

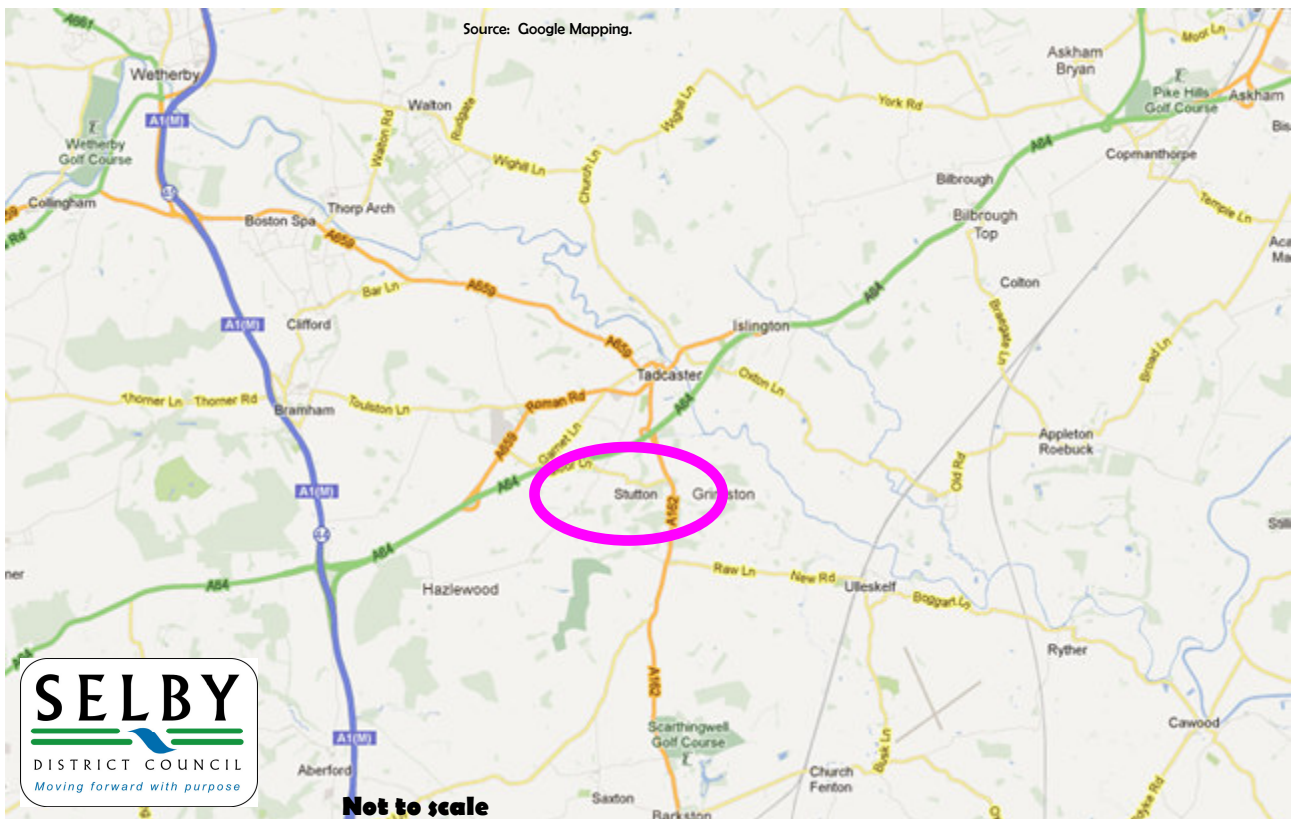
# Stutton



## Village Design Statement Supplementary Planning Document February 2012

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## 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 Stutton VDS**

1.6 Stutton village is a small hamlet secluded in the rolling hillside a mile south of Tadcaster. The traditional stone buildings are unusual in Selby District as they are built into the landscape rather than on top of it. Later development has reflected the tastes of the period, and significant development of former railway land has occurred. Nevertheless the intricate traditional character remains strong.

# Introducing the village

2.0 Located just 2km south of Tadcaster, Stutton is a small farming community situated on the slope of a small valley formed by Cock Beck – a tributary of the River Wharfe. It has an ancient history, and was likely founded by a Viking settler named Stuft in the late 800s. By the time of William the Conqueror's Domesday survey in 1086 it had a mill, meadow and woodland along with a number of villagers.

2.1 Traditionally villagers would make a living working in agriculture on the productive soils which overlie the limestone. The marshy area in the village close to the Cock Beck contained many willow groves and willow harvesting, drying and stripping was a cottage industry until the 1930s.

