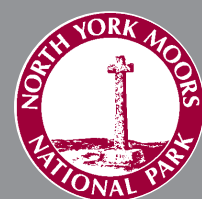




North York Moors  
National Park Authority  
Local Development Framework

## Design Guide

**Part 1: General Principles**  
**Supplementary Planning Document**



North York Moors  
National Park Authority

**Design Guide**  
**Part 1: General Principles**  
**Supplementary Planning Document**

Adopted June 2008

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- This document can be made available in Braille, large print, audio and can be translated. Please contact the Planning Policy team on 01439 770657, email [policy@northyorkmoors-npa.gov.uk](mailto:policy@northyorkmoors-npa.gov.uk) or call in at The Old Vicarage, Bondgate, Helmsley YO62 5BP if you require copies in another format.



## Foreword



The North York Moors is famed for its stunning landscape and scenic beauty, an integral part of which are the many picturesque villages and attractive buildings that they contain. Together, these qualities create a character that is unique to the National Park and one that we, as an Authority, have been charged with protecting for the enjoyment of residents and visitors alike, both now and into the future.

It is therefore with great pleasure that I am able to introduce the North York Moors National Park Authority's Design Guide Supplementary Planning Document (SPD) that will help to shape future development within the National Park.

The purpose of this Design Guide is to help protect the intrinsic qualities of the Park but not to the extent that it unreasonably restricts the development process that is vital to the future viability and prosperity of our communities. However, we do wish to ensure that new development sits comfortably and adds to the quality of the existing built and natural environment and does not erode the very qualities that make it such a special place to begin with.

Building on the key principles of the National Park Management Plan, this guide sets out general information and practical advice to help inform and promote creative, high quality, contemporary design whilst being sensitive to the historic built environment.

The Design Guide has been produced to provide information and advice to owners, developers, professional agents and builders on the design standards appropriate to the special character of the National Park. It will also be used by Authority Members and planning officers in deciding planning applications and giving advice on the design of new development.

In the fullness of time, the document will be supplemented by additional topic-specific components to produce a full range of design information for the most common types of development found within the National Park.

In the meantime, we trust that you find the information and advice contained in the Design Guide useful in providing a basis to ensure that any development that you are involved in inspires excellence in design that contributes to the special qualities of the National Park.

Finally, I would urge all those involved in the design process, whether their proposals require the Authority's approval or not, to use the Guide.

**Cllr John Fletcher**  
**Chairman, National Park Authority**

# 1 Introducing Design

## 1.1 Background

'General Principles' is the first of a series of Supplementary Planning Documents that collectively, form the North York Moors National Park Authority's Design Guide.

Part 1 provides a historical context to design and describes the fundamental design principles that should be considered in the development of a successful proposal. Part 1 also offers guidance on the components of design that need to be considered to inform any proposal, from a house extension to a small 'infill' scheme.

As the Design Guide expands, it will cover the most common types of new development occurring in the National Park and include more detailed advice on the following topics:

- Part 2:** Extensions and Alterations to Dwellings
- Part 3:** Trees and Landscape
- Part 4:** The Re-use of Existing Agricultural Buildings
- Part 5:** New Agricultural Buildings

**Part 1 – 'General Principles' should be read in conjunction with other relevant parts of the Design Guide.**

The advice contained in the Design Guide is not intended to be exhaustive nor prescriptive. Similarly, it is not intended to stifle innovative design that is both sympathetic and sensitive to its surroundings. Design in the built environment is an evolving process. Good design can help bridge the gap between the traditional and contemporary in a way which respects and interprets the historical character in a different way.

Each planning application submitted to the Authority will be judged on its own particular merits and against the policies of the North York Moors Core Strategy and Development Policies (2008) document and having regard to the design advice contained in Parts 2 and 3 of the Design Guide.

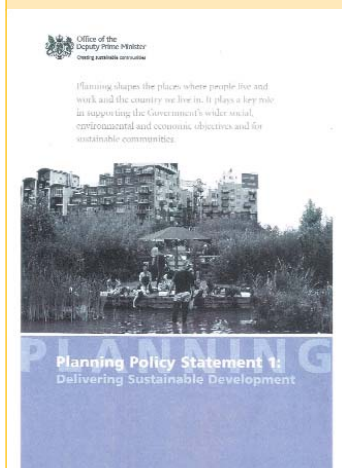
## 1.2 Policy Context

The role of good design is advocated in a number of national, regional and local planning documents, together with the North York Moors National Park Management Plan (1998).

### National Policy

Government policy for design in the planning system is contained in Planning Policy Statement 1, 'Delivering Sustainable Development' and expanded in other Planning Policy Guidance/Statements. The challenge in PPS1 is clear:

**'High quality and inclusive design should be the aim of all those involved in the development process'.**



Further design advice is also contained in Planning Policy Statement 7, 'Sustainable Development in Rural Areas', which states that:

**'... planning authorities should ensure that development... contributes to a sense of local identity and regional diversity and be of an appropriate design and scale for its location having regard to the policies on design contained in PPS1... '.**

National planning policy also strongly encourages design which reduces the need for energy and incorporates low carbon energy generating technologies, minimises waste and reduces the risk of flooding.

### Regional Spatial Strategy

Regional planning guidance is set out in the 'Yorkshire and Humber Plan', which is the Regional Spatial Strategy for Yorkshire and the Humber (RSS). The draft Regional Spatial Strategy was issued in December 2004 and is based on a selective review of Regional Planning Guidance 12, which itself was issued in 2001. The Strategy seeks to promote well designed and attractive places which respect their character and landscape setting. It also recognises the importance of maintaining local distinctiveness and promoting local styles and features whilst encouraging innovative new design. It particularly encourages sustainable design including better energy and water efficient buildings.

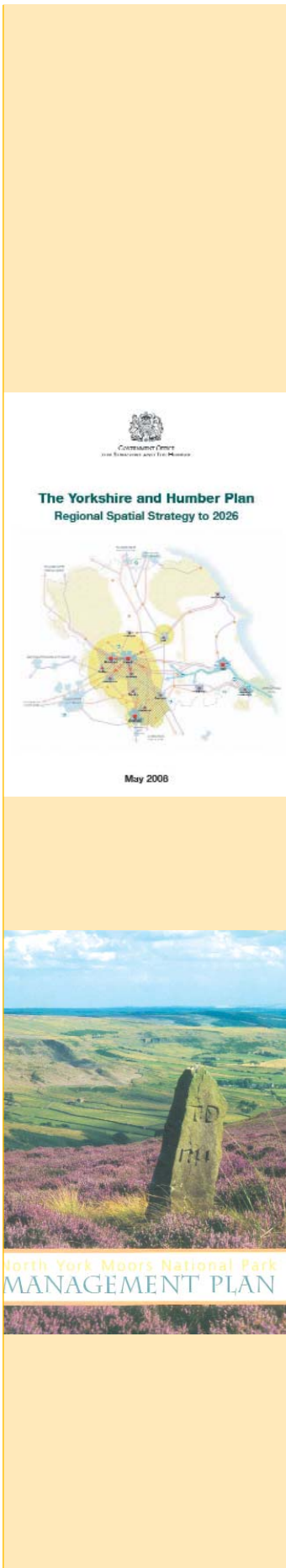
The draft *Yorkshire and Humber Plan* was submitted to Government in December 2005. Public consultation took place on the draft Plan between January and April 2006 and an Examination In Public was held to test the Plan between September and October 2006. The main findings and recommendations from the Examination were used by the Government Office for Yorkshire and Humber to inform the preparation of proposed changes to the Draft Plan. The approved *Yorkshire and Humber Plan* was formerly published in May 2008.

### North York Moors National Park Management Plan

The North York Moors was designated as a National Park in 1952. The 1995 Environment Act sets out two purposes for National Park Authorities:

- To conserve and enhance the natural beauty, wildlife and cultural heritage of the National Parks; and
- To promote opportunities for the understanding and enjoyment of the special qualities of the Parks by the public.

The Act goes on to place a duty on National Park Authorities in pursuing the two purposes, 'to seek to foster the economic and social well being of local communities'. Section 62 of the 1995 Act also requires all relevant authorities to 'have regard to the statutory purposes in exercising or performing any functions in the National Park and; if it appears that there is a conflict between those purposes, to attach greater weight to the purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area.'



The North York Moors National Park Management Plan recognises that the built environment is a significant part of the natural beauty and cultural heritage of the National Park and that design has an important role to play in ensuring that new development does not jeopardise the integrity of its landscape. To this extent, all proposals must be consistent with and help to achieve the following design related objectives of the Management Plan:

- To ensure that new building and development compliments the local character, buildings and sense of place<sup>1</sup>.
- To ensure that new development is of a high quality which enhances the character and special qualities of the national park and respects local distinctiveness<sup>2</sup>.

### North York Moors Local Development Framework

*Core Strategy and Development Policies Development Plan Document (2008)*

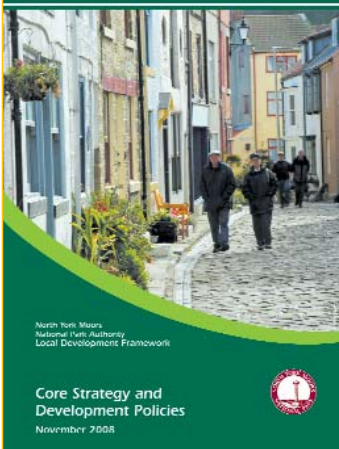
The Core Strategy and Development Policies document sets out the planning policies against which proposals for new development within the National Park are assessed. The document is the 'Development Plan' for the Park (along with national policy and the Regional Spatial Strategy). Of most significance to this particular SPD is Development Policy 3 – Design.

## DEVELOPMENT POLICY 3

### Design

To maintain and enhance the distinctive character of the National Park, development will be permitted where:

- 1 The siting, orientation, layout and density preserves or enhances views into and out of the site, spaces about and between buildings and other features that contribute to the character and quality of the environment and will not result in the loss of an open space which contributes to the amenity, character and setting of a settlement.
- 2 The scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings, and will not have an adverse effect upon the amenities of adjoining occupiers.
- 3 A high standard of design detailing is used whether traditional or contemporary, which reflects or complements that of the local vernacular.
- 4 Provision is made for adequate storage and waste management facilities.
- 5 Good quality sustainable design and construction techniques are incorporated in the development including measures to minimise energy use and where possible use energy from renewable sources.
- 6 A satisfactory landscaping scheme forms an integral part of the proposal.
- 7 The design takes account of the safety, security and access needs for all potential users of the development and provides car parking provision in line with the standards adopted by the Authority.



#### Footnotes:

- 1 North York Moors National Park Management Plan: Built Environment Objective 4
- 2 North York Moors National Park Management Plan: Planning and Sustainable Development Objective 2

Other Core Strategy and Development Policies with a direct relevance to this SPD include:

- CP A:** Delivering National Park Purposes and Sustainable Development
- CP G:** Landscape and Historic Assets
- DP 4:** Conservation Areas
- DP 5:** Listed Buildings

*(Copies of the key Policies are reproduced in full in Appendix A).*

Nationally designated areas comprising National Parks... have been confirmed by the Government as having the highest status of protection in relation to landscape and scenic beauty. The conservation of the natural beauty of the landscape and countryside should therefore be given great weight in planning policies and development control decisions in these areas.

*Planning Policy Statement 1: Delivering Sustainable Design  
(February 2005) DCLG*

### 1.3 Design Guide Supplementary Planning Documents

#### Purpose

This Supplementary Planning Document provides further detailed guidance to the design-related policies that are contained within the *North York Moors Core Strategy and Development Policies document (2008)*.

The purpose of the Design Guide is:

- to provide a framework for understanding the landscape setting, settlement form and building characteristics of different areas across the National Park, which should be taken into account in the design of new development;
- to supplement the relevant objectives in the National Park Management Plan and policies contained in the North York Moors Core Strategy and Development Policies document (2008);
- to raise the quality of new development and move away from 'standardised' approaches; and
- ensure that sustainability principles are incorporated into the design of new development where possible.

#### Development of the Document

Organisations and individuals with a particular interest in design were initially consulted on a Discussion Paper which outlined the aims of the Supplementary Planning Document and the types of issues that could be covered. The Discussion Paper also included a number of questions seeking feedback from consultees on what information the document should contain. The Discussion Paper was also discussed at Planning Committee in April 2007. The feedback from this consultation formed the basis of the draft Supplementary Planning Document. Public consultation, including an exhibition, was carried out on the draft Supplementary Planning Document in March and April 2008. The comments received have informed the final document.



## Status

The Design Guide Supplementary Planning Document forms part of the Local Development Framework and therefore has statutory weight and is a **material consideration** in the determination of planning applications.

The adopted SPD is accompanied by:

- **A Sustainability Statement:** setting out how sustainability considerations have informed the SPD;
- **Statement of Consultation:** detailing the consultation undertaken in producing the SPD.

In some instances, Village Design Statement Supplementary Planning Documents and Conservation Area Assessment and Management Plan Supplementary Planning Documents may contain more detailed, local guidance on design matters and these should be referred to alongside the Design Guide Supplementary Planning Document.

### 1.4 Aims and Objectives

The Design Guide aims to promote higher standards in design throughout the National Park by:

- i. Ensuring that the design of all development is consistent with the statutory purposes of the National Park.
- ii. Ensuring that all new development is of a high quality that respects local distinctiveness and conserves and where possible, enhances the character and special qualities of the area.
- iii. Encouraging good contemporary design where appropriate.
- iv. Minimising the unsustainable use of resources and the production of waste in the construction of new development.
- v. Minimising the requirement for resource use during the operation of the development.
- vi. Ensuring that conditions for wildlife and natural habitats are maintained or enhanced.
- vii. Protecting the residential amenity of others.
- viii. Promoting design that reduces both the causes and effects of climate change.

The planning system provides the means to encourage good design, which is central to good planning. The impact and appearance of proposed development and its surroundings are relevant and material considerations in the assessment of a planning application.

