

RYEDALE LOCAL PLAN
SUPPLEMENTARY PLANNING GUIDANCE

RYEDALE
RURAL DESIGN GUIDE

CONSULTATION DRAFT



Ryedale District Council
1995

Preface

The proposed Policy on development within settlements in the Consultation Draft of the Ryedale Local Plan states that:

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 AND THE RYEDALE RESIDENTIAL DESIGN GUIDE;
- (viii) THE SITE IS NOT AN IMPORTANT AREA FOR ITS NATURE CONSERVATION INTEREST WITHIN THE LOCAL SETTLEMENT.

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

This document - the Ryedale Rural Design Guide - has been prepared as the Supplementary Planning Guidance referred to in that part of the Policy 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."

It should be noted that, following consultation with local councils and designers, an earlier version of this guidance was approved in 1993 for interim development control purposes. That earlier version was extended in 1994 to include guidance on single storey development which is incorporated in this document.

RYEDALE RURAL DESIGN GUIDE

Ryedale is characterised by the outstanding quality of its countryside, rural villages and hamlets.

These small settlements are marked by the number of small gaps between neighbouring housing in which new "infill" housing has been built. Elsewhere, many of the older, smaller houses have been extended and barns converted to provide new housing or holiday homes.

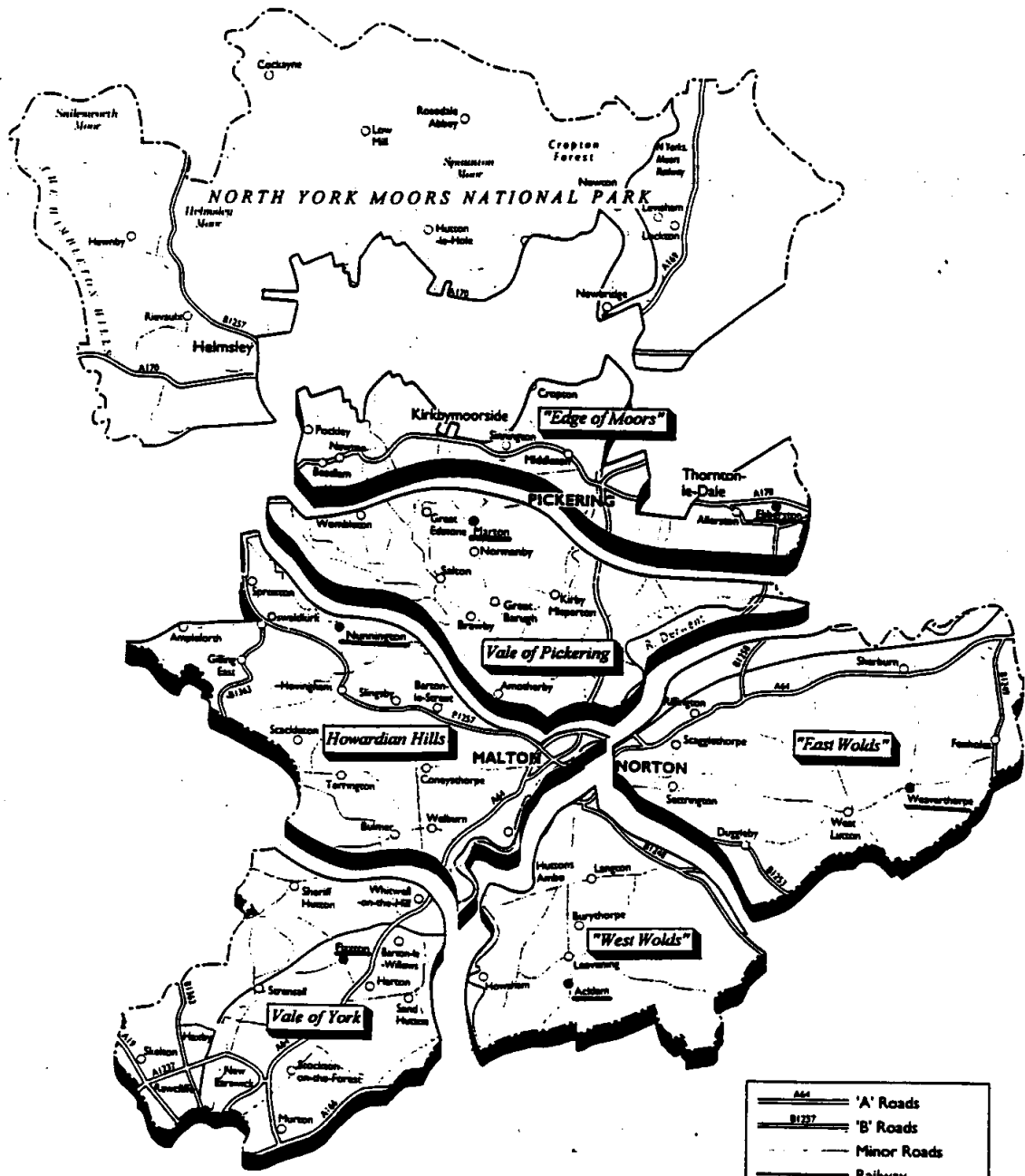
Some of the remaining central gaps in villages make a special valued contribution to the character of Ryedale's rural areas and will be safeguarded from development by new planning policies incorporated in the Local Plan. However, many others will continue to be an important and valued source of new housing.