2.2 In the 1840s the village had a station on the Church Fenton to Spofforth line. Passenger traffic at Stutton was never commercially successful due to the small size of the village and proximity to Tadcaster Station, so the line closed in 1966. The station was converted to a dwelling in the 1970s and some of the route was sold for further development.

2.3 Major residential development occurred in the 1960s and 70s. Today, the village has a public house, around 70 houses, mostly modern, but with at least one dating back to 1697 (Manor House Farm), a small village hall, and St. Aidans Church.

## Important Buildings

2.4 The Manor House is one of the oldest houses in Stutton. This grade II listed building features a carving on the lintel above the door which displays the age of the property: "J H 1697". The initials stand for James Heptonstall. The house is constructed from coursed Magnesian limestone with stone slate roof, and features a slightly off-centre, plain timber entrance door within chamfered surround and large lintel.



2.5 The Hare and Hounds Public House is an established building within the village. Once a house, it can be dated back to around 1730. The building has seen later additions over the centuries, and is constructed from Magnesian limestone and lime mortar render.



2.6 The railway station building is Tudor style, two storeys in brick with sandstone edging, designed by railway architect George Townsend Andrews. The building was converted to a house in the 1970s.



2.7 The railway bridge (off Green Lane) is a rare glimpse of the railway line that once passed through Stutton.



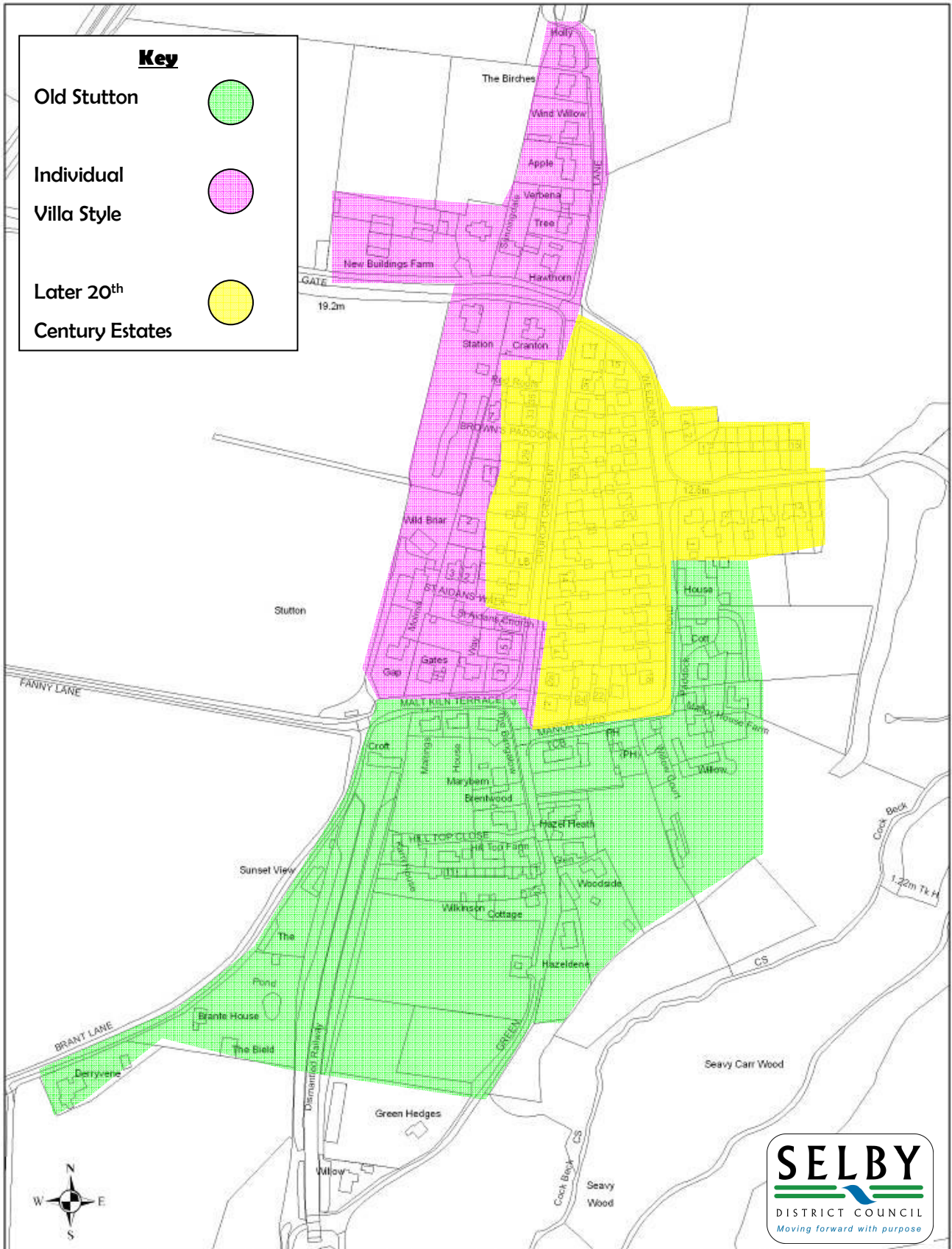
## Character

2.8 The village is a mixed settlement with several periods of growth. There are three broad character areas (see map overleaf):

