

# North Duffield

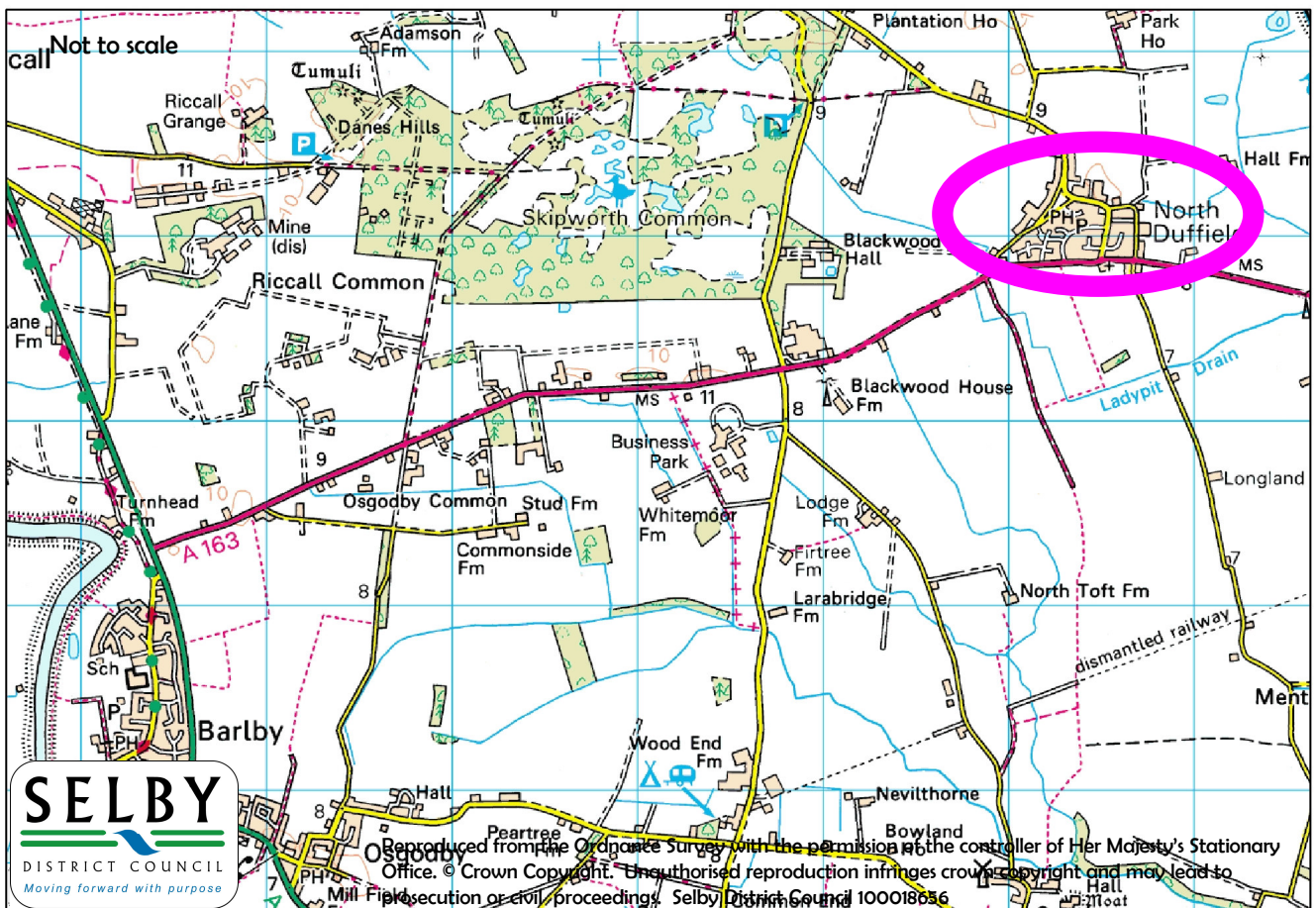


Village Design Statement  
Supplementary Planning Document  
February 2012



Purpose of a Village Design Statement	1	To Provide a record of local distinctiveness by describing the unique qualities and character of the village.
The North Duffield Village Design Statement	1	
Introducing the village	2	
Map	3	To identify the key features and characteristics of the local natural and built environment to be respected and protected from the impact of inappropriate development.
Character summary	4	
Character Area 1: Original 3 Lanes Area	5	
Character Area 2: Later volume estates	7	
<b>Appendices</b>		
A: What is a Village Design Statement and how do I use it?	10	To provide design guidance for new development so that change is managed and development is in harmony with its setting.
B: General advice for prospective developers	12	To achieve a higher standard of sustainable design and where possible to enhance the local environment.
		To increase the involvement and influence of the local community in the planning system.