Concern has been expressed by many residents and their elected representatives on the District and Local Councils, at the disappointing quality of some of the new development, much of which is outside the detailed control of the District Council. In particular, detailing has sometimes been poor and, despite the considerable investment made by the owners and care in construction, the effect sought of creating new buildings in harmony with the existing surroundings has not quite been achieved. Moreover, the pressure for development has been - and continues to be - greatest in the more historic and picturesque "unspoiled" villages where new housing is most eagerly sought.

Ryedale wants to play a positive role in enabling housing development to be built which will not "spoil" villages. Whilst the development control system of planning permission can weed out clearly unsuitable schemes, it cannot impose the higher standard of design and detailing that is desirable. This can only really be achieved by co-operation between the designer, his client, the builder and the Council.

To fulfill its role, Ryedale has prepared this Rural Design Guide for use by prospective housebuilders and their designers. The illustrations have been prepared by the two local firms of McNeil & Beechey*, Chartered Architects of York and Peter Rayment Design Ltd** of Pickering, whom Ryedale selected and commissioned to sketch existing villages and prepare proposals for new model schemes.

Each village in Ryedale has its own unique brand of "vernacular architecture". However, similarities of topography, local building materials and craft traditions have inevitably led to the emergence over the years of groups of neighbouring villages having broadly similar architectural styles. For the purposes of this guide, six groups have been identified. For simplicity's sake, we have called these (from north to south) "Edge of Moors", Vale of Pickering; "West Wolds", "East Wolds", Howardian Hills, and Vale of York. These are shown on the map overleaf.



A64	'A' Roads
B1237	'B' Roads
—	Minor Roads
—	Railway
○	Villages
—	Built-up-area

We would emphasise the value to potential designers, their clients and to Ryedale of preliminary meetings with the District Council's Planning Officers to discuss your proposals with you at an early stage. Please write to me with your proposals or telephone Ryedale House and ask to speak to the Area Planning Officer concerned.

Gary Housden
Development Control Manager
Ryedale House
Malton
North Yorkshire
YO17 7HH
Tel: 01653 600666
Email garry.housden@ryedale.gov.uk

- * McNeil & Beechey Architects are based at 23 Stonegate, York YO1 2 AW (Tel: 01904 651229) and have carried out a great variety of projects in North Yorkshire over 25 years including medical centres, residential care facilities and new housing.
- ** Peter Rayment Design Ltd are based at 25 Hungate, Pickering, North Yorkshire, YO18 7DF (Tel: 01751 72541) and have specialised since the formation of the firm in 1987 in new housing and conversion schemes in rural areas in Ryedale.

