# Terrington Parish

## Design Codes and Guidance

July 2024

Delivering a better world

## Quality information

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## Revision History

| Issue no. | Issue date | Details | Issued by | Position | Comments received | Approved by | Position |
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| 3 | 14 March 2024 | Revised Report | Elliot Joddrell | Senior Urban Designer | 20 March 2024 | Ben Castell | Director, AECOM |
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| 5 | 29 July 2024 | Final Report | Elliot Joddrell | Senior Urban Designer | 14 July 2024 | Locality | |

# Contents



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# Introduction

# 01

**Figure 01:** View up Main Street

# 1. Introduction

**The aim of this document is to empower the local community to influence the design and character of the local area and to deliver suitable, sustainable development that meets the needs of local people.**

## 1.1 Background

Through the Department of Leveling Up, Housing and Communities (DLUHC) Neighbourhood Planning Programme led by Locality, AECOM has been appointed to provide design support to the Terrington Parish Council (PC) by preparing this Design Code and Guidance document.

The PC seek to establish a design guide including design codes to influence the character and design of new development across the entire Neighbourhood Area, the extent of which is illustrated in figure 02 (page 07). The Neighbourhood Area includes the village of Terrington and the smaller residential areas of Little Terrington, Mowthorpe, Ganthorpe and Wiganthorpe, Flat Top and West Moor, and includes the wider rural area.

There are several environmental and heritage assets which also need to be considered. This includes the National Landscape (NL), the Conservation Area and Listed Buildings.

To do this, the codes contained within this report will cover design issues such as:

- Local character
- Materials and detailing
- Protecting and enhancing views
- Protecting and enhancing the local environment

This will help to ensure that as any new development comes forward, it responds to its context and supports and enhances the quality of the existing local character and environment.

## 1.2 Document purpose

The Guidance and Codes within this document have been produced by AECOM and the PC following engagement with the community and are underpinned by an analysis on built form including matters pertaining to character, appearance, materiality, and landscape.

There is currently no housing growth proposed for Terrington Parish. Therefore, new development across the Neighbourhood Area will likely comprise alterations and extensions to existing properties, conversion of agricultural buildings, or small-scale infill and backland development.

Notwithstanding this however, the design codes and guidance should be flexible so that they can apply to both large sites and smaller infill development sites.

## 1.3 Study area

Terrington is a village and civil parish in the Ryedale area of North Yorkshire. It is situated in the Howardian Hills National Landscape, 8 miles west of Malton.

The Neighbourhood Area consists of Terrington village, the nearby hamlets of Little Terrington to the west, Ganthorpe to the east, the isolated farms of Mowthorpe to the southeast and the private estate of Wiganthorpe to the north. Each of the hamlets has its own distinct identity and will be the subject of individual character appraisals in Section 03.

Terrington Village includes many of the Neighbourhood Area's amenities including the Village Hall, the Surgery, the disused Bay Horse Inn, Tennis and Pickleball courts, 2 schools, All Saints Church, Village Stores and Tearooms, football pitch and bowling green. Outside the main village envelope are several farms.

The population reflects the Neighbourhood Area's rural character whose landscape and views are defining features.

The landscape is predominantly undulating countryside with wooded areas, farmland and hedgerows. Terrington sits on a ridge line with unobstructed views of farmland and woodland as well as landmarks far beyond the parish boundary.

While rural landscape dominates the Neighbourhood Area, there is a strong historic character amongst its settlements.

This document will provide a focus on the historic and rural character of the Neighbourhood Area and how they can be both protected and enhanced through tailored Design Codes.

### 1.3.1 Social characteristics

According to the 2021 census, the Neighbourhood Area had a population of 480 usual residents.

In total there were 230 household spaces (Census, 2021). Of these, 152 (31.7%) had at least one resident, 218 (45.5%) had 2 residents, 54 (11.2%) had 3 residents and 56 (11.6%) had 4 or more.

### 1.3.2 Environmental conditions

The Neighbourhood Area is predominantly rural in character.

The total land area of the Neighbourhood Area is 1,597 hectares. This results in a population density of 0.3 number of persons per hectare.

There are no major watercourses within the Neighbourhood Area. However, there are several becks, land drains, ponds and lakes, surrounding the main village. Fields are often bounded by mature trees and hedgerows.

The Neighbourhood Area is defined by its topography which allows for long distance views across the landscape.

### 1.3.3 Economic dynamics

There are limited employment opportunities within the Neighbourhood Area. The majority of Terrington's workforce therefore, commute to nearby settlements for work.

There are however, many examples of smaller commercial and homeworking enterprises within the village.

Typical distance travelled to work:

- Less than 10km: 7%
- 10km-30km: 27.6%
- +30km: 4.4%
- Work from home: 47.4%
- Other: 13.6%

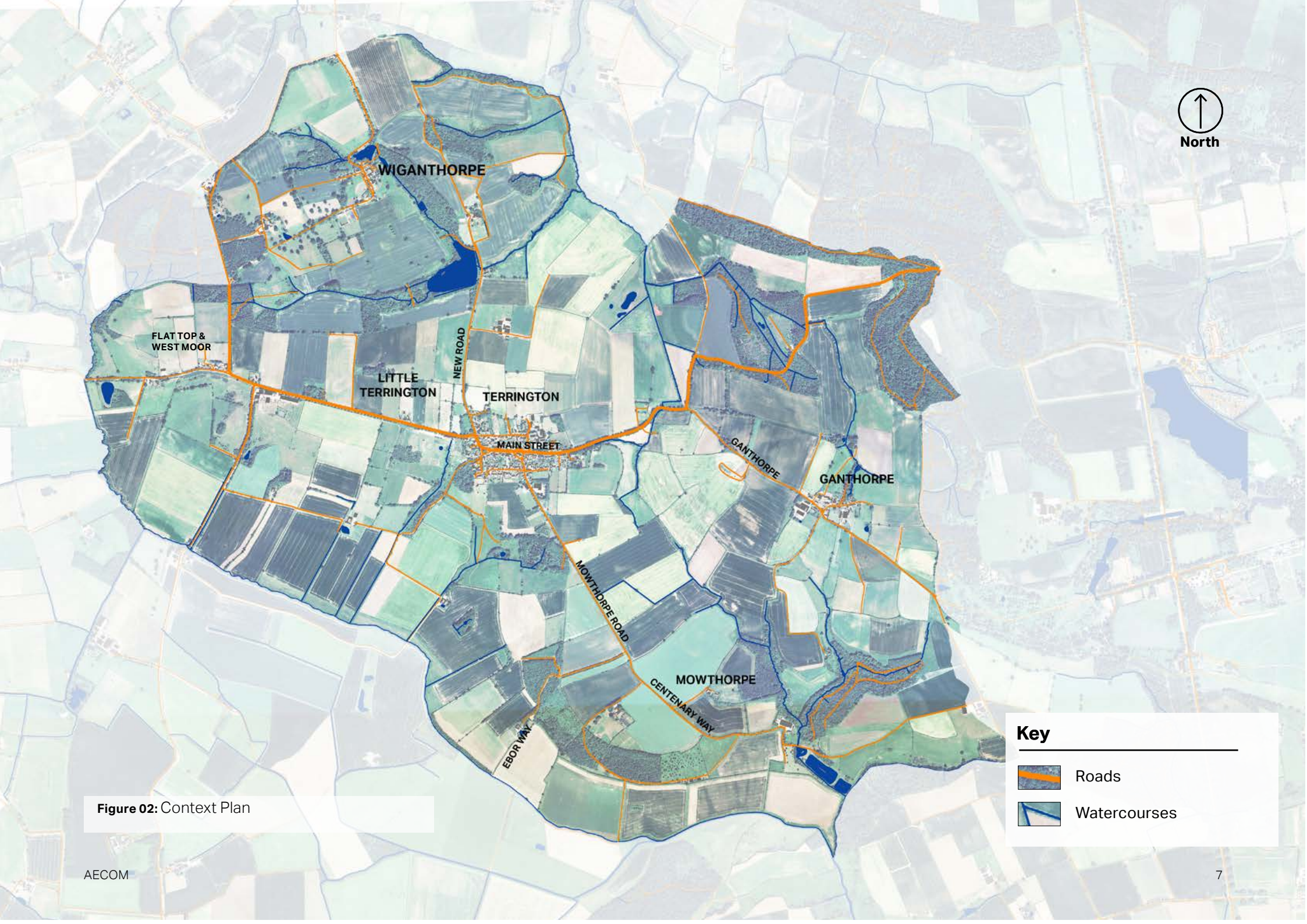



**Figure 02:** Context Plan

## 1.4 Who will use the guide and codes?

This document should be a valuable tool in securing context driven, high-quality development in Terrington Parish. It will be used in different ways by different people in the planning and development process, as summarised in Table 01.

A valuable way it can be used is as part of a process of co-design and involvement that further understands and takes account of local preferences and expectations of design quality.

In this way, this document can help to facilitate conversations on the various topics that should help to align expectations and help understand the balancing of key issues. This document alone will not automatically secure optimum design outcomes but should help to prevent poor quality development.

| Potential users | How they will use the design guidelines and codes |
|---|---|
| **Applicants, developers, and landowners** | As a guide to assist applicants, developers and landowners when developing planning proposals in Terrington Parish, ensuring engagement with the community and the Local Planning Authority and ensuring new development is contextually responsive. |
| **Local Planning Authority** | As a reference point, embedded in policy, against which to assess planning applications. This document should be discussed with applicants during any pre-application discussions. |
| **Parish Council or Neighbourhood Plan steering group** | As a guide when commenting on planning applications, ensuring that the design codes are complied with. |
| **Community groups and local residents** | As a tool to promote community-backed development and to inform comments on planning applications. |
| **Statutory consultees** | As a reference point when commenting on planning applications. |

**Table 01:** Potential users.

## 1.5 Methodology

The following steps have underpinned the understanding of place and engagement:

- Step 1: On the 3rd November 2023, an initial questionnaire was distributed by the Neighbourhood Plan Group (NPG) to establish the characteristics of Terrington Parish that are relevant to local people.
- Step 2: On 28th November 2023, an inception call was held between an AECOM representative and members of the NPG to understand the aims of the group and confirm the brief.
- Step 3: Following initial engagement, AECOM progressed with a comprehensive planning policy review and a desktop study.
- Step 4: On the 8th January 2024 an AECOM representative met with the NPG to conduct a site visit in order to assess the local character and photograph the area.
- Step 5: On the 31st January 2024, AECOM shared a full draft document for review.
- Step 6: AECOM draft the final document including design codes based on the conclusions of the engagement and review process.
- Step 7: After capturing the feedback from the NPG, AECOM issued the final Design Code document on the 21st March 2024.

# 1.6 Engagement

## 1.6.1 Initial survey

An Initial Survey was issued to members of the Parish in November 2023. The survey sought to establish what residents thought about Terrington Parish and helped identify potential themes to be addressed by the guidelines and codes within this document.

Analysing the first survey data alongside AECOM's baseline analysis created key findings. These are presented as potential design codes below:

- **Local character** – How the local character will be maintained and enhanced.
- **Appearance** – Styles of houses and materials used. New buildings and their appearance should blend with existing property. In the main but not exclusively, this is: Yorkshire stone with a red pantiled roof
- **Local environment** – How wildlife and the local green environment could be protected and enhanced

## 1.6.2 Site visit

A representative from AECOM, the NPG and the Chair of the Parish Council undertook a site visit on the 8th January 2024. Prior to the site visit, an initial desktop study was undertaken to provide a high level analysis of the Parish's built form, looking at matters pertaining to character, density, materials, streets, landscape and boundary treatments.

The site visit comprised a walking tour and photographic survey of the Neighbourhood Area which, alongside representatives from the NPG and the PC, was used to better understand the characteristics, issues and opportunities across the Neighbourhood Area and to build upon the analysis undertaken in the initial desktop survey.

The group met at Terrington Village Hall and proceeded to visit the following areas:

- Mowthorpe: including a visit to Birkdale Farm and the surrounding countryside;
- Ganthorpe: including a walk from Paddocks Cottage, through to Ganthorpe Hall and farm buildings;
- Wiganthorpe: including a visit to Wiganthorpe Hall Estate and associated ancillary buildings. Taking in Little Terrington en-route to;
- Terrington: an anti-clockwise walk around the village covering Main Street, North Back Lane and South Back Lane.

**Figure 03:** Members undertaking the site visit walking beside Terrington Prep School

**Figure 04:** A view of Terrington Village and the attractive roofscape from Mowthorpe Lane.

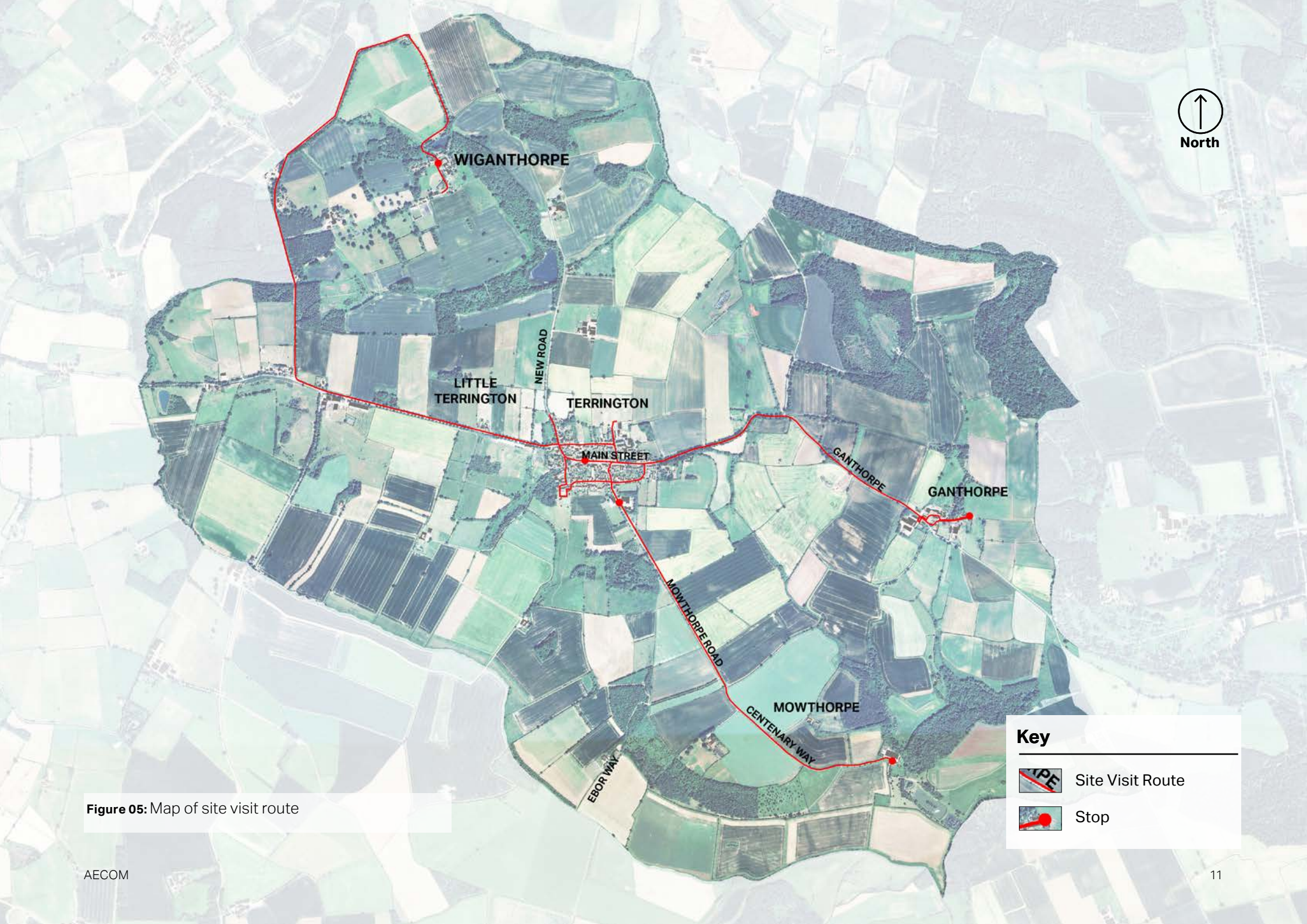



**Figure 05:** Map of site visit route

# Policy Context

# 02

**Figure 06:** Towards North York Moors from Terrington Bank

# 2. Policy context

**This section outlines the national and local planning policy and guidance documents that have influenced this design guide and codes document.**

## 2.1 Policy context

National and local policy documents can provide valuable guidance on bringing about good design and the benefits accompanying it. Some are there to ensure adequate planning regulations are in place to ensure development is both fit for purpose and able to build sustainable, thriving communities. Supplementary guidance documents complement national and local policy and provide technical design information.

See relevent local plan policies in Table 02.

NATIONAL LEVEL

**National Planning Policy Framework - (2023)**

Development needs to consider national level planning policy guidance as set out in the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG). In particular, NPPF Chapter 12: Achieving well-designed and beautiful places stresses the creation of high-quality buildings and places.

**Building for a Healthy Life (2020)**

This toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed (and completed) developments, but can also provide useful prompts and questions for planning applicants to consider during the different stages of the design process.