## Location Map



# Purpose of a Village Design Statement

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

1.6 North Duffield village was a farming community with ancient origins, until the middle of the 20th century when it became a commuter settlement. Although more recent volume house building has taken place, the traditional linear settlement extending away from a triangular village green and duck pond remains an obvious design characteristic. A broad variety of house styles is evident and so there is little overall detail to describe, but the core themes of detached houses and brick construction materials remain.

# Introducing the village

1.0 North Duffield village lies on the eastern side of Selby District, 7 km northeast of Selby on the A163 towards Market Weighton, close to the River Derwent.

1.1 Originally a farming community, the village developed around the junction of the Market Weighton-Selby road and a fork to neighbouring Skipwith/ York. The junction is marked by a large triangular village green and duck pond. The A163 has been realigned to the south of the village, straightening out the bends and bypassing the village



1.2 North Duffield was mentioned in the Domesday Book, referred to as “Nort Dufelt”. It is believed that the earth marks north of the village are the remains of an Iron Age settlement. The Domesday Book also refers to a castle, but no such building exists any longer – Hall Farm now occupies the site. It is thought that this was a wooden motte and bailey guarding the ferry over the Derwent. The road (now the A163) was improved by the construction of a bridge over the Derwent in 1793.

1.3 The landscape here is very flat, with long distance views across the arable farmland interrupted in every direction only by tree belts and coppices. Open views to the east towards the Lower Derwent Valley are particularly strong. Converted former farm buildings and complexes play a big role in the streetscape of North Duffield with several found throughout the village, and a lack of fixed boundary vegetation in places gives a rural feel despite the urbanisation of the village.

1.4 Highlights and landmarks include the old school which has been converted to a dwelling on Main Street, and the Post office/store on Main Street. The village green and duck pond, and the adjacent Kings Arms Public House create an attractive street scene in that part of the village. The village is unusual in the District as it does not have a “typical” Church of England church with a spire or

tower, instead worshippers make their way to nearby Skipwith or Bubwith. However there is a Methodist church at the junction of Main Street and the A163. The Methodist presence has been strong, with the present church of 1876 being the third in the village: the original 1821 building having been demolished and replaced only by a stone, and the 1834 Wesleyan building now being used as a meeting room for the current church.

