

RYEDALE LOCAL PLAN
SUPPLEMENTARY PLANNING GUIDANCE

RYEDALE
RESIDENTIAL DESIGN GUIDE

CONSULTATION DRAFT



Ryedale District Council
1995

PREFACE

The policies on housing development included in the Consultation Draft of the Ryedale Local Plan include:

POLICY H6

WITHIN THOSE SETTLEMENTS WITH DEVELOPMENT LIMITS AS DEFINED ON THE PROPOSALS MAP AND WHERE THERE ARE NO SPECIFIC PROPOSALS IN THE LOCAL PLAN, CONVERSIONS, INFILLING AND SMALL-SCALE RESIDENTIAL DEVELOPMENT WILL GENERALLY BE PERMITTED PROVIDED THAT:-

- (i) THE SITE IS NOT AN IMPORTANT LANDSCAPE FEATURE OR OTHERWISE CONTRIBUTES AS AN OPEN AREA TO THE SPECIAL CHARACTER OF THE SETTLEMENT;
- (ii) THE DEVELOPMENT WOULD BE IN ACCORDANCE WITH POLICY H7 IN SETTLEMENTS WHERE ONLY FRONTAGE DEVELOPMENT WILL BE PERMITTED;
- (iii) THE PROPOSED DEVELOPMENT IS SYMPATHETIC TO THE CHARACTER AND APPEARANCE OF THE LOCALITY IN TERMS OF LOCATION, SCALE, PROPORTIONS, LAYOUT, MATERIALS, DESIGN, DENSITY AND SIZE OF PLOT;
- (iv) THE PROPOSED DEVELOPMENT WOULD NOT CAUSE UNACCEPTABLE HIGHWAY PROBLEMS;
- (v) THE PROPOSED DEVELOPMENT WILL NOT UNACCEPTABLY AFFECT THE EXISTING AMENITIES OF ADJOINING PROPERTIES;
- (vi) THE PROPOSED DEVELOPMENT WILL PROVIDE A SATISFACTORY STANDARD OF RESIDENTIAL AMENITY;
- (vii) THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE DISTRICT COUNCIL'S SUPPLEMENTARY PLANNING GUIDANCE IN THE RYEDALE RURAL DESIGN GUIDE AND THE RYEDALE RESIDENTIAL DESIGN GUIDE;
- (viii) THE SITE IS NOT AN IMPORTANT AREA FOR ITS NATURE CONSERVATION INTEREST WITHIN THE LOCAL SETTLEMENT; AND

PROPOSALS FOR THE DEVELOPMENT OF WINDFALL SITES WITHIN THE SETTLEMENTS WILL ALSO BE PERMITTED PROVIDED THAT THEY MEET THE ABOVE CRITERIA.

POLICY H12

IN LOCATIONS OF VISUAL IMPORTANCE, PROPOSALS FOR RESIDENTIAL DEVELOPMENT, UNLESS SPECIFICALLY DESIGNED TO BE 'OPEN PLAN' IN LAYOUT, WILL BE REQUIRED TO INCLUDE ADEQUATE MEASURES FOR THE PROVISION OF WALLS, FENCES OR HEDGES ALONG THE SITE'S OUTER BOUNDARIES WHERE THOSE BOUNDARIES ARE PROMINENT FROM PUBLIC

AREAS OUTSIDE THE SITE. INTERWOVEN OR OTHER SHORT-LIFE FENCING SHOULD NOT BE USED FOR THESE BOUNDARIES. TO ENSURE THE CONTINUED EXISTENCE OF THE APPROVED BOUNDARY TREATMENT, THE DISTRICT COUNCIL MAY, IN EXCEPTIONAL CIRCUMSTANCES, REMOVE THE PERMITTED DEVELOPMENT RIGHTS OF THE SUBSEQUENT HOUSEHOLDER TO REMOVE THESE BOUNDARIES.

POLICY H20

PROPOSALS FOR NEW RESIDENTIAL DEVELOPMENT SHALL INCLUDE PROVISION FOR AN ADEQUATE LEVEL OF PRIVATE OPEN SPACE FOR THE OCCUPANTS OF EACH DWELLING. ALL DWELLINGS SHOULD HAVE A USABLE GARDEN AREA OF SUFFICIENT SIZE, SHAPE AND SLOPE FOR SITTING OUT IN PRIVACY, DRYING CLOTHES AND, IN FAMILY HOUSING, CHILDREN'S PLAY. GARDENS SHOULD BE DIRECTLY RELATED TO AND OVERLOOKED FROM THE PROPERTY, SHOULD RECEIVE ADEQUATE SUNLIGHT AND BE REASONABLE PRIVATE. FOR FLATS AND OTHER COMMUNAL HOUSING THIS PRIVATE GARDEN SPACE CAN BE PROVIDED COMMUNALLY. THE DISTRICT COUNCIL WILL NORMALLY REQUIRE THE DISTANCES BETWEEN DWELLINGS TO BE IN ACCORDANCE WITH THE SUPPLEMENTARY PLANNING GUIDANCE PRODUCED BY THE DISTRICT COUNCIL.

POLICY H21

THE PROVISION OF OPEN SPACE WILL BE REQUIRED TO BE INCLUDED IN ANY RESIDENTIAL LAYOUT OF 10 OR MORE DWELLINGS. HOWEVER, THE DISTRICT COUNCIL MAY CONSIDER, AS AN ALTERNATIVE TO THE PROVISION OF THIS OPEN SPACE, A FINANCIAL CONTRIBUTION TOWARDS THE PROVISION OF A LARGER AREA OF OPEN SPACE ELSEWHERE IN THE SETTLEMENT. WHERE OPEN SPACE IS REQUIRED ON NEW DEVELOPMENTS, THE LEVEL AND TYPE OF PROVISION WILL BE ASSESSED AGAINST THE FOLLOWING GUIDELINES:-

- (i) FOR AMENITY OPEN SPACE, THE GENERAL REQUIREMENT WILL BE 0.1 HECTARES/250 POPULATION, AND
- (ii) FOR YOUR AND ADULT USE, THE GENERAL REQUIREMENT WILL BE 0.4 HECTARES/250 POPULATION (NOT NORMALLY REQUIRED ON DEVELOPMENTS OF LESS THAN 100 DWELLINGS). SUCH OPEN SPACE MAY MAKE PROVISION FOR CENTRALISED CHILDREN'S PLAY EQUIPMENT,
- (iii) REGARDLESS OF THE ABOVE, WHERE OPEN SPACE IS REQUIRED, A MINIMUM OF 0.1 HECTARES SHOULD BE PROVIDED,
- (iv) OPEN SPACE SHOULD BE OF POSITIVE ENVIRONMENTAL BENEFIT TO LOCAL RESIDENTS AND SHOULD BE LAID OUT USING SHRUBS AND OTHER PLANTS REQUIRING THE MINIMUM OF MAINTENANCE. ADEQUATE FENCING OF THE OPEN SPACE WILL ALSO BE REQUIRED, AND

- (v) IN ALL CASES, OPEN SPACES SHOULD BE LAID OUT TO AN ACCEPTABLE STANDARD IN ORDER THAT THEY MAY BE USABLE IMMEDIATELY ON ADOPTION WITHOUT FURTHER WORKS BEING REQUIRED.

WITHIN NEW RESIDENTIAL DEVELOPMENTS, DEVELOPERS WILL BE EXPECTED TO MAKE SUITABLE PROVISION FOR THE FUTURE MAINTENANCE OF ANY AREAS OF PUBLIC OPEN SPACE WHICH WILL BE OF BENEFIT PRINCIPALLY TO THE DEVELOPMENT ITSELF RATHER THAN TO THE WIDER PUBLIC.

This document - the Ryedale Residential Design Guide - has been prepared as the Supplementary Planning Guidance referred to in that part of the Policies underlined above and has been approved for publication at the same time as the Consultation Draft of the Local Plan.

Para 3.18 of PPG12 (Planning Policy Guidance) (Development Plans and Regional Planning Guidance) published by the Department of the Environment describes the belief of the Secretary of State that planning guidance "can provide helpful guidance to those preparing planning applications". Para 3.19 of PPG12 explains that whilst only the policies in the development plan can have a special status in deciding planning applications, "Supplementary Planning Guidance may be taken into account as a material consideration."

[The drawing of one of the original houses at New Earswick used on the cover to this guide is reproduced by kind permission of Jane Darbyshire Associates]

Foreword

RYEDALE
Housing Design Guide

FOREWORD

This Guide has been prepared by Colin Buchanan & Partners on behalf of Ryedale District Council as the local planning authority and North Yorkshire County Council as the local highway authority in conjunction with officers of the two Councils.

The Guide seeks to provide helpful guidance to Housing Developers and their Design Teams on the form and layout of new housing areas in Ryedale. Guidance on infill and other smaller-scale development in the villages and hamlets in Ryedale is provided in the "Ryedale Rural Design Guide".

The Guide has been approved for consultation purposes as Supplementary Planning Guidance to the Consultation Draft of the Ryedale Local Plan. Following the consultation process, it is intended that the Guide, as amended, will be adopted formally as interim development guidance. The amended Guide will consequently be deposited as Supplementary Planning Guidance (SPG) together with the draft Ryedale Local Plan so that it may properly be subject to objection, public local inquiry and adoption to form an ancillary document to the Development Plan and, therefore, a material consideration.

This Guide does not apply within those parts of Ryedale which also lie within the North York Moors National Park for which the National Park Authority is the local planning authority.

The preparation of this Guide was initiated jointly by the Councils in response to and in anticipation of several factors including:

- o Concerns expressed by residents at the increasing densities of new housing areas despite their occupiers' reported increased requirements for more space around the home for privacy and outside use and for the safe storage of more cars;
- o A concern that the standard of development being achieved by Developers in Ryedale fell short of that being achieved in some of the local planning authorities' areas in the region;
- o A concern for ecology and landscape quality;
- o Criticism by some residents of their new housing areas;
- o Widespread concern by new residents of the growing practice by Developers of seeking substantial revisions to the approved schemes during the construction process;
- o The new advice provided by central government in Planning Policy Guidance (PPGs) No 1, (General Policy and Principles) Annex A and No 3 (Housing);
- o The revision to Design Bulletin (DB) 32 "Residential Roads and Footpaths" (Second Edition).

A particular concern of the two authorities was the absence of ready information on the needs and experiences of Ryedale's residents of housing and housing areas. The Councils therefore first commissioned the Consultants to carry out a thorough and statistically-reliable study of residents and residents' experience of a representative sample of recently-completed private housing estates in Ryedale. The survey and its results are summarised in their report "Ryedale Housing Market Research 1992". The main findings and conclusions from that market research set out as Chapter 2.

Subsequently the proposals for highway layout design and car parking were incorporated in the "Residential Highway Design Guide : Second Edition" approved and published by North Yorkshire County and District Councils in 1994.

1 Introduction

1 INTRODUCTION

- 1.1 The main purpose of this Guide is to help all those contemplating housing development in Ryedale to achieve developments of quality which makes a positive contribution to their setting. It is intended for use by the House Builder, the design team of building, landscaping and engineering designers, sales and marketing colleagues and the site managers and service contractors responsible for building the approved scheme.
- 1.2 Quality in a housing development is the outcome of many factors, including not only the design of the individual houses, but also of the overall layout of the development, how it functions internally and how it relates to its surroundings. The Guide together with the Residential Highway Design Guide seek to provide advice and standards on all relevant aspects of the layout and design of the individual house as well as those of roads, footpaths and site landscape to ensure that new developments meet the actual needs of residents and are acceptable in terms of their external impact.
- 1.3 It is generally not the remit or intention of the District Council to impose unwarranted controls on the detailed design of new housing schemes in Ryedale. Indeed, the extent to which the District Council can influence and control the design and layout of new housing developments through the planning system has been clearly set out in various Planning Policy Guidance Notes produced by the Department of Environment. Those of most relevance are PPG1 (General Policy and Principles), PPG3 (Housing) and PPG12 (Local Plans). This Guide distinguishes between firm guidelines (**printed in bold text**) and those which are advisory. Relevant extracts from these PPGs are given as Appendix A1. They are important policy documents which the Council will refer to as necessary when considering planning applications.
- 1.4 Chapter 2 of the Guide presents the salient findings from the Ryedale Housing Market Study (1992). Building layout and design within the curtilage of individual plots are the subject of Chapter 3 in which the layout and dimension of dwellings, garages and external spaces such as gardens are considered.
- 1.5 Ryedale has an outstanding physical environment of towns and villages, dales and vales which is highly regarded by its residents and attracts new employees and residents seeking idealised surroundings. It is therefore both a matter of principle and sheer self-interest that new developments should not detract from their surroundings and should meet the expectations of their new residents. Many of the existing towns and villages within Ryedale are either adjacent to or are designated as Conservation Areas. In such circumstances, proposals for new housing development will also be subject to the provisions contained in the Planning (Listed Buildings and Conservation Areas) Act 1990.