- Old village – green area
- individual Villa style houses – pink area
- Late 20th Century estates – yellow area

The VDS encourages future development to maintain the traditional character and to avoid development of "anywhere" housing.

# Stutton Character Areas



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# Character Summary

2.9 Although Stutton is a compact village, there are three clear character areas. Each has an overall style or feel that is subtly different from the neighbouring one. The old town character is the traditional Stutton Character which should be reflected in any new development.

## **Character Area 1: Old Stutton**

- Houses built slightly in to the hill
- variations in eaves and ridge height
- houses open directly on to the street.
- Magnesian limestone boundary walls
- large plots haphazardly along the street
- grass verge.
- Roofs vary but mostly gable,
- front-facing eaves.
- Dormer window extensions are common
- Welsh blue-black slate or orange pan tile
- Chimneys are short with small pots
- Chimneys constructed in limestone or red brick
- Limestone headers and cills.
- White Timber windows mostly very small
- Multiple panes
- Windows placed to create non-symmetrical elevations.
- Doors decorative timber construction in black, white or earth colours.
- Non- elaborate door surrounds in timber or limestone

## **Character Area 2: Individual Villa type houses**

- Individual houses
- Non-uniform plot sizes
- Magnesian limestone, or pale brick
- Proportions vary
- Bungalows and 2 storey houses.
- Constant building line
- Houses face the front
- Rhythm of houses and the spaces along the street
- Rectangular footprint
- Gabled roof
- Eaves facing front.
- Timber post and rail fences and hedges

## **Character Area 3: 20<sup>th</sup> Century Volume Estates**

- Standardised house types
- Uniformity of design
- Detached or semi detached
- Houses set in a straight line, facing each other.
- Brick and machined stone (not local Magnesian limestone)

# Character Area 1: Old Stutton

3.0 This area of the village (shaded green) is one of the oldest parts and has the majority the oldest buildings, including the listed Manor Farm and the Hare and Hounds Public House. Houses are built slightly in to the hills creating variations in height.

3.1 Roads are narrow and houses frequently open directly on to the street. Where they are set back, Magnesian limestone boundary walls continue the road edges.

3.2 A handful of 20th century developments are found in this area, each with some Magnesian limestone in the design. However, many introduce other design features. The buildings are set in large plots haphazardly along the street, largely because they were originally farm buildings and the road formation would have come later.

3.3 From Brant Lane there are views across the rooftops of Stutton towards lush fields and rolling countryside of the Grimston Park Estate.

3.4 Wilkinson Terrace is made up of stone and brick terraced cottages in a row, built in to the hillside with long runs of gardens, and farm buildings opposite. They have views over paddocks to Green Lane where buildings are hidden by dense vegetation and stone walls.

3.5 Manor Road starts from the junction on Green Lane. The road is wider than most roads in the village with footpaths and a grass verge.

3.6 Houses here are larger and more spaced out. Plots are bigger, but Magnesian limestone remains the dominant building material. Where there are breaks in buildings this has been filled by the development of outbuildings from old farmsteads.



# Character Area 1: Old Stutton

## Materials

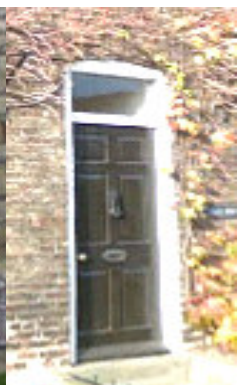
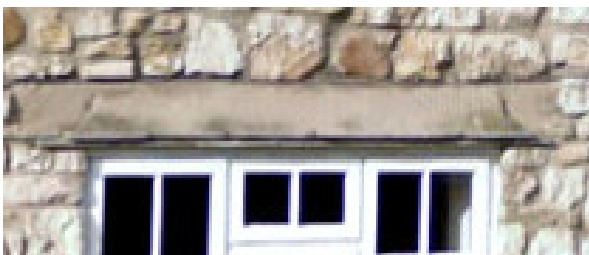
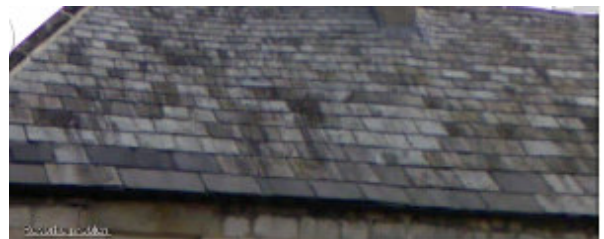
3.7 The pale white Magnesian limestone is the original material of Stutton, being quarried less than a mile away.