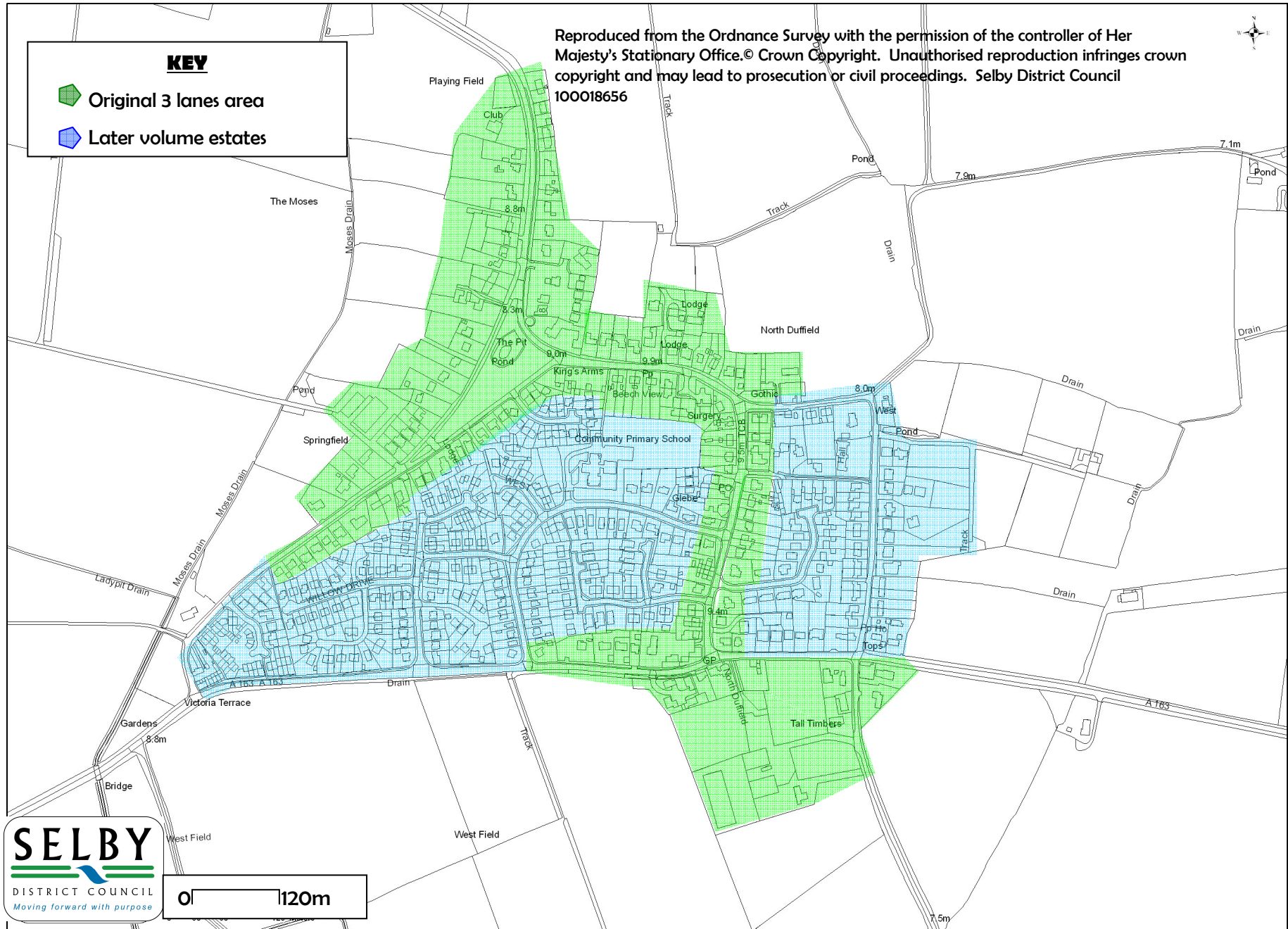


1.5 North Duffield is unusual in Selby District in that there is no obvious original village centre and later development around it. Instead, gradual, piecemeal development has occurred all through and around the village. The three main roads remain obvious as they are lined with individual houses and are long ribbon-developed lanes. Infilling and extending these routes with single houses has taken place so the village has grown steadily up to the inter-war period.

1.6 Since the war, the village has become more of a dormitory settlement, having been extensively developed with volume house builders’ developments in the 1960s and 1970s, and then again significantly in the 1990s. These later developments are more apparent as they employ a more standardised house type or two, and use cul-de-sacs extensively. The village character is therefore more concerned with layout and some simple principles rather than detailed architectural descriptors.

1.7 Overall, North Duffield has two broad character areas, although in some places the boundary between them is blurred. The two areas are:

- 1: The three original lanes
- 2: Later volume developments



North Duffield Character Areas

# Character Summary

## **Character Summary**

- Ribbon layout along main roads, cul-de-sac infill areas
- 2-storey or less
- Houses wider than they are tall
- Houses face the street
- Short front gardens, longer rear gardens
- Orange/brown/pink brick
- Orange/brown/pink pan tile
- Neighbouring buildings are similar proportions, but not actually the same
- Variety

Below: The pinfold



# Character Area 1: Three Lanes Area

## Layout

2.0 The “original” character of North Duffield is based on the triangular village green and the three roads that lead away from it (Green Lane, York Road and Main Street). Development here was in the form of a handful of farms and workers’ cottages, with a small shop and public house that formed a hamlet. Several “Snickets” or pedestrian routes that run between different parts of the village can be found.

2.1 North Duffield has seen gradual growth from infilling, redevelopment and conversion of farm buildings in “ribbons” along the three main roads. There are several phases of building that have occurred giving a patchwork of house types and styles, including local and “anywhere” designs. This ribbon development continued until the hamlet had grown in to a village in the inter-war years.

2.2 Despite the variety that this development style brings, there are some simple themes that are evident throughout the character area that form a basic framework for future development to follow.