1.6 A Conservation Area is an area of special architecture or historic interest, the character and appearance of which it is considered important to preserve or enhance. Within a Conservation Area, any proposed residential development will be judged against the criterion that it should maintain or enhance the existing character of its surroundings. To ensure that all proposals are fully assessed in their context, outline planning applications are not regarded as sufficient, and all proposals for new housing within Conservation Areas must be made in the form of full applications for planning permission. Particular attention will be paid to the scale of new development, the use of appropriate building materials and to the detailed design of buildings. Design guidelines for small-scale development in rural areas are given in the Ryedale Rural Design Guide which identifies the separate character and traditions of the main distinguishable areas of Ryedale.

2 Findings of Market Research

2 FINDINGS OF MARKET RESEARCH

- 2.1 As noted in the Foreword, this Guide builds upon statistically reliable research into householder attitudes conducted by the Consultants on behalf of the two Councils. The research is described in the report "Ryedale Housing Market Research 1992" which is available separately. Its salient findings are given below.
- 2.2 The initial discussion groups of residents of recently-completed housing estate in Northern, Central and Southern Ryedale demonstrated a high degree of customer satisfaction with their new homes. This general satisfaction was, however, more marked among residents of the larger detached or semi-detached houses. Conversely, the residents of the smaller "starter homes" were generally dissatisfied with the very small living rooms and lack of privacy. All residents shared certain concerns for what they regarded as over-development, insufficient storage and kitchen sizes, the inability of garages to accommodate modern cars and, perhaps consequently, the extent of car parking on the estate roads. All were concerned by, and critical of, the practice of housebuilders of changing estate layouts and their composition after the new owners had purchased their homes.
- 2.3 The structured random sample of residents of the new estates reinforced the points made by the informal discussion groups. A wealth of statistically reliable evidence was gathered which underlined consistent patterns of behaviour and preference which have implications for changes to development policy by the local authorities. These significant patterns were:
- o The close correlation between house price, size, occupancy, vehicle ownership and use. The replacement by developers of smaller houses by larger ones would therefore significantly intensify activities, especially of traffic and car parking. Conversely, the replacement of larger houses by a larger number of small houses could also exacerbate living conditions.
 - o The underuse of garages for parking: most residents preferred to park on the driveways or estate roads
 - o The limited use of driveways for parking by visitors despite the absence of separate visitor car parking on the estate roads and the high incidence of cars being parked on footways or obstructing turning facilities
 - o The dissatisfaction of residents with garage sizes, driveways and shared drives obstructed by neighbours' cars
 - o Concern for the shortage of indoor storage facilities in smaller houses for DIY, bicycles, freezers and tumble-dryers
 - o Disquiet about the size of front and rear gardens and a preference by some to exchange front gardens for a larger private rear gardens

- o Most young children played inside the house and rear garden; few played in the street or in nearby play areas
- o The tradition concept of a household in which a family eat or watch TV as collective activities is no longer valid. For example, less than half the families interviewed always eat together. Many members of the family watched different TV programmes at the same time in separate rooms. Older children and their friends spent more time in their bedrooms listening to music or doing homework. In these circumstances, the requirements for greater sound insulation, privacy and useable space within the house become much greater.
- o Nearly half the households owned a dog or a cat, with the implications for exercise, outdoor activities and for the fencing of gardens
- o Residents were more satisfied with living room space than bedrooms or kitchens. Many wanted to install separate freezers, tumble-dryers or dishwashers in their kitchens but lacked the necessary space
- o Concern for privacy and loss of privacy was, as might be expected, greatest among residents of semi-detached or linked properties. In particular, the absence of screen fencing between rear gardens and sound insulation between homes was criticised. Indeed, many residents felt inhibited by this lack of privacy.
- o A common concern was expressed for the safety of young children and a related concern expressed to see road safety facilities improved by the introduction of more traffic calming measures.

2.4 Government policy supports the principle of consumer choice and the exercise of that choice in relatively unrestricted markets. Ryedale entirely supports the principle of consumer orientation and marketing. However, its experience, validated by its new market research, has shown that buyers on low incomes and especially first time buyers with restricted housing experience, are unable to exercise choice and can often find themselves in housing which they regard as substandard. In the circumstances, Ryedale believes that it is justified in promoting standards of development which, in practice, better meet the expectations of the consumers. Ryedale and the County Council regard this approach as particularly legitimate where the consequences of undersized garages, gardens or storage is likely to lead to road congestion or children playing on the highways or demand for substantial "permitted development" extensions with all the implications for a lowering of living conditions and quality of surroundings by existing residents.

3 The House

3 THE HOUSE

3.1 This chapter provides basic guidance on the essential elements of house design and housing design in terms of its site and setting. Many of the issues relate more directly to those incorporated in the Residential Highway Design Guide dealing with estate roads and footpaths. The guidance offered in these two guides should therefore be considered together by the design teams in preparing detailed house and layout designs.

3.2 House design involves resolving within a single building the competing requirements for shelter, daylighting, warmth, security, space, privacy, adaptability, flexibility, sound insulation, economy of operations and cost. Yet a house made for its initial residents will long outlive them. Furthermore, their own requirements will alter as the household increases and decreases in number and mobility. Design also embraces appearance. Housing should also fulfil the esteem and aspirational needs of its residents especially if they are to pay readily such a high proportion of their net income towards its purchase. It therefore follows that the appearance of the new house should also reflect the esteem and aspirational needs of their established neighbours. So the design of the new houses should reflect, or be sympathetic with, the character of the existing built-up surroundings. (However there will be instances where the character of the existing built-up surroundings will be regarded as poor eg some 1960s estates; in these circumstances it will not be appropriate for the new houses to reflect the established character).

3.3 This chapter deals therefore first with the separate functional requirements for a new house in terms of storage, access and car parking, insulation, space-about-the-home in terms of front and rear gardens, privacy distances and boundary treatments. The chapter concludes with guidance on overall building form, materials and the combination of separate houses in housing layouts.

3.4 Storage

3.4.1 Ryedale's own market research has shown unequivocally the shortage of storage space experienced by most residents of small houses. This loss of storage can be attributed to people's preferences for open plan staircases and against built-in cupboards and technological change leading to the greater use by housebuilders of the multi-member gang-nail roof trusses greatly reducing the scope for use of loft space for long-term or seasonal storage. Whilst, use of storage systems below beds can greatly offset the loss of ready storage for clothes, there remains the absence of storage for vacuum cleaners, ironing boards, sports equipment and outdoor wear, DIY, garden equipment and bicycles. Ryedale's experience is that, unless proper provision is made in the design of the house, then its enjoyment will be reduced (or its neighbours' enjoyment reduced) by the ad hoc solutions that are likely to be adopted.

3.4.2 Ryedale therefore recommends (but cannot require) housebuilders to provide proper storage facilities below stairs and in a boarded area of the roof space. These should be regarded as product enhancements rather than just additional costs.

- 3.4.3 Kitchen storage is crucial. The market research has shown that residents want enough space to incorporate (together with a sink and drainage board) a cooker, a 'fridge, a separate freezer, a washing machine/tumble dryer, kitchen waste storage and a full height cupboard for cleaning equipment and ironing boards. On that basis, and using standard unit sizes, then basic kitchens should provide space for not less than 4.2 metre run (14 ft) of kitchen equipment.
- 3.4.4 However there still remains the requirement for proper and safe storage of outdoor clothes and equipment if living conditions inside are not to suffer. Some residents may be able to afford special utility or other purpose-made storage rooms but most will not. The traditional solution has been to encourage additional storage space to be provided in garages. But many lower cost houses will not be provided initially with garages. The solution Ryedale advocates is the inclusion in all housing schemes (unless separate utility rooms or additional storage in enlarged garages are to be specifically provided) of properly designed and well-made outdoor, timber sheds. These are cheaper than providing extra space inside a dwelling and better suited to the storage of bicycles, lawnmowers, foul-weather gear and potentially hazardous chemicals. Ryedale also believes that it is better for the Council to approve the position and type of shed at the outset than have to arbitrate between residents over competing claims of the need for what neighbours regard as an eyesore of miscellaneous sheds erected without consent in back gardens or other prominent locations.

3.5 Sound Insulation

- 3.5.1 Ryedale's market research has shown the importance residents attach to proper sound insulation between dwellings and, to a lesser extent, within dwellings (primarily between living rooms and bedrooms above). The use of lightweight building materials to reduce costs and heat losses has reduced sound insulation properties at a time when the use and number of TV, radio and other sound generators inside the home has increased. Whilst Ryedale can quite legitimately demand sound insulation measures for new housing to protect residents from noise generators outside from say, roads or factories, it is regrettably unable to require similar standards of insulation against noise generators next door or inside the home. So again Ryedale can only encourage. In this case, the measures suggested are relatively straightforward and would cost the housebuilder little more than current practice. These measures include the use in party walls of heavyweight, denser block or brickwork in cavity construction (and) or drylining and, between bedroom floors and living room, the use of a floating layer (of say, plywood) and a resilient layer (say polystyrene) on top of the structural floor together with insulation between floor joists. Alternatively, proprietary systems can be used. Steps should also be taken to prevent flank noise being transmitted from one house to another along uninterrupted cavities. Ryedale therefore recommends that the measures set out in Approved Document E to the Building Regulations should be adopted in more circumstances than is required in the Regulations and in excess of those requirements.

3.6 Heat Insulation and Conservation

- 3.6.1 Ryedale shares Central Government's commitment to energy conservation set out in the White Paper "This Common Inheritance". Reduction in domestic energy use by greater conservation measures is an essential part of this strategy. Ryedale therefore encourages housebuilders to install condensing boilers and to install cavity and other insulation beyond the strictures set down in the Building Regulations. Incorporation of these measures during construction work is more energy-efficient than post-occupation measures by the residents themselves and will avoid the type of condensation problems that amateur solutions can create. Similarly, Ryedale believes that the incorporation of chimneys in new housing increases the range of energy options for residents, reduces the likelihood of condensation and also improves the appearance of the development.
- 3.6.2 The use of a smaller number of smaller windows is encouraged (where they will relate satisfactory to the scale of the house) to reduce heat loss and to produce housing more in-keeping with domestic design traditions in Ryedale which reflect local climatic conditions.
- 3.6.3 Orientation greatly affects energy needs. Ryedale believes that the principal habitable rooms (ie living rooms and bedrooms) should best be orientated towards the south or west. Schemes involving widespread northern or eastern orientations will be discouraged.
- 3.6.4 Energy conservation can be greatly assisted by the use of small conservatories in which there is very strong consumer interest. Ryedale therefore encourages the inclusion in the initial design of the house of purpose-designed conservatories in the rear, private garden areas.
- 3.6.5 Energy conservation (and some storage and security requirements) can be improved by the incorporation, at the outset, of a porch or separate internal lobby. Where these are not provided as an integral measure, then proposals by new residents to add external porches can often unbalance the appearance of the house or lead to complaints to the Council from neighbours.
- 3.6.6 Ryedale believes that a comprehensive view of energy conservation should be taken requiring the conscientious housebuilder to look beyond the conventional double glazing and weather-stripping solutions. Developers are therefore encouraged to consider adding modern water butts or other conservation measures to rainwater water systems and providing space for the likely second refuse bin (for recyclable goods) and space for home composting.

3.7 Security

- 3.7.1 Burglar alarm systems have become an essential and therefore conspicuous selling feature of new housing schemes in urban areas. Where these have not been provided, residents have added a mix of DIY alarm boxes, intruder lights and grilles. The overall effect is unsightly and heightens the sense of insecurity and fear. Ryedale has comparatively lower levels of burglary and theft but is becoming looked upon by the so-called "commuter thieves" as a softer target than the urban housing. Ryedale wishes to avoid the visual clutter of alarms and the sense of fear these create by promoting the "Secured by Design" approach advocated by North Yorkshire's Chief Constable and his Architectural Liaison Officer. This approach advocates simpler, more effective and less obtrusive measures including more secure rear gardens, the downlighting of houses, the garaging of cars and a greater sense of "ownership" and overlooking of access ways. Ryedale recommends housebuilders to follow this approach and to seek the early advice of the Police's Architectural Liaison Officer (who Ryedale will consult on major new applications).

3.8 Use by Disabled Residents and Guests

- 3.8.1 Ryedale's Housing Needs Study by David Couttie Associates showed that one in every ten households in Ryedale includes a person with impaired mobility.
- 3.8.2 Specific policies for social housing and housing for physically handicapped people are included in the new Ryedale Local Plan.
- 3.8.3 Ryedale recognises that most households will include residents who will become physically handicapped at one time or another. Similarly, many households will have friends or other potential visitors who are physically disabled. Ryedale therefore believes that all new housing should be accessible (if not habitable) by disabled people. The Council supports the basic standards recommended by the Access Committee for England of 800 mm clearance for front doors with a nominally flat threshold with a weatherbar of no more than 15 mm, 750 mm internal doors and 900 mm wide halls and corridors. However Ryedale looks upon these ACE standards as minimal and encourages the incorporation of greater clearances.
- 3.8.4 Ryedale commends in particular the proposal made by the Joseph Rowntree Foundation for "Lifetime Homes" to those housebuilders preparing schemes which are likely to attract a higher proportion of elderly people to the sought-after retirement locations in northern and central Ryedale.