Traditional  
longhouse

## 1.5 Why do we need a design guide?

As planning authority for the National Park, the Authority deals with all applications for planning permission, Listed Building Consent and Conservation Area Consent. This mechanism of approvals allows the Authority the opportunity to work with applicants to ensure that new development proposals respect the distinctive character of the National Park and are consistent with the policy objectives set out in the *Core Strategy and Development Policies document*.



There is concern that a standardised approach is being adopted in the design of new development within the National Park. The use of a limited range of traditional building features and techniques is creating a ubiquitous 'style', which does not necessarily reflect the subtle variations in the landscape and building characteristics that exist across the Park. This results in relatively few proposals that are contemporary in their design approach, the consequence of which is a potential deficit in the built heritage for future generations.

The Design Guide has been produced to help define the qualities and characteristics that make the North York Moors National Park special – the local distinctiveness of the landscape, settlement patterns and building characteristics, and to describe the ways in which good design can protect and enhance it. With this in mind, the Guide is intended to encourage a **high standard of design** and to promote new development which respects and fits in with the character of the National Park.

Good design also takes account of the impact on the local and global environment. The Guide provides information on design measures which can help to reduce energy use, integrate the generation of low carbon/renewable energy, reduce flood risk and reduce the use of resources and creation of waste.

## 2 Design in Context

### 2.1 Background

The buildings and villages of the National Park are as much a part of its appeal to visitors and residents as its natural environment. The North York Moors has a considerable man-made heritage with a vernacular building style that contributes significantly to the overall character of the landscape. It is this interaction between human activity and the landscape that has helped to shape the locally distinctive settlements and buildings that we see in the Park today.

Much of the distinctive character relates closely to the underlying Jurassic geology of the moors, which has created a landscape that is visibly different from the Pennines or the Yorkshire Wolds. The upland areas are separated by dales, which form the heartland of the area; to the west and north are steep scarp slopes which afford views over surrounding areas; to the east there is dramatic coastal scenery and to the south the hills slope gently down to the Vale of Pickering.

Farm buildings  
in Farmdale



Whether a small residential extension or a large new building, the extent to which new development successfully responds to the landscape relies on an understanding of its context. Context refers to the character and setting of a development and requires an appreciation of the natural and human history of the landscape, the layout of settlements, its buildings and location. Considering the context is a crucial starting point in the design of new development and is a combination of three main elements:



Cowesby sits comfortably within the landscape

It is the relationship between these elements that has created the distinctive and diverse landscape character types of the North York Moors.

**‘Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted’.**

***Planning Policy Statement 1: Delivering Sustainable Design (February 2005) DCLG***

## 2.2 Landscape Character

Landscape character is the recognisable pattern of elements that occurs in a particular landscape. Variations in geology and soils, landform, land use and vegetation, settlement patterns and building styles, give rise to different landscapes, each with its own distinctive character and unique sense of place.



The diversity of landscape character across the National Park has been mapped in a *Landscape Character Assessment Study*<sup>3</sup> undertaken in 2003. As a result, nine different landscape character types and thirty one Landscape Character Areas were identified across the Park – the location, key landscape characteristics, settlement pattern and building characteristics of which, are detailed in Map 1 and Table 1 below.

### Footnotes:

<sup>3</sup> White Young Green (2003)



## Character Overview

The North York Moors and Cleveland Hills are a very clearly demarcated block of high land in the north east of Yorkshire and southern Cleveland. To the north east the boundary is the North Sea, while to the north and west there is a steep scarp slope rising above the Tees valley and the Vale of Mowbray. The Cleveland Hills are the highest area, but they merge into the Hambleton Hills in the south west, which in turn drop sharply down to the Vale of York. Along the south margin the Tabular Hills dip gently to the south and east, but there is still a distinct change in slope where the land drops down to the Vale of Pickering.

The most notable feature of the Park is the expansive sweep of unenclosed, predominantly heather moorland with long and panoramic views in all directions. This creates a strong feeling of space, expansiveness, openness and, sometimes, solitude and wilderness.

The sense of remoteness is enhanced by the relatively few roads and settlements which are visible on the moorland plateaus. The upland plateaus contrast with the dales with their scattered farmsteads and patterns of drystone walls enclosing small pastures.

The dales running south tend to be broad and sweeping in their upper reaches, but are narrow and twisting where the rivers cut through the Tabular Hills; these include Newtondale and Forge Valley, which were cut by glacial meltwater. Other dales are narrower, with fields and settlements contained by the moors. Eskdale, which separates the North York Moors from the Cleveland Hills, is a much broader valley and lacks the sense of enclosure of many of the other valleys. It has fine stone villages (such as Egton, Egton Bridge and Lealholm) and extensive woodland but the limestone which influences some of the other dales is missing and the flora is not as rich.

The upland extends eastwards to one of the highest stretches of cliff along England's North Sea coast. The close proximity of the sea to the high moors and the sheltered dales adds greatly to the character of the area. The coastline itself is dramatic, with high precipitous cliffs dipping down, in places, to sandy or rocky bays. Small fishing villages such as Staithes, cling to the steep valley sides in sheltered locations. The highest land, on the moorland plateaus, lacks any tree cover, so the wooded areas that do exist are often particularly prominent. In the south and east extensive conifer plantations cloak stretches of moorland and valley sides. Elsewhere there are small broadleaved woodlands on the side slopes of the dales, many of these have been replanted as mixed woodland in the Hambleton and Tabular Hills.

The scale of the landscape is generally large and sweeping and dramatically contrasts with some intimate views within the dales and wooded areas. The scale of the landform, the extensive views, and the lack of boundaries, other than occasional fences, nevertheless continue the feeling of openness from the moorlands down these lower slopes. The arable landscape also extends along the coastal strip, where glacial deposits create better quality soils; here there is a stark contrast as the farmed landscape extends right up to the edge of the high cliffs, which then drop suddenly straight down to the sea. This coastal strip widens out in the north, until it meets the East Cleveland Hills, an area of rough pasture and moorland.

Map 1: Landscape Character Types and Areas

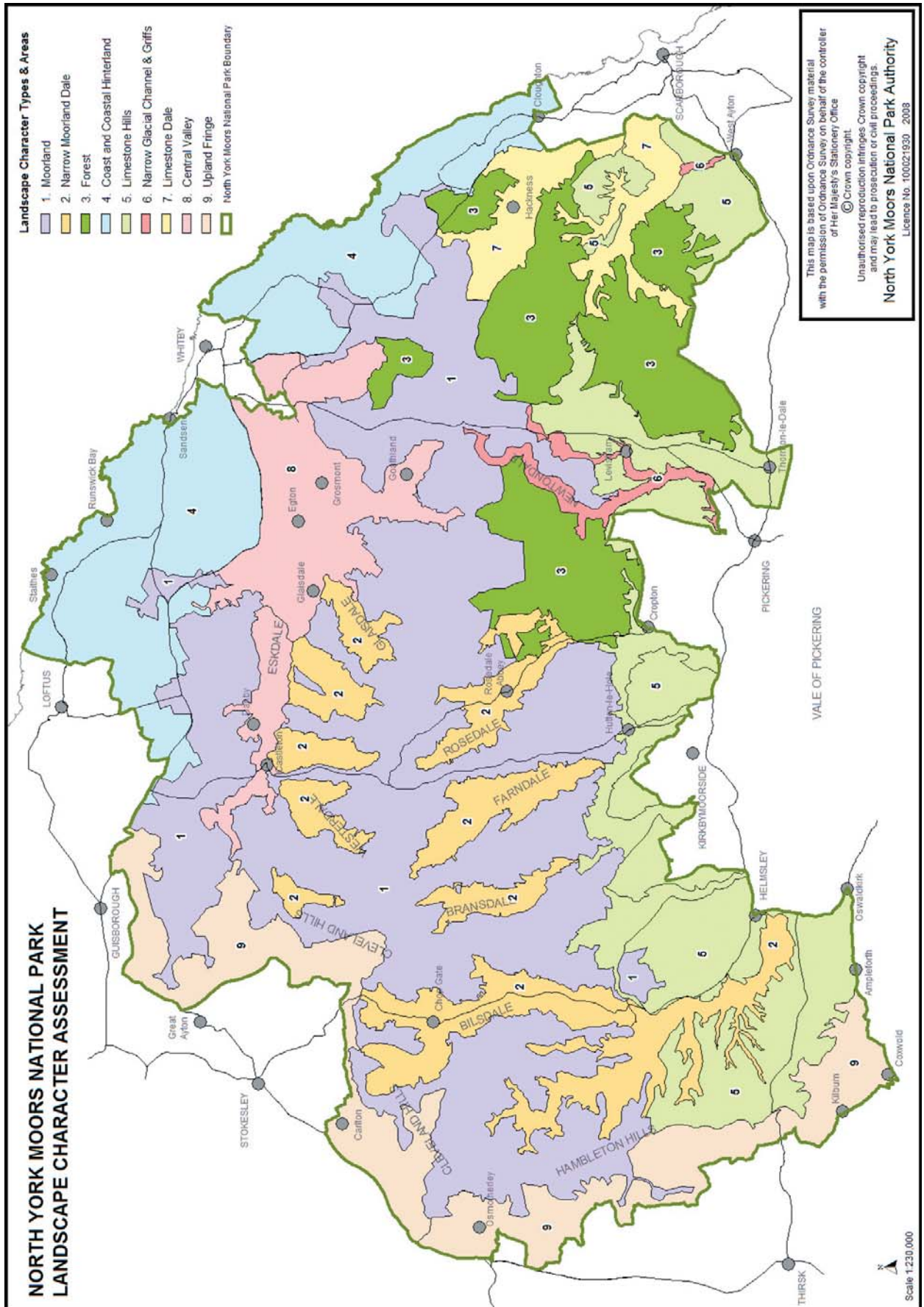







Table 1

Landscape Type	Key Landscape Characteristics	Settlement Pattern	Building Characteristics
<p><b>1 Moorland</b></p> 	<ul style="list-style-type: none"> <li>• Located in the upland areas of the Park.</li> <li>• Elevated open expansive remote upland.</li> <li>• Extensive tracts of heather moorland.</li> <li>• Panoramic long distance views.</li> <li>• Moors drop off steeply into well defined dales.</li> <li>• Occasional sandstone outcrops mark the moorland edges.</li> <li>• Few roads, settlements, enclosures or woodland on moors contributes to sense of isolation and solitude.</li> </ul>	<ul style="list-style-type: none"> <li>• Settlement is almost entirely absent in upland areas.</li> <li>• Occasional isolated farms in the moorland valleys.</li> <li>• Walled fields and sheepfolds associated with buildings.</li> <li>• Where present, isolated buildings are of local stone construction with pantile roofs.</li> </ul>	<ul style="list-style-type: none"> <li>• Where present, isolated buildings are of local stone construction with pantile/slate/thatch roofs.</li> </ul>
<p><b>2 Narrow Moorland Dale</b></p> <p>Chop gate/Seave Green Hawnby ✓○ Rievaulx ✓○ Rosedale Abbey ✓○</p> 	<ul style="list-style-type: none"> <li>• Located within the central moorland and western parts of the Park.</li> <li>• Dales deeply incised into the open moorland.</li> <li>• Steep upper valley sides with smoothly sloping lower valley sides.</li> <li>• Trees follow the lines of watercourses. Down valley sides.</li> </ul>	<ul style="list-style-type: none"> <li>• The dales are settled by small scattered and sporadic traditional farmsteads and a network of dry stone walls enclosing small pastures.</li> <li>• Settlements located in clusters in valley floors or lineal along spring lines along mid-valley sides.</li> <li>• Occasional modern outbuildings.</li> <li>• Villages and hamlets characterise some parts of the dales and are visible from long distances on the moorland plateau.</li> </ul>	<ul style="list-style-type: none"> <li>• Houses are generally stone (sandstone) with red pantile roofs (sometimes slate).</li> <li>• Thatched cottages occasionally found in lower reaches of the dales.</li> </ul>





Landscape Type	Key Landscape Characteristics	Settlement Pattern	Building Characteristics
<p><b>3 Forest</b></p> 	<ul style="list-style-type: none"> <li>• Located in the south eastern area of the Park.</li> <li>• Sited on the gradually rising areas of former moorland and the moorland fringe areas.</li> <li>• Largely coniferous with some deciduous on the fringes.</li> </ul>	<ul style="list-style-type: none"> <li>• Settlement is almost completely absent from the area with exception of occasional isolated properties.</li> <li>• Small hamlet of Low Dalby in the Dalby Forest is exceptional.</li> </ul>	<ul style="list-style-type: none"> <li>• Where present, isolated buildings are of local stone construction with pantile/slate roofs.</li> </ul>
<p><b>4 Coast and Coastal Hinterland</b></p> <p>Borrowby Cloughton ✓ Dunsley Easington East Barnby Ellerby Fylingthorpe ✓○ Goldsborough High Hawsker Hinderwell Low Hawsker Lythe ✓○ Mickleby Newholme Port Mulgrave Ravenscar Robin Hoods Bay ✓○ Roxby Runswick Bay ✓○ Sandsend ✓ Stainsacre Staithes ✓○ Staintondale Ugthorpe West Barnby</p>  	<ul style="list-style-type: none"> <li>• Rolling coastal landscape drained by a series of steeply incised and winding beck.</li> <li>• The deep valleys are frequently lined with deciduous woodland.</li> <li>• Broad bays are interspersed with a rugged indented line of high, crumbling or slumping cliffs.</li> <li>• Inland, arable farmland interspersed with pasture and forestry.</li> </ul>	<ul style="list-style-type: none"> <li>• Settlements are clustered in tight cliff foot locations or narrow valleys.</li> <li>• Villages sometimes spill out onto flatter land at cliff tops.</li> <li>• Recent more modern development bears little relation to historic cores.</li> <li>• Buildings often tightly packed and overlooking each other and often up to 3 storeys.</li> </ul>	<ul style="list-style-type: none"> <li>• Construction materials include local stone or brick sometimes with a rendered finish.</li> <li>• Streets are narrow and often steep (sometimes footpaths only).</li> <li>• The historical development of some places as holiday resorts has led to a less uniform appearance compared with other parts of the Park and has resulted in a wide variety of building ages, styles and materials with fewer 'defining' characteristics such as Fylingthorpe and upper Runswick Bay.</li> </ul> <p>• Influences from other parts of the country are apparent in some of the 'resort' development and this has resulted in a wealth of building features such as the Victorian and Edwardian villas in Fylingthorpe which are embellished with mouldings, string courses and ornamental copings and kneelers.</p> <p>• The older buildings are predominantly herringbone/punched/picked tooled sandstone with later properties using more brick and render. The use of slate is more common but pantiles are still a distinctive feature.</p> <p>• Windows tend to be a mixture of vertical or horizontal Yorkshire sliding sashes and Whitby composite sashes, mostly cream or white painted timber.</p>