RURAL DESIGN GUIDE

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GENERAL HOUSING

Area	Representative Village	Architectural Tradition	Illustrative Model House Types		
			Small	Lrg 3 bed	Lrg 4 bed
"East Wolds"	Weaverthorpe	p1&2	p19	p20	p21
"Edge of Moors"	Ebberston	p3, 4&5	p22	p23	p24
Howardian Hills	Nunnington	p6&7	p25	p26	p27
Vale of Pickering	Marion	p8&9	p28	p29	p30
Vale of York	Flaxton	p10&11	p31	p32	p33
"West Wolds"	Acklam	p12, 13, 14&15	p34	p35	p36

SINGLE STOREY HOUSING AND DORMER BUNGALOWS

Area	Representative Village	Architectural Tradition	Illustrative Model House Types	
			Small 2 bed (Single storey)	Large 4 bed (Dormer bungalow)
"East Wolds"	Weaverthorpe	p37	p38	p39
"Edge of Moors"	Ebberston	p40&41	p42	p43
Howardian Hills	Nunnington	p44&45	p46	p47
Vale of Pickering	Marion	p48	p49	p50
Vale of York	Flaxton	p51	p52	p53
"West Wolds"	Acklam	p54	p55	p56

NB: The North York Moors National Park lies outside the jurisdiction of Ryedale as a Local Planning Authority. For design advice, please contact the National Park Authority at The Old Vicarage, Bondgate, Helmsley YO6 5BP or tel: 01439 70657. However, Ryedale provides Building Control and all other statutory services in that part of the National Park which falls within Ryedale.

You will note that, within each group, the name of a particular village has been underlined. These villages - Eberston, Marton, Acklam, Weaverthorpe, Nunnington and Flaxton - have been chosen because we believe that each best represents the architectural traditions of the surrounding area.

The illustrated part of this guide begins by presenting two or more pages of sketches of each of these representative villages identifying their separate and distinct architectural traditions. These are found on pages 1 to 15.

These are followed on pages 16, 17 and 18 by sketches of hypothetical cases of new housing and extensions demonstrating the most common examples of substandard development. Then to demonstrate what should be done and how the designs of the same type of building should be different for each of the representative villages, model proposals for a small (two-bedroom) terraced house, a medium sized (three-bedroom) detached house and a large (four-bedroom) detached house have been prepared. These are illustrated in pages 19 to 36. (An easy-to-use index is provided at the end of this introduction).

Whilst pages 19 to 36 demonstrate suitable model solutions for two storey houses, Ryedale recognises the increasing demand for bungalows or other single-storey houses in rural settlements. Single storey houses are, of course, particularly well suited to residents who are unable to climb stairs or have other mobility problems or who must prepare for that eventuality in older age. However, single-storey housing is, with the exception of a few ornamental lodges or tollhouses, relatively rare in rural Ryedale where, perhaps, advances in economic development and building technology have enabled two-storey housing to be built almost universally since the mid eighteenth century. There are therefore no widespread examples of single-storey, vernacular domestic architecture in rural Ryedale. The only examples of local vernacular single storey buildings are stables and barns. However, these barns and stables generally have low ridges, face onto courtyards or fold yards and provide windowless and doorless elevations to the main streets of the villages or hamlets. Hence the modern suburban bungalow with its array of windows and high pitched roof can appear an alien and discordant feature in the village or open countryside.

However, Ryedale accepts the special advantages to some residents of single-storey housing and has therefore set out guidance in the same way as that adopted for two-storey housing. So the Guide continues by illustrating the essential features of existing vernacular single storey development in Weaverthorpe in page 37 and by providing in pages 38 and 39 model proposals for a two-bedroomed bungalow and four bedroomed "dormer-bungalow" there. This process is repeated for each of the other representative villages. (Finally, examples of architectural detailing to be avoided in all rural areas are illustrated on page 57). However, the locations in which single-storey housing are likely to be acceptable are likely to be far less than for two-storey development; they are likely to be more acceptable in secondary or backland locations where barns or stables are more likely to be found. Furthermore, new single-storey houses (or dormer bungalows) are likely to be less acceptable (than two-storey development) in the open countryside especially where they are isolated from other buildings or adjoining larger agricultural buildings; indeed, single-storey housing or dormer bungalows will not be permitted outside existing settlements in the Howardian Hills AONB (Area of Outstanding Natural Beauty) or the Wolds or Fringe of the Moors Area of High Landscape Value.