3.9 Garaging and Hardstandings

- 3.9.1 Ryedale believes that every household should be able, as a matter of convenience, road safety and security, to park and garage its car(s) within the curtilage of the dwelling. Accordingly, housing schemes which rely on communal or remote garage courts are unlikely to be supported.

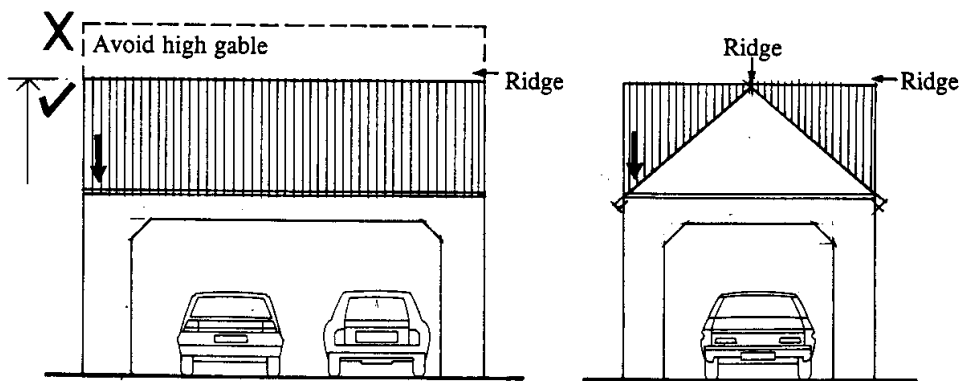
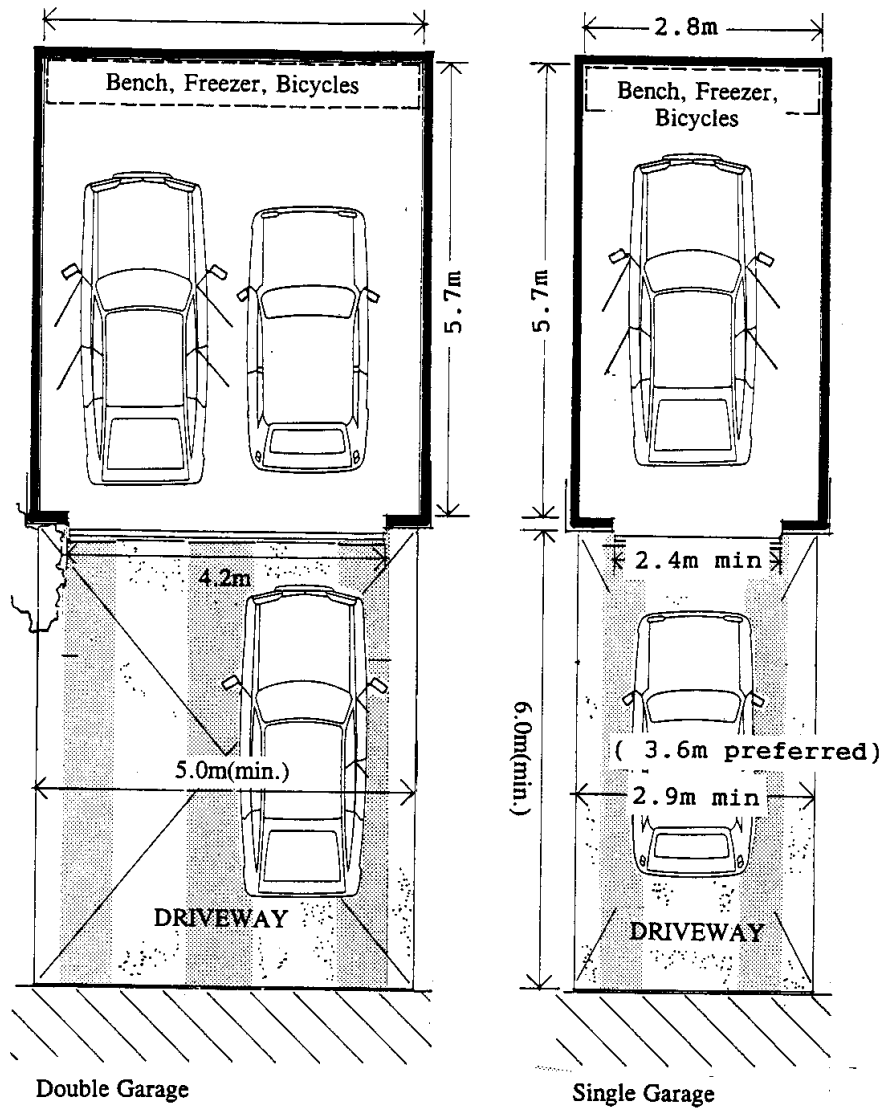
- 3.9.2 However, Ryedale's market research has shown that, even where in-curtilage garages (and, to a lesser extent, car parking), are provided, they are seldom regularly used especially during the daytime. All too often, cars are parked for long periods on the carriageway and often over part on the footway. Enquiries show that this behaviour is either due to the lack of essential storage inside the house (which means that the garage has to be used primarily as a store and becomes too small to garage the car) or because the garage was too small to readily accommodate the car or because of the general inconvenience of parking the car off the road.
- 3.9.3 The issue of the lack of storage has already been discussed and the solutions recommended of free standing sheds and larger garages.
- 3.9.4 In many cases, the traditional garage is too small to accommodate readily the modern-day car with its wider wheelbase and wing mirrors at each side. Many new family cars approach the physical sizes of luxury cars with a wing mirror - wing mirror clearance of nearly 2 m and a bumper-to-bumper length of nearly 5 m. The dimensions of current cars are:

PRIVATE MOTOR CARS: DIMENSIONS

Manufacturer:	Model	Overall Length	Width excluding wing mirror	Width including wing mirrors
Ford	Fiesta	3744	1606	1854
	Escort	4268	1685	1875
	Mondeo	4481	1747	1925
	Granada/Scorpio	4744	1760	1963
Vauxhall	Nova	3729	1608	N/A
	Astra (hatch)	4051	1688	N/A
	Cavalier (hatch)	4432	1706	N/A
	Carlton (estate)	4768	1760	N/A
Rover	Mini	3050	1410	1560
	Metro	3250	1560	1780
	200	4220	1680	1940
	600	4650	1720	1950
	800	4880	1730	1950

Source: Manufacturers' handbooks: 1993

Whilst paragraph 5 of PPG3 advises local planning authorities that access and parking arrangements are relevant considerations, Paragraph 6 describes the provision of garages as matters for the marketing judgement of others. Ryedale's view is that, where a developer proposes to build garages, then the adequacy of those garages in dimensional terms to accommodate a wide range of domestic vehicles can and should be assessed in any proper consideration of the adequacy of access and parking arrangements. The sizes of garage which Ryedale regards as adequate are illustrated in Figure 3.1 overleaf.



Note: Double Garage not suitable in visually prominent or sensitive locations.

Figure 3.1
Garage and Driveway Dimensions

- 3.9.5 In Ryedale's experience and opinion, the massing and general appearance of garages is a critical element in the overall character of a new housing development. Ryedale believes that garages should be formed of the same materials and therefore pitch as the house whether attached or freestanding. Flat-roofed garages are unlikely to be supported. Whilst Ryedale believes that garages are best provided as part of the initial scheme, it accepts that they may be beyond the means of the new houseowner. However, few householders will not at some time or another look for the additional security, protection and storage of a garage. Ryedale therefore believes that the interests of the consumers and their neighbours will best be met by the housebuilder submitting detailed proposals for the siting and design of garaging as part of the detailed layout.
- 3.9.6 Where garages are attached or likely to become part of the main house, then Ryedale may attach conditions on higher density housing schemes to confine the use of the garage to car storage and therefore preclude its conversion to a habitable room with all the consequences for the congestion likely to be created by additional roadside vehicles.
- 3.9.7 Ryedale's market research has shown the widespread ownership by quite small households of two or more cars. Ryedale will therefore not discourage the widespread use of double garages offering side-by-side parking. (Tandem garages are regarded as less practicable to use). However, a double garage accessed via a wide single double-door can be particularly obtrusive and out-of-scale with other than very large dwellings. Where double garages will be readily visible from the highway or other public areas, then Ryedale will expect separate doors to be provided to each parking space and be separated by a stone or brick pier.
- 3.9.8 A simple, unfussy design for garages is preferred. Arched openings are comparatively rare for domestic outbuildings in Ryedale where exposed timber or cast iron lintels have been traditionally used.
- 3.9.9 The metal up-and-over door has become common in suburban Ryedale. In terms of cost and ease of use, it has much to commend it. However, the more traditional timber side hung doors with a single or double row of high level windows is more appropriate in rural areas and conservation areas and offers the advantage of better daylighting to users.
- 3.9.10 The electrically-operated top hung garage door has become ubiquitous in the Northern America. It offers, at a price of little more than £500, greater ease of use, security and protection from the weather at exposed locations. Cars are more likely to be garaged where remote-controlled doors are used. They also free the designer from the rectangular openings required for up-and-over doors. Their greater availability to prospective purchasers in Ryedale as an option is therefore encouraged, particularly where on-street car parking is likely to become a significant problem.

3.10 Space Around the Dwelling

3.10.1 Ryedale's market research has demonstrated the importance attached by residents to having the right space around the home to meet a number of basic needs.

These are the needs for:

- * privacy
- * security
- * daylighting and sunlighting
- * car parking and garaging
- * private garden area for outdoor activities
- * setting

Clearly these factors are inter-related and, in many instances, the physical dimensions required can be moderated by the degree of privacy, security and shelter provided by boundary treatment.

3.10.2 Ryedale previously set out basic, reasonable, achievable standards for privacy in new housing schemes in the deposit version of the Southern Ryedale Local Plan. These were that the minimum distances between facing living rooms should be not less than 22 metres and 10 metres (respectively) between living rooms and unwindowed gables. These standards were upheld on appeal.

3.10.3 Ryedale now believes that those basic standards should be augmented to distinguish between the main and secondary windows to living and dining rooms, windows to kitchens and other ground floor rooms and the windows to upper floor bedrooms and bathrooms.

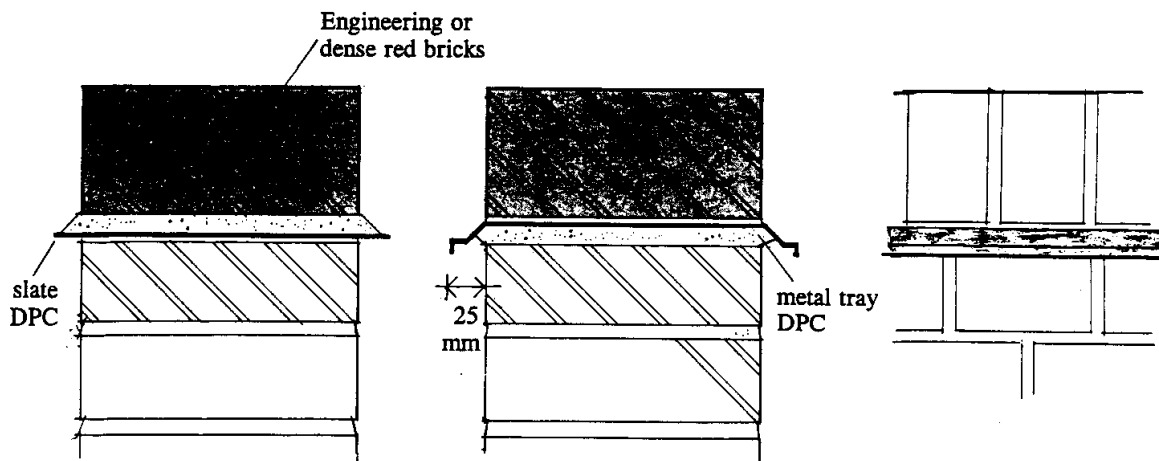
3.10.4 The recommended minimum separation between directly facing windows, gables or boundaries is shown on the matrix below:-

	Living/Dining Rooms		Kitchen/ Utility	Bedroom/ Bathroom	Gable	Common Boundary
	Main Windows	Secondary Windows				
Living/ Dining Rooms	22	18	18	18	12	10 *
Sec Windows	18	15	15	15	10	5 *
Kitchen/ Utility Rooms	18	15	15	15	5	5 *
Bedrooms/ Bathrooms	18	15	15	15	10	5 *

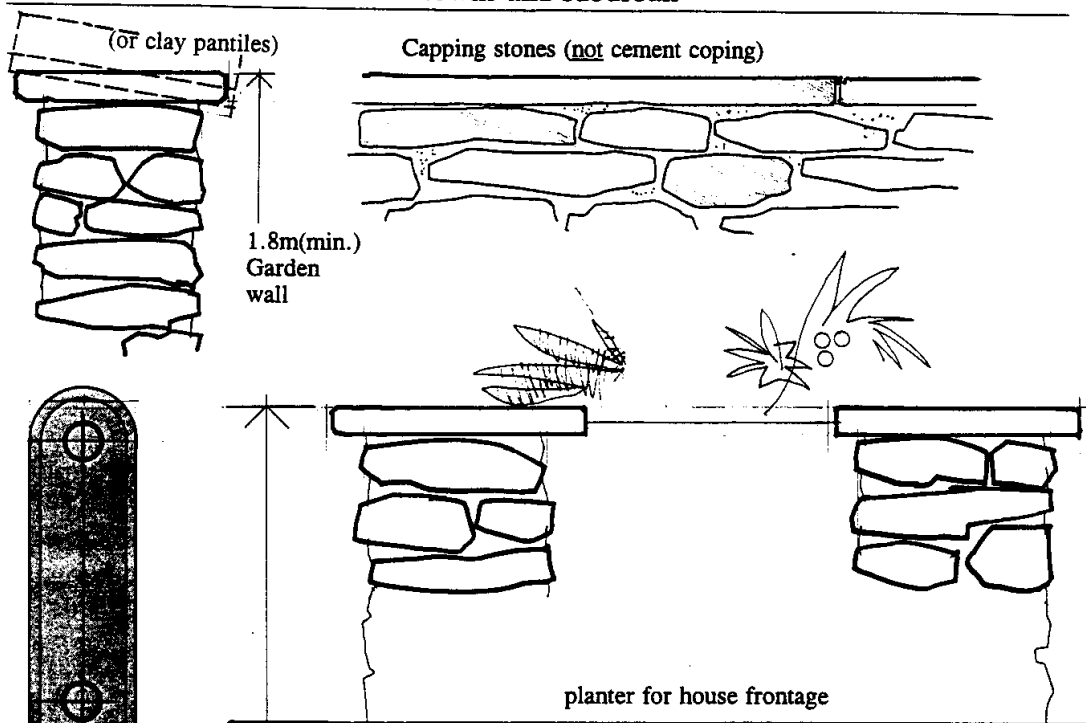
These dimensions marked * can be reduced where the boundary is formed by a highway. However, the separation between a main living room window and a footway or carriageway should not be reduced below 4 metres unless railings or another secure type of boundary fencing or walling is provided at least 1 metre high.