**Manual for Streets (2007)**

Development is expected to respond positively to the Manual for Streets, the Government's guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes streets and wider development that avoid car dominated layouts and promote active travel.

**National Design Guide (2019)**

The National Design Guide (Department for Levelling Up, Housing and Communities, 2021) illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

**National Model Design Code (2021)**

The National Model Design Code (NMDC) sets a baseline standard of quality and practice.

The NMDC provides detailed guidance on the production of design codes, guides, and policies to promote successful design. It expands on 10 characteristics of good design set out in the NDG.

### The Ryedale Plan (2015)

This document forms part of the Ryedale Plan, a planning framework for the area, which is formally called a Local Plan.

The purpose of the Ryedale Plan is to encourage new development and to manage future growth whilst ensuring that change across the District is based on a presumption in favour of sustainable development

### Terrington Neighbourhood Plan (not yet adopted)

Terrington Parish Council is currently preparing a Neighbourhood Plan. The plan area was formally designated by North Yorkshire Council on May 2023. Upon adoption, the policies within the plan will form part of the Development Plan for Terrington and the Codes and Guidelines within this document will supplement these policies.

| Local Planning Policy & Guidance | Relevant Policies and Guidance Notes |
|---|---|
| The Ryedale Plan (2015) | Policy SP4 - Type and Mix of New Housing<br>Policy SP12 - Heritage<br>Policy SP13 - Landscapes<br>Policy SP14 - Biodiversity<br>Policy SP15 - Green Infrastructure Networks<br>Policy SP16 - Design<br>Policy SP18 - Renewable and Low Carbon Energy<br>Policy SP19 - Generic Development Management Issues |

**Table 02: Relevant policies in the Local Plan**

## 2.2 Policy designations

The following land use designations are significant when considering development constraints within the Neighbourhood Area.

### 2.2.1 Heritage and conservation

Terrington has a Conservation Area that lies at the heart of Terrington village; the boundary of which is illustrated in Figure 07. There is no accompanying Conservation Area Appraisal.

There are 20 listed buildings within the wider Neighbourhood Area, 8 of which are located within Terrington village, 2 in Wiganthorpe, 3 within Mowthorpe and 7 in Ganthorpe.

Further information is provided as part of the Character Study in Chapter 03.

### 2.2.2 Howardian Hills NL

The Neighbourhood Area falls within the Howardian Hills Area of National Landscape (NL).

The Howardian Hills National Landscape covers 20,400 hectares of the North Yorkshire countryside, nestled between the North York Moors National Park, the Yorkshire Wolds and the Vale of York.

It is a unique and captivating area with its well-wooded rolling countryside, patchwork of arable and pasture fields, scenic villages and historic country houses with classic designed parklands. Its designation as an Area of Outstanding Natural Beauty was confirmed in 1987.

Development proposals within the NL will only be supported where they:

- Do not detract from the natural beauty and special qualities of these nationally protected landscapes or their settings
- Seek to facilitate the delivery of the Howardian Hills Management Plan objectives
- Are considered appropriate for the economic, social and environmental well-being of the area or are desirable to support the understanding and enjoyment of the area

### 2.2.3 Development limit

Ryedale Plan policy SP1 identifies Terrington Village as '*other villages, hamlets and in the open countryside*'. A development boundary is defined and illustrated in Figure 07.

- Development will be restricted to that which is necessary to support a sustainable, vibrant and healthy rural economy and communities or
- Which can be justified in order to secure significant improvements to the environment or conservation of significant heritage assets or
- Which is justified through the Neighbourhood Planning process.

### 2.2.4 Key findings

The Ryedale Plan currently comprises the Development Plan for Terrington Parish. However, upon adoption, the policies contained within the emerging North Yorkshire Local Plan will replace the policies identified in Table 02.

Upon adoption of the Terrington Neighbourhood Plan, the policies within that document will constitute an additional layer of relevant policies for the Neighbourhood Area. The Guidance and Codes within this document will sit alongside the Neighbourhood Plan.

The most notable conclusion from the policy review is the Neighbourhood Area's location within the Howardian Hills NL. All development will therefore be required to address the criteria of policy SP13 of the Ryedale Plan as well as the Guidance and Codes within this document.

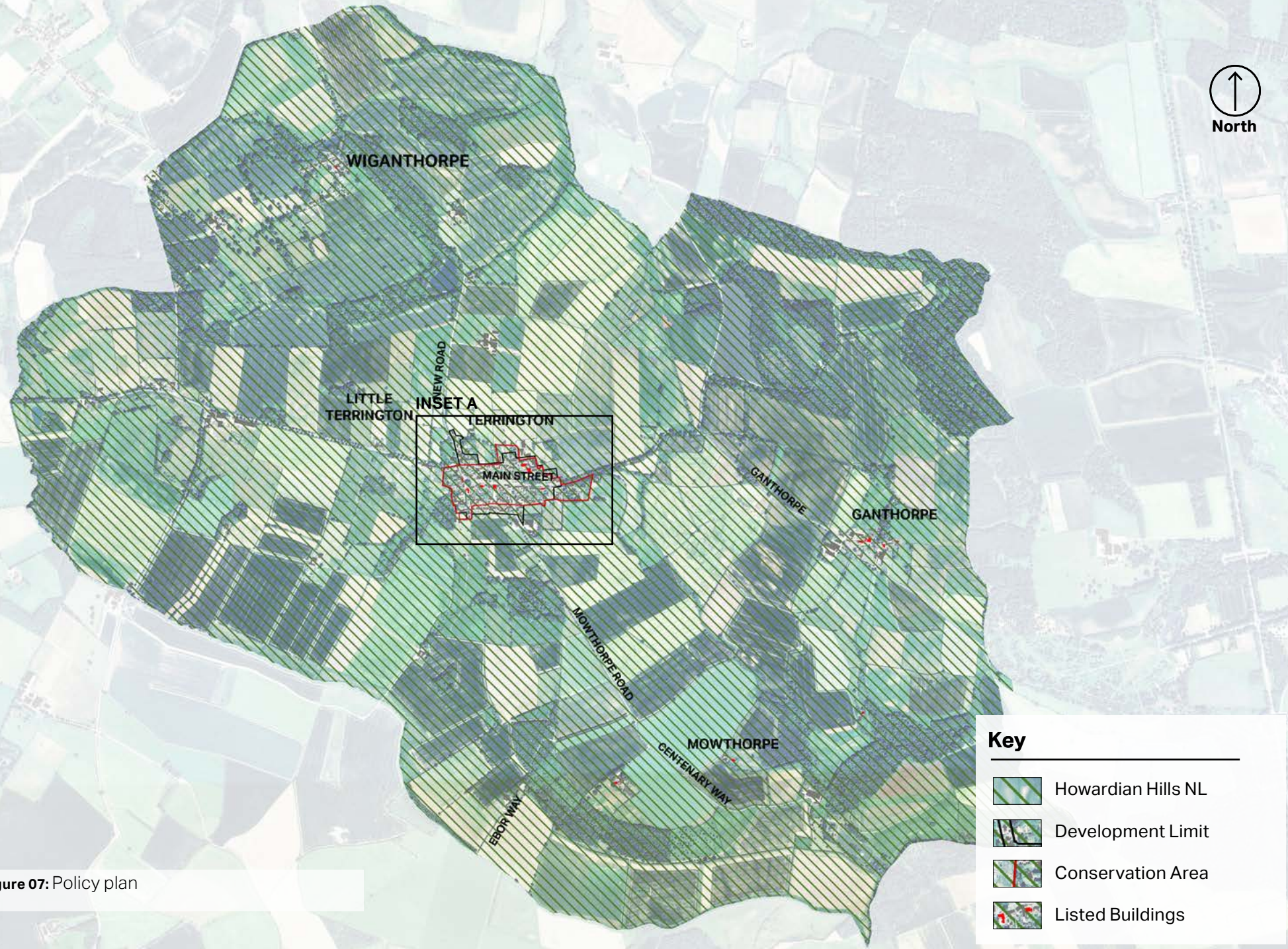
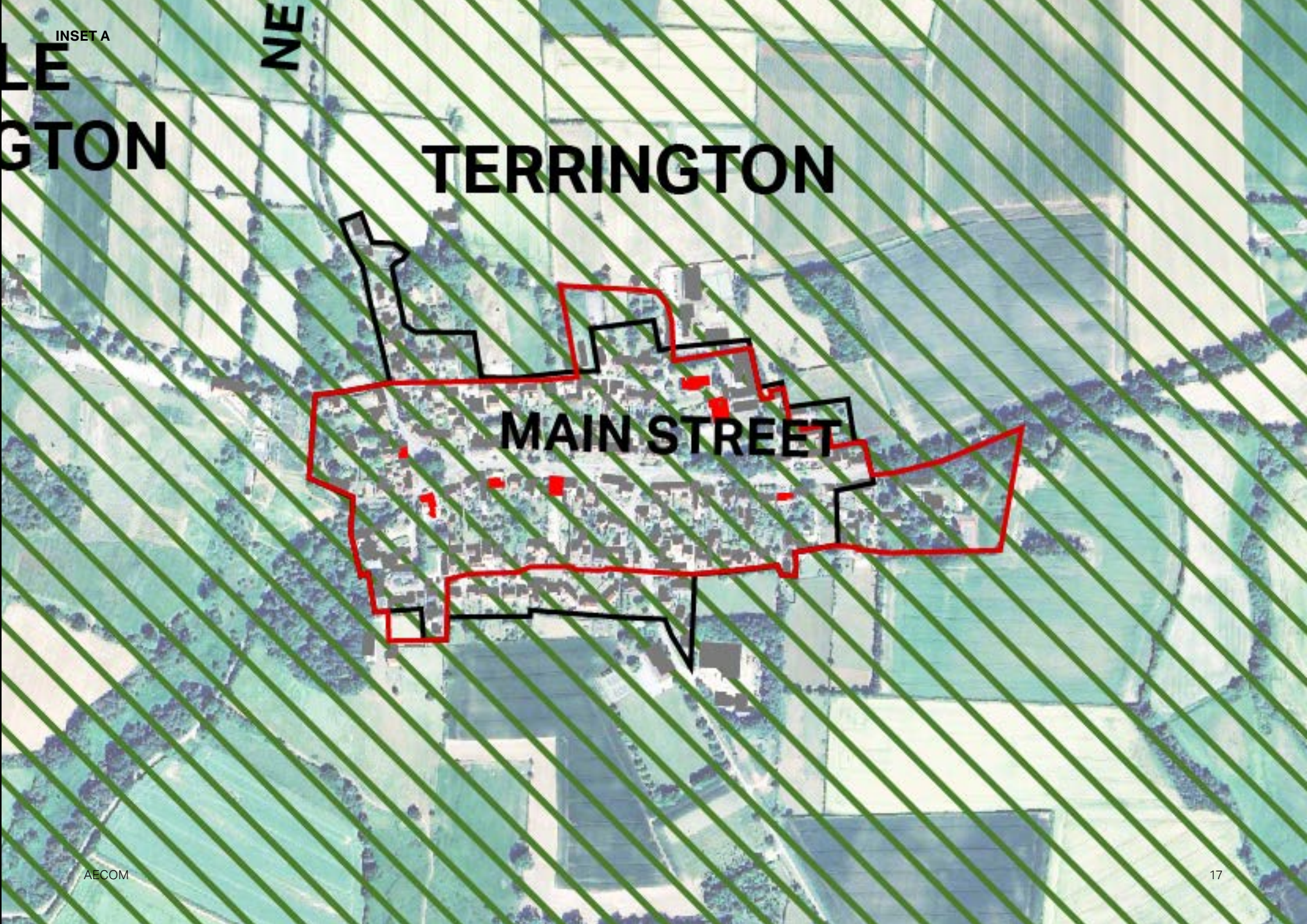



**Figure 07:** Policy plan


INSET A
LE
GTON
NE
TERRINGTON
MAIN STREET

# Character and Place Analysis

# 03

**Figure 08:** Houses by the Plump

# 3. Character and Place Analysis

**This chapter presents analysis of the Neighbourhood Area according to the identified character areas. These help to understand the variation in character across the area and inform a series of design codes that will shape and influence future development across the Neighbourhood Area.**

## 3.1 Introduction

This chapter provides analysis on a number of key themes including heritage, built form, character, and landscape among others.

It is important for any planning proposal that full account is taken of the local context and that the proposed design embodies the 'sense of place', both in terms of local character and distinctive features such as listed buildings and the conservation area.

This study informs a series of design codes that must underpin all future development proposals across the Neighbourhood Area (see Figure 09). These Codes are set out in Chapter 04.

Following an extensive analysis of Terrington and the wider Neighbourhood Area's built and natural environment, and engagement with the community, the following design codes have been produced:

1. Terrington Village
2. Ganthorpe
3. Mowthorpe
4. Wiganthorpe

Each character area will conclude with a series of overarching design principles specific to that character area. They seek to steer development within the character areas to ensure that new development contributes and enhances the existing character.

A series of design principles specific to each character area conclude character area appraisal.

Proposals within the character areas will be required to address the design principles relevant to the character area in which it resides, as well as the overarching codes that follow in Chapter 04.

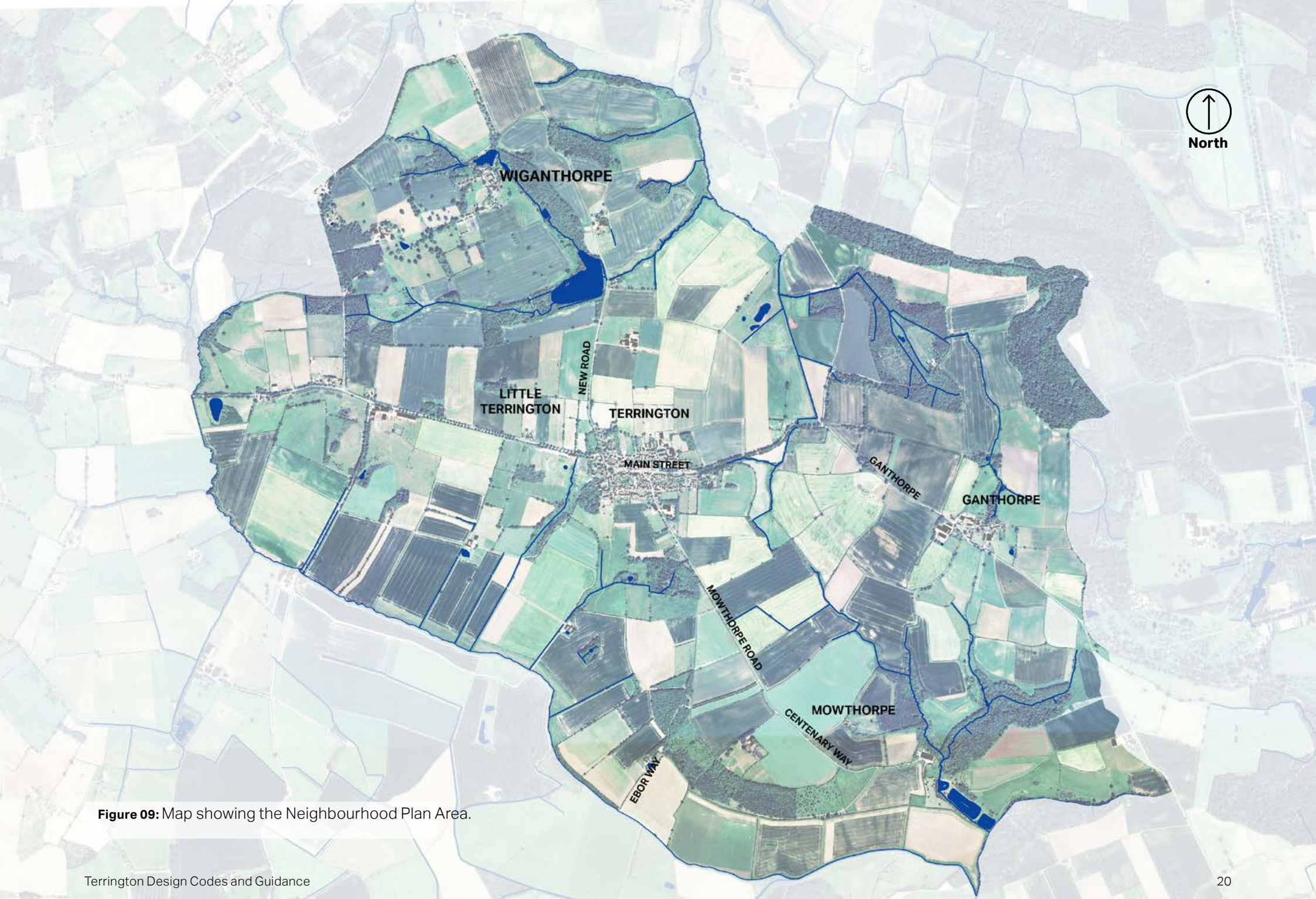



**Figure 09:** Map showing the Neighbourhood Plan Area.

# 3.2 Terrington Village

## 3.2.1 Context

Terrington Village comprises the largest residential area in Terrington Parish.

The village is a traditional linear settlement that developed along one main road (Main Street). Parallel back lanes served the rear of the houses (North Back Lane and South Back Lane) where further housing has since developed. The character is defined by a diverse range of property types including terraces and detached dwellings of varied building heights.