We must emphasise that the illustrations do no more than suggest model solutions for comparison purposes. They show what might be done on similar sites in different villages. In practice, sites will vary and require different solutions. However, a few broad principles can be described to secure design which is likely to fit in with the established character of the village concerned. These are that:

- * houses should be of simple rectangular form with roofs pitched at not less than 35%
- * other features (for example, porches, dormers and garages) should be smaller in scale than the principal building
- * windows and doors should be symmetrical and uniform
- * chimneys should emerge from the ridge of the roof
- * fanlights, where used, should be located above doors
- * houses should follow the building line of adjoining older houses and their storey and roof heights (the Building Regulations no longer impose standard heights for living rooms or windows etc)
- * materials should be used which match or closely resemble those historically used in the village, coursed and bonded in the local tradition
- * the use of carriage lamps, mill and cartwheels and weathervanes to decorate and to age artificially the new housing should be avoided. Similarly, the temptation to make the new house "stand out" from its neighbours should be avoided. Quality and simplicity are the hallmarks of Ryedale's rural buildings

This guide has been prepared to help rather than to dictate standards of development. It is designed to be particularly helpful to those new residents or designers who are not yet familiar with the District. It has not been prepared to prevent innovative architecture being constructed which has been conceived to contribute towards - rather than to exploit or detract from - the special qualities of Ryedale's villages.

In policy terms, Ryedale has decided that, where the principle of housing development is acceptable, then detailed proposals for new housing in towns and villages which accord with the guidelines set out in this Rural Design Guide will generally be approved. However, where the development proposals relate to a conservation area or listed building in these towns and villages, then Ryedale will expect the guidelines, where appropriate, to be followed. Ryedale will not consider favourably applications for outline planning permission in conservation areas; full, detailed applications should be made.

Ryedale intends to extend progressively the scope of this guide to include guidance on the conversion of former agricultural buildings.

Additional advice on the design of larger housing schemes in rural or urban areas is provided in the Housing Design Guide prepared for Ryedale by Colin Buchanan & Partners.

WEAVERTHORPE

LARGE ARABLE FIELDS
SET IN 'TREELESS' WOLDS
VALLEY.