(All these dimensions will need to be increased where ground conditions or design lead to living and dining rooms looking down into those of nearby houses. In those cases, the separation distances for facing windows should be raised by three metres pro rata for each full storey difference in levels.)

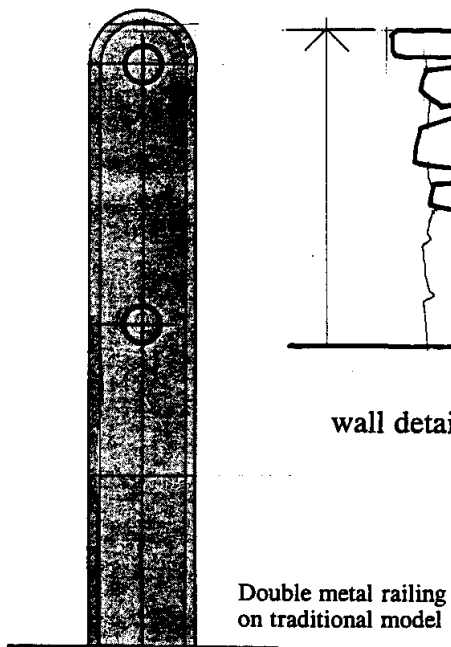
- 3.10.5 Ryedale's market research has shown that residents prefer front and side boundaries to be fenced. The high ownership of pets indicates the potential for animal trespass from highway to garden and between rear gardens and thus the potential for ill-feeling between residents.
- 3.10.6 The range of recommended boundary treatments for front gardens is shown in Figure 3.2. These should be complemented by securable gates where security is a primary concern. Similarly, police information shows that the majority of break-ins or burglaries actually occur in daytime via rear gardens. So a high, lockable, "see-through" gateway between the front and rear garden is recommended. This will also serve to prevent young children wandering unobserved from the rear garden.
- 3.10.7 Ryedale's Policy H12 requires that prominent boundaries at "locations of visual importance" should be formed of durable walls or fencing or hedges. Interwoven fencing is not considered durable. These boundary walls should be at least 1.4 m high, they may be surmounted by a durable trellis or valance to vary and soften the profile and to provide additional security.
- 3.10.8 Ryedale believes that private rear gardens should be formed of timber close-boarded, palisade or staggered fencing 1.4 m high. Ryedale regrets that, within the terms of PPG3, it is unable to secure little more than the wholly inadequate, three-strand strained wire that many housebuilders still use in plot-to-plot boundaries. However, Ryedale believes that the Council is justified in seeking to protect the privacy of rear private gardens from overlooking from the living rooms of adjoining semi-detached or terraced properties. In these circumstances, Ryedale therefore encourages developers to provide a fence or wall at least 1.4-1.8 metres high for three metres along the common boundary to rear gardens from adjoining houses. However this wall or fence will need to be designed to avoid creating a total blind spot where potential intruders could gain access unobscured. A recommended treatment is shown on Figure 3.3.
- 3.10.9 The front garden provides the setting to the house and will normally provide the driveway and standage to the garage and entrance to the main house. Where a secure front boundary is to be provided to meet the preferences already expressed, then the set-back of the house from the curtilage is unlikely to be less than 8 metres (see Fig 3.4) to allow for car standage and the (necessary by law) inwards opening of gates away from any public highway.

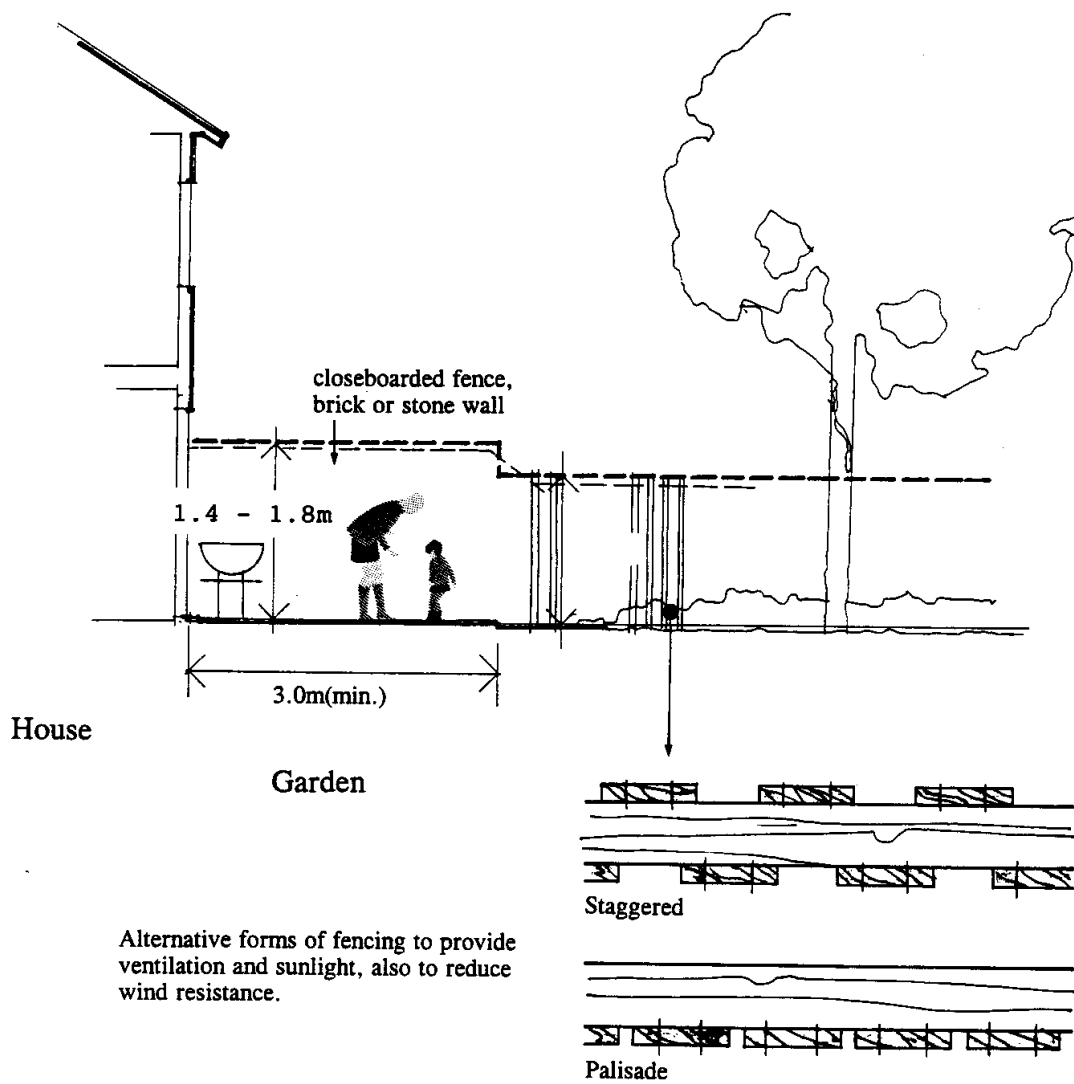


Garden wall details : Market towns and suburban

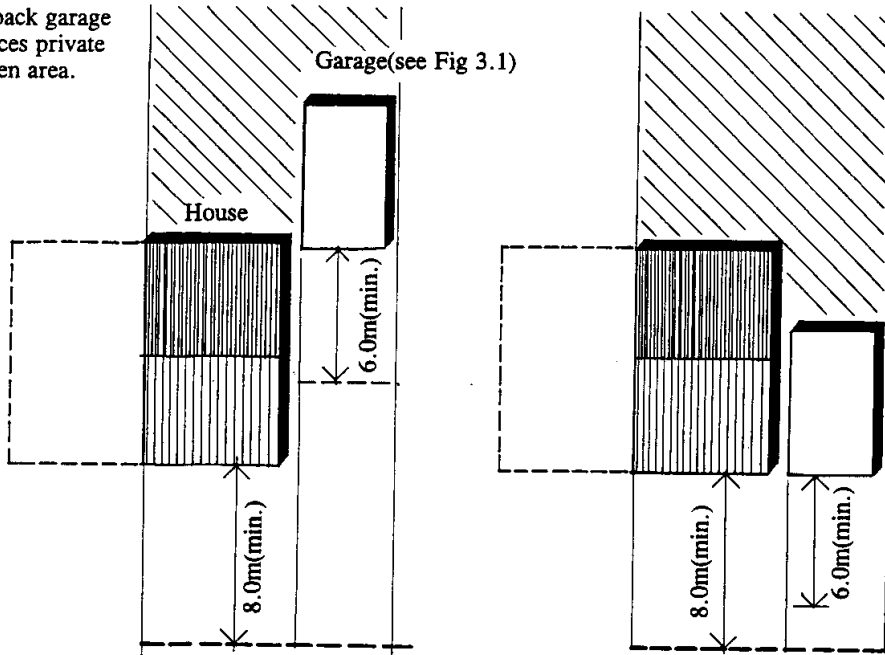


wall details : Rural Ryedale

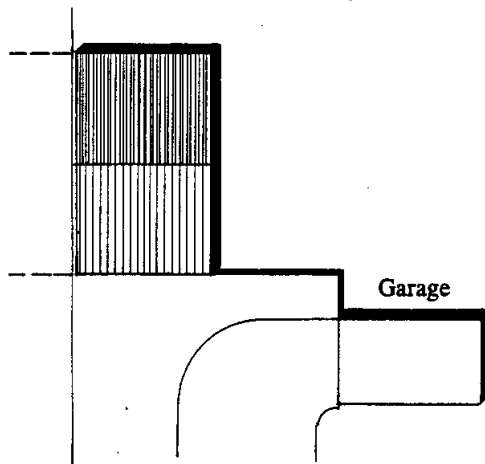




Note: Set back garage reduces private garden area.