Landscape Type	Key Landscape Characteristics	Settlement Pattern	Building Characteristics
<p><b>5 Limestone Hills</b></p> <p>Ampleforth ✓○            Appleton le Moors ✓○            Cold Kirby ✓○            Fadmoor            Gillamoore ✓○            Helmsley ✓○            Hutton Buscel ✓○            Hutton Le Hole ✓○            Lavington ✓○            Levisham ✓○            Lockton ✓○            Newton On Rawcliffe            Old Byland ✓○            Oswaldkirk ✓○            Pockley            Scawton            Sinnington ✓○            Spaunton            Thornton Le Dale ✓○            West/East Ayton ✓○</p>  	<ul style="list-style-type: none"> <li>• Located along the southern fringes of the Park.</li> <li>• Rising at a shallow angle to prominent escarpments with flat tops dissected by densely wooded dales.</li> <li>• Steep slopes are wooded.</li> </ul>	<ul style="list-style-type: none"> <li>• Settlements are clustered, large farm buildings with numerous outbuildings and modern sheds.</li> <li>• Traditional settlements include Cold Kirby, Old Byland and Scawton.</li> </ul>	<ul style="list-style-type: none"> <li>• Uniformity of building materials – generally coursed limestone/limestone rubble under pantile roof, slate less common than in other parts of the Park.</li> <li>• Boundary treatments are commonly dry stone walls and are a distinctive feature of some villages such as Hutton Buscel.</li> <li>• Cottages tend to be simple and functional with plain dipped verges and gutters held on spikes, copings and kneelers provide a variation in verge detail on some properties.</li> <li>• Chimney stacks are internal, mainly of brick.</li> <li>• Victorian estate workers cottages have overhanging eaves, decorated barge boards and slate roofs such as those at Hackness.</li> <li>• Larger properties often have stone dressings eg quoins or window surrounds due to the poor characteristics of the local limestone for edge detail.</li> </ul>

Landscape Type	Key Landscape Characteristics	Settlement Pattern	Building Characteristics
<p><b>6 Narrow Glacial Channel and Griffs</b></p> 	<ul style="list-style-type: none"> <li>• A small area of land stretching northwards from Pickering.</li> <li>• Narrow, steep sided, well wooded valleys.</li> <li>• Small becks follow a tree lined course.</li> </ul>	<ul style="list-style-type: none"> <li>• Occasional small settlements, farms and houses.</li> </ul>	<ul style="list-style-type: none"> <li>• Where present, isolated buildings are generally of local stone construction with pantile roofs.</li> </ul>
<p><b>7 Limestone Dales</b></p> <p>Hackness Scalby ✓</p> 	<ul style="list-style-type: none"> <li>• In the south eastern part of the Park.</li> <li>• Steep sided, winding relatively broad u-shaped wooded valleys.</li> <li>• Upper reaches of the valleys are broad and open.</li> <li>• Central and lower dale areas almost continuously wooded and include significant areas of ancient woodland.</li> <li>• Fields divided by a mixture of fences and hedges although upper reaches contain neat stone walls.</li> </ul>	<ul style="list-style-type: none"> <li>• Small hamlets and scattered farms (sometimes large) occupy valley sides or flat valley floor.</li> <li>• Hackness village dominated by estate features, including high walls and stone gate posts.</li> </ul>	<ul style="list-style-type: none"> <li>• Buildings primarily constructed from stone with pantile roofs.</li> </ul>
<p><b>8 Central Valley</b></p> <p>Ainthorpe Aislaby ✓ ○ Beck Hole Castleton ✓ ○ Commondale Danby Egton ✓ ○ Egton Bridge ✓ ○ Glaisdale Goathland ✓</p>	<ul style="list-style-type: none"> <li>• Comprises the area of the Esk Valley.</li> <li>• Narrow, deep valley between the heather moorland which widens in the middle reaches to an open flat valley floor.</li> </ul>	<ul style="list-style-type: none"> <li>• The upper valley is relatively densely settled and includes the villages of Danby, Castleton and Commondale.</li> </ul>	<ul style="list-style-type: none"> <li>• Buildings in the upper dale areas – on the upper valley sides, are of mixed character.</li> <li>• Commondale is characterised by deep orange brick buildings whilst Castleton has the more traditional and familiar stone buildings.</li> </ul>

Landscape Type	Key Landscape Characteristics	Settlement Pattern	Building Characteristics
<p><b>8 Central Valley (continued)</b></p> <p>Grosmont Houlsyke Lealholm ✓ ○ Lealholmside Littlebeck Sleights/Iburndale Sneaton Ugglebarnby</p> 	<ul style="list-style-type: none"> <li>• Landcover is varied and comprises a mixture of farmland and broad leaved woodland and coniferous plantations.</li> <li>• Fields of improved pasture are bound by mainly low stone walls in the upper dale and hedgerows in the lower.</li> </ul>	<ul style="list-style-type: none"> <li>• The lower valley consists mainly of farmland and woodland and a number of smaller settlements such as Egton, Egton Bridge and Grosmont.</li> <li>• Settlements are generally clustered but a few have expanded in a linear form along roads.</li> <li>• Scattered farms litter the lower and mid-valley sides.</li> </ul>	<ul style="list-style-type: none"> <li>• Lower dale settlements including Egton and Grosmont have, in some areas, drawn their inspiration from the Esk Valley and North Yorkshire Moors railways. This is reflected in the development styles that are contemporary with the age of the railway.</li> </ul>
<p><b>9 Upland Fringe</b></p> <p>Battersby Battersby Junction Boltby ✓ ○ Carlton In Cleveland ✓ ○ Cowesby Coxwold ✓ ○ Faceby Hutton Lowcross ✓ ○ Ingleby Greenhow Kepwick ✓ ○ Kilburn ✓ ○ Kildale Nether Silton ✓ ○ Osmotherley ✓ ○ Over Silton Swainby ✓ ○ Thimbleby ✓ ○ Guisborough</p> 	<ul style="list-style-type: none"> <li>• Located along the western edge of the Park.</li> <li>• Steep escarpment, generally flat top with Dales cut through in places.</li> <li>• Long views across the lowlands are a key feature.</li> </ul>	<ul style="list-style-type: none"> <li>• Settlements and medium to large farms at the scarp foot.</li> <li>• Mostly simple form street villages e.g. Kilburn, Faceby with linear development, development 'in depth' in the larger villages e.g. Swainby and Osmotherley.</li> <li>• Pastoral landscape, variations in topography and woodland help settlements to 'nestle' into the landscape.</li> <li>• Linear scarp foot settlements set at right angles to the slope generally along the line of a beck are a frequent feature of the area.</li> </ul>	<ul style="list-style-type: none"> <li>• In the south west of the Park, coarse corallian limestone is the most common building material, usually coursed random rubble gables and humble frontages, interspersed with some brick buildings.</li> <li>• To the north of Osmotherley, there is a greater variation in material – brick and render and sandstone are more common, producing less cohesive settlements.</li> <li>• Stone slates found on some of the buildings.</li> <li>• Stone chimneys more common than the usual brick.</li> </ul>

All photographs courtesy of White Young Green Consultants.

✓ Denotes that a part of the settlement is designated as a Conservation Area.

○ Indicates that an Article 4 Direction applies within the designated Conservation Area.

## 2.3 Settlement Pattern

The pattern of development in the National Park reflects the social and economic history of the area and adds to the special qualities of the landscape.

Parishes tend to be large. Small nucleated villages arose in the valleys where there was sufficient cultivatable land to operate open field systems to provide basic crops, while livestock were grazed on the higher land.

The dispersed farmsteads, villages and walls which are characteristic of the area are built from local stone. This creates a visual unity and links the settlements closely to the surrounding landscape. The pattern of villages was laid down at the time of settlement by the Angles, Danes and Norse. These villages are small and nucleated and built of the local sandstone or limestone and roofed with red pantiles, slates, stone slates and thatch, which is unusual in an upland area. This, coupled with the careful control of new development, has resulted in strikingly attractive small villages.

The tight-knit coastal fishing villages are tucked into bays and developed later than the inland farming villages, with Sandsend first recorded in 1254 and Staithes in 1415. Dwellings in the coastal fishing villages such as Staithes are tightly packed together in narrow valleys leading down to the bays. Without gardens, and built almost on top of each other, the houses are connected by a network of alleys and stepped lanes.

As a consequence, settlements across the National Park vary in scale and layout, but generally fall within one of the following five categories.

### 1. Nucleated Settlements

Settlements like Osmotherley (below), occur where buildings are typically arranged in a nucleated or clustered form around a central feature such as a village green, common, church or road junction. Densities in these settlements tend to be higher within the main 'core' area and less dense on the periphery. The character of nucleated settlements can be jeopardised if development occurs beyond the fringes.

Osmotherley



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Appleton-le-Moors

**2. Linear**

Linear settlements, such as Appleton-le-Moors (below), occur where the building pattern is typically arranged in a linear form, for example along a road, ridgeline or valley bottom. Their distinctive form is easily recognised by long, extensive (and uniform) building lines and frontages that often run the entire length of the settlement.



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**3. Dispersed**

Dispersed settlements such as Ravenscar (below), occur where buildings in a settlement are not clustered around a particular point but are randomly scattered. The farmsteads which make up the dispersed settlement are more often than not surrounded by small irregular shaped fields.

Ravenscar



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Hawnby

#### 4. Poly-focal

Poly-focal settlements have more than one original 'core'. Historically, such settlements arise as a result of the focus of development around two prominent features such as a manor house or some topographical landform that has dictated the spread of development. Hawnby (below) is a good example of this kind of settlement pattern where the steep topography has led to upper and lower sections of the village.

Poorly or insensitively located development has the potential to erode these settlement patterns through inappropriate infilling and expansion, and in doing so, jeopardise the natural beauty and unique cultural heritage of the National Park.



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Staithes

#### 5. Coastal

Coastal settlements such as Staithes (below) are characterised by a sense of enclosure and intimacy, which is usually a result of the verticality of the surrounding landform. Settlement patterns are determined by the often steep topography and limited space and as such result in a tightly packed built form accessed by an intricate pattern of narrow walkways.



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## 2.4 Building Characteristics

The traditional housing stock of the North York Moors is noted for its simplicity of style and design, and its use of local materials – particularly sandstone and limestone.

Buildings generally consist of low single and two storey structures, of one-room depth, often having their first floor ceilings let into their roof spaces. As with other areas of the country, housing stock design and style has been dictated by local material supply and the local economy.

Whilst thatched roofing was originally most dominant, the advent of rail transport allowed the introduction of slate from Wales and Westmorland, which was generally used in higher status buildings (due to its cost). As a cheaper building material to both slate and thatch, the use of pantiles also increased.

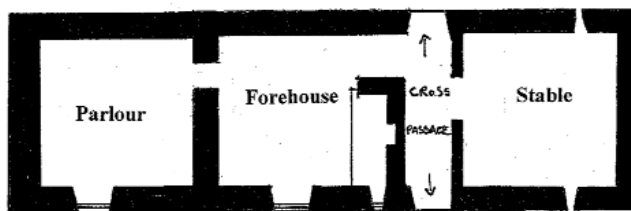


Spout House –  
simple construction

Traditional longhouse,  
Old Byland



Traditional longhouse  
layout



The typical farmhouse of the upper moors would have been based on the traditional 'longhouse' plan, which had existed since the early medieval period and would have had a cross passage separating one end for human habitation and the other for animals or storage.

Larger farming units, which were located outside of settlements, began to be constructed after the Enclosures Acts of the 18<sup>th</sup> century, when Acts of Parliament allowed vast areas of what was previously Common land to be incorporated into new ownership and developed for intensive agriculture. At this time, many new impressive farmhouses were constructed, often to the then fashionable classical style. The classical style had strict rules of design and proportion and is typified by a substantial, symmetrical front elevation of three or five bays width, with tall, double hung sash windows. Masonry and window proportion were dictated, not by the internal arrangement of rooms but by symmetry and adherence to the strict rules of proportion.



3 bays-width  
farmhouse



The classical farmhouse was current roughly from the 1740s to the 1920s and 30s and was usually of symmetrical design with a four, five or seven window front and a centrally placed door.

Cottages would have originally been constructed as part of small holdings or to serve the larger farms and at the very basic level, would have consisted of one room with a fireplace or flue added later. Larger cottages would have been of the same construction as the traditional moors 'longhouse' and constructed of materials that were available close to hand. Many landed estates replaced entire villages in the 19<sup>th</sup> century, with better housing and rows of model terraced cottages for village populations.

The growth in the mining industry of Alum and iron ore in the 19<sup>th</sup> century meant that mine owners needed to construct new accommodation for workers and their families and in some areas of the moors traditional rows of mine and mill workers cottages also exist from this period.

Miners cottages,  
Rosedale East







Post war house,  
Kilburn

Modern 'eclectic'  
development

Construction of houses in the 20th century was emphasized by a move towards national and international fashionable styles and not the local styles that had been prevalent in the moors area previously. Standardisation of building materials and the ease of moving materials from one part of the country to another more cheaply began to erode the distinct local style.

House design in the 1920s and 1930s, became influenced by a distinct 'English' style, which had more to do with design influences from the south east counties such as Kent and Sussex and popular features of housing from this time include timber framing, rendering, hipped roofs and leaded windows. Materials were distributed throughout the country and a house in a London suburb could have easily been of the same design as a house in a North Yorkshire village.