The character area is mainly residential in use with a few local facilities as set out in Section 3.2.5.

The village exhibits a diverse range of property types and has experienced a trend of steady residential growth from the expansion of estate farms around the village in the 19th Century followed by development along the back lanes in the post-war period. Modern development has however, been in keeping with the preceding village patterns.

Terrington Village is surrounded by agricultural fields that are bounded by mature hedgerow and trees. Its position atop a ridge allows for long distance views across the wider landscape.

**Figure 10:** Map of character area

**Figure 11:** View down Main Street

**Figure 12:** Terraced properties on Main Street

**Figure 13:** Manor Farm

**Figure 14:** Plump House

### 3.2.2 Heritage

The majority of the village lies within a Conservation Area and there are 8 listed buildings within the village envelope. These include:

1. Church of All Saints (Grade I) (Fig 16)
2. The Bay Horse (Grade II) (Fig 17)
3. Terrington Hall (Grade II) (Fig 18)
4. Smithy House and the Cottage (Grade II) (Fig 19)
5. The Hollies (Grade II) (Fig 20)
6. The Lodge (Grade II) (Fig 21)
7. Hornsey Cottage (Grade II) - now Columbine Cottage (Fig 22)
8. Tomb of John Woodhouse Forth approx. 2m from west front of Church of All Saints (Grade II)

The Terrington Conservation Area covers the majority of Terrington Village. As illustrated in Figure 07, it extends from the Main Street and North Back Lane junction to the west, to Terrington House to the east.

Formal information on the Conservation Area is limited and there is no accompanying Conservation Area Appraisal.

**Figure 15:** Listed buildings and assets in Terrington Village

**Figure 16:** All Saints' Church

**Figure 17:** Former Bay Horse Inn

**Figure 18:** Terrington Hall

**Figure 19:** Smithy House

**Smithy House and the Cottage:** Early/mid 19th Century house and cottage of one built with:

- Limestone rubble brought to course, pantile roof. Two storeys.
- 16 pane sash windows.
- End stacks and ridge stack.

**The Lodge:** A late 18th Century house with:

- Hammer dressed sandstone, pantile roof
- Central hallway entry with service cross wing to rear. Two storeys, 3 bays.
- O-panel door with radial fanlight in doorcase of fluted pilasters carrying dentilled open pediment.
- Sashes with glazing bars beneath keyed wedge lintels throughout. Sprocketed eaves, gable coping, shaped kneelers, end stacks.

**The Hollies:** Late 13th Century house with 19th Century alterations with:

- Flammer dressed limestone, pantile roof.
- Two storeys, 3 bays with single storey service extension to left
- First floor band carries round-headed 6-pane sash beneath keyed channeled arch flanked by 4-pane sashes with keyed wedge lintels. Gable coping, shaped kneelers, end stacks.

**The Bay Horse:** Late 18th Century property (formerly a public house) with 19th Century and 20th Century alterations.

- Hammer dressed limestone and sandstone, 20th Century pantile roof. Two storeys.
- Yorkshire sash with shutters and keyed lintels.
- Gable coping, shaped kneelers, end and ridge stacks.

**Terrington Hall:** 1826 house (now school) with 1880s additions to the rear.

- Sandstone ashlar, Westmorland slate roof. Two storeys.
- Steps to Tuscan porch with paired columns.
- Sashes with glazing bars. Hipped roof, ridge stacks.

**Hornsey Cottage (now Columbine Cottage) :** Mid/late 18th Century house with:

- Limestone rubble brought to course, pantile roof. 2 storeys.
- Two first floor windows. 6-panel door flanked by 2-light Yorkshire sashes beneath wedge lintels.
- Squat 2-light Yorkshire sashes beneath wooden lintels on first floor.

**Figure 20:** The Hollies

**Figure 21:** The Lodge, Main Street

**Figure 22:** Hornsey Cottage (now Columbine Cottage)

### 3.2.3 Built form

Terrington village is arranged across an organic street pattern with smaller streets radiating from Main Street, the primary route through the village. Blocks are typically irregular in shape due to sporadic development over the years (See fig 23).

Building types vary with terraced, semi-detached and detached dwellings. Buildings are typically 1.5 to 2 storeys in height.

Building materials are predominantly Yorkshire Stone for the elevational treatment with red pantile roof tiling being the dominant roofing material. Variety on the streetscene is provided with red bricked properties with some cases of natural slate for the roofs.

Properties are typically arranged to front the streets within mainly generous plots and long back gardens. This reinforces the low density, open character and low street enclosure characteristics of the character area.

More modern development typically comprises infill or backland development which has slightly increased the density of the village. This is evident on plots to the rear of Main Street, at North Back Lane and South Back Lane.

There are many cases of conversions of agricultural buildings within the village boundary. Cliffe Mews is the largest of these recent developments with 5 houses. It is a great example of the use of agricultural buildings in terms of building setback and the use of materials.

| Average Net Dwellings per Hectare (DpH) |
| --- |
| 12-16 |

## Colours and materiality

**Figure 23:** Figure ground illustrating the urban grain of Terrington Village

## Façade



## Roof Profile



## Streets


## 3.2.4 Identity

Door openings are often articulated with porches or stone lintels. The roofscape varies due to subservient side extensions to properties and usually comprise chimneys, many of which bookend properties. Roofs are often articulated by gablets as demonstrated on the adjacent imagery.

Window opening types include sash Yorkshire sash and are often multi-paned bounded by white timber surrounds. White uPVc are a feature on modern properties. Stone or decorative brick sills and lintels are a common feature.

Buildings are typically setback from the road behind boundary features. Boundary treatments are typically low stone walls combined with hedges. Front gardens are often without hard borders, particularly when behind the wider green verges.

Buildings along Main Street are set behind elevated green verges that vary in depth, creating variety in front of the tight building line. Combined with street trees (or trees within residential curtilages) this reinforces the rural character of the village and provides visual relief along the street.

### Detailing

### Openings

### Boundary treatments

### 3.2.5 Shops and services

Terrington is primarily residential in use with many buildings linked to its rich agricultural history. However, the village includes a number of ancillary facilities which include:

- Allotments (Fig 24)
- Terrington CofE Primary School and Nursery (Fig 25)
- GP surgery (Fig 26)
- The village hall to the south of the village which also has sport and adjacent play facilities (Fig 27 and 28)
- Located to the west side of the village is Yorkshire Lavender, a large parkland nursery and gardens (Fig 29)
- Terrington Bowling Green (Fig 30)
- The Terrington Village Stores and Tearooms (Fig 31)
- The Bay Horse Inn currently remains closed, but is the location for a mobile post office
- Terrington Prep School
- All Saints Church
- Green Cemetery and Parish Cemetery

**Figure 24:** Allotments

**Figure 25:** CofE Primary School

**Figure 26:** GP Surgery

**Figure 27:** Playing fields and Village Hall car park

**Figure 28:** Terrington Village Hall

**Figure 29:** Yorkshire Lavender Farm

**Figure 30:** The Bowling Green


**Figure 31:** Terrington Stores and Tearooms

**Figure 32:** Playground

### 3.2.6 Villagescape views and landmarks

Terrington village contains many notable views and landmarks that contribute to its sense of place. The church tower is a feature in views along North Back Lane but it remains screened from longer views in all other areas within the settlement boundary.

Grass verges and tree planting provide a notable contribution to the village's character and help frame views up and down Main Street. Other notable views include:

- Gateway viewpoints into and out of the village (Fig 33)
- Views across the roof line of the village (framed by the varying roof pitches and heights of buildings) (Fig 34)
- Views across areas of green space including along the grass verges (Main Street) and the central area of open space (Fig 35)
- Views along North Back Lane, South Back Lane and towards Cliffe Mews (Fig 38)
- View up towards The Plump from Main Street (Fig 39)

New development must consider enhancing or framing these notable views and seek to create new ones. Development will be resisted where it results in the closure or disruption of notable villagescape views.

**Figure 33:** Approach / gateway to Terrington Village from the east

**Figure 34:** Village roofscape

**Figure 35:** Views across public open space

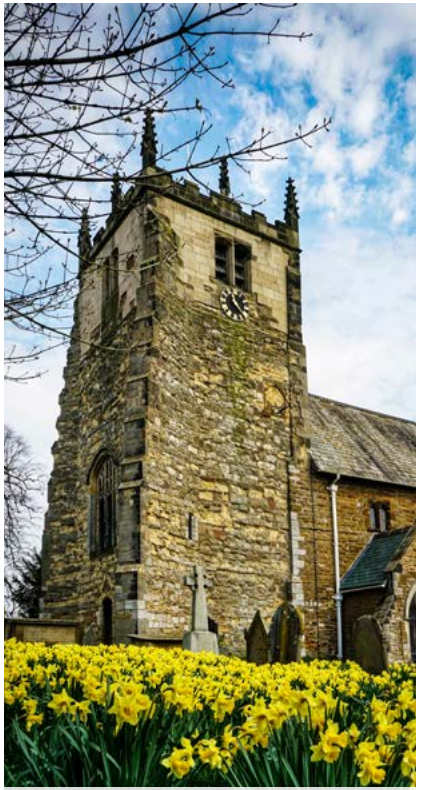


**Figure 36:** Views towards All Saints' Church

**Figure 37:** View along Main Street

**Figure 38:** North Back Lane

**Figure 40:** South Back Lane

**Figure 39:** The Plump from Main Street

**Figure 41:** Cliffe Mews

**Figure 42:** Little Terrington

## 3.2.7 Development principles for future development in Terrington village

Notwithstanding the provisions set out in Chapter 04, development proposals in Terrington Village must:

- Be in keeping with the prevailing character of the village
- Utilise sympathetic materials such as York Stone or Rubblestone as the elevational treatment and red pantile roof tiling
- Be orientated to front the street, open space or grass verges behind an appropriate front boundary. Appropriate boundaries include stone walls, hedgerow or open boundaries
- Prioritise the retention / re-purposing of existing stone barn buildings for a mixed-use development
- Articulate the roofscape with gablets or chimneys. Chimneys must bookend detached properties
- Be sited within a commensurate plot to adjacent properties. New development must be setback from the front boundary behind generous front gardens

**Figure 43:** Dry stone wall supported by hedgerow planting

**Figure 44:** Dry stone boundary

**Figure 45:** Red pantile roof

**Figure 46:** Traditional window with a modern finish

**Figure 47:** Doorway openings

**Figure 48:** Gablets articulating the roof

# 3.3 Ganthorpe

## 3.3.1 Context

The Ganthorpe character area comprises a small complex of agricultural buildings and a hamlet located to the east of Terrington village. It sits upon a ridge allowing for long distance views across the landscape, particularly Ganthorpe Moor.

Buildings are arranged across two rural lanes off Ganthorpe Road. The street is narrow with grass verges on either side reinforcing the rural character of Ganthorpe.

Buildings are situated in the open landscape and are visible across the surrounding fields and over hedges along Ganthorpe Road. The road bisects the hamlet with the majority of dwellings located on the north side. Access is via paved lanes leading onto unpaved tracks that surround a small green space, typical for a hamlet character.

**Figure 49:** 1.5 storey cottage with farm buildings at Ganthorpe

**Figure 50:** Farm buildings in the character area

**Figure 51:** Views across Ganthorpe Moor from character area.

**Figure 52:** Series of ponds in the character area's lowlands

**Figure 53:** Agricultural buildings at Ganthorpe

**Figure 54:** Porch articulating a frontage on a farm cottage

### 3.3.2 Heritage

Ganthorpe has 8 listed buildings and assets, resulting in a high density of historical buildings.

Ganthorpe's listed buildings include:

1. Manor Farmhouse and railings, gate and gateposts to front garden Grade II
2. The village pump Grade II
3. Stable block and attached wall to west of Ganthorpe House Grade II
4. Ganthorpe House and Gates and railings to front garden Grade II
5. Dovecote in garden of Ganthorpe House approx. 20m north of house Grade II
6. Gate Farmhouse Grade II
7. Paddocks Cottage Grade II
8. Mowthorpe Dale Grade II

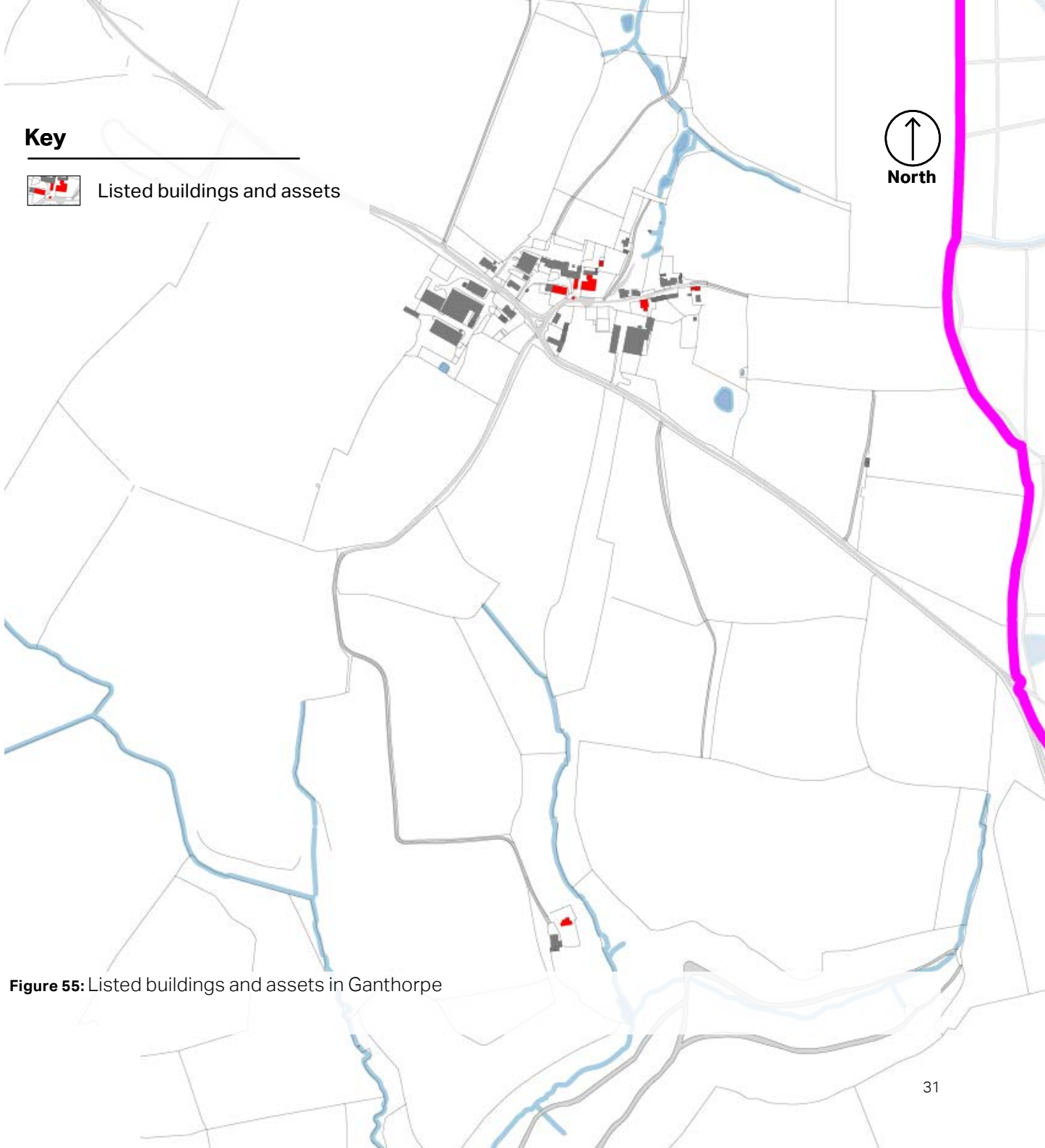



**Figure 55:** Listed buildings and assets in Ganthorpe

Architectural features on listed buildings include:

**Manor Farmhouse and railings, gates and gateposts to front garden, Main Street:** Late 18th Century house with:

- Hammer dressed sandstone, pantile roof. Two storeys
- Channelled lintels throughout
- Steeply-pitched roof with gable coping, shaped kneelers and end stacks to house, and ridge stack to service wing
- Wrought-iron railings and gates and stone gateposts to front garden

**Stable block and attached wall to west of Ganthorpe House, Main Street:** Late 18th Century stable block with:

- Dressed sandstone, pantile roof
- Round-headed board door to left flanked by segmental 16-pane sash windows
- All openings beneath keyed stone arches with decorative tooling
- Wall of sandstone rubble extending approximately 10m from left gable end of stable

**Ganthorpe House and gates and railings to front garden (Fig 58):** Early 18th Century with mid 19th Century house with:

- Hammer dressed sandstone, brick rear wing, blue pantile roof to earliest wing, Welsh slate roofs to later wings
- Coved eaves. Gable coping and shaped kneeler to left. End stacks and ridge stack

**Gate Farmhouse (Fig 57):** Late 18th Century pair of cottages, now a single dwelling with:

- Hammer dressed sandstone, pantile roof. Two storeys
- 16-pane sash windows
- Steeply-pitched roof, gable coping, shaped kneelers, end stacks

**Paddocks Cottage (Fig 56):** Mid/late 18th Century farm with:

- Sandstone rubble brought to course, pantile roof. Two storeys
- Yorkshire sashed windows
- Sprocketed eaves. End and ridge stacks

**Mowthorpe Dale:** Late 18th Century house with:

- Sandstone rubble, pantile roof. Two storeys
- Central entry with rear cross wing and outshuts
- Board door with two-light Yorkshire sash beneath wedge lintel to left, and casement beneath stone lintel to right

**Figure 56:** Paddocks Cottage

**Figure 57:** Gate Farmhouse

**Figure 58:** Ganthorpe Hall (formerly Ganthorpe House)

### 3.3.3 Built form

The built form of the Ganthorpe character area comprises a traditional courtyard farm arranged to form a small hamlet.