3.8 Roofs vary in shapes and sizes but by far the most common is the gable, with front-facing eaves. Dormer window extensions are common, which is unusual for Selby District. Welsh blue-black slate or orange pan tile are the common covering materials.

3.9 Chimneys are either on the end of the elevation or in the middle of the houses. They are short with small pots or even hidden from the street. The chimneys are constructed from either limestone or red brick matching the host.

3.10 Surrounding the windows are limestone headers and cills. Timber windows are mostly very small, but do vary across this area. They feature multiple panes of glass in white frames, and are placed in unsymmetrical fashion across most elevations.

3.11 The doors are mostly simple decorative timber construction in black, white or earth colours. Surrounds either in timber or limestone are also simple items (not very decorative/carved)





## Character Area 2: Individual Villa Style Properties

4.0 This area (shaded pink on the map) covers Weeding Lane, Church Lane and Malt Kiln Terrace. This area pre-dates the volume house builders' estates, but is a departure from the original Stutton character. The character of this area lies more in the layout than the architecture.

4.1 The building line is constant, and houses face the front in the large plots. There is a rhythm of houses and the spaces between them.

4.2 Each is detached, and different from its neighbours. A rectangular footprint with a gabled roof is most common, eaves facing front.

4.3 Timber post and rail fences supported by hedges form the majority of plot boundaries, and mature vegetation softens the street scenes.

4.4 Many of these houses are constructed on ex-railway land including several back land developments along much of the old line. A handful of farm redevelopments also introduce some new houses.

4.5 Similarities to the traditional character include individual houses in random plot sizes, and several are built in local Magnesian limestone, the rest in a pale brick. The proportions of the houses vary and include bungalows and 2 storey houses.



## Character Area 3: 20<sup>th</sup> Century Volume Estates

5.0 There has been steady development over the years but always on a piecemeal scale until recently when large estates were developed. As with most developments of the period, these houses (shaded yellow on the map) demonstrate a "national" style with little regard for the traditional local character.

5.1 The principal difference in these estates from the Stutton character is the introduction of standardised house types and uniformity in the design. These houses do not demonstrate the intricacies of the older part of the village, and also introduce new colour shades in the mass-produced bricks and stone. They were built in around the 1970's and 80's as detached or semi-detached houses set in a straight line, facing each other.

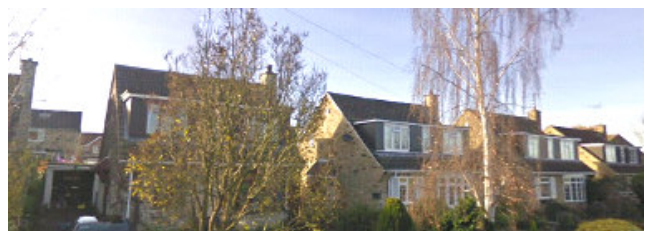
### Church Crescent

5.2 Church Crescent runs through the middle of Stutton with a handful of house types repeated along the street. The uniformity is at odds with the traditional Stutton character, but it does create its own style in its uniformity and regularity.



### Manor Road/Weeding Gate

5.3 These dormer bungalows are a standard 70's/80's design. Stone has been used however it is not local Magnesian limestone.



### Mill Lane

5.4 Mill Lane is one of the entrances to Stutton village. There are brick built, uniformly laid out bungalows, two-storey semi-detached houses and dormer bungalows.