Post-war housing has continued to spread a homogeneity throughout the country, with factory produced components being very popular in new construction. As a consequence there is concern that a standardised approach to the design of new development is being adopted in the National Park. The incorporation of a standard range of building features is increasingly resulting in a ubiquitous and eclectic 'style' of development which is failing to reflect the variations in the landscape and building characteristics. There is concern that, over time, this will dilute the distinctive qualities of the built form of the National Park.



## 3 General Design Principles

One of the principal aims of the Design Guide is to emphasise the locally distinctive character of the buildings within the National Park and to provide an understanding of how that character has developed over time and how it can be both conserved and allowed to evolve into the future.

Swiss Cottage,  
Rievaulx



Having an appreciation of the existing historic environment is essential when creating new development if it is to be sympathetic to its surroundings. However, in practice this does not necessarily mean replicating building styles. The Design Guide as a whole is not intended to be prescriptive or to stifle the innovation or creativity of the designer. However, it provides a starting point for 'well mannered' design which respects the locality in terms of siting, scale, proportions, materials and building details. It advocates an approach based on an understanding of the context of a new development within a design approach appropriate to the circumstances of the applicant, site and locality.

### 3.1 Approaching Design

New development should be flexible enough to respond to future changes. This means designing for energy and resource efficiency, security, changes in use and changes in demographics. Embracing new design techniques to facilitate these changes need not compromise the distinctive character of buildings in the Park.

In some circumstances, modern, innovative designs may positively enhance a traditional or landscape setting. In all cases it is essential for proposals to demonstrate exemplary design quality which relates to the context of the site.

Designing for local distinctiveness can involve the creative reconciliation of local practices with the latest technologies, building types and needs. Where there are no significant local traditions, the challenge to create a distinctive place will be all the greater. There is no reason why character and innovation should not go together. New and old buildings can co-exist comfortably without disguising one as the other.



Helmsley Tourist  
Information Centre



Dalby Forest  
Visitor Centre –  
innovation in  
design.

When it comes to designing in an historic/traditional environment, there are two extremes in approach – the traditional and the modern. Everything else is a combination in between. The correct design approach will depend on the setting of the development, the characteristics of the building and the particular requirements of the owner.

The summary of landscape character types (Table 1 p.14) provides an understanding and appreciation of the important relationship that exists between the landscape and the built form.

In order to achieve this relationship, it is also necessary to understand the character of the landscape at a site-specific level and understand how the individual components of the landscape setting, settlement form and built form successfully interact with each other.

### 3.2 Landscape Setting

Landscape setting is a key factor in determining the extent to which new development will successfully integrate into its surroundings. Careful consideration should be given to the proposed setting of any building – whether it forms part of an existing settlement or is 'stand-alone' in a countryside location.

For proposals **within countryside locations**, particular consideration should be given to:

- the relationship between the proposed development and existing features in the landscape, such as ridges, valleys, woods, trees, streams, open moorland, field patterns and walls, when viewed from long or short distances. How does the development sit in the landscape, is it coastal, located in a flat landscape, nestled in a valley or on an estuary, on a slope, or on a ridge?
- the natural landscape features of a site, which should be incorporated into the layout and design of the proposal. Conserving a site's natural features can provide a stronger relationship between new development and its surrounding environment;
- viewpoints from which the development would be particularly prominent or which would be obscured. Look at the site from different vantage points to assess the likely impact on the surrounding landscape. Development should enhance rather than detract from a view;
- the opportunity to contour a site, to maximise the benefits of shelter and nestle the development into the landscape;
- parking areas and access, which should be closely allied to the parent building and be discreet;
- avoiding large areas of 'domestic' ornamental planting and/or manicured lawns that can compromise the integrity of the natural, open landscape;
- the choice of colour in the materials used – particularly large expanses of roof; and
- the use and potential impacts of external lighting.



Boltby sits comfortably within the landscape

For proposals within existing settlements, together with the above points, particular consideration should also be given to:

- the relationship between buildings in terms of their size, scale and massing (see Section 3.4);
- the existing pattern of dwellings, outbuildings, lanes, walls, fields, woods and slopes - the combination and arrangement of which, gives the North York Moors its unique character.



### 3.3 Settlement Form

Many of the places that we consider to be locally distinctive, such as the historic town centre of Helmsley or Hutton-le-Hole, grew incrementally in response to local circumstances. Where such distinctiveness is ignored in the design of new development, new buildings are less likely to sit comfortably within their surroundings. By contrast, development that responds sensitively to the site or its setting is likely to create a place that acquires lasting value and is pleasing to the eye.

Two new dwellings retain the rhythm of the existing frontage (Sinnington)



The existing layout of an area reflects its history, functions and connections with adjoining areas. These can contribute to the interest and richness of new development and its potential to accommodate future change.



To this extent:

- Existing buildings and structures should be retained and integrated into new development where they contribute to the character and appearance of the landscape as well as retaining buildings of local distinctiveness, historic or townscape merit.
- Local building forms and details that contribute to the distinctive qualities of a place should be interpreted in new development without unduly restricting the scope of the designer.
- In historic and established areas, plot size is usually an important determinant of visual character, and the existing rhythm of these plots should influence the design of new development.
- Generally, infill development should relate to existing surrounding development in terms of scale, density, massing, space between buildings, building form and design detail.

When considering the siting of your proposal, ask yourself the following:

- What is the predominant form of the settlement? Is it linear, nucleated or dispersed?
- Are existing buildings predominantly single detached, semi-detached, terraced or single storey?
- Does the proposal respect the position and character of existing development – are buildings set back from the highway and in a random pattern or do they directly front the pavement edge in a terraced form?
- Does the development affect the relationship between the edge of the village and the wider countryside beyond?
- Does the development respect the privacy and amenity of adjacent or neighbouring properties?
- How does the property relate to other existing structures on the site?
- Does the proposed position necessitate the removal of a part of the boundary (whether it be a hedge, stone wall or fence)?

### 3.4 Built Form

The locally distinctive qualities of the National Park are often visually expressed through the built form. Local building forms can include distinct housing types, boundary treatments, building lines, roof slopes, window types and landscaping. The siting, layout and detailing traditions, by their very nature, are concerned with past architectural styles and building methods. Contemporary design and interpretation is welcomed in the context of this historical perspective and designers are encouraged to read this information, take a look at their design context and offer something new. A mixture of tradition and innovation will allow our generation to leave a positive mark on the landscape of the National Park.



Robin Hood's Bay  
nestles into the  
landscape

The key components of the 'built form'<sup>4</sup> include:

i. **Layout**

**The pattern or arrangement of buildings on a site or an individual plot.**

Layout includes a consideration of how buildings are set out or arranged on a site or an individual plot. It includes the consideration of factors such as the size of the site or width of the building plot, the arrangement of building frontages, the relationship with boundaries or a building line and general surroundings.

**Ask yourself: Does the development relate to the surrounding area in terms of the plot layout and the 'rhythm' of existing frontages?**

Design Guidelines:

- many settlements are characterised by historical field patterns which can dictate the layout and siting of a scheme – is this a feature of the area?;
- look at surrounding plot sizes – are they large, small or infill? Do they have front or rear gardens? In many settlements within the National Park, plots tend to be small and frequent (fine grain) rather than large and infrequent (coarse grain);
- consider how the surrounding dwellings are arranged – are they terraced or detached or a mix of both? Development that follows the boundary of a street block can create a clear distinction between public and private spaces;
- respecting the traditional or historic building line can help new development integrate into the existing streetscene;
- consider the existing building line of surrounding buildings – are they hard against the footpath/road or set to the rear of the plot? Small setbacks can be used to soften the impact of buildings whilst continuous frontages have a minimum of blank walls and gaps between buildings;
- look at adjoining buildings – are the frontages flat, protruding, simple or detailed?
- the width or plan depth of traditional buildings are generally one room deep with narrow gables and steep roof pitches; and
- consider locating garages/parking areas to the rear or side of dwellings or within courtyards to limit their visual impact.

ii. **Landscape**

**The character and appearance of land, including its shape, form, ecology, natural features, colours, and elements, and the way in which these components combine.**

As an element of the built form, new development should relate to the physical shape, form, ecology, natural features, colours and elements of the landscape and respond to the way in which these elements combine. Landscape includes all open space, including its planting and boundaries. Landscape design should be considered as an integral part of the design process and as such, applicants should anticipate the need to retain and accommodate good quality trees and shrubs.



Layout is an important consideration and should inform the siting of new development proposals (Levisham)

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**Footnotes:**

<sup>4</sup> Based on guidance provided in 'By Design' DETR & CABE (2000)



Siting relates well to the existing landscape

Landscape design is an integral part of the planning and development process. Its early consideration in the design process is essential if development is to successfully integrate with and blend into its surroundings.

**Ask yourself: Has the design of the landscaping, within and surrounding the development been carefully considered to create a successful environment that is attractive and easy to understand?**

Design Guidelines:

- through appropriate siting and landscaping techniques such as planting, new development should blend into the surrounding landscape;
- development should respond to or take account of the physical features of a site i.e. the contours; landforms, ridges, screening and shelter opportunities; and
- the choice of plant used for landscaping should reflect its function, purpose and location – as well as be attractive.

Further detailed advice on landscape matters can be found in Part 3 of the Design Guide (Trees and Landscape).

### iii. Scale, Height & Massing

**Scale is the size of a building in relation to its surroundings (particularly neighbouring buildings). Scale is a product of both the height and bulk of a building.**

Height determines the impact of development on views, vistas and skylines. Height and bulk combine to form the massing of a building. Massing is the three-dimensional expression of the amount of development on a given piece of land. The scale, height and massing of a building can also have implications on its capacity to be energy efficient and sustainable for example through maximising exposure to sunlight or retaining heat (refer to Section 3.5 for more details).

**Ask yourself: Does the development relate to the surrounding built environment in terms of its height and massing? Do the features of the buildings' frontage relate to human scale?**



Building heights are dictated by surrounding development (Robin Hood's Bay)

Design Guidelines:

- ensure that the development respects the existing overall scale of the settlement;
- consider the scale, massing and height of a building in relation to adjoining or adjacent buildings and their respective dimensions;
- building heights including eaves and ridge heights should be determined by the character and function of the individual buildings and their relationship to the street or public spaces. Buildings are, for the most part, one or two storey in height, although three storey dwellings are more common in the coastal settlements of the Park;

- where appropriate, buildings should be arranged to assist in the variation of building height, creating visual interest and breaking up the overall mass of the development;
- consider the degree of enclosure or the proportion of buildings, the design of the windows and any other features/elements within a development and their likely impact on people;
- building silhouettes and profiles are also important so careful consideration should be given to secondary elements such as chimneys; and
- look at the roof form, in particular its pitch (which is dependent on the use of available roofing materials) – is it consistent with others in the area?

#### iv. Appearance (Details)

**Detailing is the result of the craftsmanship, the building techniques employed in construction and the design styles incorporated into a building or structure.**

The way in which individual elements of design detail combine within a building can separate the good from the bad. Detailing can include openings such as windows and doors, roofing detail (chimneys, dormers, pitch and eaves) and material types and the ways in which they are used to reflect the traditional vernacular.

**Ask yourself: Does the development exhibit a high quality of architectural detail that has been developed having regard to its relationship with its surroundings?**

#### Design Guidelines:

- windows and doors are critical to the success of any building. Clumsy, poorly detailed windows can let schemes down and can erode the quality of the wider context. When thinking of replacing windows in an existing property, extreme care should be taken to ensure that the new fittings reflect the original character of the property;
- windows in properties within the National Park are traditionally constructed of timber and are mainly of Yorkshire horizontally sliding sash or some vertical double hung sash construction. Fixed mullion windows or sliding casements are also common, whilst Whitby composite windows feature in coastal areas. Choose a window design appropriate to the original period of the house;
- use simple vertically boarded or panelled timber doors, with or without partial glazing and avoid the use of over elaborate doors particularly in simple, smaller properties;
- roof pitches are typically between 30° and 45° – but detailing should relate to the material used. The choice of material will be dependent on the character of the area;
- consider different styles of dormer windows;
- dormers should not dominate the elevation;
- the use of dormers on front elevations will generally be inappropriate unless the street or area is characterised by similar features;
- features such as chimneys tend to be internal and of brick on stone houses;
- care must always be taken to ensure that the craftsmanship employed is of a high standard and is carried out by a person experienced in working with the relevant material;



Well proportioned design detail adds strength to the visual appearance of a building



Poor attention to detail can visually detract from a building and its surrounding



- careful attention should be paid to detailing such as mortar joints, brick bonding, corbelling, the eaves and recessed windows – all of which are important details and should be used where appropriate; and
- if other elements are added to a dwelling (e.g. extensions), they should be subservient to the dominant element.

Further advice on building detail can be found in Part 2 of the Design Guide (Extensions and Alterations to Dwellings).

#### v. Appearance (Materials)

##### The texture, colour, pattern and durability of materials.

The texture and colour of materials reflects an area's special function and character. The long-term appearance of buildings and their impact on the character of the area is greatly influenced by the type of materials used. It is not just the choice of suitable materials that is important, but also their effective use to ensure new buildings are sympathetic to their setting. Therefore, the choice of the right materials and their correct use are a paramount consideration in the design process and should be treated with equal status to the siting, form and design of a new building.

**Ask yourself: Does the development use a palette of materials which relate to its context?**

##### Design Guidelines:

- consider the visual impact of the materials chosen on the architectural features (windows, doors) and built form;
- consider the quality, fixing methods, colour, texture and profile which should reflect the local vernacular. Unlike natural materials, artificial materials tend to be less responsive to weathering, which can impact on the visual appearance of a building and how it 'settles' into the wider streetscape;
- original stone or brickwork should not be rendered, clad or painted as this changes the character of the existing building and can damage original fabric and may lead to damp related problems;
- match or complement the range of materials that are characteristic of the area. There is greater opportunity to introduce innovative materials in individual stand-alone buildings of size and quality;
- avoid the use of uPVC and anodised aluminium replacement windows; timber is a more sustainable and traditional material;
- roof pitches and detailing should relate to the material used. The choice of material is dependent on the character of the area;
- use natural, non-interlocking clay pantiles rather than composite or concrete tiles which can appear thick and heavy, or artificially coloured tiles that can appear stark;
- avoid white or brown uPVC, aluminium or varnished hardwood (reproduction) doors;
- use a limited palette of materials to ensure coherence, particularly on small or infill developments or in sensitive locations such as Conservation Areas;
- use good quality materials for an attractive yet enduring appearance; and
- where appropriate, consider the use of innovative materials and construction, especially where there are sustainability and energy efficiency benefits associated with them.