It is arranged across an organic urban pattern and has been developed over time with a blend of traditional and modern dwellings.

A central small green space comprises the heart of the character area and is overlooked by adjacent buildings.

York stone and rubblestone are the dominant elevational material with pantile roof tiling.

Building scale varies between 1.5 and 2 storey properties. Farm buildings and ancillary agricultural structures such as barns are a common feature in the character area.

## Colours and materiality

## Façade

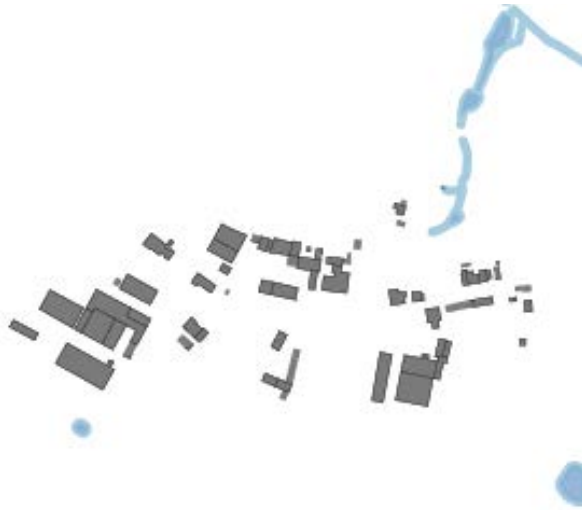
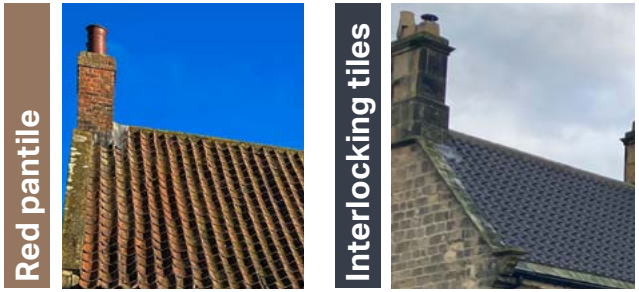



**Figure 59:** Figure ground illustrating the urban grain of Ganthorpe

| Average Net Dwellings per Hectare (DpH) |
|---|
| 8-10 |

## Roof Profile




## Streets


### 3.3.4 Identity

The farm buildings are generally single storey, although commonly double height for more modern buildings, and roofs are pitched. The farm houses and cottages are one or two storeys and commonly formed in clusters with farm buildings or short linear arrangement along lanes.

Architecturally the cottages, farm houses and some of the barn structures are attractive vernacular stone buildings with modest detailing. The farm houses have a generally symmetrical composition with grander door surrounds than found on the adjacent cottages.

Building frontages are often articulated by porches. Windows are paned and sashed and are usually bounded by stone sills and lintels.

Boundaries vary yet all contribute to the rural character of Ganthorpe. There are examples of stone walls, hedgerows, metal railings and open boundaries. All boundaries are low, reinforcing a positive relationship between the property and the street.

**Detailing**



**Openings**



**Boundary treatments**



### 3.3.5 Development principles for future development in Ganthorpe

Notwithstanding the provisions set out in Chapter 04, development proposals in Ganthorpe must:

- Be in keeping with the rural and agricultural character of the hamlet
- Utilise sympathetic materials such as rubblestone as the elevational treatment and red pantile roof tiling
- Reinforce the rural characteristics of the lanes by setting back any new development from the road behind grass verging and planted boundaries
- Prioritise the retention / re-purposing of existing stone barn buildings

**Figure 60:** North to South view towards Terrington

**Figure 61:** Cottages and farm buildings

**Figure 62:** Farm / stable buildings

**Figure 63:** Rural lane bounded by green boundaries

**Figure 64:** Redundant agricultural stable buildings

**Figure 65:** Farm dwellings with original features

# 3.4 Mowthorpe

## 3.4.1 Summary

The Mowthorpe character area is located due south to Terrington village and comprises 3 farms within an agricultural setting. The farms include:

- Rough Hills Farmhouse;
- Birkdale; and
- High Mowthorpe Farm (referred to as Mowthorpe Hill by Historic England).

High Mowthorpe and Rough Hills Farmhouse are listed buildings as set out in Section 3.4.2.

The character area can trace its origins back to a medieval village and is likely one of the oldest settlements in the area.

The wider landscape is undulating.

**Figure 66:** Map of character area

**Figure 67:** Panorama view from the end of Mowthorpe Lane

**Figure 68:** View from Mowthorpe Lane to High Stittenham

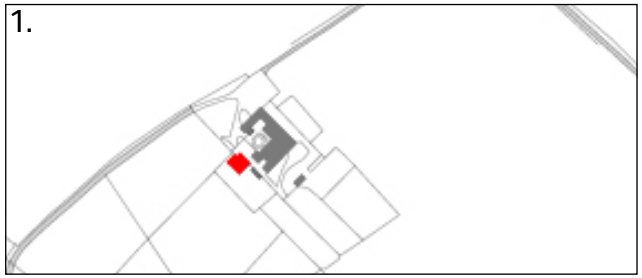
**Figure 69:** Rough Hills farm buildings residing sensitively in the landscape

**Figure 70:** Birkdale Farmhouse

### 3.4.2 Heritage

Mowthorpe contains two listed buildings. These include:

1. Mowthorpe Hill Farmhouse Grade II
2. Rough Hills Farmhouse Grade II





Architectural features on listed buildings include:

**Mowthorpe Hill Farmhouse:** Late 18th Century and early 19th Century house with:

- Sandstone rubble brought to course, pantile roof. Two storeys and three bays
- Keyed channeled lintels throughout
- Sprocketed eaves, gable coping. Right end stacks

**Rough Hills Farmhouse:** Late 18th Century house with:

- Limestone rubble brought to course, pantile roof. Two storeys
- Two first floor windows, with single storey service wing to right, Half-glazed door flanked by three-light Yorkshire sashes beneath wedge lintels
- Gable coping, shaped kneelers, end stacks. Stack rising through front pitch of roof to service wing

**Figure 71:** Mowthorpe Hill Farm

**Figure 72:** Mowthorpe Hill Farm and surrounding vegetation

**Figure 73:** Rough Hills Farmhouse

### 3.4.3 Built form

Mowthorpe's built form comprises scattered farmsteads. Each farm contains a farm cottage, and a series of ancillary farm buildings, some of which have been converted to other uses including residential and commercial.

Buildings typically comprise York stone with red pantile roof tiling. Boundaries are typically low masonry walls or dwarf hedgerow and fencing.

## Colours and materiality

## Façade

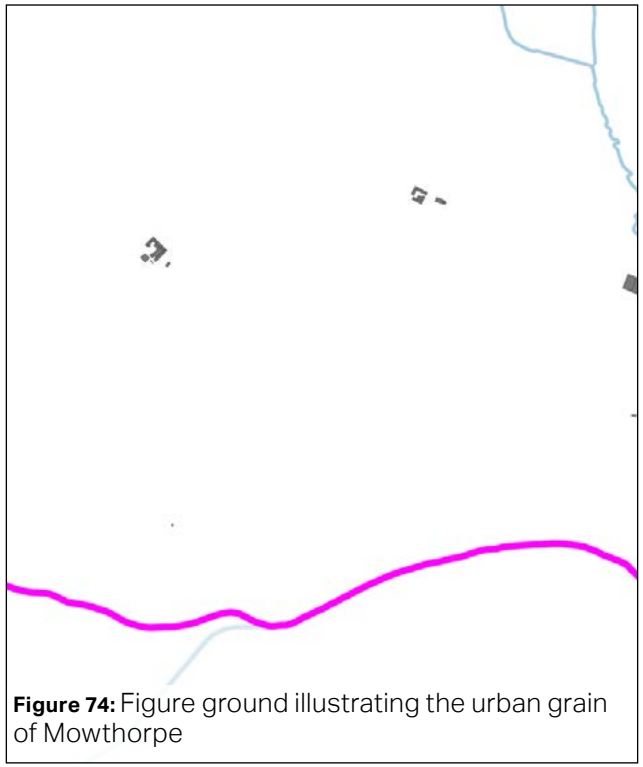



**Figure 74:** Figure ground illustrating the urban grain of Mowthorpe

**Average Net Dwellings per Hectare (DpH)**

n/a

## Roof Profile


## Streets


### 3.4.4 Identity

Detailing on Mowthorpe's buildings are limited to stone quoins on building corners and chimneys to articulate the roofscape. On detached cottages, chimneys typically bookend the roofs.

Openings on residential farmhouse buildings are typically paned including triple Yorkshire lights and include stone sills and lintels, which articulate the facade.

There are examples of conversions of agricultural buildings to residential use, as evident at Birkdale Farm.

## Detailing

## Openings

## Boundary treatments

## 3.4.5 Development principles for future development in Mowthorpe

Notwithstanding the provisions set out in Chapter 04, development proposals in Mowthorpe must:

- Not introduce additional clusters of development in order to retain the agricultural character
- Retain the farm and agricultural characteristics
- Utilise traditional materials such as limestone / rubblestone with red pantile roof tiling
- Window openings should be paned and sashed and bounded by timber surrounds. Stone or brick lintels and sills are preferable
- Chimneys should articulate the roofscape and must bookend detached properties
- Site and plot boundaries must be bounded by mature hedgerow and tree planting
- Must be orientated and sited to sit sensitively within the landscape

**Figure 75:** Rough Hills Farm from Mowthorpe Lane

**Figure 76:** Converted farm building

**Figure 77:** Traditional openings

**Figure 78:** Scullery at Rough Hills Farmhouse

**Figure 79:** Approach to Rough Hills Farmhouse

**Figure 80:** Mowthorpe Lane towards Birkdale Farm

# 3.5 Wiganthorpe

## 3.5.1 Summary

The hamlet of Wiganthorpe is a private estate with a small collection of dwellings, including Wiganthorpe Hall, located approximately 3 miles to the north of Terrington village.

The character area includes Wiganthorpe Hall and Annexe, and its ancillary structures, which have been converted into residential dwellings (nine). Additionally there are five other dwellings across the wider landscape.

Some of the outbuildings were occupied for a time by a pig farm before the coach house, stables and outbuildings were converted to residential units, and an extension built to the south wing of the hall. An ice house still exists in the grounds.

**Figure 85:** Map of character area

**Figure 81:** Courtyard properties: Former building converted to residential use

**Figure 82:** Tench Pond to the north of Wiganthorpe

**Figure 83:** Retained architectural features including windows and doorways

**Figure 84:** Raised beds and planting contributing to the wider green infrastructure network

### 3.5.2 Heritage

Wiganthorpe contains two listed buildings and assets. These include:

1. The Ice House approx. 60m north of the Stable Block (Grade II)
2. The Stable Block Grade II

Architectural features on listed buildings include:

**The Stable Block:** Late 18th or early 19th Century stable block to Wiganthorpe Hall with:

- Brick in English bond, Westmorland slate roof. U-shaped plan. Two storeys
- Central range has five first floor windows, side wings have two first floor windows to front and three to courtyard
- Dentilled eaves course. Central pediment with clock surmounted by cupola with weathervane

**Figure 86:** Listed buildings and assets in Wiganthorpe

**Figure 87:** The Stable Block facade (The Mews)

**Figure 88:** The Ice House

**Figure 89:** Wider view of Wiganthorpe

### 3.5.3 Built form

The built form of Wiganthorpe comprises Wiganthorpe Hall, the adjacent stableblocks and carriagehouse that have been converted to residential use (including ancillary garage structures), 6 detached dwellings and farm buildings.

The dominant elevational material is a pale stone that comprises the material of the majority of the converted stable block and Wiganthorpe Hall. Red brick is used on the stableblock and the adjacent detached housing providing some diversity to the material palette.

## Colours and materiality

## Façade



**Figure 90:** Figure ground illustrating the urban grain of Wiganthorpe

**Average Net Dwellings per Hectare (DpH)**

5-10

## Roof Profile



## Streets


## 3.5.4 Identity

The conversion of Wiganthorpe Hall and its associated buildings, including the stableblocks and carriagehouse, has retained its original layout and form.

Residential properties reside within the footprint of the original buildings and structures and original features have been restored to habitable use including windows, doorways and other openings (as illustrated on the adjacent images).

Windows are typically paned and either sashed or casements and are typically bounded by timber surrounds. White uPVC is used on some properties.

Where boundaries are present, they comprise fencing, masonry walls or mature hedgerow and trees. Mature vegetation succeeds at assimilating built form into the wider countryside.

### Detailing



### Openings



### Boundary treatments



### 3.5.5 Development principles for future development in Wiganthorpe

Notwithstanding the provisions set out in Chapter 04, development proposals in Wiganthorpe:

- Must reinforce the existing built form of the Hall, stables and carriagehouse
- Must utilise traditional materials such as limestone or red brick subject to its location (limestone adjacent to the Hall or stables and red brick adjacent to the standalone detached properties)
- Plot and property boundaries should help assimilate buildings into the wider landscape. Mature trees and hedgerow planting must support boundary treatments
- Window openings should be paned and either casements or sashed
- Stone sills and lintels should bound windows and doorways

**Figure 91:** Original features such as windows and chimneys on the converted carriagehouse

**Figure 92:** Courtyard properties

**Figure 93:** Properties sitting in the landscape

**Figure 94:** Long access road lined by trees

**Figure 95:** Symmetrical paned and sashed windows

**Figure 96:** Detached housing bounded by mature planting

# 3.6 Movement

## 3.6.1 Road network

Terrington Parish's movement network is reflective of its rural character. Movement throughout the Parish is primarily made via private vehicles due to the lack of transport infrastructure. Both the limited availability of public transport and distribution of development make car travel the most feasible travel mode.

Its main vehicular routes comprise Main Street, Flat Top Cottages, Potticar Bank, Terrington South Bank and the road to Ganthorpe and Malton which provide access to the wider region.

The remainder of the Parish's roads are mainly smaller residential streets, such as North and South Back Lane, Church Lane, and New Road. These roads provide access to residential properties and village amenities. Other routes include narrow farm tracks and rural lanes. These routes include Mowthorpe Lane and Ganthorpe Road which provide access to adjacent hamlets and farms.

## 3.6.2 Footpath network

The Parish's footpath network is extensive. As illustrated on Figure 100 (overleaf) there is a comprehensive footpath network of Public Rights of Way (PRoW), Bridleways and the regionally significant Ebor Way and Centenary Way.

Many PRoW routes radiate from Terrington linking to other nearby settlements, including Ganthorpe, Mowthorpe and Wiganthorpe and others beyond the Parish boundary. They usually navigate along the escarpment and they all lie on or through the countryside via open fields and farmland.

These routes allow for long range views and vistas across the landscape. These views are set out in Section 3.7.

**Figure 97:** Cliffe Mews - Residential street characterised by a change in materials

**Figure 98:** Rural lane / farm track at Mowthorpe

**Figure 99:** Main Street, the principal route through Terrington village


**Figure 100:** Road and footpath network

# 3.7 Landscape

## 3.7.1 National Landscape Character Areas

The Terrington Neighbourhood Area is predominantly rural in character, with the combined residential areas occupying less than 20% of the total Neighbourhood Area. The remaining area is comprised of agricultural fields, bounded by mature hedgerows and trees, copses of trees, small ponds, becks and land drains. Scattered farmsteads and cottages dot the landscape.

Within the settlement, there are a significant number of mature trees and hedgerows both within the streetscape and within residential curtilages, providing visual relief when traveling along Terrington's streets.

This section will provide an overview of the landscape character, context and green and blue infrastructure.

## 3.7.2 Landscape character

The Neighbourhood Area falls within National Landscape Character Area 29 Howardian Hills.

The Howardian Hills are a clearly defined belt of irregular, rounded ridges of Lower, Middle and Upper Jurassic rocks with intervening sheltered valleys, a diverse landscape of woodlands, historic buildings, designed parkland and villages, and rolling arable land on ridges and open plateaux. The ridges afford extensive views to the Vales of York and Mowbray to the west, the Vale of Pickering and the Yorkshire Wolds to the east and to the North York Moors to the North.

Three-quarters of the Howardian Hills National Character Area (NCA) is within the Howardian Hills National Landscape (NL), which lies immediately to the south-west of the North York Moors National Park

## 3.7.3 Howardian Hills NL

The Howardian Hills are designated an NL because of the following Special Qualities:

- Unusual landform
- A richly varied landscape
- Landscape of high visual quality
- Remarkable heritage
- An important wildlife resource

New development will be required to contribute and enhance these characteristics.

