Byram is made up of small and large volume house builders' estates (shaded light green on the map) built on land around the houses in Sutton Lane. These have not followed the large villas layout, or indeed any "Selby" design style, instead introducing repetition and uniformity. Each development displays the designs of the age, such as the dormer roof houses of the 1960s with white timber cladding and large windows, or the 1980s pale yellow/brown and pink shades of bricks.



4.1 However, the original estate built in the 1950s (shaded dark green on the map) was part of a larger planned village that was never completed. Similar to the New Towns of the era, it sought to introduce a better quality of life through more space and amenities than had previously been available in the older properties in Brotherton.



4.2 On this basis, the principles of the Welwyn Garden City and Letchworth were referenced in the hedge boundaries, wide grass visibility splays at junctions, large incidental grass areas and "pocket parks", and the rear communal parking areas. Mature trees complete the leafy appearance of the estate.

4.3 The houses are neatly designed if not particularly architecturally adventurous, but they display a simple form with smart proportions. The repetitiveness of the houses is allowed to work because of the uniformity of the plots that makes everything fit together neatly. Corner plots are made by angling the semi-'s to follow the curve, so everything faces outward. The uniformity is instrumental in the village character.



4.4 Later estates have continued the simple uniform plots, uniform house styles and front-facing layout. There is a move away from the Garden City influences as the grass verges, incidental open spaces and communal parking areas have not been continued so frequently, but the pocket parks and connectivity do remain.



4.5 As stated above, materials and styles have changed to reflect tastes of the era, however the overall designs of the houses remain relatively constant; a square or rectangular house with a gable pitch roof.

4.6 Byram's Sandringham Road, Marlborough Avenue and Buckingham Way estates are a mix of brown and red brick semi and detached bungalows with small gardens enclosed by low walls and fencing added in the later 1970s and early 80s. The Queen Margaret estate was built in the late 80s and early 90s and is a mix of brick built quarter, semi and detached houses and bungalows, all with small gardens. The village is now a more square compact shape bound on the other sides by rolling farmland.



Appendices

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

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

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

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

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

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

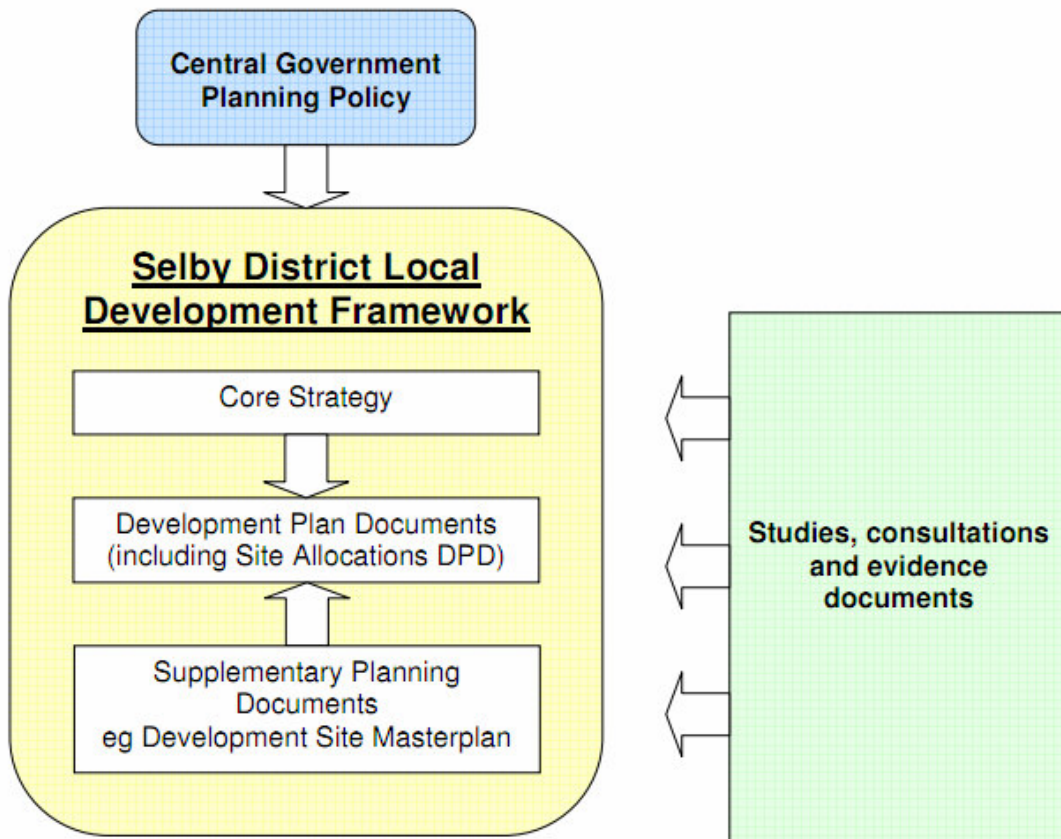
“ENV1: Proposals for development will be permitted provided a good quality of development would be achieved. In considering proposals the District Council will take account of

- the effect upon the character of the area or the amenity of adjoining neighbours*
- the relationship of the proposal to the highway network, the proposed means of access, the need for road/junction improvements in the vicinity of the site, and the arrangements to be made for car parking*
- the capacity of local services and infrastructure to serve the proposal, or the arrangements to be made for upgrading, or providing services and infrastructure*
- the standard of layout, design and materials in relation to the site and its surroundings and associated landscaping*
- the potential loss, or adverse effect upon, significant buildings, related spaces, trees, wildlife habitats, archaeological or other features important to the character of the area*
- the extent to which the needs of disabled and other inconvenienced persons have been taken into account*
- the need to maximise opportunities for energy conservation through design, orientation and construction; and*

any other material consideration”

Appendices

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 this VDS 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.

Appendices

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 do 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. www.planningportal.gov.uk

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 vehicles 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.

Appendices

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

B12 When installing modern features on a traditional building such as satellite receiver dishes, conservatories, replacement guttering and fascias etc, new windows and doors, and damp proofing can all seriously affect the integrity of both the appearance and the way traditional buildings function. Modern materials are often cheaper to buy, but may have a shorter operational life, and also lack the physical qualities that are needed in traditional buildings. However advice is available from HELM (English Heritage's Historic Environment Local Management arm) who offer a wealth of information to help make an informed choice about materials and methods of repair to older buildings. See www.helm.org.uk.

Highway and parking advice

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

B14 Historic areas were never designed for the private car and so these environments are spoiled by inappropriate and ill considered parking arrangements. Rural villages often feature heavy machinery 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 reducing 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.

Appendices

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

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

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

B22 Much of the District lies in the *severe* flood risk area, but all areas may be susceptible to some form of 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, or through planning application stage or pre application process.

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 ensure areas are 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 or Email: acpocpi@acpo.pnn.police.uk.

B27 In addition, North Yorkshire Police have specialist Police Architectural Liaison Officers who would be pleased to offer 'designing out crime' advice in respect of development proposals. They may be contacted on 0845 6060247.

Selby District Council

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Doncaster Road

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