Traditional materials combine with a good sense of proportion to make attractive new buildings (Egton above, Ainthorpe below)



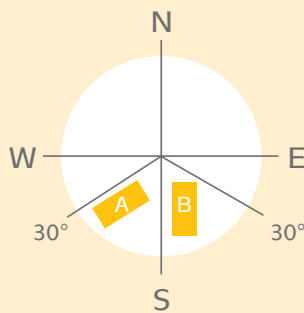
### 3.5 Sustainable Design

The principle of sustainability applies equally to small scale building projects as to larger developments. Good design embodies sustainable practice including choice of materials, construction techniques, building features and flexibility for re-use.

In relation to new developments or re-using existing buildings, some general principles can be followed. In the National Park careful consideration has to be given to the visual impact of development and therefore a compromise may be necessary and not all of the techniques set out below will be appropriate in all locations. Many of the measures will be straightforward to apply, particularly when considered in the early stages of the design process.

#### Siting and Design

Building orientation and design that aims to maximise the benefit of solar gain and daylight is known as Passive Solar Design. For domestic buildings this can contribute as much as 15% of the energy required for heating and lighting.



- To make the best use of natural light buildings should, where possible, be orientated with the windows of the main habitable rooms, usually on the longest side, within 30 degrees of south. In the diagram to the left, house A is positioned with the windows of the main habitable rooms facing within 30 degrees of south and will therefore be able to make the most out of the sun light. House B however, with the main rooms facing east or west, will not be able make as much use of the sun light.
- Consider locating ancillary accommodation such as bathrooms, toilets, stairways and storage areas to the north of the building.
- Windows should not be overshadowed.
- Shadowing of windows of existing and neighbouring properties should be avoided or minimised.
- For commercial uses where it is necessary to reduce heat levels windows on the southern elevation should be minimised.
- Garages and storage buildings should be used as thermal barriers and placed on the edge of the northern elevations of the building. Landscaping can also act as a thermal barrier.

#### Re-using existing buildings

- Existing buildings and previously used land should be re-used (in the context of current planning policies) or incorporated into the scheme where possible.
- Re-use existing materials from the site wherever possible.
- Where the materials from existing buildings cannot be re-used they should be disposed of to a recognised salvage operator.
- Buildings should be flexible and adaptable for future alternative uses.

#### Materials

- If there are no suitable materials on-site use reclaimed items from a local source where possible. Make sure you use an approved source – architectural theft is a growing problem. Use of local materials not only reduces the effects of transport but also helps to sustain local businesses and skills.
- Where new materials are required consider whether they have been made from recycled products and use locally produced items wherever possible. Non-local materials may not perform as well in our climate, and may need replacing more often.



Redundant agricultural buildings should be re-used where possible



Lime mortar

- Use native hardwoods and softwoods from sustainable sources wherever possible. Look for the Forest Stewardship Council symbol. Further information can be obtained from [www.fsc.org](http://www.fsc.org).
- Materials should be considered in terms of their whole life cost including their ability to be repaired and re-used.
- Use materials that can be re-used or recycled, that require low levels of maintenance and that have a long life.
- Avoid the use of uPVC. It is not a traditional material and maintenance free often means 'not possible to maintain' or repair. Windows or doors with only minor damage often have to be wholly replaced.
- Use a lime mortar which helps to conserve the stone. This reduces the likely need to replace the stone in the longer term and makes it easier for the stone to be re-used.
- Consider the level of embodied energy (i.e. energy required in production) in materials. Wood, lime, stone, sheep's wool and straw have a low level of embodied energy, whereas uPVC, cement, steel, concrete and bricks have a high level of embodied energy.

### Energy Efficiency

You should consider from the outset how energy will be used. Energy efficiency helps to reduce carbon emissions and save on energy costs. For new development energy efficiency is primarily controlled through the Building Regulations and advice should be obtained from your District or Borough Council in this respect. However the list below can be used as a starting point:

- Reduce the need for energy by making the most of the sun's heat and light.
- Install rooflights or sun pipes where this will not harm the historic environment or impact upon important views.
- Ensure the building is well insulated.
- Use double or triple glazing where possible. In some historic building extensions and conversions this won't be appropriate and secondary glazing or other forms of insulation should be used instead.
- Reduce the need for cooling through the use of natural ventilation. Consider the use of renewable energy to provide for cooling as well as heating/electricity needs.
- Ensure that heating and cooling systems can be controlled effectively ensuring energy is not wasted.
- Use energy efficient lighting and appliances.
- If you are re-using an existing building, are there opportunities to make the building more energy efficient?

### Renewable Energy

When designing proposals, consideration should be given to whether renewable energy generation could be incorporated within the development. Smaller scale technologies that can be incorporated into building design are most relevant here, however the duty to protect the National Park landscape may preclude them in certain situations and alternative technologies should be looked at. Applicants should consult the Renewable Energy Supplementary Planning Document.

Solar panels incorporated into the redevelopment of the building (Lockton Youth Hostel)



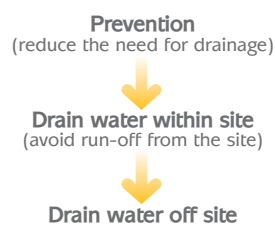
### Water and Drainage

The process of supplying water to homes and businesses uses significant amounts of energy. Furthermore, a lot of rainwater is unnecessarily wasted and much of this can contribute to the problems of flooding.

The design of the development should make good use of water by:

- Incorporating methods of collecting rain water, such as water butts, for use on site.
- Consider the use of greywater recycling systems which take used water for use elsewhere (for example, using bathwater to water the garden).
- Incorporate installations which reduce the use of water (the Building Control department of your local Council will be able to advise).

Sustainable drainage can be presented as a hierarchy:



Prevention should be the first priority with draining water off site considered as a last resort. In reality a combination of these solutions may be appropriate but as much water as possible should be dealt with at the higher levels.

The need for drainage and the impact of run-off should be reduced by:

- Minimising the area of hard surfaces.
- Using gravel instead of paved surfaces – this enables the water to drain away more naturally.
- Installing water butts to enable the collection of rainwater for use on-site.
- Ensuring that potential contaminants can be protected from washing into water courses for example through the use of canopies and internal storage.
- Incorporating filters so that contaminants can be removed before reaching the water course.
- Minimising directly connected areas – avoid draining roofs onto paved areas.



Sustainable Drainage Systems seek to manage water in as natural a way as possible. Sustainable Drainage Systems manage run-off from development reducing the risk of flooding on-site and elsewhere, reducing impacts on water quality and can also act to provide amenity features. Sustainable Drainage Systems should be incorporated within the design of all new developments wherever appropriate. Types of sustainable drainage systems that can be incorporated on site include:

<b>Swales and filter strips</b>	Filter strips are gently sloping areas of vegetated land which drain water evenly from impermeable areas. Swales are long vegetated shallow channels which drain water in a similar way. Local wild grass and flower species can be introduced to filter strips and swales for visual interest and to provide a wildlife habitat.
<b>Permeable areas</b>	Filter drains and permeable surfaces store water underground letting it drain evenly into the water course. A permeable surface could be a grassed area, gravelled area, reinforced grass, or paving blocks or continuous surfaces with gaps or holes (possibly filled with gravel) to allow water to drain away. A filter drain is an underground pipe which takes the water away.
<b>Infiltration</b>	<p>Infiltration devices drain water directly into the ground. The principle is that run-off is stored and then evenly released into the ground. They may be used at source or the run-off can be taken to the infiltration area via a pipe. There are various types including soakaways, infiltration trenches, infiltration basins, swales, filter drains and ponds.</p> <p>Infiltration systems can be used as playing fields, recreational areas or public open space. Infiltration basins can be planted with trees, shrubs and other plants, improving their visual appearance and providing habitats for wildlife.</p>
<b>Basins and ponds</b>	Basins are areas for storage of surface runoff that are free from water in dry conditions. The basin can be a natural flood plain or a vegetated basin. Ponds contain water in dry weather and can hold more in wet weather. Basins and ponds can also act as amenity features through planting.



Simple but discreet and convenient bin storage

## Waste

### Construction

- Waste produced during the construction process should be re-used or recycled.
- For larger schemes, you may be asked to produce a waste management plan.

### Operation

There should be adequate space for the storage of recycling and waste bins, including compost bins. This applies equally to residential and commercial developments. The storage space should be of sufficient size and shape to contain and where possible screen the bins and containers provided by the District or Borough Council. This should be designed and sited with sensitivity to ensure that the bins and storage area are not obtrusive in views into the site. Consideration must be given to the moving of facilities to the roadside for collection.

(For further information on sustainable design matters refer to Appendix B)

## 4 Other Statutory Considerations

There are areas and buildings within the National Park that have additional specific designations, which must be taken into account in the design of new development. In some instances additional approvals might be required for certain development proposals so it is important to satisfy yourself as to whether or not any of the following situations are applicable to your proposal.

### 4.1 Conservation Areas

There are currently 42 Conservation Areas<sup>5</sup> in the National Park which are ‘**areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance**’<sup>6</sup>.

The distinctive character of individual Conservation Areas is derived from interrelated features including street patterns, the layout of buildings, open spaces, boundary features, trees and materials. If special features of a Conservation Area are to be retained, it is imperative that any new development respects these distinctive qualities.

In due course, the Authority plans to publish Conservation Area Assessment and Management Plans for each Conservation Area, which will assess their history and development, local architecture and individual qualities and include proposals for improvement and enhancement, having regard to this Design Guide.

#### Article 4 Directions

Article 4 Directions remove the right for certain ‘permitted development’. This means that planning permission is required for some work that could previously be carried out without applying for consent. Thirty eight of the current forty two conservation areas within the National Park are subject to an Article 4 Direction (refer to Table 1 in Section 2.2).

Article 4 Directions are a means by which the Authority can proactively work with property owners to try and minimise the loss of traditional details and encourage the replacement of inappropriate features with those more suitable to the age and style of the property and the surrounding area – both for the benefit of individual owners and the overall character of the Conservation Area.

Further information and advice on conservation areas and Article 4 designations can be obtained from the Authority’s Building Conservation Officer (see Appendix B).

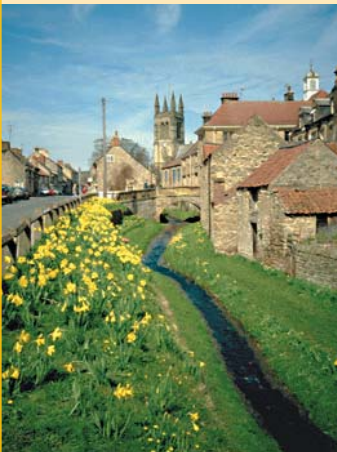
### 4.2 Listed Buildings

Buildings are designated for their special architectural or historic interest and as such are afforded statutory protection under the Planning (Listed Buildings and Conservation Areas) Act 1990.

There are almost 3,000 Listed Buildings in the National Park that contribute to the cultural heritage and landscape character of the area and represent a range of buildings that, once lost, cannot be replaced.

Listing does not mean that a building must be preserved without change forever. However, there are restrictions on what you can do and any alterations which affect its character, either internally or externally as a Listed Building will require Listed Building Consent. This may include major alterations such as extensions but also covers minor works such as altering fireplaces, partitioning a room or re-pointing brickwork.

Photo: Mike Kipling



Castlegate, Historic Helmsley

#### Footnotes:

<sup>5</sup> Refer to Table 1 in Section 2.2

<sup>6</sup> Planning (Listed Buildings and Conservation Areas) Act 1990



Listed Building,  
Appleton-le-Moors

Any extensions or alterations should respect and compliment the special historic and architectural character of the building in terms of materials and detailing. Buildings and boundary walls within the grounds of a Listed Building that were built before 1948 are also protected.

Repairs using traditional materials and building techniques on a 'like-for-like' basis will not usually require consent but you are advised to check with the planning section before starting work. Replacement windows will require consent to ensure that hand made glazing and historic mouldings are incorporated into the design were appropriate. It is a criminal offence to alter, extend or demolish a Listed Building without the necessary consent or to carry out work not in accordance with a consent already granted. Failure to obtain consent prior to the initiation of any works could result in a prosecution and fine of both the owner and the contractor. If in any doubt, always check with the Building Conservation Officers first.

It is the Authority's intention to produce a separate Planning Advice Note to specifically cover repairs and alterations to Listed Buildings.

If you have any queries or would like further detailed advice about repairs, maintenance and alterations to Listed Buildings please contact the Authority's Building Conservation Officer (see Appendix B).



Where appropriate,  
footpaths should be  
considered in the  
design process

#### 4.3 Public Rights of Way

The view and appearance of a development from public rights of way can affect the enjoyment of the special qualities of the National Park. Where public rights of way cross a site, their incorporation into a development scheme should be a consideration so as not impinge on people's ability to enjoy the open countryside.

In these situations, the ability to link the site to the surrounding countryside and near by settlements should be regarded as an opportunity and potential benefit to the proposal. Where possible, public rights of way should retain their route alignment and in a design context, be treated to suit the character of the site so as to provide an attractive, accessible and secure route for all users.



Prominent trees  
can contribute to  
local amenity

#### 4.4 Trees and Landscape

More often than not, the issue of trees and landscaping is an 'after thought' in the design of new development schemes. The presence of trees on or close to development sites should be taken into account at an early stage in the design process to allow buildings to settle and blend into the landscape seamlessly.

Existing landscape features that contribute to a particular space or place should be incorporated into the design process – particularly where it is of ecological, aesthetic or functional significance.

Established trees should be retained where possible to help to 'mature' new development sites. Where appropriate, the Authority will serve Tree Preservation Orders to protect individual or groups of trees which contribute to landscape character or local amenity.

Further detailed advice relating to trees and the landscape can be found in Part 3 of the Design Guide.