## 3.7.4 Landscape views

Due to the Parish's position atop a ridge, there are many views and panoramas across the landscape. This is a key characteristic of the Howardian Hills NL and an important factor to consider when proposing new development in Terrington Parish (as identified through community engagement). Landscape views (shown in Figure 101 and on the following pages) include:

1. Western approach to the village
2. Towards the North York Moors from the top of Terrington Bank
3. Views from the Lavender Farm across the Vale of York
4. Views from Centenary Way towards Mowthorpe Woods
5. Views from Terrington to the North towards Rose Cottage and North York Moors
6. View West from the ridge parallel to Mowthorpe Lane
7. View to Wiganthorpe from Terrington
8. Ridge view of Terrington
9. View from Rose Cottage Farm to Terrington
10. View from the South of the Parish Boundary to Terrington ridge
11. View from Rose Cottage to North York Moors
12. View to Ganthorpe from Rose Cottage
13. View to Huskit Hill from Willow Corner
14. View from Northern Parish Boundary towards Terrington ridge
15. View from the bowling green towards the South East.

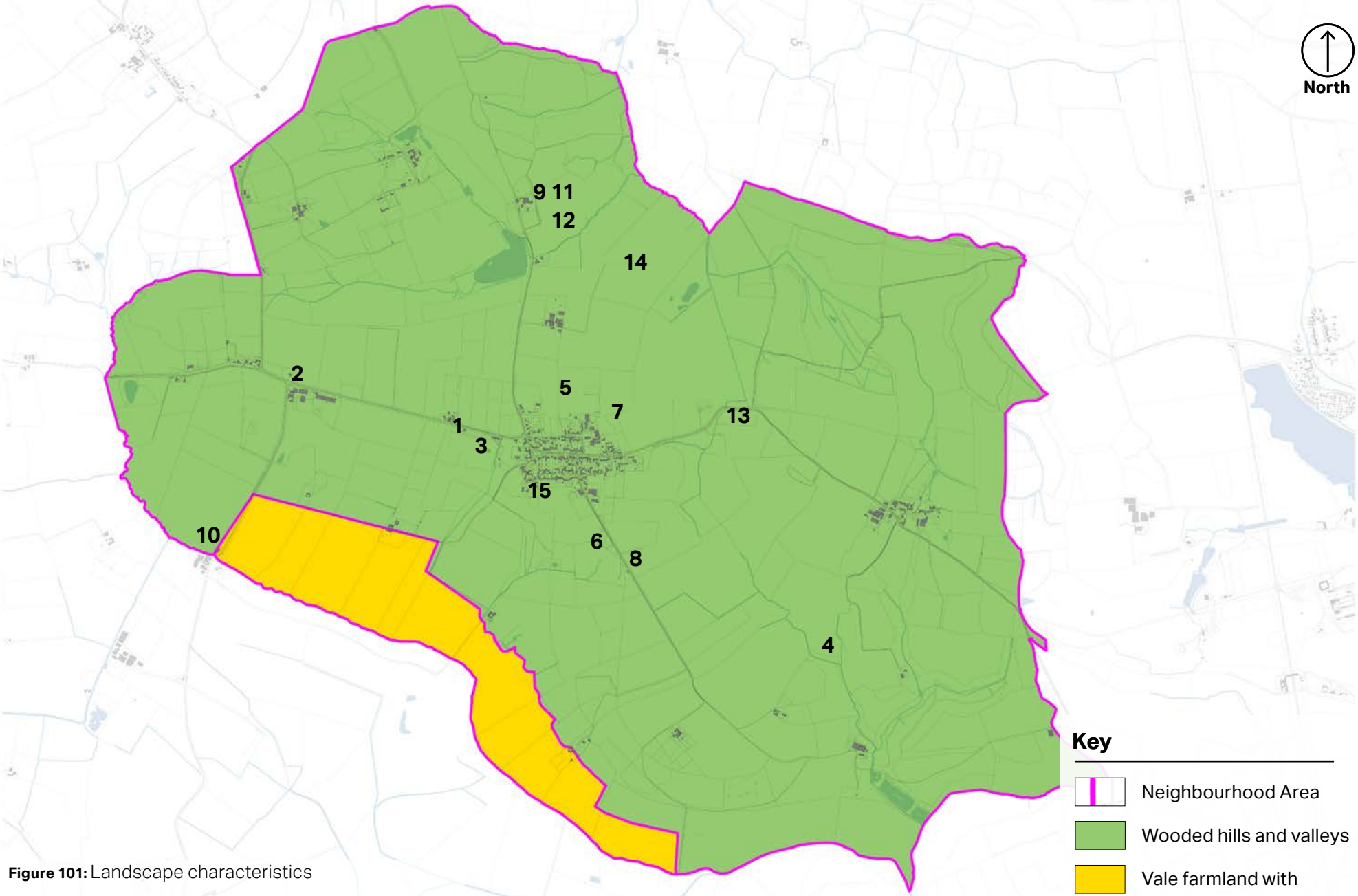



**Figure 101:** Landscape characteristics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## 3.8 Flooding

There are no major watercourses within the Neighbourhood Area. There are however, many becks and land drains that cross the landscape. Most notable, Sawmill Beck and Wath Beck to the north of Terrington village, and Ings Beck to the south.

### 3.8.1 Flooding from rivers

According to the flood mapping services provided by the Government, there is no immediate risk from river flooding in the Neighbourhood Area. This is likely due to the absence of any major watercourse and the topography of the Neighbourhood Area.

### 3.8.2 Surface water flooding

Inadequate surface water drainage can result in discharge of water onto roads and neighbouring properties. Development can have a significant impact on surface water drainage. The more concrete that is used in development, the fewer places there are for rainwater to drain safely away. This can lead to flash flooding and overloading of the sewer network, which can cause pollution and increase the risk of flooding.

As illustrated on Figure 102, there are areas that are at risk from surface water flooding. Albeit low risk, flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast.

The areas at risk are primarily in the wider countryside within channels, gulleys and small valleys. However surface water does collect in areas of hardstanding such as road surfaces and parking areas in Terrington village.

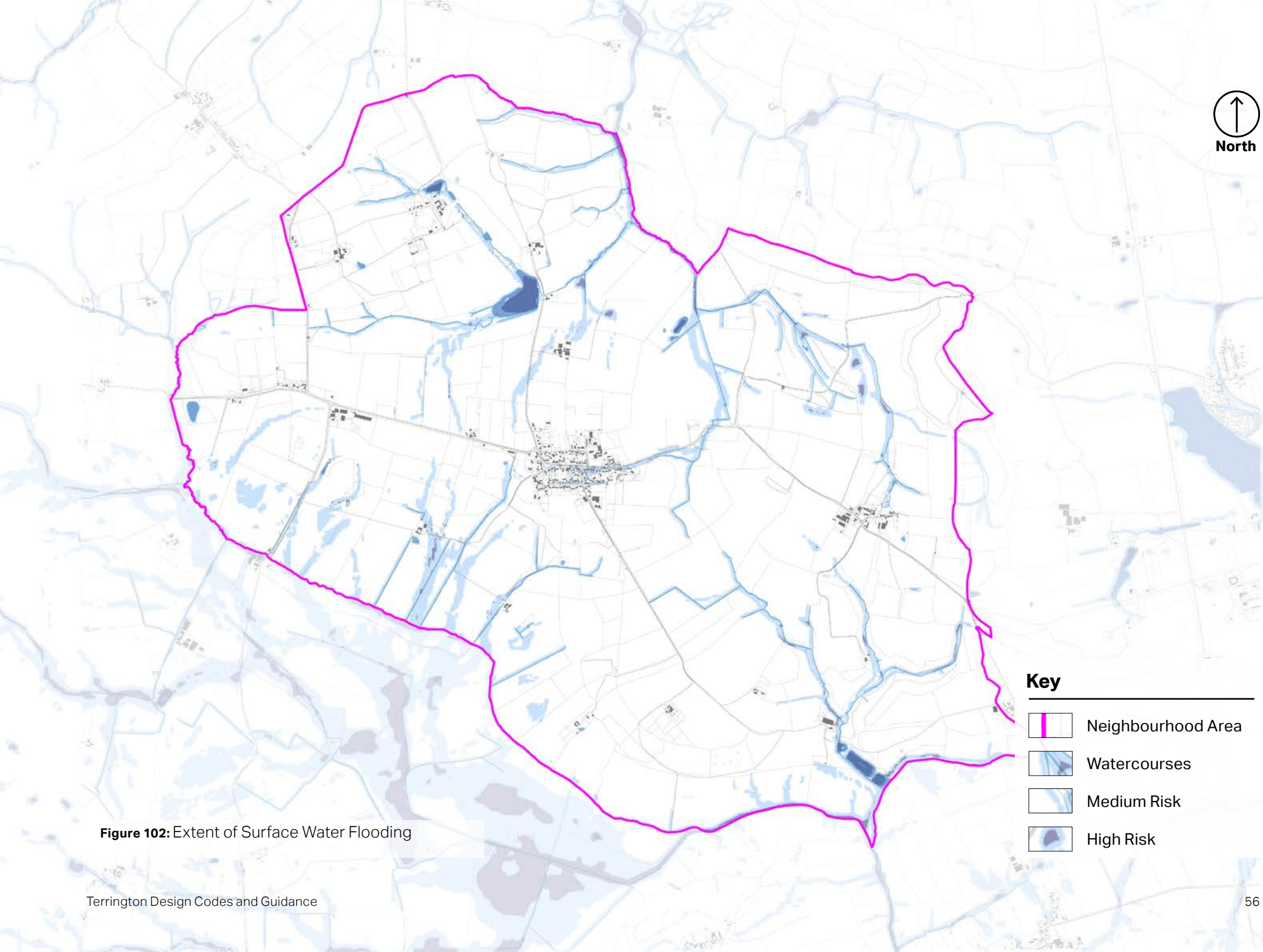



**Figure 102:** Extent of Surface Water Flooding

# Design Codes and Guidance

# 04

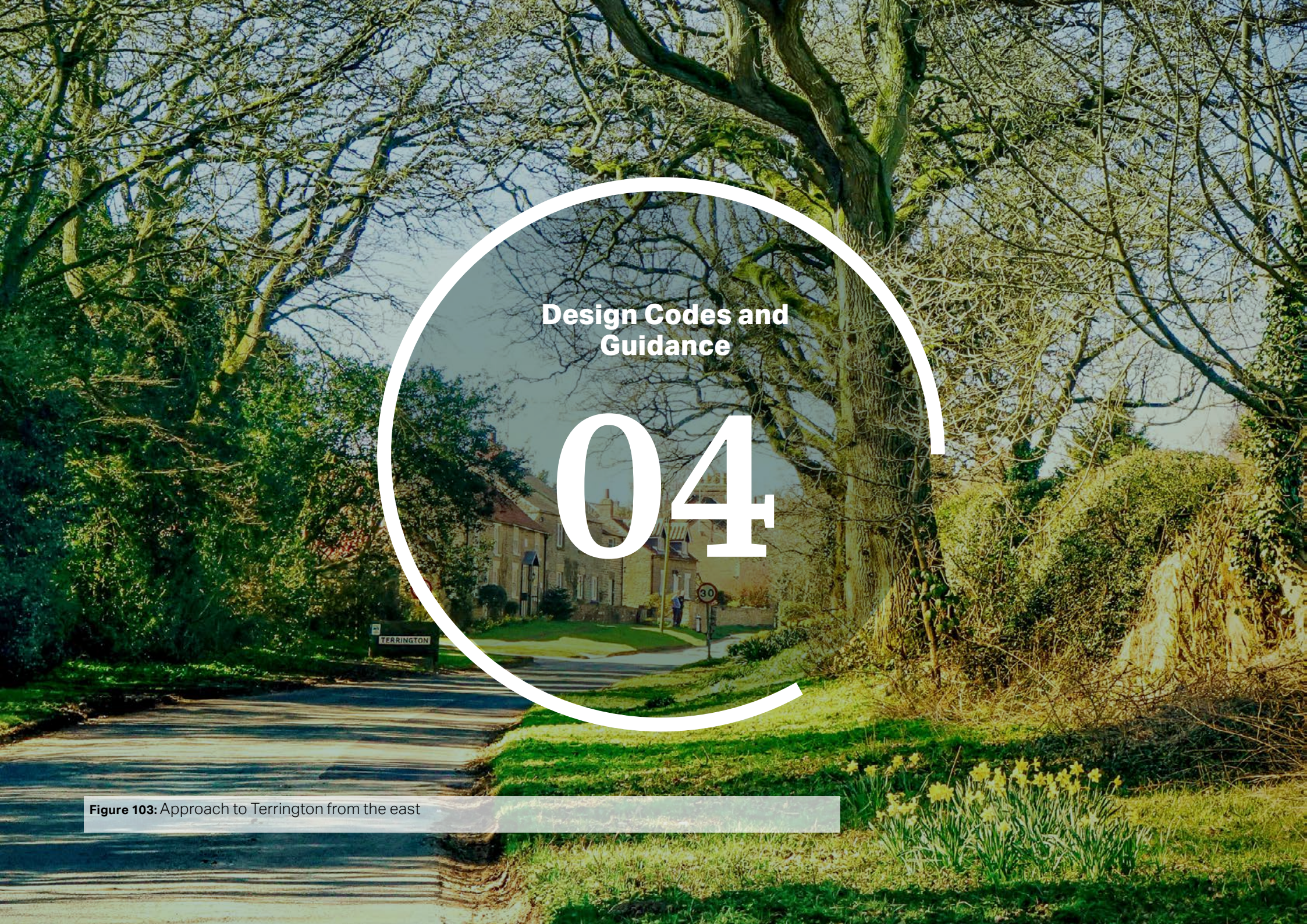



**Figure 103:** Approach to Terrington from the east

# 4. Design Codes and Guidance

**This section sets out the design guidance and codes that will influence the design of new development across the Terrington Neighbourhood Area.**

## 4.1 Introduction

This section supports developers and development managers when producing or reviewing planning applications in the Neighbourhood Area. The guidelines apply to the whole Neighbourhood Area including infill development and windfall development.

Whilst there is not always agreement on aesthetic issues and architectural taste, these guidelines are focused on topics that help designers and decision makers objectively respond to context, character and community priorities.

Development proposals can apply these guidelines as part of a clear design process to improve and enhance the setting and sustainability of the Neighbourhood Area while not detracting from its context and local character or sense of place.

The following topics are addressed by design guidelines in this section:

**Development**

- Local Character
- Responding to Heritage
- Infill and Backland Development
- Building Line and Setback
- Proportion and Scale
- Conversion of Agricultural Buildings
- Extensions and Alterations
- Car Parking

**Local environment**

- Views and Landmarks
- Landscape Setting and Rural Identity
- Biodiversity

**Sustainability:**

- Energy Efficiency Measures to Net Zero Carbon
- Sustainable Building Materials and Construction
- Assessing Renewable Energy Sources
- Sustainable Drainage Systems (SuDS)

# 4.2 Design Code 01: Local character

To be in keeping with the characteristics that makes the Neighbourhood Area so unique, notwithstanding the design principles set out in Chapter 03, new development must meet the following criteria:

**(A) Character**

**Terrington Village** Be between 1.5 and 2 storeys in scale and not be more than 12-16 dwellings per hectare (dph).

**Ganthorpe** Contribute to the rural character of Ganthorpe, and be of low density (8-10 dph).

**Mowthorpe** Retain the agricultural character of Mowthorpe.

**Wiganthorpe** Not impact the setting of the Hall and ancillary buildings. New buildings must be located away from the Hall adjacent to the standalone detached properties. Density must be low, at 5-10 dph.

**(B) Materiality**

- At the outset, proposals must identify the relevant character area in which they reside and seek to reflect the appearance of adjacent properties. This includes walls and roofs, fenestration, doorways, and roof detailing
- New buildings must use stone or red brick as the dominant elevational materials. Proposals should seek to utilise this material as often as possible
- Contrast on elevational treatments should use the above materials
- Red pantile tiling must be used on roofs. Natural slate tiling or biodiverse green / brown roofs may also be used in some circumstances. Reference should be made to the appropriate character area
- Deviation from traditional materials and aesthetics should be considered where innovative design and sustainability is demonstrated

**(C) Detailing**

Detailing on properties comprises an important feature across the Terrington Parish's built form and significantly contributes to the visual qualities of its character area.