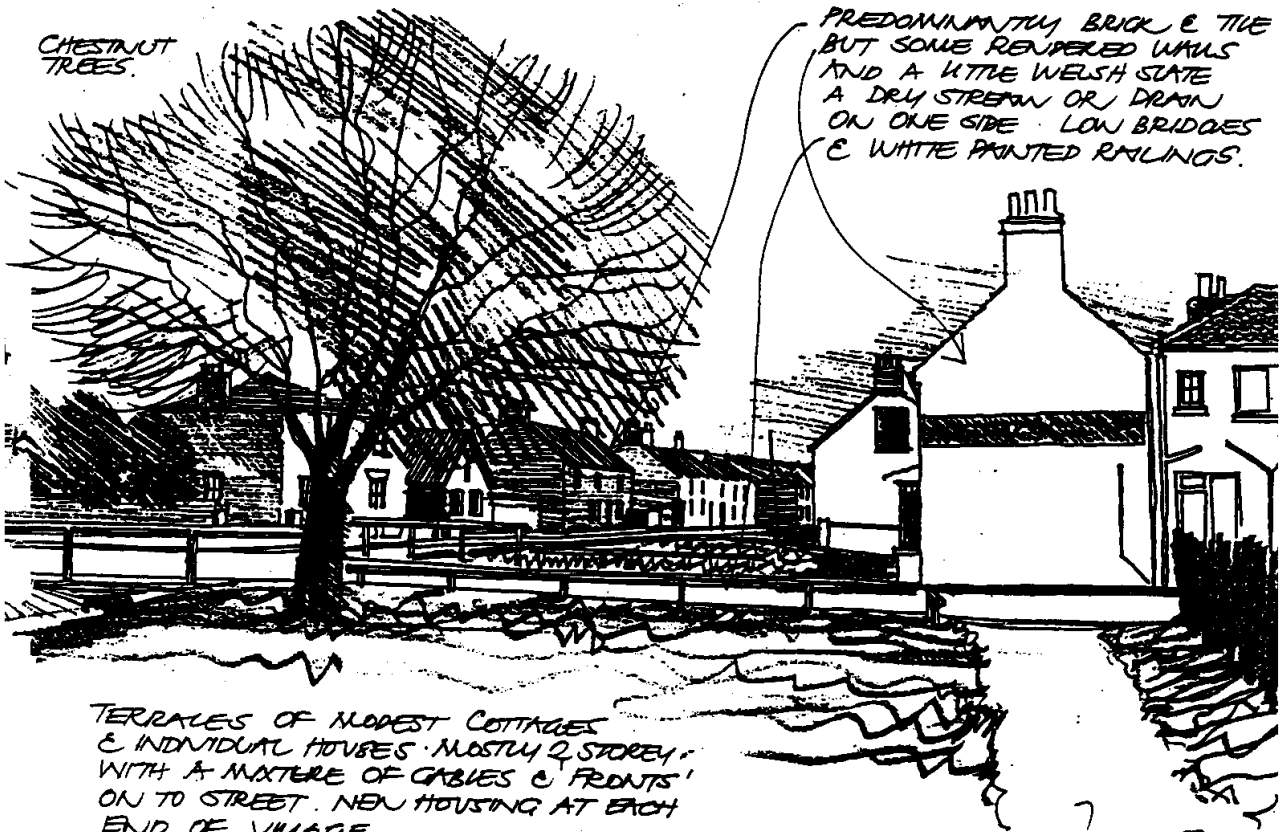
CHURCH



A LINEAR 'WORKING' VILLAGE ON A WIDE THROUGH ROAD.

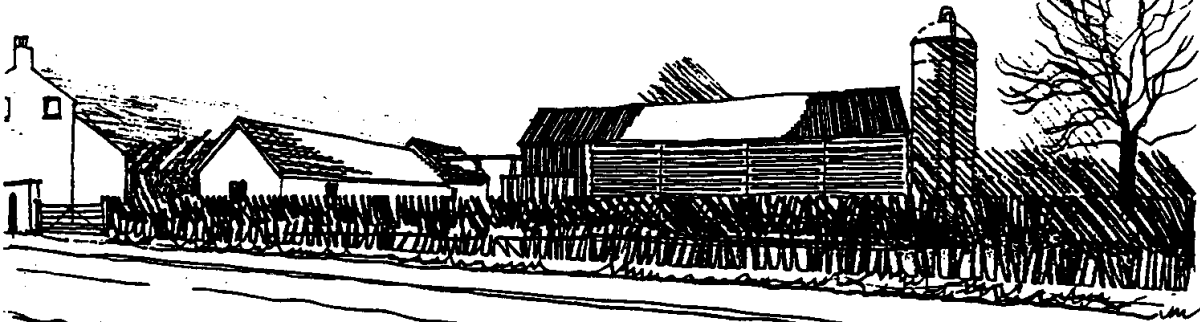
CHESTNUT
TREES.

PREDOMINANTLY BRICK & TILE
BUT SOME RENDERED WALLS
AND A LITTLE WELSH SLATE
A DRY STREAM OR DRAIN
ON ONE SIDE - LOW BRIDGES
& WHITE PAINTED RAILINGS.



TERRACES OF MODEST COTTAGES
& INDIVIDUAL HOUSES - MOSTLY 2 STOREY -
WITH A MIXTURE OF GABLES & FRONTS
ON TO STREET. NEW HOUSING AT EACH
END OF VILLAGE.

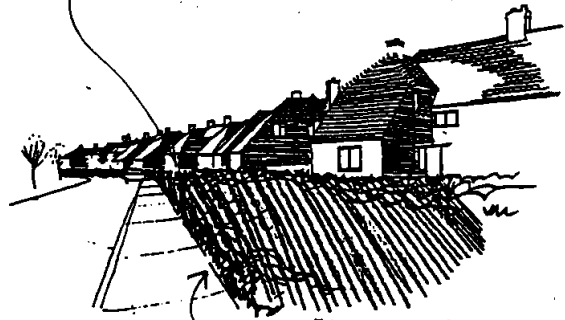
WEAVERTHORPE



PANTILES ON 'SLATE' UNDERCLOAK
WITH CEMENT FILLET.
C.I. GUTTER ON RISE & FAN
BASKETS.

WELL KEPT GROUP OF FARM
BUILDINGS SET BACK FROM
ROAD WITH A THORN HEDGE
ON BOUNDARY.

REPETITIVE HOUSE TYPE BUT
ROOF SHAPE & CURVED ROAD
LAYOUT CREATE VARIETY.



CLOSELY GROUPED
ESTATE HOUSES
BEHIND HIGH FENCE
HEDGE.

DOUBLE PITCHED
ROOF WITH CENTRE
VALLEY.
PITCH 40°.