Long eared bat –  
protected by law  
(John Altringham)

#### 4.5 Wildlife Conservation

Wildlife conservation is part of the first purpose of all National Parks. The North York Moors National Park contains many areas that have been specifically designated on the basis of the flora and fauna that they support. These include Special Protection Areas, Special Areas of Conservation, Sites of Special Scientific Interest, National Nature Reserves and a Local Nature Reserve. However, important habitats and species exist across the whole of the National Park.

All British bat species and nesting birds, plus many other species are protected by law. Many buildings and the landscape surrounding development are home for many different protected species. In granting planning permission, the Authority has to be satisfied that any protected species likely to be affected by a proposal are protected and that adequate mitigation measures are in place to ensure this. This might involve the need for appropriate surveys to be undertaken at a site to establish the presence (or otherwise) of bats or wild birds and in some cases, the requirement for a licence.

Further advice and guidance can be obtained from the Authority's Senior Ecology Officer (see Appendix B). Reference should also be made to the Authority's Planning Advice Note 2, 'Planning & Biodiversity'.

#### 4.6 Archaeology

A Scheduled Monument is defined in the Ancient Monuments and Archaeological Areas Act 1979 and the National Heritage Act 1983 as a protected archaeological site or historic building of national importance. Under the guidance of English Heritage, the Department of Culture, Media and Sport (DCMS) are responsible for identifying and scheduling (registering) new sites, as well as ensuring that scheduled sites are protected.

The North York Moors has a rich archaeological and historical landscape with over 12,000 known sites and features, over 800 of which are protected as Scheduled Monuments (historic assets). These represent a finite and non-renewable resource that can be easily damaged or destroyed by development. Once lost, they cannot be replaced.

Archaeological  
mitigation prior  
to development  
in Helmsley





In addition to any planning consent which may be required in relation to works affecting a Scheduled Monument, consent is also required for any works resulting in:

- the demolition, destruction or damage to a Scheduled Ancient Monument
- removing, repairing, altering or adding to a Scheduled Ancient Monument
- flooding or tipping on land in, on or under a Scheduled Ancient Monument

If a building is both Scheduled and Listed, ancient monuments legislation takes precedence, by virtue of Section 61 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and scheduled monument consent rather than Listed Building Consent is required for works.

English Heritage has prepared Guidance Notes to assist applicants in preparing appropriately detailed applications, particularly those involving archaeological excavation. Further details can be obtained directly from English Heritage (refer to Further Information in Appendix B).

The Authority, through its Archaeological Conservation Officers, provides information and advice relating to the archaeology of the National Park, and also maintains the Historic Environment Record. The latter, together with subsidiary databases, provides information on recorded sites and finds within the National Park, and these are subject to continuous enhancement.

**If you are unsure whether or not your proposal might adversely affect an archaeological site or feature, you are strongly advised to consult with the National Park's Senior Archaeologist at an early stage.**

## 4.7 Building Regulations

The Building Regulations (the Regulations) are made under powers provided in the Building Act 1984, and apply in England and Wales. They exist to ensure the health and safety of people in and around all types of buildings (i.e. domestic, commercial and industrial). They also provide for energy conservation, and access to and use of buildings.

Building Regulations  
may influence your  
design



Matters relating to the Building Regulations are dealt with by the relevant District Council and not the National Park Authority.

The various 'parts' of the Regulations deal with individual aspects of building design and construction ranging from structural matters, fire safety, and energy conservation to hygiene, sound insulation, and access to and use of buildings.

The requirements within each part set out the broad objectives or functions which the individual aspects of the building design and construction must set out to achieve. They are therefore often referred to as 'functional requirements' and are expressed in terms of what is 'reasonable', 'adequate', or 'appropriate'. Not all the functional requirements may apply to your building work, but all those which do apply **must be complied with** as part of the overall process of complying with the Building Regulations.

Of particular significance is 'Part M' of the Regulations, which encompasses the needs and requirements of disabled people in terms of accessing public buildings. The requirements of Part M apply to:

- Newly erected non-domestic buildings or dwellings.
- Existing non-domestic buildings extended or undergoing a 'material alteration' (i.e. where works affect the structure, means of escape and fire spread, fire fighting access, and access to and use of the building).
- Where an existing building (or part of) undergoes a 'material change of use' to a hotel/boarding house, an institution, a public building or a shop.

**It is important to remember that Building Regulations may influence whether or not particular aspects of your proposed design, particularly those of a more innovative nature, are feasible as part of a development.**

Building Regulations approval is a separate matter from obtaining planning permission for your work. Similarly, receiving any planning permission<sup>7</sup> which your work may require is not the same as taking action to ensure that it complies with the Building Regulations.

For further detailed advice on Building Control matters you are strongly encouraged to contact the Building Inspector at your local authority (see Appendix B).

*Footnotes:*

<sup>7</sup> If you receive Listed Building consent for your development and you are asked to change the design or materials by your Building Control Officer, you may need to re-apply for a variation to your original consent. In this instance you are advised to speak to the Building Conservation Officers prior to any submitted changes.

## 5 Application Submission Requirements

### 5.1 Design and Access Statements

Introduced as a result of legislative changes to the planning system in August 2006, the preparation of a **design and access statement** is now a statutory requirement in addition to the normal plans and forms required to be submitted in support of a planning application in the National Park.

#### What is a design and access statement?

A design and access statement is a structured way of describing the thought process that has led to the development proposal, and to explain and justify how you have arrived at a particular design and how it will be accessible to all users. Whilst there is no set format for the design component, the most useful statements are likely to include written elements together with illustrative sketches, drawings and photographs. The length and detail of a statement will vary and depend largely upon the size and complexity of the proposal. Statements may range from as little as two pages for a small domestic development to a substantial detailed report for a large scale proposal.

Statements will not only explain the submitted proposal, but will tell the story of how particular solutions have been arrived at, this can even include rejected ideas and sketches which can be useful to justify selected options.

#### Why do we have design and access statements?

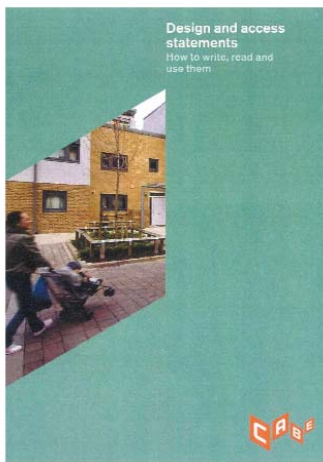
A design and access statement will help the Authority, neighbours, public and you to:

- consider your proposals against design policy (see Section 1.2) and guidance;
- fully understand the design principles of your proposals;
- realise how your development will fit into, and/or enhance the area;
- discuss the design of your proposals in a more productive way;
- decide whether your proposal is likely to be acceptable.

Statements help ensure that the main issues influencing your design are explained in a clearer, structured and visual way. This makes it easier for people who need to be consulted to understand what you are trying to achieve, and any site or other limitations affecting your chosen design. It helps planning officers assess your proposals more quickly and reduces the need for costly and time consuming redesign.

#### When is a design and access statement needed?

There is a requirement to submit design and access statements with **all** applications for planning permission and listed building consent in the National Park. The only exception to this are those applications involving only a material change of use of land and buildings and those relating to engineering or mining operations.



Guidance on design and access statements is available from CABE

Whilst outline planning permission can still be sought where the erection of buildings is involved and you want to establish whether the principle of development is acceptable in a particular location, a statement will still be required with the application. The minimum additional information should clearly set out the proposed use, the amount of development, the layout, scale and access points to the site.

### What do I include in a design and access statement?

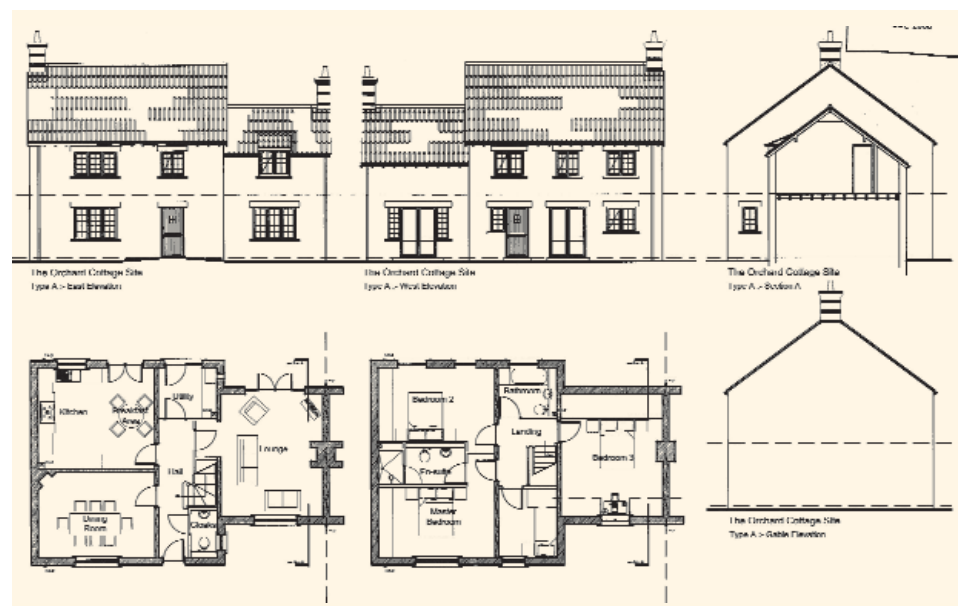
There are two distinct components to a design and access statement:

#### a) the design principles and concepts

References should be made to what has brought about:

- i. the **amount** of development applied for: why the particular number of houses are proposed, why an extension is needed, why a particular number of chalets are required or why the amount of commercial floor space is required;
- ii the **layout** chosen: including an explanation as to why the buildings, routes and open spaces within the development have been laid out as shown, in relation to each other and to buildings and spaces outside the development, and why the layout chosen is expected to create a safe and successful place;
- iii the **scale** of the buildings: why is a development the height, width and length proposed?;
- iv the **landscaping** proposals: what has led to the hard and soft landscaping proposals including fences and walls, gardens, courts, existing or proposed planting and other amenity features;
- v the **appearance** of the development scheme: what has been taken into account in determining the visual impression the proposals are intended to make including design, materials, lighting, etc;
- vi the proposals in their **context**: how the design of the development has taken account of the physical, social, economic and policy context; and
- vii the integration of the principles of sustainable design – including how energy and resource use will be minimised, how the development will interact with biodiversity and how consideration has been given to flood risk.

Detailed drawings assist in the assessment process





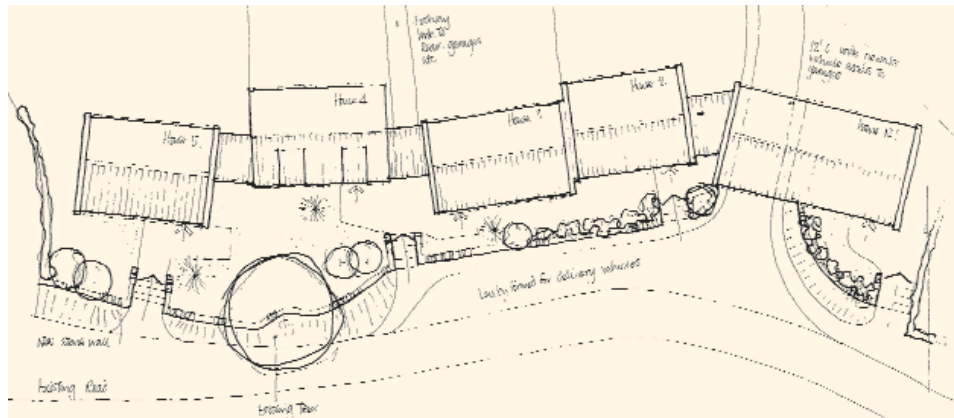


Statements can be supported by sketches, drawings & photographs

b) issues relating to access

Access issues must also be referred to and explain:

- i. the **principles** adopted towards access issues;
- ii how any **specific issues** which might affect access to the development have been addressed;
- iii how **users** of the development will be able to gain access from the existing transport network;
- iv why the main **points of access** to the site and the layout of routes within the site have been chosen.



For small scale domestic developments this may involve just access to the building itself, but for other larger types of development it will also more than likely involve access to the local road network and public transport routes.

The needs of all users of the development should be taken into account and as such, the statement should show how it complies with the Disability and Discrimination Act.

If your proposal involves a Listed Building, your statement should also show how it takes account of:

- the historic and special architectural importance of the building;
- the physical features that justify its designation as a listed building, and
- its setting.

**What happens to my application if I do not submit a design and access statement?**

**IF A DESIGN AND ACCESS STATEMENT IS NOT SUBMITTED WITH YOUR APPLICATION, IT WILL NOT BE REGISTERED AND VALIDATED AND THEREFORE CANNOT BE CONSIDERED BY THE AUTHORITY.**

**Further information**

Further guidance and advice on the process of producing design and access statements can be found in the Communities and Local Government Circular 01/2006, 'Guidance on changes to the Development Control System' and the Commission for Architecture and the Built Environment's publication, 'Design and Access Statements: How to write, read and use them', (2006).

## 5.2 Design Negotiations

Discussions relating to design matters, whether formal or informal, will be based on the policies that are contained in the development plan and the advice advocated in the Design Guide.

The Authority encourages and welcomes discussions on development proposals prior to the submission of a formal planning application. Whilst there is no right or wrong way to prepare a scheme, planning officers can advise prospective applicants whether or not their proposals are likely to conform with the relevant policies of the Local Development Framework and identify any design problems that might need addressing at an early stage.

Pre-application discussions can also minimise the risk of delay in the processing and assessment of an application by identifying whether or not other additional consents or approvals are needed for the proposal. In some cases it might be necessary to submit brief written details and sketch details to explain the proposal.

Pre-application discussions are confidential but may involve consultations with other agencies where considered appropriate.

Further details relating to the submission and decision-making process of a formal planning application can be found in the Authority's leaflet, '*Planning in the National Park*' (July 2007).