Where possible, new buildings should consider:

- Delineating storeys with decorative brick banding, preferably with an alternate colour to the facing brick / stone
- Surround openings with either wood or stone sills and lintels
- When working on, or adjacent to, a Listed Building or asset, reference the features set out in 3.2.2, 3.3.2, 3.4.2, and 3.5.2 and consult Historic England
- Articulating the roofscape with chimneys, link gables or gablets

**(D) Plots and Gardens**

- New plots should be commensurate with adjacent existing plots and should facilitate gaps between buildings, allowing for views through the plot
- Front gardens should be generous and have well-defined boundaries that allow a sense of ownership, personalisation and the opportunity for a degree of interaction between neighbours

# 4.3 Design Code 02: Responding to heritage

Development proposals, both major and minor, that affect a listed building or asset, or impacts the setting or the view of a building or asset (as identified in Chapter 03), including alterations and extensions must:

- Respond to the heritage features, such as characteristics, materiality and detailing set out in Section 3.2.2, 3.3.2, 3.4.2, and 3.5.2
- Respect the historic layout and pattern, responding to positive characteristics in terms of street pattern, density and layout, plot series and boundary treatments
- Respond appropriately by respecting scale, massing, and height, especially where visible from public routes and spaces
- Retain and frame key views of listed assets and notable buildings and be orientated and sited where it does not impact the setting of a listed asset
- Avoid dormers that significantly alter the roofline
- Ensure that windows and door design are proportioned and designed to reflect the style/age of the surrounding heritage buildings

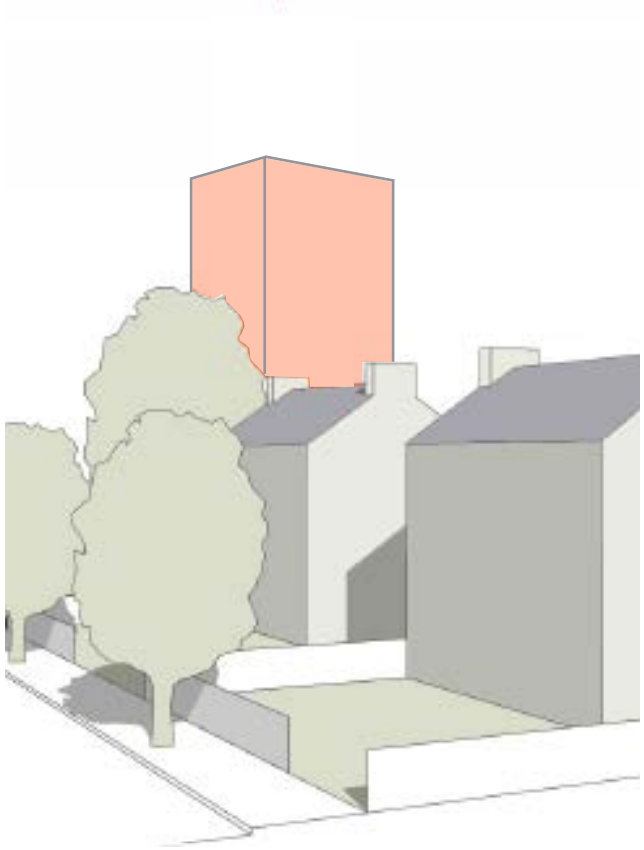


**Figure 104:** New developments should respect the existing shape and rhythm of skylines and designers should make sure that new buildings do not obstruct views to local landmarks such as the Church Tower

# 4.4 Design Code 03: Building line and setback

Infill sites will vary in scale, context and location within a settlement. An infill can have significant impact on the character and appearance of the built environment. The following general principles should be applied to any future infill site:

**Building line** - The building line should reflect the predominant building line of the street. Where buildings are set back from the pavement a stone wall, red brick wall or hedgerow boundary treatment should define the plot and link up to adjacent buildings

**Scale and position** - Building scale and position on plot should help to define and enclose the space within the street corridor or square to an appropriate degree based on the existing street section and level of enclosure

**Active frontage** - Building entrances should address the street with a main access and main fenestration. Corner buildings should address both streets with fenestration and the main entrance on the main street in the hierarchy

**Plot series** - Building façade design should respect the horizontal rhythm of plots and building subdivisions on the street in order to harmonise and maintain visual interest and enclosure

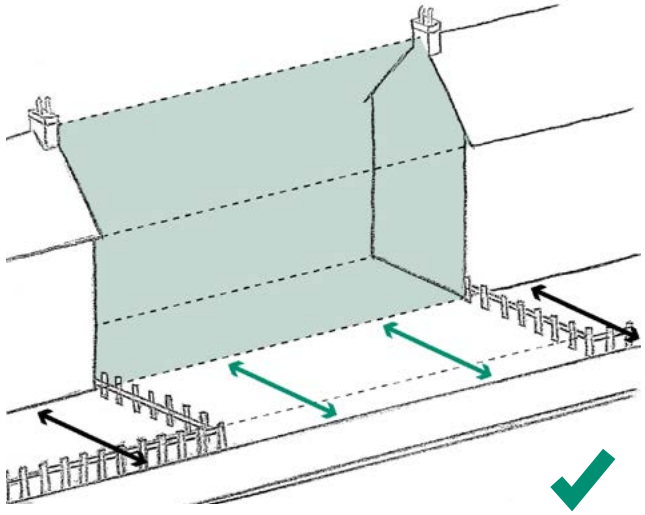


**Figure 105:** Good practice diagram: the set-back matches neighbouring properties on the street and the massing and roof form fits within local parameters

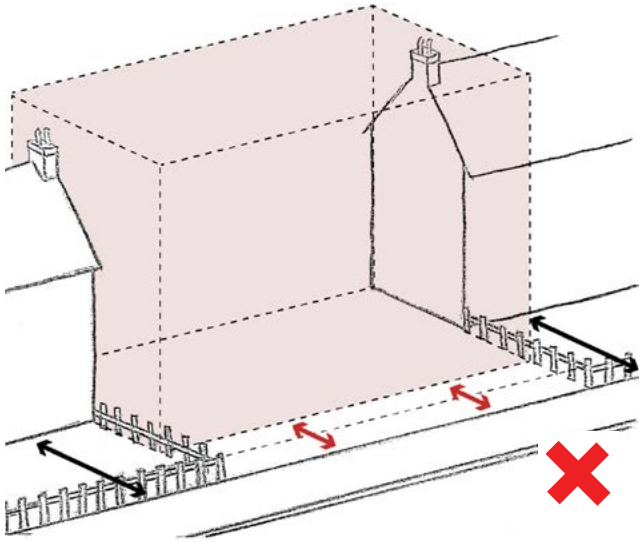


**Figure 106:** Bad practice diagram: reduced set-back and overbearing massing can create an 'un-neighbourly' building

# 4.5 Design Code 04: Proportion and scale

The relationship between a building and its elements can provide visual interest and enhance the local character of the Neighbourhood Area. The following principles should be adhered to:

- The proportions of a building's elements should be related to each other as well as the scale and proportion of the building
- The proportions should be dictated by and respond to the type of activity proposed as well as the composition of the existing streetscape
- The front elevation of the buildings must be arranged in an orderly way to avoid creating cluttered facades
- Features such as windows, doors and solid walls should create vertical and horizontal rhythms along the facade providing variety

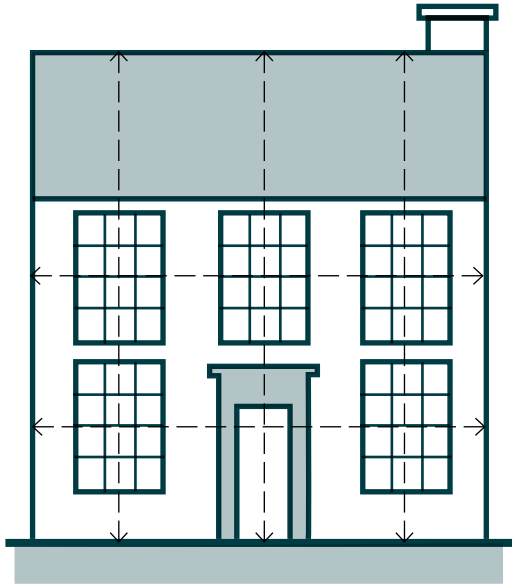
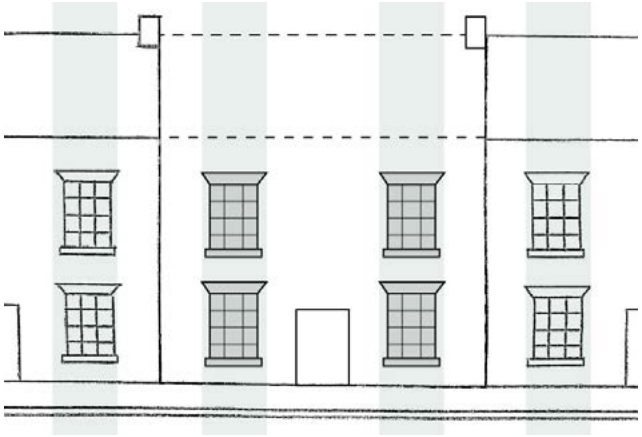
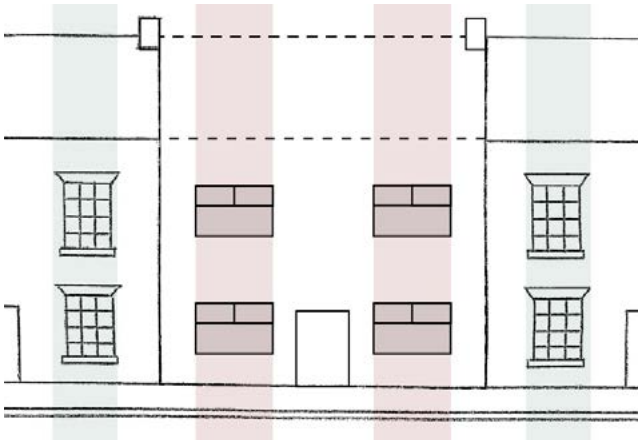


**Figure 107:** Elevation showing typical building proportion in a detached house. The proportion of a building's elements should be related to each other as well as the scale and proportion of the overall building.



Good practice diagram: the window typology and fenestration pattern match the ones of neighbouring properties



Bad practice diagram: different fenestration impacts the visual harmony of the façades

# 4.6 Design Code 05: Extensions and alterations

- Extensions to existing properties must be subservient or of an appropriate scale in relation to the original building
- Extension to the front of the property should be avoided as this may compromise visual cohesion with the street frontage
- Extensions to historic buildings, or within the setting of Listed assets, should be sympathetic and respond sensitively to the original character of the building or nearby listed assets
- Material palettes and style of the extension should be carefully chosen to blend cohesively with the original form and features
- Extensions must not exceed a 45 degree splay from the centre of the adjacent dwelling's window to avoid a reduction in daylight (see Fig 109)

**More specific guidance on extension types is set out below.**

**Front extension** - Front extensions are generally not acceptable. If proposed, in all cases front extensions should take the form of the existing building, mirroring the roof pitch, replicate or have lower cornice height and their ridge should be below the existing ridge height. The extension can project a maximum of two metres beyond the front facade and will not cover more than 50% of the front elevation.

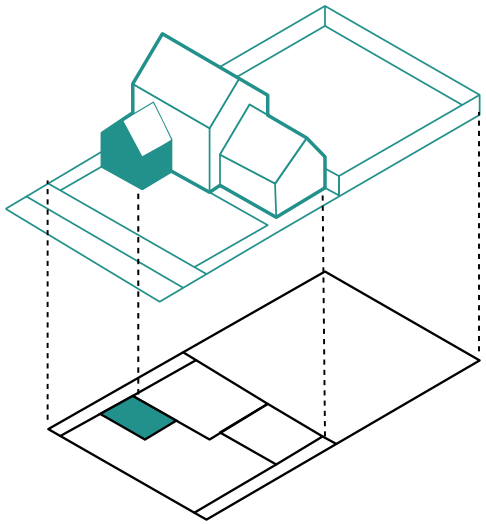
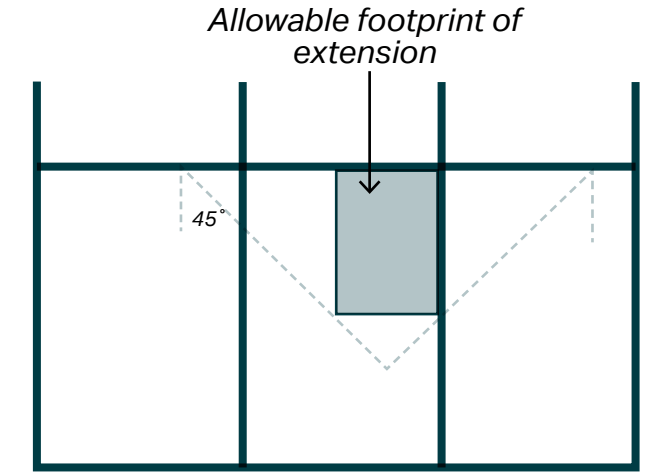


**Figure 108:** Drawing showing front extension



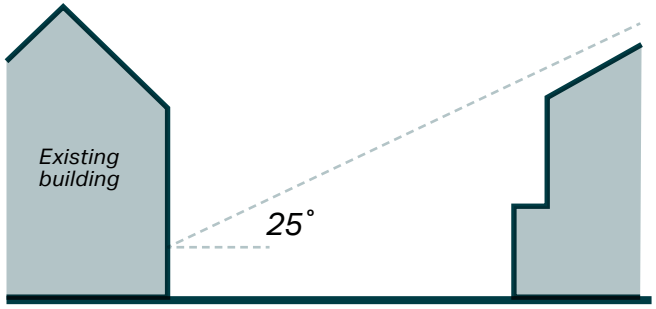




**Figure 109:** 25˚ / 45˚ rule

**Rear extensions** - Single-storey rear extensions are, generally, the easiest way to extend a house and provide extra living space. The extension should be set below any first-floor windows and designed to minimise any effects on neighbouring properties, such as blocking daylight. A flat roof is generally acceptable for a single storey rear extension.

Double-storey rear extensions are not common as they usually affect neighbours' access to light and privacy However, sometimes the size and style of the property allows for a two-storey extension. In these cases, the roof form and pitch should reflect the original building and sit slightly lower than the main ridge of the building.

**Side extensions** - Side extensions are a popular way to extend a building to create extra living space. However, if poorly designed, they can negatively affect the appearance of the street scene, disrupting the rhythm of spaces between buildings. Single-storey and double-storey side extensions should be set back from the main building line to the front of the dwelling and complement the materials and detailing of the original building, particularly along the street elevation. The roof of the extension should harmonise with that of the original building.

Side windows should also be avoided unless it can be demonstrated that they would not result in overlooking of neighbouring properties.

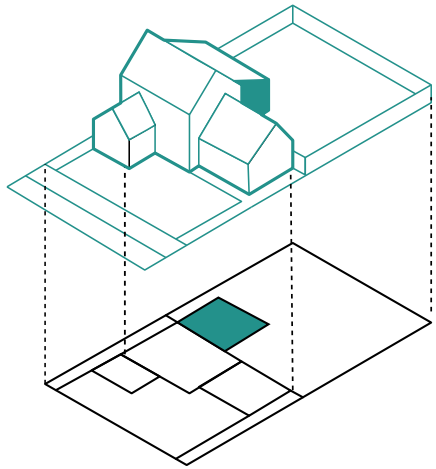


**Figure 110:** Drawing showing rear extension

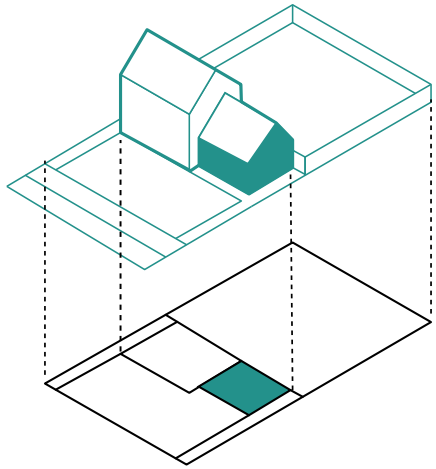


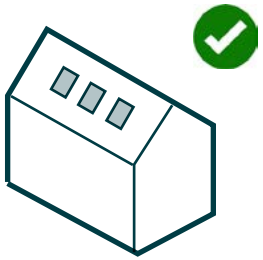
**Figure 111:** Drawing showing side extension

**Garages and outbuildings -** Garages should be subservient to the main dwelling in terms of their scale, massing and height and should not include domestic features such as dormer windows (the standard size expected for garages to enable general storage are – internal dimensions of at least 6m x 3m for a single, 6m x 6m for a double)

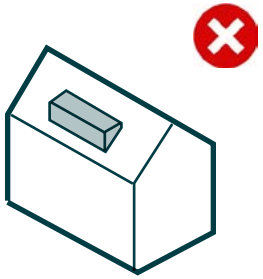
Outbuildings, such as working from home office spaces, should be well designed, provide enough natural light, be thermally efficient and secure. They should be visually subservient to the main dwelling.

Pre-fabricated, pre cast concrete and plastic panels should be avoided.

**Loft conversions** - As an enclosed space the main challenge of loft conversions is the introduction of roof lights or dormer windows for natural light and ventilation. Some examples of what is and isn't acceptable are shown on the diagrams, right.



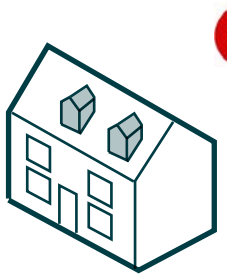
Loft conversion incorporating skylights.



Loft conversion incorporating a long shed dormer which is out of scale with the original building

Original roofline of an existing building

Loft conversion incorporating gable dormer which are aligned to windows .



Loft conversion incorporating gable dormers which are not aligned to windows.