# 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:

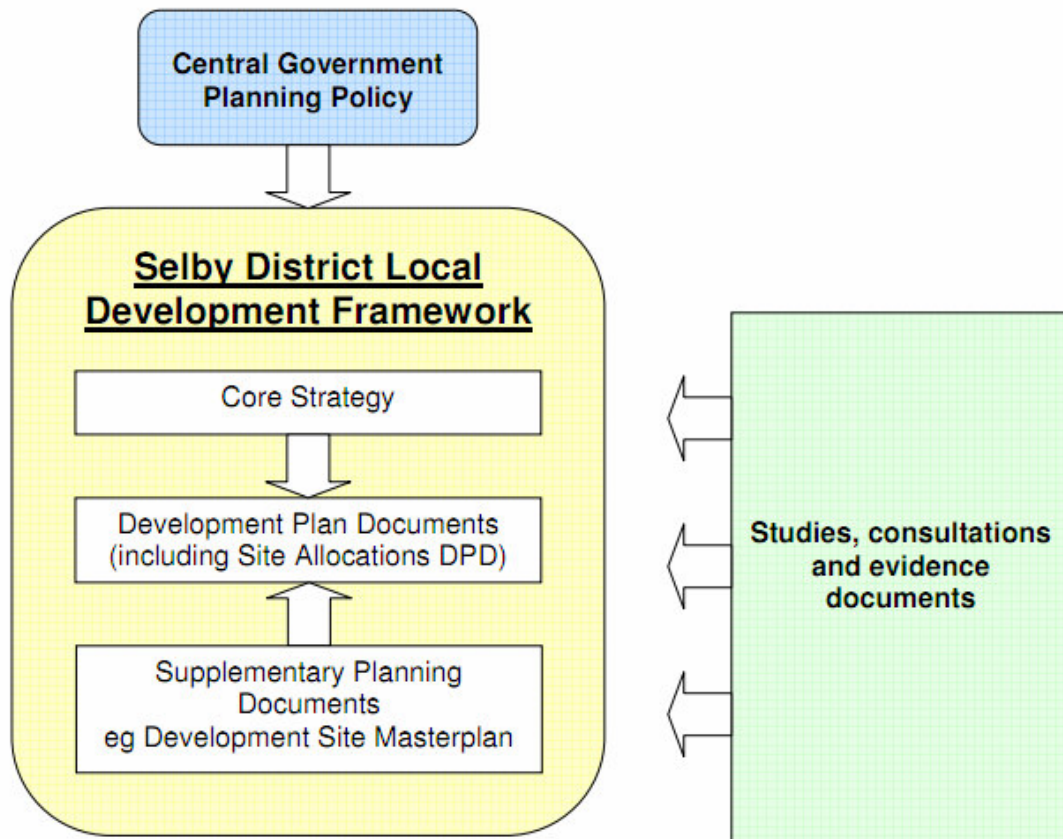
*“ENV1: Proposals for development will be permitted provided a good quality of development would be achieved. In considering proposals the District Council will take account of*

- 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.

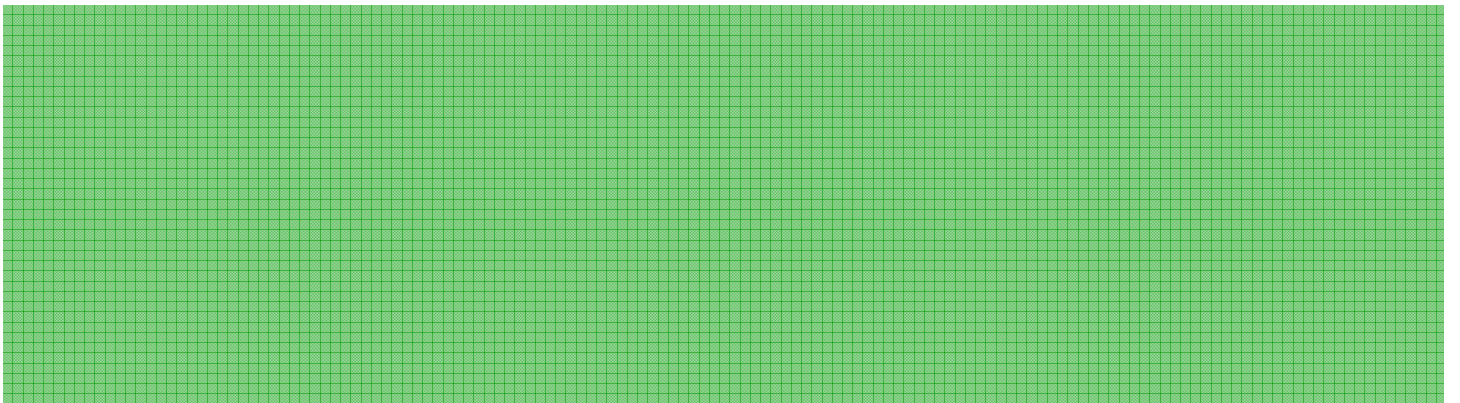
B24 Water storage capacity is particularly important; hard landscaped areas such as paved parking areas and driveways should be avoided, instead a permeable surface such as gravel is able to absorb water much more easily and hold it, prevent it escaping and building up elsewhere. It will also slow any 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.



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