2.3 The traditional layout is made up of these “ribbon” or linear developments with one-at-a-time houses, mostly detached 2 storey houses or occasional bungalows or short terraces occurring randomly. It is a low density area with the large gardens and village green giving a very open feel.

## Building details

2.4 Houses are set back from the road in randomly varying degrees, with grass verges or wide footpaths separating the house from the road. Houses have a horizontal emphasis i.e. they are wider than they are tall.

2.5 Houses are set in generous plots with lots of green mature vegetation and trees, thus keeping the open countryside character. North Duffield has also retained its hedge boundaries with the highway – a feature lost in most villages as walls and fences have overtaken.



## Character Area 1: Three Lanes Area

2.6 Of crucial importance is that each house shares broadly similar proportions (height and width) with neighbouring properties, but that no two houses are actually the same.

2.7 Cottage style houses are common, and in some places there are significant Victorian influences such as on the gable front onto street view.

2.8 The dominant building material is an orange/brown mottled brick and an orange/brown pan tile. Roofs are generally topped with short decorative chimneys.





## Character Area 2: Later Volume Estates

The later volume house builders' developments have introduced uniformity and increased density to the village. Future development should seek to revert back to the traditional character traits identified above.



# 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:

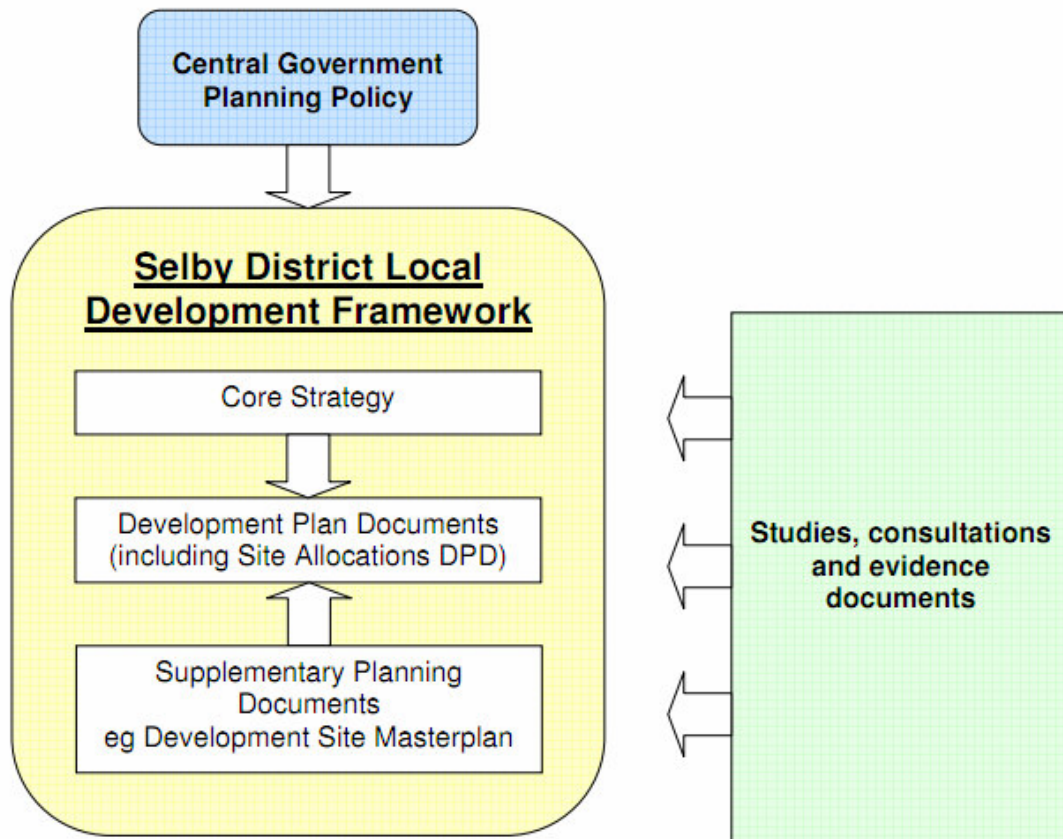
*“ENV1: Proposals for development will be permitted provided a good quality of development would be achieved. In considering proposals the District Council will take account of*

- 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](http://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](http://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](http://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](http://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](http://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](mailto: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**

**Civic Centre**

**Doncaster Road**

**SELBY**

**YO8 9FT**

**01757 705101**