## 5.3 Submission Documents

Submitting the correct documents is a crucial part of the application process and can assist in the time taken to determine an application. Using the advice and guidance set out in the Design Guide should assist in producing a comprehensive and detailed application.

When you are ready to submit a planning application, the Authority will need **adequate plans and drawings** to assess the design. The checklist below sets out the documentation which is likely to be required for a full planning application.

### Document Checklist

- Application forms (x4), including a completed, signed and dated Certificate of Ownership (A, B, C or D) and a completed Agricultural Holdings Certificate
- A Location Plan (x4) that is at a scale of **1:2500** or **1:1250** with your application site edged in **red** and any other land in your ownership edged in **blue**
- Design and Access Statement (x4)
- Existing site layout plans at a scale of 1:500, 1:200 or 1:100 showing the site in relation to existing buildings and site boundaries. The plan should indicate where existing features of the site are located, including existing buildings, trees, means of access and type of enclosure together with the position of any adjacent buildings
- Proposed site layout plans at a scale of 1:500, 1:200 or 1:100

## Document Checklist

- Existing and proposed elevations and floor plans to a scale of 1:50 or 1:100
  - Existing and proposed site sections and finished floor level and site levels to a scale of 1:50 or 1:100
  - Application fee
  - Copies of any pre-application correspondence with the Authority
- \* All plans should be dated, numbered and show a north point

Some types of applications require further detailed information to be submitted with the application to ensure that decisions are made on as fully an informed basis as possible. An explanation of particular requirements is set out below.

- Statements of need for agricultural dwellings are to assess whether the need is essential.
- Structural Surveys for traditional building conversions are to ensure the building is suitable for conversion and is not likely to result in a whole new building.
- Bat Surveys for some buildings, most often barn conversions or demolitions, where known bat roosts are close, applications involving bridges/kilns/caves or similar are to ensure that nature conservation interests of which bats tend to be the most commonly affected species are not unduly affected by development.
- Flood Risk Assessment for development within river flood zones 2 and 3 and coast floodplains to ensure the implications of flooding are satisfactorily addressed.
- Tree Survey/Arboricultural Statements for development affecting trees subject of a Tree Preservation Order (TPO) or significant trees on/adjacent to development sites to ensure tree preservation issues are properly addressed.
- Non-mains drainage assessments for new dwelling proposals envisaging private foul drainage arrangements.

The need (or otherwise) for additional or supplementary information to support an application and the extent of the detail required should be discussed with the planning officer at an early stage in the development of the proposal.

Application forms are available from the National Park offices in Helmsley or downloaded from the Authority's website ([www.moors.uk.net](http://www.moors.uk.net)). Applications can also be submitted on-line via the National Planning Portal website ([www.planningportal.gov.uk](http://www.planningportal.gov.uk)).

Notes are also available from the Authority to assist with the completion of the forms and additional help is always available from the Development Control Administration team.

If you would like to find out more about the planning system generally, contact the online Planning Advice Service at the National Planning Portal website.

### VALIDATION CHECKLIST HOUSEHOLDER APPLICATIONS for extensions, detached outbuildings and other alterations to existing dwellings



Please complete the attached checklist to indicate what you have included with your application. All plans should include paper scale, key dimensions and scale.

STANDARD REQUIREMENTS: (1 signed and 3 copies to be supplied unless the application is submitted electronically)		
Completed application form	YES <input type="checkbox"/>	N/A <input type="checkbox"/>
Classified Certificate of Ownership, A, B, C or D as required by Article 7 of the Town and Country Planning (General Development) (Provisions) Order 1988	YES <input type="checkbox"/>	N/A <input type="checkbox"/>
Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development) (Provisions) Order 1988	YES <input type="checkbox"/>	N/A <input type="checkbox"/>
Location Plan at a scale of 1:2500 or 1:1250 with your application site edged out and any other land in your ownership edged in blue	YES <input type="checkbox"/>	N/A <input type="checkbox"/>
Existing site layout plans at a scale of 1:500, 1:200 or 1:100 showing the site in relation to existing buildings and site boundaries. The plan should include where existing features of the site are located including existing buildings (indicating proposed demolitions), trees (identifying any proposed felling), areas of mow and type of enclosure (wall, fence, hedgerow) next to the site adjacent properties/roads	YES <input type="checkbox"/>	N/A <input type="checkbox"/>
Proposed site layout plans at a scale of 1:500, 1:200 or 1:100	YES <input type="checkbox"/>	N/A <input type="checkbox"/>
Existing and proposed elevations to a scale of 1:50 or 1:100 Requirements dependent on position of elevation eg. no front elevation required for rear extension etc.	YES <input type="checkbox"/>	N/A <input type="checkbox"/>
Existing and proposed floor plans to a scale of 1:50 or 1:100 If proposed development above the existing roof	YES <input type="checkbox"/>	N/A <input type="checkbox"/>
Roof Plans to a scale of 1:50 or 1:100 If proposed development above the existing roof	YES <input type="checkbox"/>	N/A <input type="checkbox"/>
Existing and proposed site sections and finished floor level and site levels to a scale of 1:50 or 1:100	YES <input type="checkbox"/>	N/A <input type="checkbox"/>
Design and Access Statement	YES <input type="checkbox"/>	N/A <input type="checkbox"/>
Manufacturers specifications/notes, for proposals incorporating plastic/insulation (swimming pools/airbed bases)	YES <input type="checkbox"/>	N/A <input type="checkbox"/>
Application fee These cannot be returned (Schedules of Fees Checksum etc to be made payable to NYP/PA)	YES <input type="checkbox"/>	NOT <input type="checkbox"/>

# Appendix A: Key Core Strategy and Development Policies

## CORE POLICY A

### Delivering National Park Purposes and Sustainable Development

The Local Development Framework seeks to further the National Park purposes and duty by encouraging a more sustainable future for the Park and its communities whilst conserving and enhancing the Park's special qualities. Priority will be given to:

1. Providing a scale of development and level of activity that will not have an unacceptable impact on the wider landscape or the quiet enjoyment, peace and tranquillity of the Park, nor detract from the quality of life of local residents or the experience of visitors.
2. Providing for development in locations and of a scale which will support the character and function of individual settlements.
3. Maintaining and enhancing the natural environment and conditions for biodiversity and geodiversity.
4. Conserving and enhancing the landscape, settlement, building features and historic assets of the landscape character areas.
5. Applying the principles of sustainable design and energy use to new development.
6. Enabling the provision of a choice of housing that will meet the needs of local communities in terms of type, tenure and affordability.
7. Strengthening and diversifying the rural economy and providing tourism based opportunities for the enjoyment and understanding of the Park's special qualities.
8. Enabling access to services, facilities, jobs and technology whilst minimising the environmental impacts of transport.

## CORE POLICY G

### Landscape, Design and Historic Assets

The landscape, historic assets and cultural heritage of the North York Moors will be conserved and enhanced. High quality sustainable design will be sought which conserves or enhances the landscape setting, settlement layout and building characteristics of the landscape character areas identified in the North York Moors Landscape Character Assessment. Particular protection will be given to those elements which contribute to the character and setting of:

1. Conservation Areas
2. Listed Buildings
3. Historic Parks and Gardens
4. Scheduled Monuments and other sites of archaeological importance

The re-use of buildings of architectural and historic importance which make a positive contribution to the landscape and character of the National Park will be encouraged.



#### **DEVELOPMENT POLICY 4**

##### **Conservation Areas**

Proposals for development within or immediately adjacent to a Conservation Area will only be permitted where they preserve or enhance the character and appearance or setting of the area and where:

1. Buildings and features, including open spaces, water courses, trees, hedges, walls and railings that make a significant contribution to the character and appearance of the Conservation Area are retained and respected.
2. The scale, proportions, design detailing and materials of the development respect the existing architectural and historic context with reference to:
  - a. the form, scale, proportions, design detailing and materials of traditional buildings.
  - b. historic plot boundaries and layouts.
  - c. traditional street patterns.
  - d. the relationship between buildings and spaces.
  - e. views into and out of the area.
3. In cases where the demolition of a feature or building that makes a positive contribution to the character and appearance of the Conservation Area is proposed, there is an overriding justification for the proposal.

#### **DEVELOPMENT POLICY 5**

##### **Listed Buildings**

Proposals for the alteration, extension or change of use of a Listed Building or the construction of any structure within its curtilage will only be permitted where they will not have an unacceptable impact on the special historic or architectural interest of the building.

Any development which would have an unacceptable impact on the setting of a Listed Building will not be permitted.

Proposals for the demolition of a Listed Building will not be permitted unless there is overriding justification to warrant this.

## Appendix B

# Further Advice and Information

Further advice and information on the various matters discussed in the Design Guide can be obtained from the following sources.

### North York Moors National Park Authority:

#### North York Moors National Park Authority

The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP

Tel: 01439 770657  
Fax: 01439 770691

Email: [info@northyorkmoors-mpa.gov.uk](mailto:info@northyorkmoors-mpa.gov.uk)  
Website: [www.moors.uk.net](http://www.moors.uk.net)

Senior Archaeological Conservation Officer  
Contact: [Conservation@northyorkmoors-mpa.gov.uk](mailto:Conservation@northyorkmoors-mpa.gov.uk)

Building Conservation Officer  
Contact: [buildingconservation@northyorkmoors-mpa.gov.uk](mailto:buildingconservation@northyorkmoors-mpa.gov.uk)

Senior Ecology Officer  
Contact: [Conservation@northyorkmoors-mpa.gov.uk](mailto:Conservation@northyorkmoors-mpa.gov.uk)

Trees and Woodland Officer  
Contact: [Conservation@northyorkmoors-mpa.gov.uk](mailto:Conservation@northyorkmoors-mpa.gov.uk)

Development Control  
Contact: [dc@northyorkmoors-mpa.gov.uk](mailto:dc@northyorkmoors-mpa.gov.uk)

Planning Policy  
Contact: [policy@northyorkmoors-mpa.gov.uk](mailto:policy@northyorkmoors-mpa.gov.uk)

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### Other General Statutory Bodies:

#### English Heritage

Yorkshire Region  
37 Tanner Row  
York, YO1 6WP

Tel: 01904 601901  
Email: [customers@english-heritage.org.uk](mailto:customers@english-heritage.org.uk)  
Website: [www.english-heritage.org.uk](http://www.english-heritage.org.uk)

#### Useful Publications:

- Building in context: New development in historic areas, 2001 published with the Commission for Architecture and the Built Environment (CABE)
- Building Regulations and Historic Buildings, May 2002.

- Window comparisons, October 1994.
- Climate Change and the Historic Environment, January 2006.
- Door and window furniture, February 1997.
- Easy Access to Historic Buildings, July 2004.
- Easy Access to Historic Landscapes, October 2005.
- Enabling Development and the Conservation of Historic Assets, June 1999.
- Timber sash windows, February 1997.

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**Environment Agency**

Rivers House  
21 Park Square  
South Leeds  
LS1 2QG

Tel: 08708 506 506

Email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)

Website: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

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**Natural England**

Yorkshire & Humber Region  
Government Buildings,  
Otley Road,  
Lawnswood,  
Leeds,  
LS16 5QT

Tel: 0113 230 3750

Fax: 0113 230 3790

Email: [enquiries.yorkshumber@naturalengland.org.uk](mailto:enquiries.yorkshumber@naturalengland.org.uk)

Website: [www.naturalengland.org.uk](http://www.naturalengland.org.uk)

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**Sustainable Design:****Sustainable Homes**

<http://www.sustainablehomes.co.uk/>

**Code for Sustainable Homes**

[www.planningportal.gov.uk/uploads/code\\_for\\_sust\\_homes.pdf](http://www.planningportal.gov.uk/uploads/code_for_sust_homes.pdf)

**Sustainable Design**

[www.breeam.org/](http://www.breeam.org/)

**Energy Efficiency and Renewable Energy:**

[www.est.org.uk](http://www.est.org.uk)

[www.lowcarbonbuildings.org.uk](http://www.lowcarbonbuildings.org.uk)

**Water and Drainage:**

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

[www.ciria.org/suds](http://www.ciria.org/suds).

**Biodiversity:**

Planning Advice Note 2 – ‘Planning and Biodiversity’ (NYMNPA)

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**Yorkshire Wildlife Trust:** [www.yorkshire-wildlife-trust.org.uk](http://www.yorkshire-wildlife-trust.org.uk)

**Tees Valley Wildlife Trust:** [www.wildlifetrust.org.uk/teesvalley](http://www.wildlifetrust.org.uk/teesvalley)

**North and East Yorkshire Ecological Data Centre:** [www.neyedc.co.uk](http://www.neyedc.co.uk)

**Biodiversity information is also available at:** [www.ukbap.org](http://www.ukbap.org).

**Waste:**

[www.rethinkrubbish-northyorkshire.com](http://www.rethinkrubbish-northyorkshire.com)

[www.redcar-cleveland.gov.uk/recycling](http://www.redcar-cleveland.gov.uk/recycling)

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### Further Design Guidance:

**Commission for Architecture and the Built Environment (CABE)**

[www.cabe.org.uk](http://www.cabe.org.uk)

**Secured by Design**

[www.securedbydesign.com](http://www.securedbydesign.com)

**Design for Homes**

[www.designforhomes.org/](http://www.designforhomes.org/)

**RUDI (Resource for Urban Design Information)**

[www.rudi.net/](http://www.rudi.net/)

**Design and Access Statements:**

Further guidance and advice on the process of producing design and access statements can be found in the Department for Communities and Local Government Circular 01/2006, 'Guidance on changes to the Development Control System' and the Commission for Architecture and the Built Environment's publication, 'Design and access statements: How to write, read and use them', (2006).

**Useful Publications:**

- 'By Design – Urban Design in the Planning System: Towards Better Practice', DETR / CABE (2000) London: Thomas Telford.
- Design Bulletin 32: Residential Roads and Footpaths', DOE / DTp (1992) London: HMSO.
- 'Safer Places. The Planning System and Crime Prevention', DTLR (2004)

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### Planning General:

**Department for Communities and Local Government**

[www.communities.gov.uk](http://www.communities.gov.uk)

**The Planning Portal: The Governments 'gateway' to planning information**

[www.planningportal.gov.uk/](http://www.planningportal.gov.uk/)

**Useful Publications:**

- Planning Policy Guidance Notes (PPGs) and Planning Policy Statements (PPS) Available at: <http://www.communities.gov.uk/index.asp?id=1143802>
- 'Places, Streets & Movement', (1998) London: DETR.