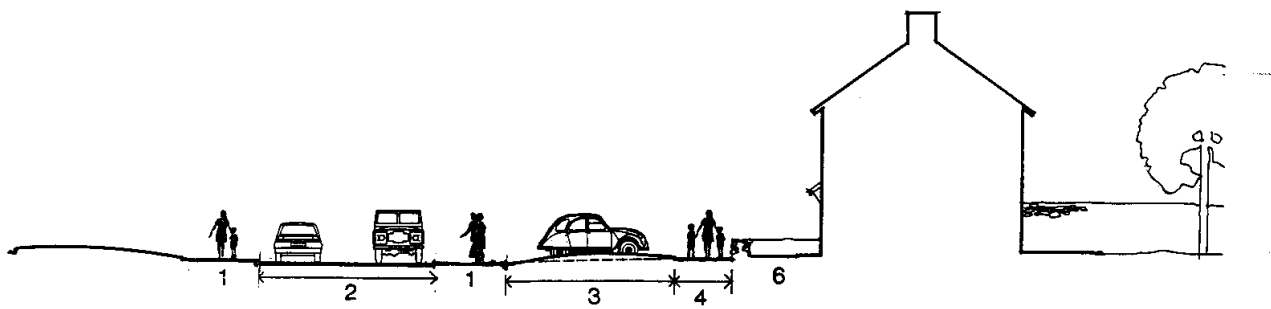


(i) Setting back garage to reduce visual impact

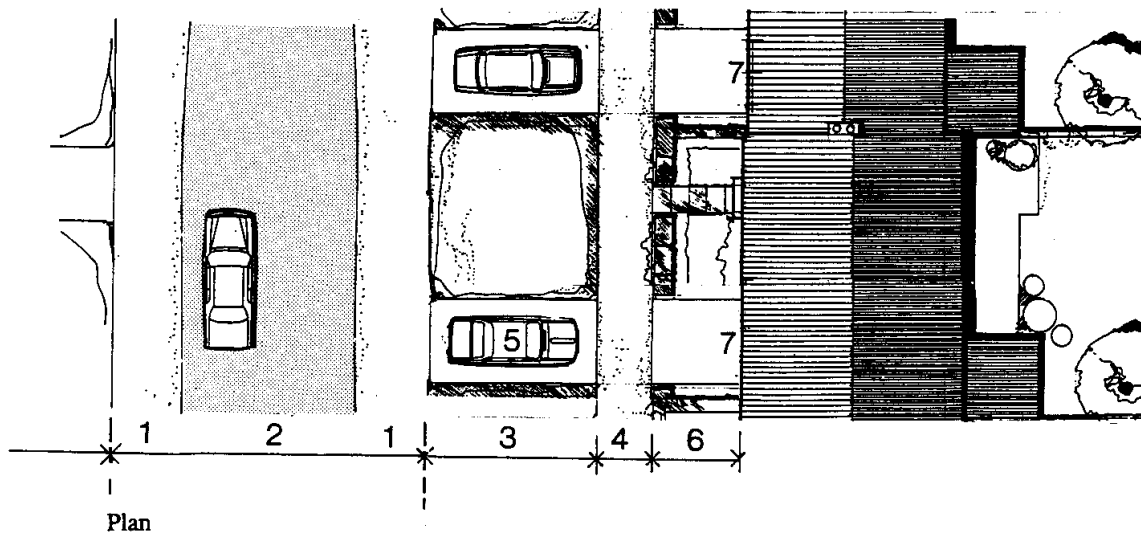


(ii) Turning garage to reduce visual impact

- 3.10.10 However, a constant 8 metre set-back of houses from the highway can create a monotonous, so-called "prairie layout" which is sharply at odds with the character of Ryedale's older housing areas. Two alternative solutions are therefore recommended: firstly, the use of a so-called "Ryedale frontage" arrangement (illustrated in Fig 3.5) which replicates the traditional front street layout of many villages in Ryedale; or, secondly, setting the garage further back from the edge of highways to enable the house to be brought as close as 4 metres from the front curtilage. This latter solution is particularly recommended where the orientation of the rear garden is such that its length should be extended to provide a greater area free from shadow. In any event, a variety of approaches is recommended to prevent uncharacteristic monotony.
- 3.10.11 Some residents have expressed a preference for shorter front, public gardens to enable longer and larger, rear private gardens to be provided. Ryedale's market research has shown an almost universal requirement for private garden space for a variety of purposes: safe, children's play; airing clothes; sitting outdoors; sunbathing; and, most markedly, gardening. Gardening is now a major UK leisure activity. A market-orientated housebuilder should therefore ensure that adequate provision is made for gardening in terms of size and orientation of rear gardens, its soil and sub-soil. So, as a matter of basic customer care, the properties garden areas should be cleared of broken bricks and other waste material and the top soil that was formerly there should all be reinstated.
- 3.10.12 Rear garden size and shape is an important determinant of housing layout. However that size and shape can be objectively and properly determined by the necessary requirements for visibility set out in Paragraph 3.10.4 and the requirements for sunlighting. Adequate sunlighting is also an important factor in determining the overall appearance and living conditions in new housing in an area which is not marked by continuous or overhead sunlight. Sunlight is valuable for a number of reasons:-
- * to provide an attractive sunlit outlook all the year round
 - * to make outdoor activities such as sitting out and children's play more pleasant (mainly during the warmer months)
 - * to encourage plant growth (mainly in spring and summer)
 - * to dry out the ground, reducing moss and slime (mainly during the colder months)
 - * to melt frost, ice and snow (in winter)
 - * to dry or air clothes (all the year round)



Section



Plan

- Key:
- 1. Adopted footpath
 - 2. Adopted highway
 - 3. Greensward
 - 4. Unadopted footpath
 - 5. Hardstanding
 - 6. Front Garden
 - 7. Garage

Figure 3.5

3.10.13 Policy H20 of the Local Plan requires that adequate, sunlit private open space shall be provided for each house. In many design guides, the minimum rear garden length required was typically 10 metres being half the 20 metre face-to-face dimensions between parallel rows of two storey homes. Whilst a 10 metre long rear garden may be adequate for a south facing garden, it will be inadequate for a north facing garden which, overshadowed by a two storey house, will receive very little warming sunlight particularly in the winter. The required minimum standards for private garden areas are therefore set out in Figure 3.4. They vary from 8 metres in west-facing gardens to 15 metres for those facing north.

3.10.14 Footpaths should be positioned where the likelihood of frost will be minimised or, where this is not practicable, non-slip finishes or materials used.

3.11 Sunlighting inside the House

3.11.1 Ryedale's market research showed the importance attached by residents to having sunlight in their houses, especially in the living rooms and particularly in the late afternoons. It is regarded as less important in bedrooms and kitchens (where many householders prefer sunlight in the morning rather than the afternoon).

3.11.2 As previously explained, solar gain can be used to reduce energy consumption. Good design can harness solar gain by matching internal room layout with window wall orientation. Where practicable, living rooms should face south or west whilst kitchens can face the east or north (see Fig 3.7). A south-facing window will receive most sunlight, while a north facing one will receive it on only a handful of occasions during the very early morning and the late evening in summer. East and west facing windows will receive sunlight only at certain times of the day. (Where a window faces within 13° of due north, then it will be in the shade permanently from the autumn to the spring equinox and therefore throughout the winter).

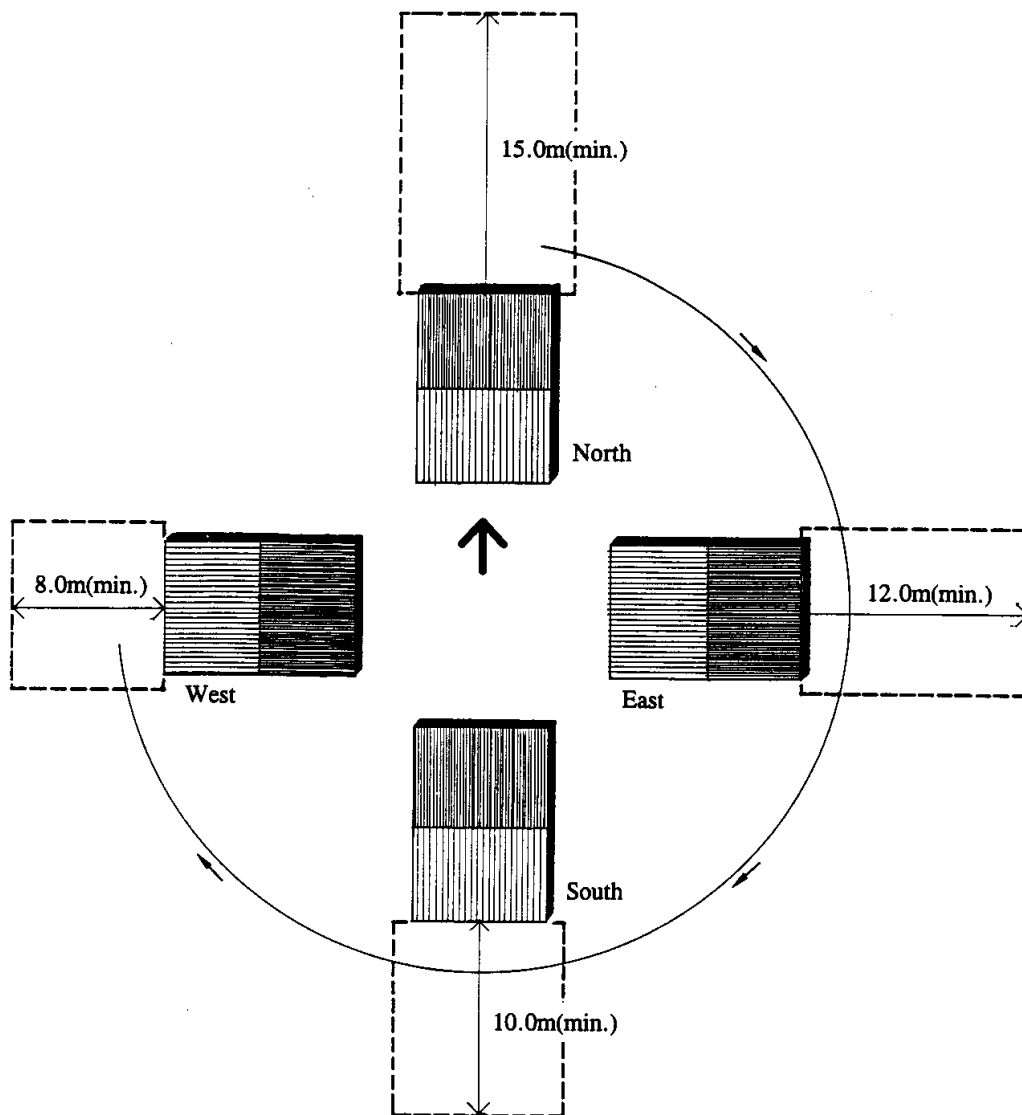
3.11.3 Ryedale will expect detailed layouts to provide for adequate sunlighting in all days of the year for living rooms to be achieved either by the orientation of main windows or by adding secondary windows on south facing elevations.

3.11.4 Ryedale believes that, as a general rule, where appropriate sunlighting for living rooms is achieved then daylighting levels are likely to be adequate.

3.11.5 However account must be taken of the overshadowing created by higher buildings or building at higher levels. These are shown in Figure 3.8.

3.12 Materials

3.12.1 Older houses in Ryedale are traditionally faced, outside the former railway market towns, in local, coursed limestone or clamp brickwork and roofed in clay pantiles at a pitch of 35° or more. In the market towns formerly served by railways, imported slates and bricks were widely used on all housing after 1870 together with contrasting brick courses, other diaper work and bay windows.



Note: Garden length adjusted according to orientation, ensuring good solar exposure, even for north-facing gardens.