# 4.7 Design Code 06: Conversion of agricultural buildings

Conversion of existing agricultural buildings must:

- Preserve the agricultural character of the building
- Have a minimal visual impact on the landscape in which it relates
- Be fit for purpose but also designed to be sensitive to their surroundings, integrating into the wider landscape setting
- Seek to restore original features such as windows, chimneys and other openings
- Ensure that new openings for windows and doors complement originals in size, form and location
- Retain, reuse and repair wherever possible traditional outbuildings and existing boundaries
- Ensure that new boundaries follow existing boundary lines and incorporate existing natural features such as hedgerows, walls or footpaths

**Figure 112:** Retention of the original form and layout of the existing agricultural building

**Figure 113:** New openings have retained the aesthetic of original openings

**Figure 114:** The Forge

**Figure 115:** The Barn

# 4.8 Design Code 07: Car parking

New development that proposes, or impacts the existing provision of, car parking must apply the following design considerations:

- Most homes should have on-plot parking wherever possible and cars should be located at the front or the side of the property
- Car parking should be designed to avoid being visually intrusive, such as by screening these areas with planting and high quality landscaping. Boundary treatment is key to ensuring this and can be achieved by using elements such as hedges, trees, flower beds, low walls and high quality paving materials
- Driveways must be constructed from porous materials to minimise surface water run-off. These materials, such as cobbles or flagstones, are also much more attractive than the use of tarmac
- Garages should be designed either as a free standing structure or an additive form to the main building. In both cases, garages should reflect the architectural style of the building and look an integral part of it rather than a mismatched unit. Garages should be behind or in line with the building, never positioned ahead of the building line
- New developments should incorporate cycle parking, which occupies minimal space and can be incorporated into the domestic curtilage. This should be provided to the rear of the property or within a garage

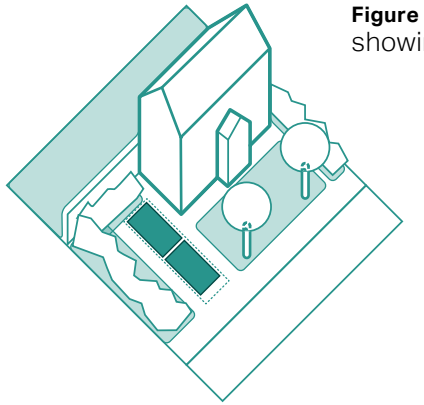


**Figure 116:** Diagram showing on-plot parking

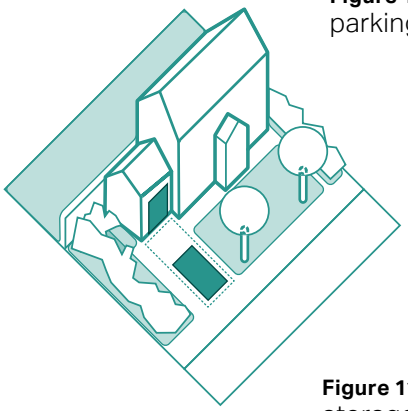


**Figure 117:** On-plot parking with garage

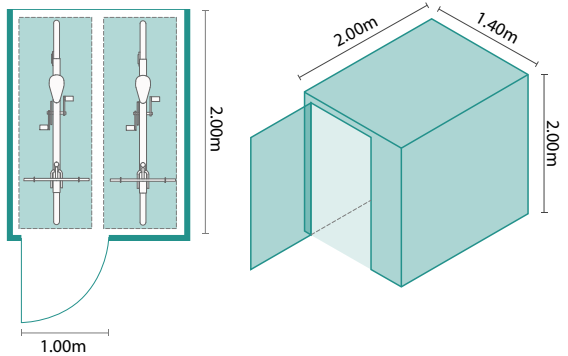



**Figure 118:** Secure cycle storage for two bicycles

# 4.10 Design Code 08: Views and landmarks

**Landscape views**

New development that is located within the setting of, or adjacent to, the identified views set out in Figure 120, must:

- Not result in the impact, closure or disruption of long distance views
- Be appropriately screened by vegetation (hedgerow and tree planting)
- Be no more than 2 storeys in scale (unless in agricultural use)
- Hard landscape and areas of hardstanding should be limited to access and egress and car parking

**Urban views and landmarks:**

New development within the Neighbourhood Area's built up areas must:

- Incorporate landscape and built features to create landmarks, helping with legibility
- Not be visually intrusive. This should be achieved through appropriate scaling and design, including landscape screening, where appropriate
- Maintain visual connections to the surrounding landscape and long views out of the settlement
- Development density should allow for spaces between buildings to preserve views of countryside beyond and maintain the perceived openness of the settlement
- New development must contribute to the street definition and curving views through strong, low, boundary treatments and framing existing views towards listed assets, landmarks and views
- Creating short-distance views broken by buildings, trees, street direction or landmarks helps to create memorable routes and places, and easily intelligible links between places. New developments should be oriented to maximise the opportunities for memorable views and visual connectivity

1. Mature trees and other landscape features at entrances to the development provide visual sequences of experience for pedestrians.

2. Respect the existing elements of the village / hamlet by retaining, conserving and enhancing the setting and views of the range of notable and listed buildings.

3. Avoid high density and keep some space between buildings to preserve views and provide feeling of openness.

4. Protect the views to countryside by maintaining visual connections and long views out of the settlement to the countryside beyond.

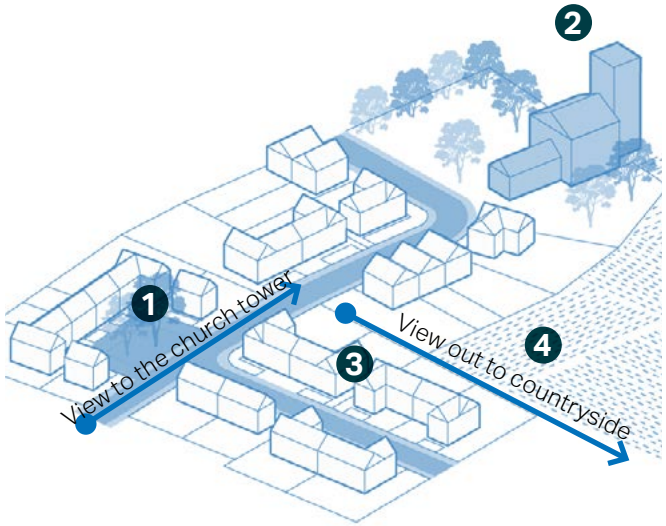



**Figure 120:** Diagram showing landmarks and views

# 4.11 Design Code 09: Landscape setting and rural identity

Development proposals that are located on settlement edges must:

- Ensure dwelling frontages are orientated outwards and avoid rear boundaries facing the landscape - unless suitably screened by planting
- Retain the visual quality of the landscape by reducing the scale of development; dwellings should not exceed 2 storeys in these locations
- Soften the boundary between built form and the wider landscape by encouraging soft landscape planting such as hedgerow, wildflower, and tree planting
- Provide links for both pedestrians and cyclists to the wider countryside, and where possible, connect to the Public Rights of Way network
- Avoid designing a street hierarchy that arranges primary roads and over-engineered turning heads to abut the wider landscape
- Be of a low density with buildings interspersed with tree planting to visually soften the impact on the surrounding countryside

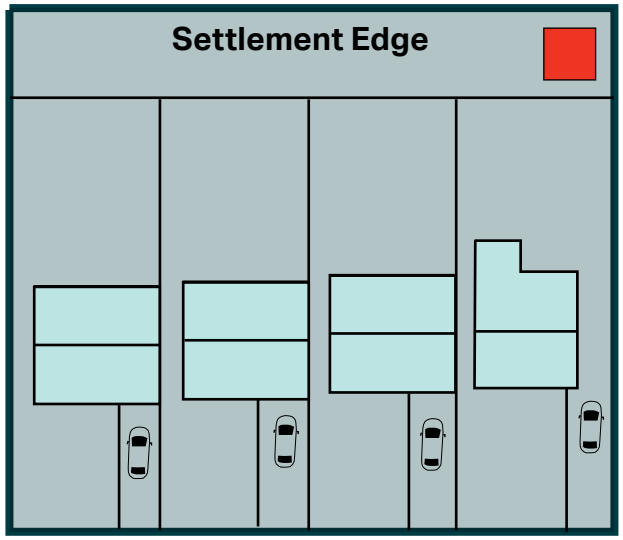



**Figure 121:** Settlement edge diagram 1

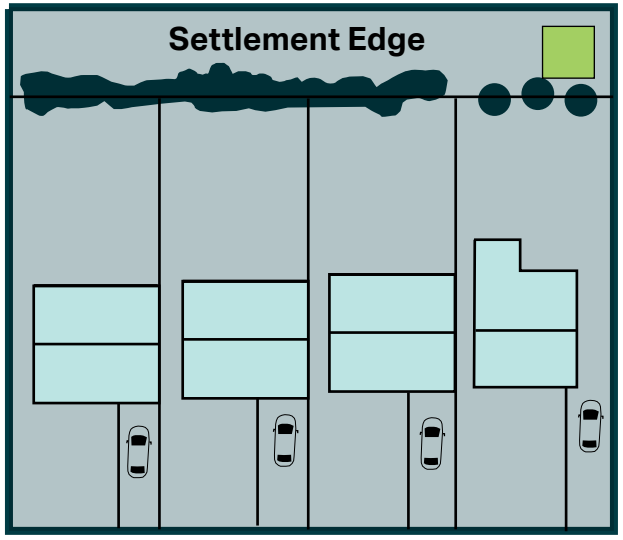



**Figure 122:** Settlement edge diagram 2

1. New development with rear boundaries facing the adjacent countryside without appropriate screening will lead to a negative impact on views towards that development.

2. Providing screening with hedgerow and tree planting along rear boundaries will mitigate its impact on wider views.

3. Siting and orientating buildings to front the wider countryside, alongside some screening, is the best way to assimilate new development with the wider countryside.

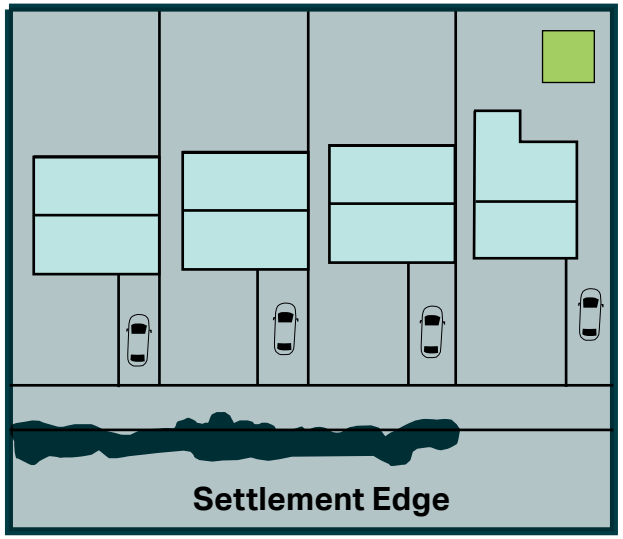



**Figure 123:** Settlement edge diagram 3

# 4.12 Design Code 10: Biodiversity

Planning applications across the Neighbourhood Area must be supported by proposals for the incorporation of features for biodiversity protection and/or enhancement, in addition to what may be required to address any adverse impacts resulting from the development.

Appropriate features include:

- Features for nesting birds associated with the built environment such as swifts and house sparrows
- Features for roosting bats
- Green walls and green/brown roofs
- Mixed native species hedgerows
- Creation of new wildlife ponds and the re-creation of historically lost ponds
- Native scrub and tree planting
- Orchard/fruit trees
- Creation of species rich grassland
- Creation of rough grassland suitable for foraging barn owls and provision of barn owl nest boxes
- Log piles and compost heaps
- Provision of gaps in boundary fences to allow access by hedgehogs and provision of hedgehog domes. Hedgehog Highways should be marked out on site to ensure they are not blocked up by future landowners.

The loss of trees, hedgerows and native planting should be avoided and instead these features should be incorporated into the design of proposed development.

The loss of historic field boundaries will not be acceptable.

Where the loss of trees is unavoidable, a 3 for 1 system should be incorporated where 3 new trees should be planted for every 1 lost.

All major development should be accompanied by a landscape layout which prioritises the use and incorporation of native species and promotes overall biodiversity net gain.

Aim to develop a multifunctional green infrastructure network made up of a variety of elements: including hedgerow, private gardens, tree planting, grass verges, SuDs, amenity green space, watercourses, cemetery, allotments, orchards, meadows, and playing fields.

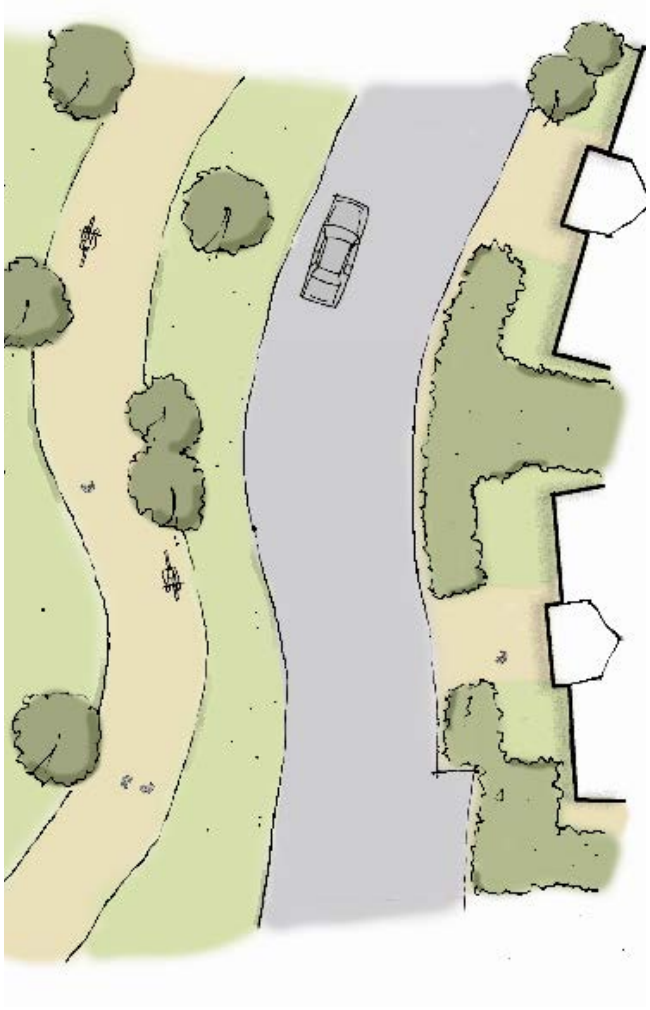


**Figure 124:** Promoting a multifunctional green infrastructure network including verges, hedgerow, gardens, trees and planting

# 4.13 Design Code 11: Energy efficiency measures to net zero carbon

Climate change has created the need to decrease our carbon footprint towards net zero by providing innovative solutions to transportation (including electrification) and the energy use of buildings. Sustainable design incorporates innovative practices at all scales of design to achieve less impactful development footprints, whilst future-proofing homes, settlements and natural environments. Reducing use of imported natural resources whilst increasing utilisation of local resources and sustainable natural resources can help to achieve this.

Development and improvements should incorporate innovative practices to help achieve a broad vision of a sustainable environment. Best practices, technological advancements and the use of local materials and resources should inform the design and implementation of projects. Space standards help to make building more adaptable and responsive to changing needs. Climate change creates an imperative to decrease our carbon footprint by providing innovative solutions to transportation and the energy use of buildings.

Aim - New development must be net zero in use. For all building stock to be carbon neutral by 2050, all new buildings need to be carbon neutral from now on so that they do not need costly retrofitting. It is paramount that new development adopts a fabric first approach in line with the Government's emerging Future Homes Standard and Part L of the UK Building Regulations in order to attain higher standards of insulation and energy conservation.

**On-plot renewables** - Maximise on-site renewable energy generation (solar, ground source, air source and wind driven), and on-site water reuse and management.

**Passivhaus design** - Reducing energy demand further by employing passive design principles for homes is desirable and can make development more acceptable to the community (e.g. window orientation, solar gain, solar shading, increased insulation, ventilation with heat-recovery).

**Domestic batteries** - Incorporate domestic batteries (to store excess electricity) or other energy storage (i.e. large hot water tanks) to enable intermittent renewable electricity supply (e.g. from solar panels) to be stored to match demand and maximise renewable energy potential. Grid balancing and managing periods when it is cold, not sunny and not windy is going to be a big challenge of the 2030s and something new homes should be adapted for.

**Thermal efficiency** - Consider building form and thermal efficiency: point-block / terraced / semi-detached / detached all have different energy efficiency profiles. Local design preference and character considerations could ease acceptance for development.

**Heat resilience** - All new development must be well designed to be resilient to heat stress and overheating using the Good Homes Alliance toolkit.

**Ventilation** - All new residential developments need dual aspect and adequate windows and openings to allow for cross ventilation, light colour or green surroundings, high thermal mass and useful external shading.

**Green infrastructure** - Tree planting / landscaping to manage heat stress should include small deciduous species around new and existing residential areas to provide shade in the summer but not block daylight in the winter. This will also help manage flood risk and provide habitat. Green roofs and walls provide similar benefits.