### Historic Buildings Advice:

#### Institute of Historic Building Conservation

Jubilee House  
High Street  
Tisbury,  
Wiltshire  
SP3 6HA

Tel 01747 873133  
Fax 01747 871718

Email: [admin@ihbc.org.uk](mailto:admin@ihbc.org.uk)  
Website: [www.ihbc.org.uk](http://www.ihbc.org.uk)

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#### The Society for the Protection of Ancient Buildings (SPAB)

37 Spital Square  
London  
E1 6DY

Tel: 020 7377 1644  
Fax: 020 7247 5296

Email: [info@spab.org.uk](mailto:info@spab.org.uk)

#### Useful Publications:

- Technical Pamphlet 5: Re-pointing stone and brick walling, 2002.
  - Technical Pamphlet 8: The Control of Damp in Old Buildings, 1992.
  - Technical Pamphlet 13: Repair of Wood Windows, 1998.
  - Information sheet 4: The Need for Old Buildings to “Breathe”, 1986.
  - A Stitch in Time: Maintaining Your Property Makes Good Sense and Saves Money published 2002 with the Institute of Historic Building Conservation (IHBC).
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#### The Georgian Group,

6 Fitzroy Square,  
London  
W1T 5DX

Tel: 087 1750 2936  
Fax: 087 1750 2937

Email: [office@georgiangroup.org.uk](mailto:office@georgiangroup.org.uk)

#### Useful Publications:

- Guide No. 1: Windows, August 2004.
- Guide No. 8: Metal and Ironwork, August 2005.

**Victorian Society**

1 Priory Gardens,  
Bedford Park,  
London  
W4 1TT

Tel: 020 8994 1019  
Fax: 020 8747 5899

Email: [admin@victoriansociety.org.uk](mailto:admin@victoriansociety.org.uk)

**Useful Publications:**

- Leaflet No.1: 'Doors' 1992.
- Leaflet No.6: 'Cast Iron' 2002.
- Leaflet No.9: 'Timber windows' 1999.

**The Ancient Monuments Society**

St Ann's Vestry Hall  
2, Church Entry  
London  
EC4V 5HB

Tel: 020 7236 3934

Email: [office@ancientmonumentsociety.org.uk](mailto:office@ancientmonumentsociety.org.uk) 7236 3934

**Building Control:**

Local Authority Offices

For Building Control matters in Ryedale and Hambleton Districts contact:

North Yorkshire Building Control Partnership  
Suite 2  
Coxwold House  
Easingwold Business Park  
Easingwold  
York  
YO61 3FB  
Tel: 01347 822703  
Fax: 01347 824279  
Email: [buildingcontrol@ryedale.gov.uk](mailto:buildingcontrol@ryedale.gov.uk)

Building Standards Consultancy  
Scarborough Borough Council  
Town Hall  
St. Nicholas Street  
Scarborough  
YO11 2HG  
Tel: 01723 232441  
Fax: 01723 506210  
Email: [Building.Standards@scarborough.gov.uk](mailto:Building.Standards@scarborough.gov.uk)  
Website: [www.scarborough.gov.uk](http://www.scarborough.gov.uk)

Redcar and Cleveland Borough Council  
Building Control Section  
Belmont House  
Rectory Lane  
Guisborough  
TS14 7FD

Telephone: (01287) 612358  
Fax No: (01287) 612367

E-mail: [building\\_control@redcar-cleveland.gov.uk](mailto:building_control@redcar-cleveland.gov.uk)  
Website: [www.redcar-cleveland.gov.uk](http://www.redcar-cleveland.gov.uk)

#### **Other Building Control Related Websites:**

Building for Life  
[www.buildingforlife.org](http://www.buildingforlife.org)

Building Research Establishment  
[www.bre.co.uk](http://www.bre.co.uk)

#### **Useful Publications:**

- Building Regulations: The full set of current Building Regulations Approved Documents can be found at:

[www.communities.gov.uk](http://www.communities.gov.uk)

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### **Archaeology:**

#### **Council for British Archaeology**

St Mary's House  
66 Bootham,  
York  
YO30 7BZ

tel: (0)1904 671417  
fax: (0)1904 671384

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### **Landscape:**

#### **Landscape Institute**

33 Great Portland Street  
London  
W1W 8QG

Tel: 020 7299 4500  
Fax: 020 7299 4501

Email: [mail@landscapeinstitute.org](mailto:mail@landscapeinstitute.org)

#### **Useful publications:**

- 'Guidelines for Landscape and Visual Impact Assessment' (2nd edition). Landscape Institute/IEEMA, (2002) London: Spoon Press.

## Appendix C: Glossary

Wherever possible this document has sought to avoid the use of specialist terminology and jargon. However, it is inevitable that certain phrases and terms are used whose meaning may not be immediately clear. This glossary seeks to define and clarify the meaning of a number of references in the Design Guide. Please contact the Planning Policy Team should any further guidance be required.

### A

- Accessibility** The ability of people to move round an area and to reach places and facilities, including elderly and disabled people, those with young children and those encumbered with luggage or shopping.
- Amenity** A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.
- Article 4 Direction** Direction removing some or all permitted development rights, for example within a Conservation Area or curtilage of a Listed Building. Article 4 directions are issued by local planning authorities.

### B

- Barge Board** Wide board (on older properties often carved) fitted below tiles of overhanging verge to gable. Sometimes known as a verge board.
- Building Control & Regulation** Control exercised through local authorities over the details and means of construction to secure health, safety, energy conservation and access.
- Building Form** The layout (structure and urban grain), density, scale (height and massing), appearance (materials and details) and landscaping of development.
- Building Line** The line formed by frontages of buildings along a street.
- Bulk** The combined effect of the arrangement, volume and shape of a building or group of buildings. Also called massing.

### C

- Character Assessment** An area appraisal emphasising historical and cultural associations.
- Cill** Sloping area below a window or door opening to facilitate rainwater run-off.



<b>Conservation Area</b>	An area designated by a local authority under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as possessing special architectural or historical interest. The Authority will seek to preserve or enhance the character and appearance of such areas.
<b>Context</b>	The setting of a site or area, including factors such as land use, landscape and built form.
<b>Corbell</b>	Projection of stone, brick, timber or metal jutting out from a wall to support a weight – usually guttering.
<b>D</b>	
<b>DCLG</b>	Department for Communities and Local Government (now CLG).
<b>DEFRA</b>	Department for Environment, Food and Rural Affairs.
<b>Design Guide</b>	A document providing guidance on how development can be carried out in accordance with the design policies of a local authority often with a view to retaining local distinctiveness.
<b>Design Policy</b>	Relates to the form and appearance of development, rather than the land use.
<b>Development</b>	The legal definition of development is “the carrying out of building, mining, engineering or other operations in, on, under or over land, and the making of any material change in the use of buildings or other land” (Section 55 of 1990 Act); this covers virtually all construction activities and changes of use.
<b>Development Plan</b>	Sets out a local planning authority’s policies and proposals for the development and use of land and buildings in local planning authority area. The Development Plan consists of the RSS and development plan documents prepared by district councils, unitary authorities, national park authorities and minerals and waste development plan documents prepared by city councils.
<b>Development Plan Documents</b>	Spatial planning documents that are subject to independent examination. Prepared by a local planning authority as part of the Local Development Framework. They include the Core Strategy and Development Policies, Adopted Proposals Map, Site Area Action Plans, together with the Regional Spatial Strategy.
<b>Downpipes</b>	Round or square cast iron or plastic tubing to take water from the gutters to the drainage system.

**E**

**Eaves** Projecting edge of a roof.

**Energy Efficiency** The result of minimising the use of energy through the way in which buildings are constructed and arranged on site.

**F**

**Fascia** Vertical board at eaves level to which guttering is often attached.

**G**

**Gable** Triangular upper part of the wall at the end of a pitched roof.

**Gutters** Open piping at lowest point of roof for the collections of rain water and formed in plastic or cast iron in older properties.

**Grain** See 'Urban Grain'.

**H**

**Hip** External angle formed by roof instead of ending in a gable.

**Human Scale** The use within development of elements that relate well in size to an individual human being and their assembly in a way that makes people feel comfortable rather than overwhelmed.

**L**

**Landscape** The appearance of land, including its shape, form, colours and elements, the way these (including those of streets) components combine in a way that is distinctive to particular localities, the way they are perceived, and an area's cultural and historical associations.

**Lintel** Horizontal beam of timber, stone, etc. bridging an opening across the top of a door or window.

**Listed Building** A building designated by the Secretary of State for Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended, as being a building of special architectural or historic interest.

**Local Development Document** These include Development Plan Documents (which form part of the statutory development plan) and Supplementary Planning Documents (which do not form part of the statutory development plan). LDDs collectively deliver the spatial planning strategy for the local planning authority's area.

**Local Development Framework**

The name for the collection or folder of documents prepared by the local planning authority. It consists of Development Plan Documents, Supplementary Planning Documents, the Statement of Community Involvement. The Local Development Scheme and the Annual Monitoring Report also form part of the local development framework.

**Local Development Scheme**

This is a project plan for the planning department, providing the programme for updating policy documents, creating new policy documents, and outlining the main stages in production, including the opportunities for public involvement.

**Local Distinctiveness**

The particular positive features of a locality that contribute to its special character and sense of place and distinguishes one local area from another.

**M****Massing**

The combined effect of the arrangement, volume and shape of a building or group of buildings. Also called bulk.

**Material Consideration**

A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.

**Mortar**

Mixture of sand, cement, lime and water, used to join stones or bricks.

**Mullion**

Vertical post or upright between a window sill and a window lintel. Usually of stone or pre-cast reinforced concrete.

**N****National Park**

Designated under the National Parks and Access to the Countryside Acts to conserve and enhance their natural beauty, wildlife and cultural heritage; and to promote opportunities for public understanding and enjoyment of their special qualities.

**P****Pantile**

Tile having a curved 'S' shaped profile.

**Parapet**

Sections of wall protruding above the external wallheads, usually with internal parapet gutters behind. In older properties, these are commonly of lead in good quality work. Normally only found in Victorian or older properties.

**Permitted Development**

Permission to carry out certain limited forms of development without the need to make an application to a local planning authority, as granted under the terms of the Town and Country Planning (General Permitted Development) Order.

<b>Planning Policy Guidance (PPG)</b>	Issued by central government setting out its national land use policies for England on different areas of planning. These are gradually being replaced by Planning Policy Statements.
<b>Planning Policy Statement (PPS)</b>	Issued by central government to replace the existing Planning Policy Guidance notes in order to provide greater clarity and to remove from national policy advice on practical implementation, which is better expressed as guidance rather than policy.
<b>Pointing</b>	The mortar filling between stones and bricks in a wall, which has an adhesive and weatherproofing function.
<b>Public Right of Way</b>	Routes over which, even where in private ownership, the public has a right of passage. They comprise byways, which are open to any user; restricted byways, open to any user other than mechanically propelled vehicles; bridleways, which can be used by those on foot, horse or bicycle; and footpaths which are open to those on foot only.
<b>R</b>	
<b>Regional Spatial Strategy</b>	The broad region-wide strategic part of the development plan.
<b>Rendering</b>	Vertical covering of a wall either plaster (internally) or cement (externally), sometimes with pebbledash or stucco finish.
<b>Reveal</b>	The part of the side of a window or door opening that is between the outer surface of a wall and the window or door frame.
<b>Ridgeline</b>	The apex of the roof continued along the length of the roof span.
<b>Roof pitch</b>	Angle at which rafters form an apex from the supporting walls.
<b>Roofscape</b>	A view resulting from a blend of roof pitches, sizes and heights within the built environment.
<b>Rhythm</b>	The line formed by the frontages of buildings along a street, which can be continuous, broken or interrupted.
<b>S</b>	
<b>Sash window</b>	Window frames that slide one in front of the other, usually vertically, although horizontal sashes are a vernacular detail.
<b>Scale</b>	The impression of a building when seen in relation to its surroundings, or the size of parts of a building or its details, particularly as experienced in relation to the size of a person.
<b>Setts</b>	Stone paving blocks, usually granite.



<b>Soffit</b>	The projecting underside of the eaves of a roof.
<b>Supplementary Planning Document</b>	A Supplementary Planning Document is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies contained in the Core Strategy and Development Policies document.
<b>Sustainable Development</b>	A widely used definition drawn up by the World Commission on Environment and Development in 1987: Development that meets present needs without compromising the ability of future generations to achieve their own needs and aspirations.
<b>T</b>	
<b>Tree Preservation Order (TPO)</b>	A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to a tree preservation order may not normally be topped, lopped or felled without the consent of the local planning authority.
<b>Topography</b>	The physical shape of the land.
<b>U</b>	
<b>Urban Grain</b>	The pattern of the arrangement and size of buildings and their plots in a settlement and the size of street blocks and junctions. The layout.
<b>V</b>	
<b>Verge</b>	Edge of a roof which runs from eaves to ridge at a gable (usually cement pointed).
<b>Verge Board</b>	See 'Barge Board'.
<b>Vernacular</b>	The way in which ordinary buildings were built in a particular place, making use of local styles, techniques and materials.
<b>Vernacular Building</b>	A building built without being designed by an architect or engineer or someone with similar formal training, often based on traditional or regional forms.
<b>View</b>	What is visible from a particular point. (Compare to 'Vista').
<b>Village Design Statement</b>	Document produced by a community to identify local character and set out design guidance to help guide new development.
<b>Vista</b>	An enclosed view, usually a long and narrow one.



**North York Moors National Park Authority**  
The Old Vicarage, Bondgate, Helmsley, York YO62 5BP  
Tel: 01439 770657 Fax: 01439 770691  
email: [general@northyorkmoors-npa.gov.uk](mailto:general@northyorkmoors-npa.gov.uk)

[www.moors.uk.net](http://www.moors.uk.net)