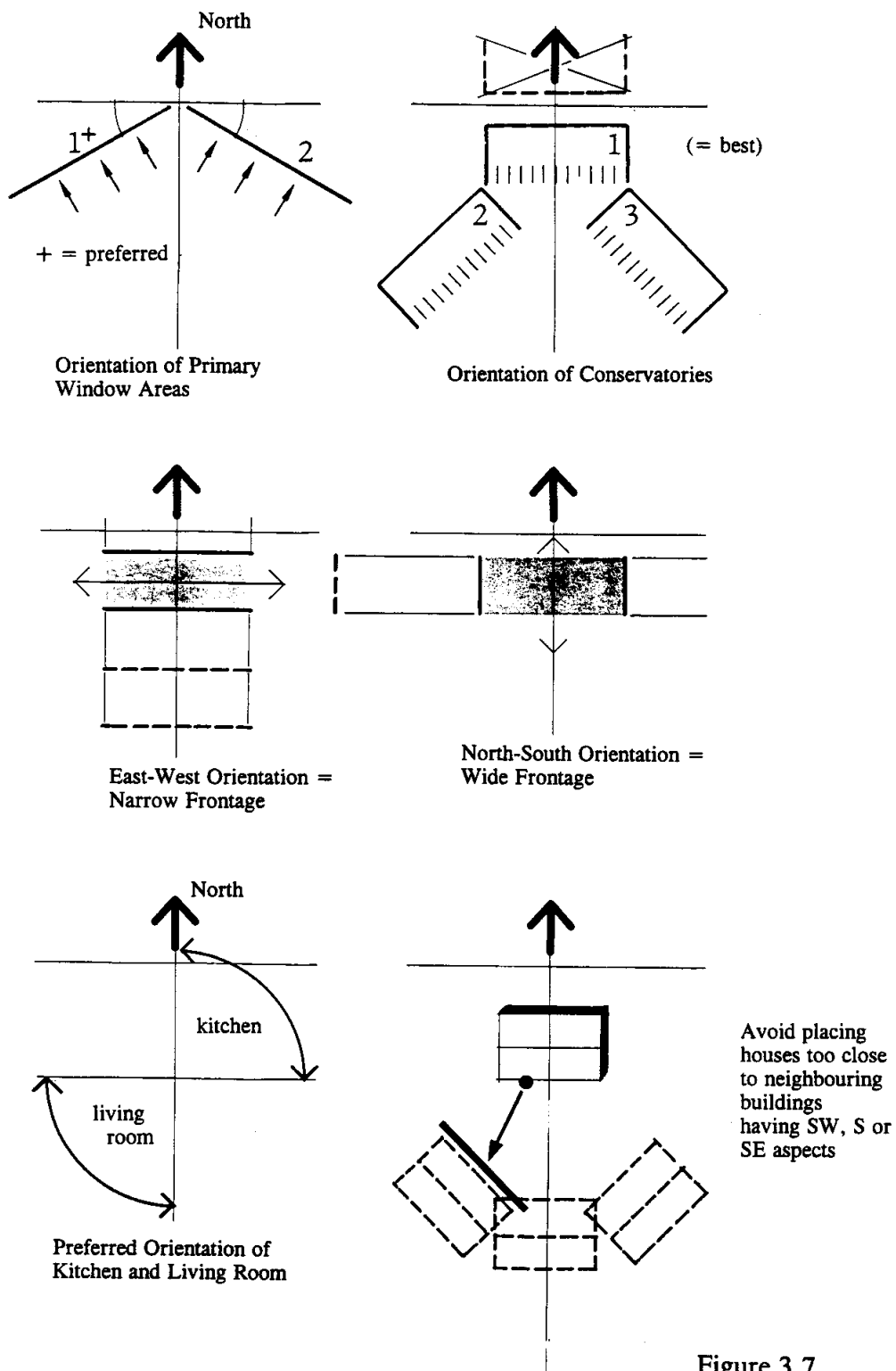
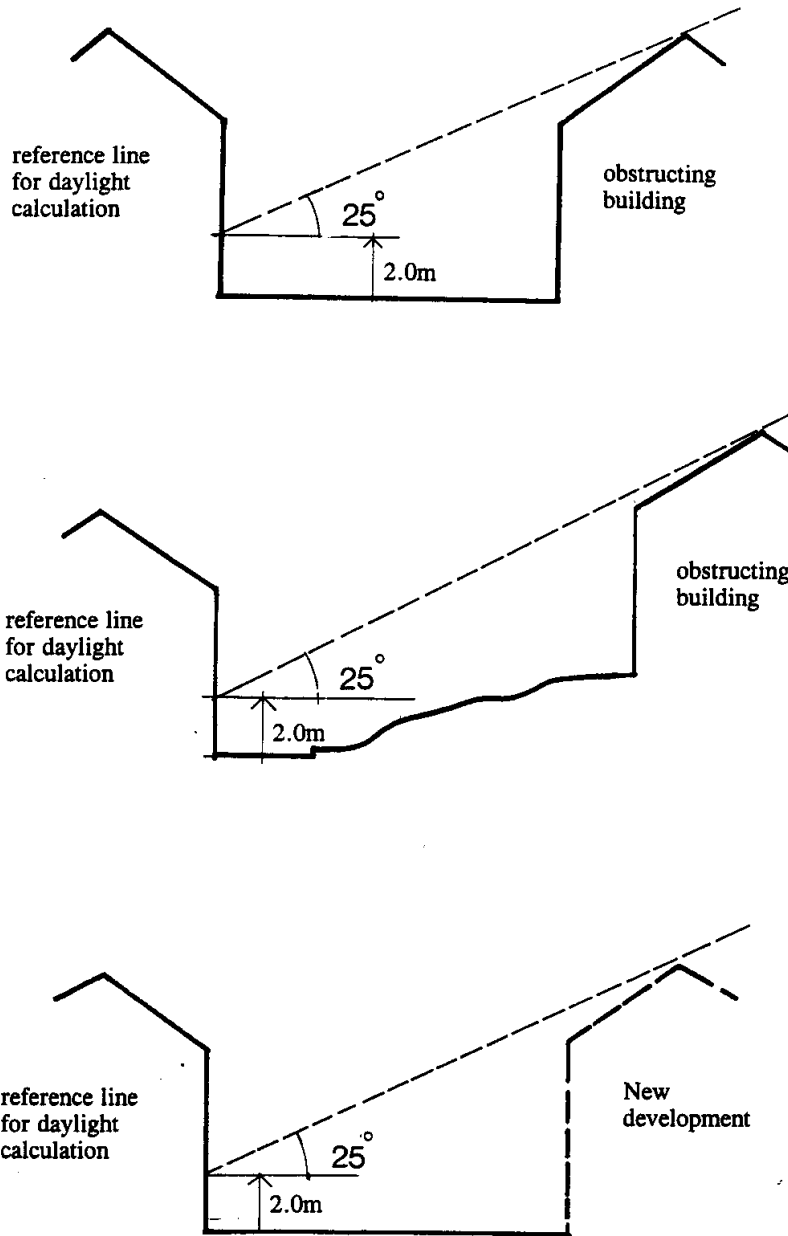


Figure 3.7

Orientation and Sunlight



Note: Sections in plane perpendicular to the main face of the building

- 3.12.2 Ryedale will expect new housing to be finished in materials similar to those used on the predominant types of existing building. In most instances, a one metre square sample of masonry coursed in the local tradition will be required to be constructed, approved and retained. By way of example, the following range of materials have generally been found to be acceptable:-

Red clay pantiles Goxhill Clay Pantiles

Multi Red Clamp Redland Bricks Birtley Olde English
bricks

Local stone Locally reclaimed stone or Hovingham stone

The use of a varying combination of these basic materials in new housing schemes can be very effective in moderation.

- 3.12.3 Within conservation areas, Ryedale will expect that new house design will closely follow the local tradition particularly in relation to window and door openings, windows and doors. Cast-iron rainwater gutters and drain pipes should be used. Door frames and windows should be painted white or another suitable colour. Fascia and barge-boards should be excluded. Chimneys, tumblers or stone kneelers may be required in certain locations together with ornamented pediments. Fuller advice is given in the Ryedale Rural Design Guide.

- 3.12.4 At new sites well separated from conservation areas, Ryedale will accept a less historically-derived style of development. However, by the same token, housing types basing their designs on historic traditions entirely foreign to Ryedale will not be welcomed and may be refused planning permission. Examples of inappropriate imported heritage are East-Anglian black barns, "Tudorbethan" manors and Costa del Ryedale Majorca style sunshine villas.

3.13 Open Space

- 3.13.1 A modern housing layout will contain many types of "open space" in the sense of landscaped areas free of buildings or highways. These will include front and rear gardens, service verges, highway verges and "public open space".

- 3.13.2 The issue of front and rear gardens has already been touched upon. The issue of service verges and the highway verges (required for visibility) is dealt with in the Residential Highway Design Guide.

- 3.13.3 This section is concerned with two other categories of open space: "in-curtilage open space" and "public open space".

The landscaping of all these areas will be outlined in the following section.

- 3.13.4 "In-curtilage open space" is the term coined in this guide to describe those open, generally grassed areas, which are conveyed to the houseowners and which are their responsibility to maintain and to remain free of obstructions but do not form part of the front garden and over which there is no public right of access or use.

They may be required to remain unenclosed to provide an attractive feature or to meet an operational requirement for visibility, underground services or emergency access. However, some small-scale boundary definition by way of low fencing may be encouraged to prevent trespass, abuse or inter-neighbour disputes. Ryedale expects the conveyance by the housebuilders to the new owners to clearly identify their obligations and restrictions. Ryedale may take steps, including enforcement action, to remedy any unauthorised incorporation of these spaces into the private garden area by enclosure or by planting which frustrates the design intentions of the original, approved layout.

- 3.13.5 "Public open space" differs fundamentally from other types of undeveloped open land in three respects: firstly, it is provided for general public access and use; secondly, the land has been dedicated for open space purposes and conveyed to the District Council or its nominee (in the form of the Parish Council or residents' management company); and, thirdly, the maintenance of the public open space is carried out by the Councils or management company at their own expense.
- 3.13.6 Authoritative guidance on the requirements for public open space is given in Policy H16 of the Local Plan and may be given in development guidelines annexed to the plan for allocated sites. These acknowledge that requirements may vary between sites depending upon the availability of public open space nearby.
- 3.13.7 Ryedale's Policy H16 requires believes that, in developments of ten or more houses, two types of public open space should be provided: Amenity public open space at 0.1 ha ($\frac{1}{4}$ acre) per 250 residents and recreational open space at 0.4 ha (1 acre) for 250 residents (although the latter is not normally required in development of less than 100 houses). Open space should be provided in areas not less than 0.1 ($\frac{1}{4}$ acre).
- 3.13.8 Amenity public open space is required to provide a setting, an outlook or focal point in a housing development and to relieve the built environment. A village green or its modern-day equivalent are public amenity open spaces. These areas should be localised in a housing layout and fulfil the requirements for safe and convenient equipped playspace for toddlers and children of primary school age. These areas should be located centrally, have a wide frontage to an access road and be overlooked from the front of nearby housing. Backland sites will not be acceptable or where the likely range of uses will cause annoyance to neighbours eg by kicking footballs against gable walls. Similarly, the layout should be arranged to design out by configuration or by shrubs and tree planting their use for football by older children.
- 3.13.9 Public open spaces for older children and adults should be provided within the larger, recreational open spaces which should be grouped strategically at locations and in sizes permitting a wide range of kickabout and other activities on areas enjoying a wide frontage to a local collector road or possibly, access roads. The same requirements for providing overlooking (for supervision) and avoiding antagonising nearby residents applying to local amenity open space should be followed in these recreational areas.

- 3.13.10 Ryedale believes that these larger recreational public open spaces can properly take the form of wide corridors following becks or other water courses or wildlife corridors which are also likely to be more suitable for intensive tree planting. Footpaths and lighting may be required where movements are likely to be substantial and fencing provided to safeguard children from deep water and other sources of danger.
- 3.13.11 Whilst public open space is probably best conveyed to the District Council or Parish Council for maintenance of the public space, housebuilders are not required to do this. In those circumstances, Ryedale will expect the developer to make adequate and enduring provision for the long term maintenance of the land. However, Ryedale will expect the developer to complete a Section 106 Obligation before planning permission is granted. The Obligation will be expected to cite specific proposals for the proposed public open space, provide for a bond to cover completion of the works and pre-adoption maintenance and committed sum to cover subsequent maintenance.
- 3.13.12 Public open space need not be provided in housing schemes of less than ten houses providing garden areas are appropriate for a wide range of modern activities. There may also be circumstances where the developer cannot provide public open space because of site or other constraints or where the new housing adjoins established public open space. In those circumstances, Ryedale will accept a financial contribution to a special fund to be established for improvement of those facilities or for developing other new facilities nearby.
- 3.13.13 On new housing sites adjoining the development limits of settlements, Ryedale will accept the provision of public open space outside development limits.
- 3.14. Landscaping
- 3.14.1 Ryedale regards landscaping as an essential element of new housing schemes and will not approve detailed layouts until a satisfactory detailed scheme has been submitted. The detailed scheme should identify, at no less than 1:500 scale, the locations of the areas to be planted, the species of trees and shrubs, the planting sizes of trees and shrubs, the numbers and densities of planting, the measures to be taken to protect planting and to control weeds, the area to be seeded or turfed and the grass mix.

- 3.14.2 The importance Ryedale attaches to landscaping reflects, on one hand, central government policy and, on the other, the importance attached by existing residents to the conservation and enhancement of the existing landscape and the value new residents will attach to living in a mature landscape. So the core of the landscaping of new housing schemes should be formed by the important landscape elements of trees and hedges already forming part of the development site. These should be generally retained and consolidated in accordance with a "Method Statement for Protecting Trees and Hedgerows" to be submitted with the detailed landscaping scheme. Similarly, the additional landscaping should be formed of trees and bushes indigenous to the particular locality or formerly indigenous there. The import of foreign species on a large scale is therefore discouraged. Proper, safe distances between existing trees and new houses and between all structures and new planting should be observed. Further advice on the conservation of the landscape in the design and construction process is given in the memoranda at the end of this chapter.
- 3.14.3 In Ryedale, good landscaping like good housing fulfills the aspirational needs of existing neighbours and new residents to live in what they regard as the countryside. However, good landscaping can also meet other, functional needs for shelter from wind, strong sunshine or noise and for the screening of likely unattractive sights or activities. Good landscaping can provide privacy, everchanging colours, boundary definition and make the circulation routes more readily understandable. Good landscaping will also provide a valuable habitat for wildlife. Carefully selected shrubs can deter trespassers and criminals whereas badly designed layouts can increase the potential for anti-social behaviour. Generally speaking, the use of low-lying and self-maintaining shrubbery on service verges or visibility splays is preferred to small areas of grass. Similarly, Ryedale prefers trees in public open space to be planted in groups in areas of shrubs (rather than in grass verges) so that greater protection is afforded and maintenance is unlikely to damage the trees.
- 3.14.4 Ryedale believes that landscape evaluation and conservation should be the starting point of housing layout design. Ryedale believes that the landscape design should be integral with other elements of the housing layout rather than mere camouflage. So an approved landscape scheme will include old and new planting and the ancillary hard landscaping of fencing, walls, paths, lights, pergolas, trellises and protective trip rails.
- 3.14.5 The importance Ryedale attaches to landscape conservation and design is reflected both in its requirement for good landscape design and in the appointment of a specialist Tree & Landscape Officer to give initial advice on landscape design, planting and species. However, it is expected that the detailed landscape proposals will be prepared by a Landscape Architect or Horticulturist appointed by the housebuilder as a full member of the design team.

3.15 Overall Design

3.15.1 In the preceding paragraphs Ryedale has developed from its detailed market research and other sources parameters for storage, sound and heat insulation, energy conservation, security, use by disabled people, garaging and hardstanding space around the dwelling, privacy, sunlighting and materials. Whilst the incorporation of all these elements in the design of new housing in Ryedale will more closely match residents' expectations and may produce good individual houses, it will not by itself produce good or attractive housing developments. An comprehensive approach is required.