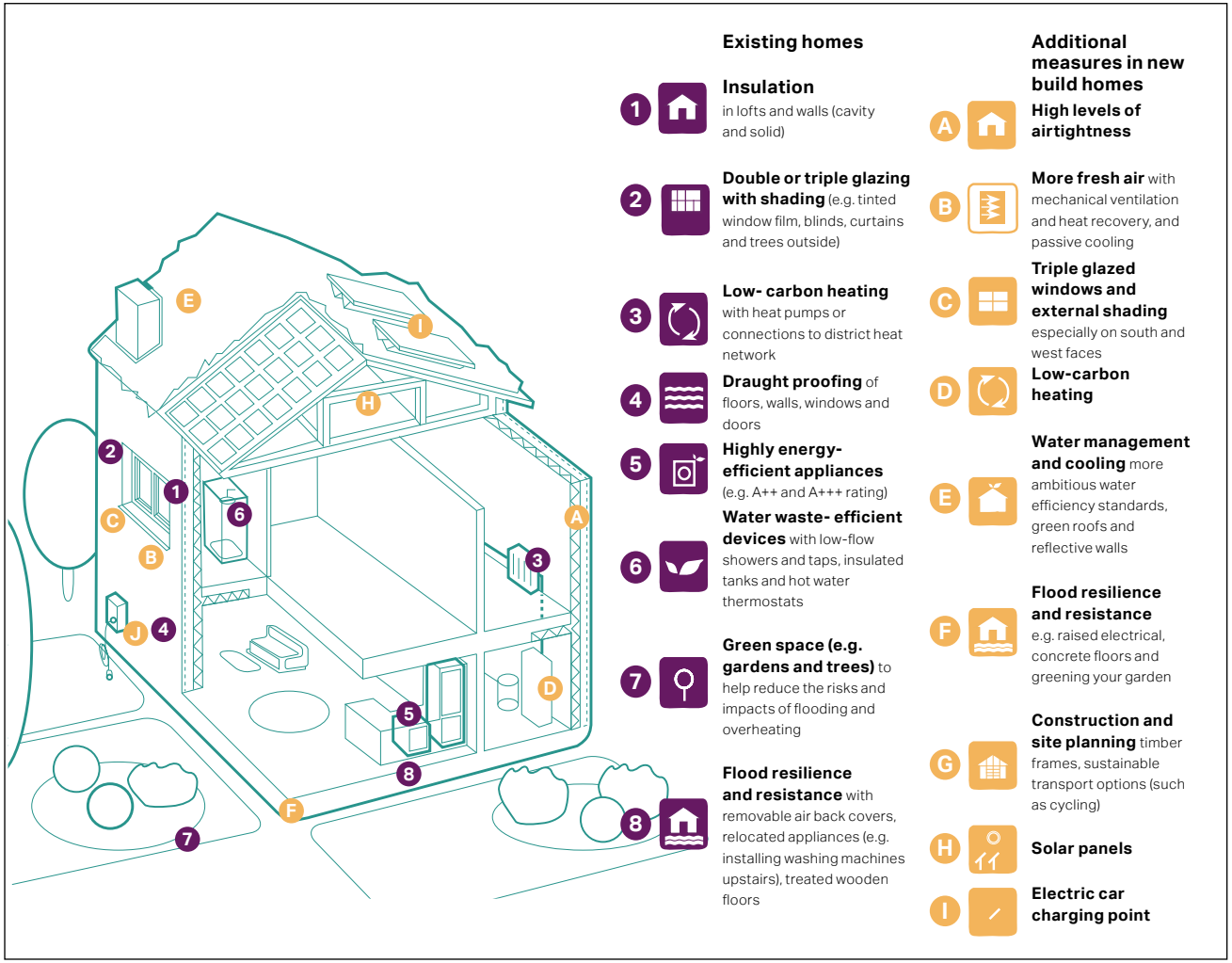



**Figure 125:** Cut-through diagram of an energy efficient home and its features.

**Sustainable materials** - Sustainable design and construction in development is needed:

- Reduce the embodied carbon of the design by minimising the use of energy and carbon intensive materials (e.g. use wood structures and concrete alternatives instead of steel and concrete)
- Reuse materials
- Use recycled materials
- Use local, sustainable materials and/or responsibly sourced (e.g. Forest Stewardship Council certified timber, or certified under BES 6001, ISO 14001 Environmental Management Systems)

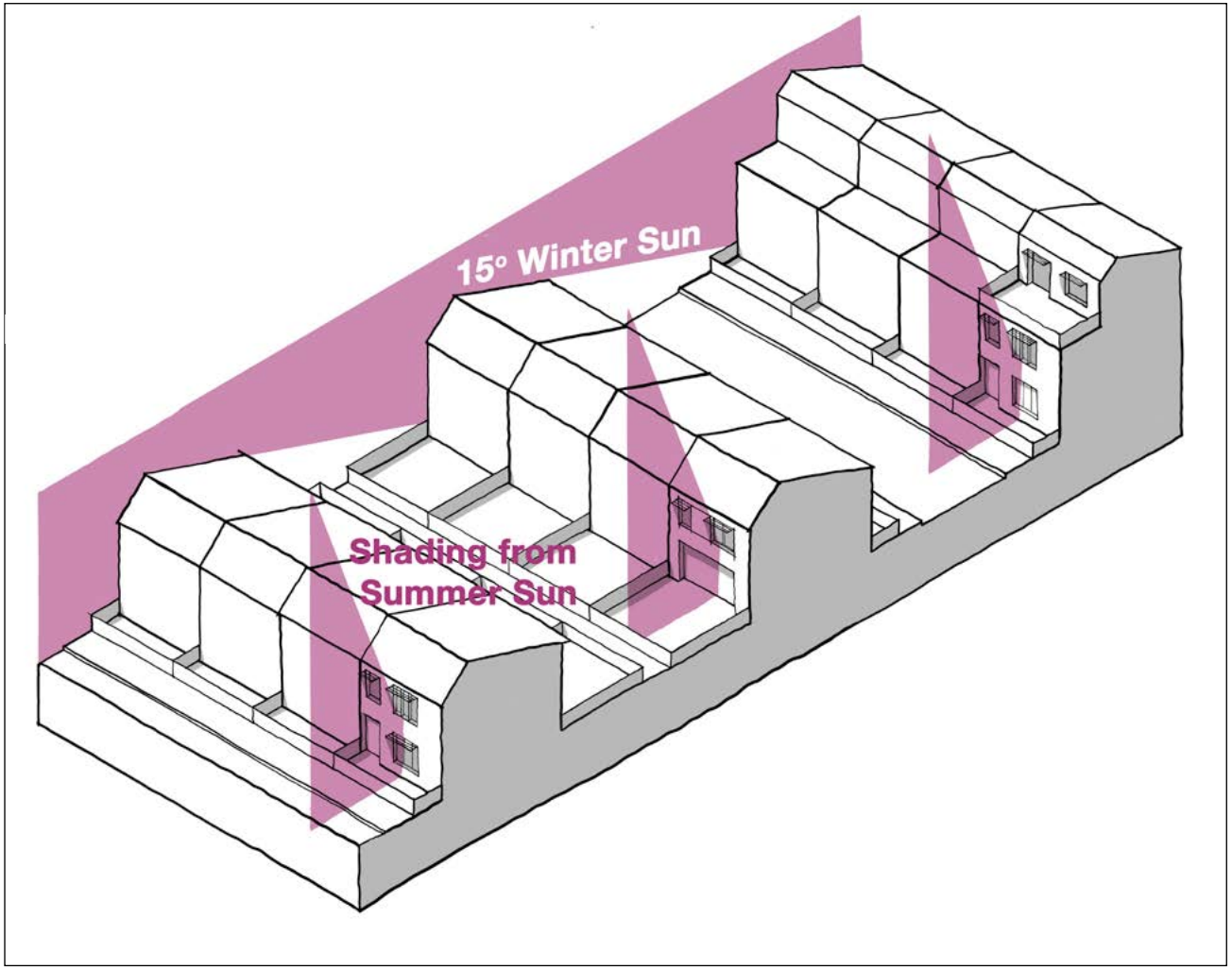



**Figure 126:** The layout and orientation of new buildings contributes to reducing their energy needs by avoiding overshadowing, maximising passive solar gain, internal daylight levels and ventilation (source: National Model Design Code).

# 4.14 Design Code 12: Assessing renewable energy sources

**Energy sources** - Key considerations in the assessment of renewable energy sources for development to be net zero for power generation may include (but are not limited to):

- Optimising solar orientation of streets and buildings. Aim to increase the number of buildings on site that are oriented within 30° of south (both main fenestration and roof plane) for solar gain, solar energy (solar panels) and natural daylighting
- A heat network for any new development
- Ground conditions to accommodate loops for ground source heat and space for air source heat pump units
- Opportunity to create links to local estates for sustainable coppicing, harvesting or recycling of biomass fuels
- Local wind speed and direction for micro-generation wind turbines
- Collaborating with utilities, highway authorities, telecoms companies and other stakeholders when designing and delivering projects. This will minimise energy usage and disruption during the construction stage and reinforcement of the electricity grid for additional electric vehicles and renewables

**Figure 127:** Integrated solar panels on slate roof.

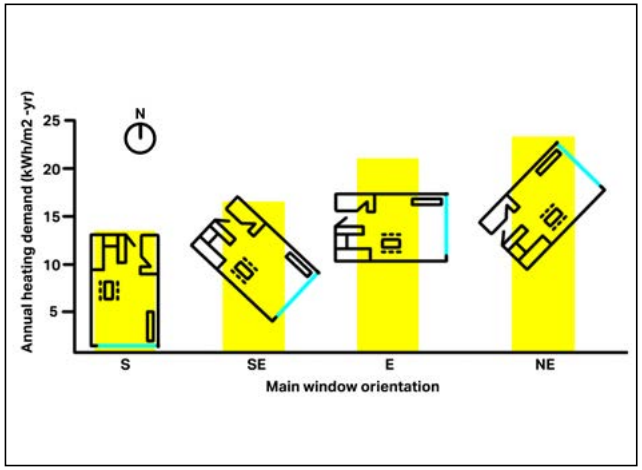



**Figure 128:** Building orientation influences the annual heating demand.

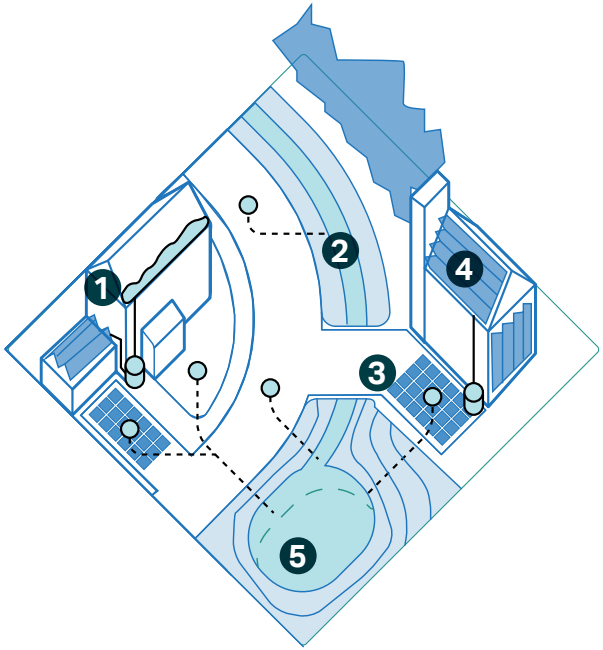

**Figure 129:** Main buildings oriented within 30' of south for solar gain

# 4.15 Design Code 13: Sustainable drainage systems (SuDS)

As a standard, proposals must promote methods to mitigate increased risk of storms/flooding with sustainable drainage systems.

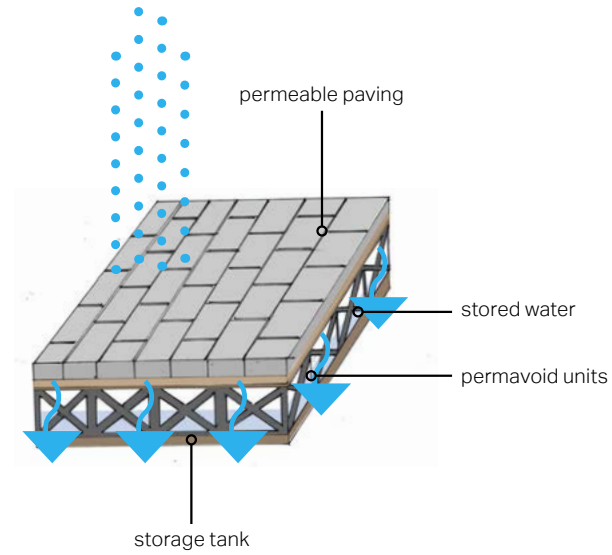
Development proposals should seek to:

- Integrate sustainable drainage systems to assist with flood alleviation from rivers, drains and surface water runoff and incorporate surface features such as planted raingardens to express this function
- On minor development sites, proposals must integrate bio-swales and/or rain gardens and/or permeable surfacing in their design to assist with surface water drainage
- On schemes that propose 10 or more dwellings, proposals must integrate bio-swales and/or attenuation basins in their design. These must be planted with wildflower planting to assist achieving a biodiversity net gain
- Natural barriers (e.g. planting) and appropriate side slopes should be introduced to help manage perceived safety risks
- The location of SuDS features will naturally be determined by topography (working towards the lower end of the site) and must be outside of the key flood risk areas
- Proposals must adopt the use of permeable paving in hard landscaped areas




1 Rain garden
2 Swale
3 Permeable paving
4 Green roof
5 Attenuation basin

**Figure 130:** Diagram showing the best use of harvesting water systems rain garden, swales, permeable paving, green roofs



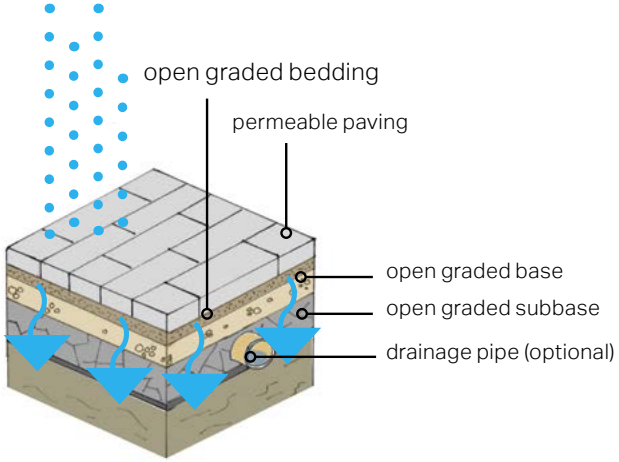




**Figure 131:** Diagrams illustrating the functioning of a soak away

**Figure 132:** Example of a rainwater harvesting tank in the shape of a bee hive (source: https://www.gardenplantsonline.co.uk/)

**Figure 133:** A good example of permeable paver (Source: https://www.paverconnection.com/testimonial/hedwig-village-permeable-driveway-and-patio-upgrade/)

**Figure 134:** A good example of clay paver (Source: https://www.londonstone.co.uk/brick-pavers/paving-bricks/)

# Checklist

# 05

**Figure 135:** Rough Hills Farm from Mowthorpe Lane

# 5. Checklist

## This section sets out a general list of design considerations by topic for use as a quick reference guide in design workshops and discussions.

# 1

### General design considerations for new development:

- Integrate with existing paths, streets, circulation networks and patterns of activity
- Reinforce or enhance the established settlement character of streets, greens, and other spaces
- Harmonise and enhance existing settlement in terms of physical form, architecture and land use
- Relate well to local topography and landscape features, including prominent ridge lines and long-distance views
- Reflect, respect, and reinforce local architecture and historic distinctiveness
- Retain and incorporate important existing features into the development
- Respect surrounding buildings in terms of scale, height, form and massing
- Adopt contextually appropriate materials and details
- Provide adequate open space for the development in terms of both quantity and quality
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other
- Positively integrate energy efficient technologies
- Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours
- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind
- Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources

# 2

## Local green spaces, views & character:

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?
- How does the proposal affect the trees on or adjacent to the site?
- Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- Has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
- Is there opportunity to increase the local area biodiversity?
- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?
- Can water bodies be used to provide evaporative cooling?
- Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

# 3

## Street grid and layout:

- Does it favour accessibility and connectivity? If not, why?
- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?

# 4

## Buildings layout and grouping:

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the townscape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?
- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

# 5

## Gateway and access features:

- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the existing gaps between settlements?
- Does the proposal affect or change the setting of a listed building or listed landscape?
- Is the landscaping to be hard or soft?

# 6

## Building materials & surface treatment:

- What is the distinctive material in the area?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high-quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Do the new proposed materials respect or enhance the existing area or adversely change its character?
- Are recycled materials, or those with high recycled content proposed?
- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

# 7

## Household extensions:

- Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
- Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
- Do the proposed materials match those of the existing dwelling?
- In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- Are there any proposed dormer roof extensions set within the roof slope?
- Does the proposed extension respond to the existing pattern of window and door openings?
- Is the side extension set back from the front of the house?
- Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
- Can any materials be re-used *in situ* to reduce waste and embodied carbon?

# 8

## Building heights and roofline:

- What are the characteristics of the roofline?
- Have the proposals paid careful attention to height, form, massing and scale?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

# 9

## Building line and boundary treatment:

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Has the appropriateness of the boundary treatments been considered in the context of the site?

# 10

## Car parking:

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?
- Have the needs of wheelchair users been considered?
- Can electric vehicle charging points be provided?
- Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?
- If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?

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