3.15.2 In Ryedale's opinion, the overall quality of a housing scheme is the sum in four principal elements: the house; the relationship of the house to its neighbours; access arrangements and layout; and the quality of the public spaces provided along the circulation routes. There are good examples of modern houses in Ryedale and good layouts. But there are few examples of good housing and good layouts on the same site. Perhaps the only example of good housing and good layouts which has stood the test of time and use is Unwin's work at New Earswick.

3.15.3 In the experience of Ryedale and its consultants, good house design suitable for Ryedale essentially consist of six elements:-

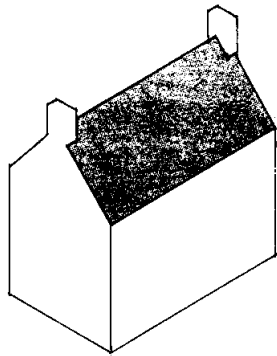
- * simple rectangular shapes
- * pitched roofs
- * subordinate smaller scale structures for porches and garages
- * a varied and interesting roofline marked by high gables or broad hips, chimneys and dormers
- * a limited number of relatively small, balanced, vertically proportioned window and door openings set against a contrasting horizontally proportioned building envelope
- * as previously described, stone or brick walls and red clay pantiled roofs

These are illustrated in Fig 3.9.

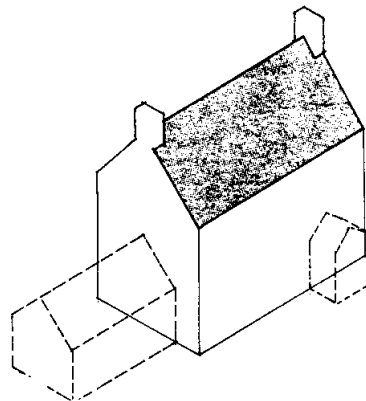
Architectural cliches or over-elaboration are entirely inappropriate to Ryedale.

3.15.4 The relationship of one home to another is crucial. The essential feature of well-regarded housing in Ryedale is its "requisite variety" in which only one of four critical elements varies in a group of homes. These critical elements are:-

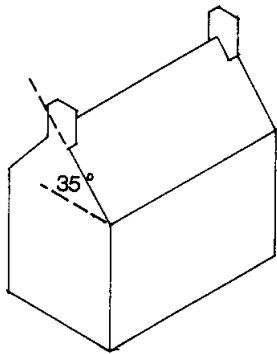
- * storey height and, therefore, roofline
- * the number of storeys
- * materials
- * building line



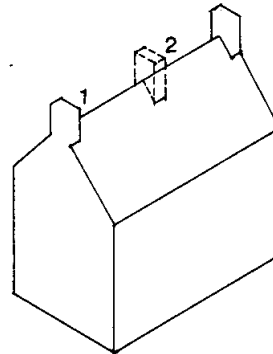
Simple, rectangular shapes



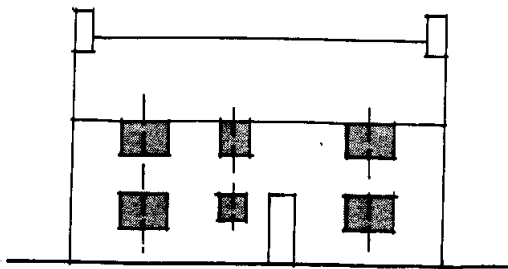
Subordinate, smaller-scale additions



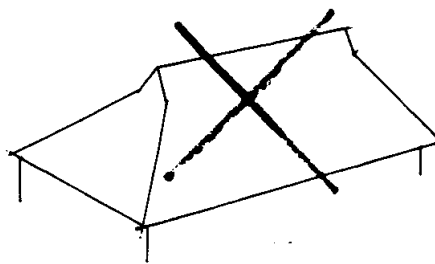
35° roof pitches - avoid flat roofs



Simple chimneys on gables or at centre of ridge



Calm, balanced openings



Avoid fashionable clichés

- 3.15.5 The use of this "requisite variety" is recommended to avoid the monotony of much post-war housing or the contrived variety of mixing housing house types for its own sake within a uniform layout. The removal of minimum ceiling heights from the Building Regulations and the relative freedom offered by DB32 to highway layouts gives the talented designer real opportunities to achieve requisite variety.
- 3.15.6 Advice on access arrangements and their implications for layout are given in the Residential Highway Design Guide.
- 3.15.7 The fourth and final element in physical design terms of good housing design is the organisation of the spaces between the buildings to create a sense of enclosure or sense of place. If the prairie planning of the 1960's is not to be repeated, then three basic, simple principles should be followed. These are that:-
- * firstly, the organisation of buildings and the spaces between them should make the layout and road pattern intelligible
 - * secondly, every vista ("long view") should be terminated by a reference point and end at a destination
 - * thirdly, the buildings should be arranged to create a rhythm of closed and open spaces and spatial experiences to lead the visitors through them or, at the entrance to private areas such as courtyards, to arrest their speed and progress. Where these spaces cannot be achieved by the buildings themselves, then the street furniture of lamps and garden walls and trees should be arranged to create the sense of enclosure, space, place and ease of movement.
- 3.15.8 The approach advocated by Ryedale is an interactive one in which layout is not considered separately from house design and spatial organisation and in which the initial designs are reworked until optimum solutions are received. The use of axonometric illustrations is recommended as a tool for the design team and their sales colleagues.
- 3.16 Aftermath
- 3.16.1 However, after all this careful design, the objectives sought can be frustrated by the unbridled exercise of permitted development rights especially for house extensions. Whilst Ryedale may remove some permitted development rights especially in higher density schemes of invariably smaller houses, it recognises that the owners of these smaller houses will want to enlarge them to overcome deficiencies of numbers of bedrooms and so on. Inevitably, Ryedale becomes involved in the turmoil between the owner who wishes to enlarge his house and his neighbour who objects. Ryedale believes that the good housebuilders - the really marketing-orientated housebuilders - should anticipate these pressures and submit proposals together with their detailed applications for, as already recommended, garages (where none is to be provided initially) and the likely range of potential extensions.

3.17 Densities

Structure plan land allocations for Ryedale assume a gross density of 10 houses to the acre. Raymond Unwin, the architect of New Earswick coined the phrase "Twelve houses to the acre; there is nothing to be gained by overcrowding". Ryedale shares Urwin's view of the need to avoid overcrowding or, in today's ministerial parlance, "town cramming". Ryedale believes that specifying minimum design densities provides easy targets for land values and can too easily become a self-fulfilling prophecy. Ryedale believes that the right density is one which meets all the parameters set out in the proceeding guide. The appropriate density for four-bedroomed houses housing five people using three cars is likely to be less than the density of two bedroomed houses. But a two bedroomed house may have four occupiers who, in Ryedale, are likely to have two cars. So appropriate density will not be twice that of a four-bedroomed house. Whilst the incomes of the residents of the smaller homes may be less than those of the larger houses, they are not smaller people. They do not have less need for privacy or for private gardens. They do not necessarily drive smaller cars. Ryedale does not wish to jeopardise doubly the living conditions of those residents with lower incomes by promoting lower physical standards for their surroundings. Ryedale's conclusion, based on the dimensional parameters set out in this guide, is that generally satisfactory layouts for mixed housing development are likely to be achieved at around 12 houses per acre including public open space and informal road network. As a corollary, satisfactory layouts are unlikely to be achieved above 15 houses to the acre. Higher densities may be accepted in small infill schemes in some conservation areas or in exceptional circumstances to enable sites to be redeveloped where existing uses or conditions threaten the living conditions of other residents nearby.

EXTRACTS FROM PLANNING POLICY GUIDANCE NOTES

The various Planning Policy Guidance notes set out the extent to which the District Council can influence and control the design and layout of new housing estates through the planning system. Those of most relevance are PPG1 (General Policy and Principles); PPG3 (Housing) and PPG12 (Local Plans).

Annex A of PPG1 provides the following guidance on design which the Government feels should be a material consideration when local authorities determine a planning application:

- A1 The appearance of proposed development and its relationship to its surroundings are material considerations, and those who determine planning applications and appeals should have regard to them in reaching their decisions.
- A2 Good design should be the aim of all involved in the development process, but it is primarily the responsibility of designers and their clients. Applicants and planning authorities should recognise the benefits of engaging skilled advisers and encouraging high design standards. In considering a development proposal, authorities should recognise the design skills and advice of architects and consider carefully the advice of their own professionally qualified advisers, although the final decision remains that of the authority itself.
- A3 Planning authorities should reject obviously poor designs which are out of scale or character with their surroundings. But aesthetic judgements are to some extent subjective and authorities should not impose their taste on applicants for planning permission simply because they believe it to be superior. Authorities should not seek to control the detailed design of buildings unless the sensitive character of the setting for the development justifies it.
- A4 Applicants for planning permission should demonstrate wherever appropriate that they have considered the wider setting of buildings. New developments should respect but not necessarily mimic the character of their surroundings. Particular weight should be given to the impact of development on existing buildings and the landscape in environmentally sensitive areas such as National Parks, Areas of Outstanding Natural Beauty and Conservation Areas, where the scale of new development and the use of appropriate building materials will often be particularly important.
- A5 The appearance and treatment of the spaces between and around buildings is also of great importance. Where these form part of an application site, the landscape design - whether hard or soft - will often be of comparable importance to the design of the buildings and should likewise be the subject of consideration, attention and expert advice. The aim should be for any development to result in a 'benefit' in environmental and landscape terms.

- A6 Development plans and guidance for particular areas or sites should provide applicants with clear indications of planning authorities' design expectations. Such advice should avoid excessive prescription and detail and should concentrate on broad matters of scale, density, height, massing, layout, landscape and access. It should focus on encouraging good design rather than stifling experiment, originality or initiative. Indeed the design qualities of an exceptional scheme and its special contribution to the landscape or townscape may justify departing from local authorities design guidance.
- A7 Planning authorities should encourage applicants to consult them before formulating development proposals. Authorities' consideration of proposals will be assisted if applicants provide appropriate illustrative material, according to the circumstances, to show their proposals in context. It may sometimes be helpful for the applicant to submit a short written statement setting out the design principles of the proposals.

PPG3 provides guidance on a range of issues relating to the provision of housing. In terms of 'good design' it makes the following comment:

Good Design

- 4 Development should aim for a high quality of design and landscaping in all new housing developments. A well-designed scheme that respects the local environment can do much to make new housing more acceptable to the local community. A good scheme will produce buildings which are well-designed for their purpose and their surroundings. Planning briefs can help developers by drawing attention to site characteristics, and to the importance of using appropriate materials in particularly sensitive areas.
- 5 Local planning authorities should consider development proposals in terms of their relationship to their setting, and by reference to the character and quality of the local environment, including any adjacent buildings. Relevant considerations are likely to include matters such as the overall scale and density of the development; the height and massing of its various elements; the layout of the scheme and its landscaping; and access and parking arrangements. While it will rarely be justifiable for local planning authorities to use the development control system to impose controls over detailed design, they should reject obviously poor designs which are out of scale or character with their surroundings. Authorities will wish to take account of the advice in DoE Design Bulletin 32 (The Layout of Residential Roads and Footpaths) in their assessment of development proposals.

- 6 Local planning authorities may need to control aspects of the design of new housing developments where these clearly have an impact on neighbouring development or on the general character within a neighbourhood. But functional requirements within a development are for the most part a matter for the marketing judgement of developers, in the light of their assessment of their customers' requirements. Such matters would include provision of garages, internal space standards, and the size of private gardens. In considering the location of houses on plots and their relationship to each other, local planning authorities should not attempt to prescribe rigid formulae. They should regulate the mix of house types only when there are specific planning reasons for such control, and in doing so they should take account of marketing considerations. Advice on the control of the design of buildings is given in Annex A to PPG1.
- 7 Developers should already be considering whether the internal design of housing, and access to it, can meet the needs of the disabled, whether as residents or visitors. To the extent that regulation is justified the Government looks to the Building Regulations and not the planning system to impose requirements. Access arrangements to all non-domestic buildings are already covered by the Regulations, and the Department is assessing the practicality of extending the requirement of Part M of the Building Regulations to new dwellings. However, where there is clear evidence of local need, a local planning authority could include in a local plan a policy indicating that it would seek to negotiate elements of housing, accessible to the disabled, on suitable sites. Such sites would normally be located close to shops and public transport, and be in an area of level ground. The Plan should not seek to impose detailed standards.

PPG3 also makes specific reference to residential development within rural areas. Para 22 states that ...

- 13 Sites proposed for new housing should be well related in scale and location to existing development. Schemes should be well integrated with the existing pattern of settlement and surrounding land uses and should take account the availability of or need for infrastructure, including public transport. This applies to development within or adjoining larger towns and cities and also to sites in smaller towns and villages. (Paragraphs 5.22 to 5.42 of PPG12 provide full guidance on infrastructure provision and development plans). So far as environmental policies permit, it will usually be preferable for plans to provide for a variety of sites, in terms of both size and distribution, taking into account the local pattern of market demand for housing. (Paragraphs 6.12 to 6.16 provide more detailed advice about the location of new development and environmental considerations such as energy conservation.)
- 14 In identifying sites and drawing up policies, authorities should pay special attention to the desirability of preserving the settings of listed buildings, and of preserving or enhancing the character or appearance of conservation areas.

Urban Areas

- 15 In order to meet the requirement for new housing and at the same time maintain conservation policies, it is important that full and effective use is made of land within existing urban areas. Experience has shown that there are many opportunities arising from conversions, improvement and redevelopment, for bringing into use neglected, unused or derelict land, and sites suitable for small scale housing schemes. Some sites with extant, but unimplemented, permissions for office or other uses may be equally suitable for housing development that would also help to bring vitality to city centres. In circumstances where there is not realistic prospect of redevelopment in accordance with the existing permission, authorities may propose designation for housing use. Such a change in the local plan provision could then be taken into account in deciding whether to renew existing permissions, not implemented after 5 years. Recent studies have also shown that in some towns there is considerable scope for bringing empty and underused floor-space above shops back into use for housing.
- 16 There may, however, be difficulties in assembling suitable sites, particularly in inner urban areas, and some existing uses may need relocation. Substantial preliminary site work may be needed to clear dereliction or contamination, and there may be difficulties in designing suitable layouts for unusually shaped sites. For all these reasons, developers will sometimes need assistance to overcome these problems and produce viable urban housing schemes. City Grant and Derelict Land Grant can help facilitate such schemes.
- 17 The contribution of urban sites total housing provision has increased in recent years. Recent information on land use changes in England shows that nearly half of the land developed for housing was either previously developed or was vacant land in built-up areas. It is essential that the planning system should continue to identify and realise the development potential of derelict, underused and waste land in urban areas, both to assist urban regeneration and to reduce pressure for development in the countryside. Development of such land can represent a real environmental gain, not only by providing the homes required, but also by helping to make urban areas pleasanter places in which to live, and by alleviating development pressures elsewhere. It is important, however, that development of vacant urban land should not involve the loss of valuable open space (see paragraphs 27-28 below and PPG17).

Rural Areas

- 18 Housing will, however, continue to be needed on new "greenfield" sites outside existing urban areas. It is important to ensure, through the planning process, that new development in rural areas is sensitively related to the existing pattern of settlement and has proper regard to Government policies for the protection of the countryside.

- 19 Some villages may have reached the limit of their natural growth, while in others provision can be made for modest development without damage, either to the countryside or to the settlement itself. Although the relationship between the size of a village and the level of service provision is not direct, new housing may help to maintain local shops, pubs, schools and other features of community life in rural areas. Where new housing is acceptable, the character of the particular settlement should always be respected, in terms of densities as well as scale and environmental quality. Villages vary widely in their character, and what might be appropriate in a village with a dense intricate pattern of development could be out of place in a sparser, more open settlement. The reverse may also be true. Expansion of villages and towns should avoid creating ribbon development or a fragmented pattern of development.

Development in Existing Residential Areas

- 20 Taking account of national, regional and strategic guidance, it is for planning authorities to assess the contribution to overall housing provision which can be expected from development within existing residential areas, and therefore, the appropriate balance to be strict between development on urban land and on greenfield sites. Infilling, conversion and redevelopment can make a useful contribution, particularly by adapting the existing housing stock to meet the needs of the increasing number of smaller households. But sensitive planning control is necessary to ensure that the cumulative effects of redevelopment do not damage the character and amenity of established residential areas. Where there is strong pressure for development which could give rise to town cramming if not carefully controlled, planning authorities should ensure that local plans include clear policies in relation to which applications will be considered.
- 21 Local plans may include policies on the densities of new housing in particular areas allocated for development. They should permit reasonable flexibility in individual cases in view of the different characteristics of particular sites and the need for a range of housing types at varying price levels.
- 22 In rural areas, given that the need to ensure maximum economy in the development of agricultural land is not so pressing, it should be possible not only to accommodate small scale new housing more readily, but also to ensure better standards of layout and landscaping. It is no longer necessary to insist on packing new houses in at 20 or 30 to the acre, which can result in a very urban or "raw" appearance, with little scope for the softening effect of landscaping or even the successful efforts of the diligent gardener. Housebuilders should be able to devise better and more imaginative layouts designed to fit more successfully both the existing buildings and with the neighbouring countryside and its existing uses. Provision for affordable housing may call for relatively higher densities on particular sites, but such developments should also be carefully designed to ensure that they are in keeping with their surroundings.

Much of the design and character of housing estates is a reflection of the residential density applied. PPG12 contains the following guidance on this issue:

- 20 Local plans may include policies on the densities of new housing in particular areas allocated for development. They should permit reasonable flexibility in individual cases in view of the differing characteristics of particular sites and the need for a range of housing types at varying price levels.
- 21 Advice on housing in rural areas is given in Planning Policy Guidance Note No 7. It includes the following: 'Now that the need to ensure maximum economy in the development of agricultural land is no longer so pressing, it should be possible not only to accommodate small-scale new housing more readily in rural areas, but also to ensure better standards of layout and landscaping. It is no longer necessary to insist on packing new houses at 20 or 30 to the acre, which can often result in a very raw and "urban" appearance, with little scope for the softening effect of landscaping or even the successful efforts of the diligent gardener. Housebuilders should be able to devise better and more imaginative layouts, designed to fit more successfully both with existing uses. Provision for low cost housing may call for relatively higher densities on particular sites, but such developments should also be carefully designed to ensure that they are in keeping with their surroundings.
- 22 In older established residential areas, the changing pattern of housing demand may lead to changes in the types of housing required: for example, dwellings for one and two person households may be needed rather than dwellings for large households. Depending on circumstances, these changing needs may be met by the conversion and adaptation of the existing housing stock; or there may be opportunities for redevelopment is such as to threaten seriously the character of an established residential area which ought to be protected, they may include density and other policies in their local plans for the areas concerned, while avoiding undue rigidity. The scale and character of new development in relation to existing development and are material considerations which would be taken into account in deciding planning applications, and the decisions of local planning authorities will be the more secure where the adopted local plan includes policies designed to protect the environmental character or particular localities.

Appendix A2

MEMORANDA 1 & 2

Memorandum 1

To: Developers, Architects, Engineers, Surveyors,
Agents

From: Chief Planning Officer, Ryedale D C

Subject: Greenfield sites: Conserving Wildlife and Other
Natural Features: Preparing Applications for
Planning Permission



The development in Ryedale of allocated "greenfield sites" for new development is necessary to provide new homes, jobs and further leisure facilities.

The countryside of Ryedale provides a unique environment highly valued by its residents. An environment of trees, hedges, meadows and water courses. Providing a rich habitat - home - for a wide range of birds, flowers, small animals and insects. The people of Ryedale believe this environment should be safeguarded, where practicable, by good design and careful building works, so that it is incorporated successfully into the completed development.

Central government policy and Ryedale's Development Plan reflect these public concerns.

This memorandum has been prepared for developers and agents preparing proposals for these greenfield sites (undeveloped land of more than a quarter of an acre).

Proposals which have not followed this basic advice are unlikely to receive planning permission

Whatever the site, the first steps are always the same.

Firstly, check whether any part of the site is included in a Site of Special Scientific Interest or Tree Preservation Order. This information will have been given in the answer to the Local Land Charges Search. The Search will also show any public footpaths or bridleways. All these will have to be protected. Additionally the land may have been classified as a local nature reserve or of other local importance. Our Countryside Management Officer here at Ryedale House, Martin Parsons will be able to tell you. Ask him.

Secondly, carry out a detailed land survey of line and levels at 1:200 scale. Our experiences are that most difficulties arise from inaccurate site surveys. The boundaries may have been varied since the Ordnance Survey was completed. Use a durable temporary bench mark and three point ground survey for accuracy. Existing levels should be recorded on a 10 metre grid and along boundaries, walls and buildings, at water courses and at the invert and cover level of inspection chambers.

Thirdly, mark on the land survey, the position, circumference, height and species (type) of all trees and hedgerows. Mark the actual spread of the canopy of the tree or hedgerow. Note that this will not be circular. The canopy will indicate the likely spread of roots. Seek an expert opinion on the condition of each tree and mark this on the survey drawing using the A to D classification system (A = excellent; trees must be retained, B = very good: retention desirable, C = less good: could be retained, D = very poor/diseased: should be removed). Note also the number of species in the hedgerows. This will show the age of the hedgerow. Look for signs of animal life: nests, broken shells, holes and spoor especially in old buildings which you may wish to demolish. Note the range of grasses and flowers. Examine water courses, ditches and any ground water. What is the source? And the flow rate? Dig trial holes to identify ground conditions and water tables. Carry out percolation tests if soakaways are likely to be proposed.

Fourthly, check on site and with the service suppliers whether the land is crossed by overhead or underground services.

The Council staff will be available to help you to do this site assessment. The Tree and Landscape Officer, John Clayton can discuss the condition of trees and hedgerows whilst the Countryside Management Officer, Martin Parsons will help you identify other species of plants and animals. Where the site lies in the Greater York area, then you will be referred to the Greater York Countryside Management Officer, Philip Gray.

Lastly, look for signs of public use. Where the site is being used by the "human species", then special steps may have to be taken to channel them to other locations and to prevent injury during construction works. Your ownership of land confers a duty to protect members of the public on the site - whether authorised or not - from unforeseen dangers.

As soon as you have completed this initial site survey and have drafted your sketch proposals following the advice given in the Development Plans, then we would encourage you to arrange an early meeting with the Area Planning Officer at Ryedale House. Time can be saved and a more authoritative view given if the survey and sketch plan are forwarded before the meeting is held. This will allow time for staff to visit the site and consult colleagues.

No charge is made for this service. Please make use of it.

These Officers are here to help you from the outset and before a planning application is made to prepare proposals which are likely to win first-time planning approval. Schemes which respect the natural character of the trees and landscape will be appreciated by Ryedale. Our experience is that these schemes are also appreciated by the new owners. Sensible conservation makes good commercial sense.

Your planning permission will be accompanied by a second memorandum telling you how the natural features which are to be retained in the approved scheme should be protected during the construction works. Forward these to your Contractor. See that he follows the drawings and specification which you have prepared and our advice.

Thank you.

David Fisher
Chief Planning Officer
Ryedale District Council
Ryedale House
MALTON
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Memorandum 2

To: Contractors and Site Agents
From: Chief Planning Officer, Ryedale D C

Subject: Greenfield Sites: Conserving Wildlife and Other
Natural Features: During Construction



Your client has received planning permission for the development of a greenfield site. The approved drawings identify clearly the trees, hedgerows and other areas to be protected for inclusion in the new scheme. The conditions to the planning permission will impose additional requirements.

You've got the hard job of actually putting up the new buildings and laying the new roads and services without damaging these areas to be protected. And you've got to find space for site huts, materials, workmen's cars and delivery trucks - on sites that are always too small.

We don't underestimate your task. But the new concern of the public to retain the best elements of our natural environment has been reflected in the powers and guidance provided by the government to Ryedale and the new powers to enforce and prosecute for breaches of planning conditions.

But our task is to help rather than to threaten. To offer advice.

Our first advice is to insist that your client provides you with a copy of the planning permission and the approved drawings. If you have any doubts about what is required, contact the Area Planning Officer here at Ryedale House. Then check that these documents agree with the contract drawings and specification.

Protecting habitats requires good, sound site management. Trees, hedges and other plants are vulnerable to damage. Taping them off and marking them will not be enough. The taping must follow the canopy of the tree. For beech trees, you will have to add another 50%. They will be vulnerable to damage from activities outside the protected area. From bonfires. From ground contaminated by fuel leakages or toxic materials - especially preservatives. From the lowering of watertables during the pumping out of excavations. From ground compaction caused by the storage of materials nearby or the movement of heavy vehicles or plant.

These dangers can and should be avoided by good site management. By banning bonfires (which may be illegal anyway). By avoiding spillages and removing any contaminated soil. By dispersing some of the pumped water onto the edge of the protected areas to maintain the watertable. By siting materials and plant routes well away from protected areas. And by using tines to alleviate compaction.

These potential threats can and must be avoided if all the careful steps taken to protect the environment are not to be frustrated.

Our experience is that the greatest threat to the conservation of trees and other features is the failure to check site surveys and the creeping error of single point setting out. These are not mistakes which competent contractors should make.

But the unexpected will always happen during a building operation. That's for certain. The where, when and what is the unknown. When it does arise, don't bury it. Someone will notice later. Contact the Area Planning Officer. Or, if our Building Control Team is inspecting the site, explain the difficulty to the Building Control Officer who will be able to describe it back at Ryedale House to the Planning Officer using Building Regulations plans. The Planning Officer may be able to resolve the matter direct or ask our Tree & Landscape Officer, John Clayton or Countryside Management Officer, Martin Parsons to help. Any necessary minor amendments can be approved by exchange of letter.

We wish you every success in this critical part of the scheme. When the scheme is completed successfully with the existing trees and plants incorporated as intended, the final credit will not be due to the Architect who prepared the drawings or the Planning Officer who helped to get the scheme right, but to you and your colleagues' ability to resolve complexity and to manage the development successfully.

Thank you.

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