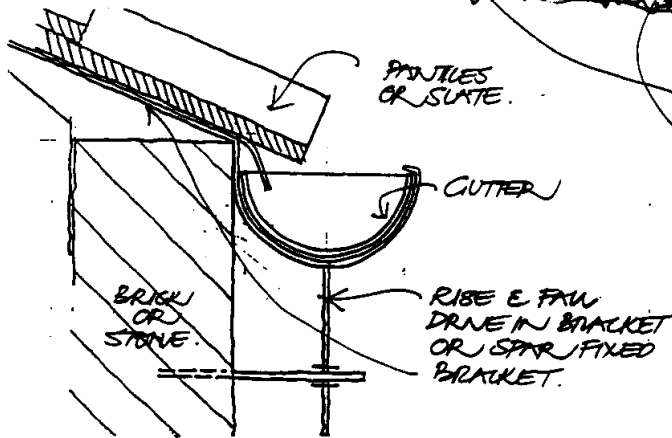
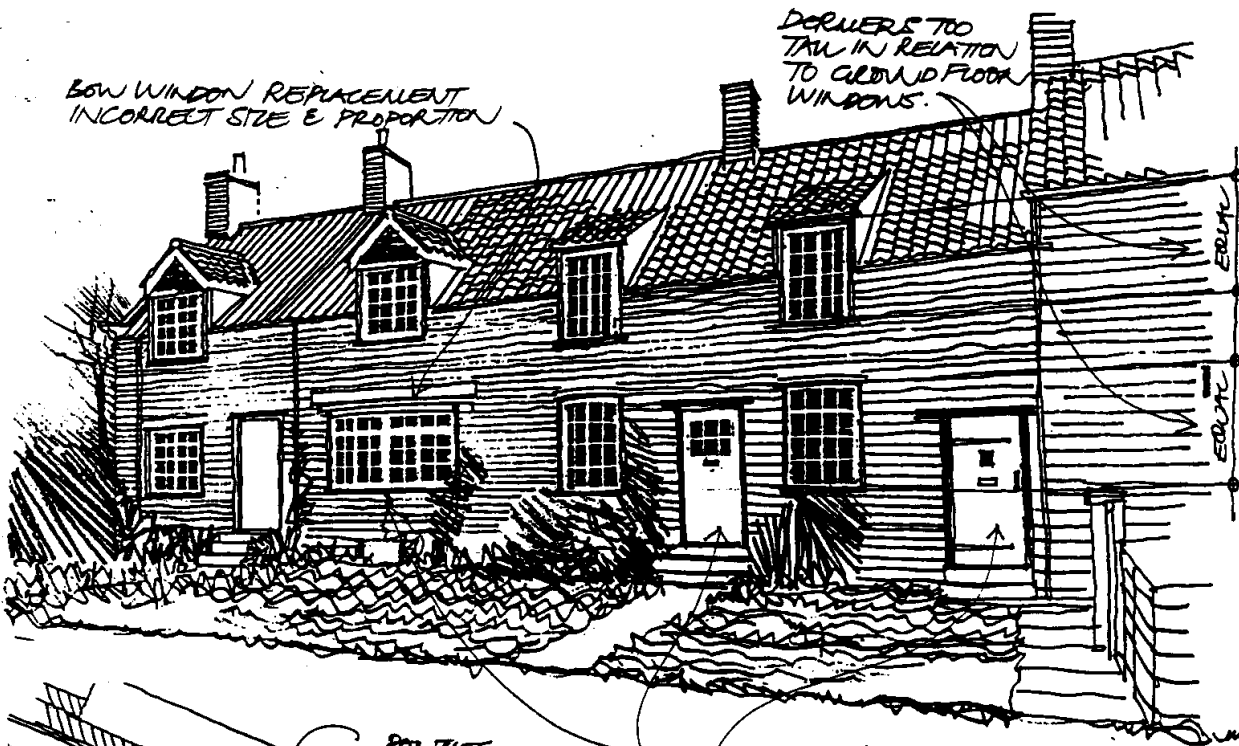
MODEST BRICK COTTAGES
VERTICAL SLIDING SASH
WINDOWS & PAINTED
ARCHED BRICK LINTOLS.

SLATE HIPPED
ROOF
PITCH 30°



YORKSHIRE SASTES
RENDERED WALLS &
PALISADE FENCE.

EBBERSTON



MIXTURE OF GABLED & PITCHED DORMER WINDOWS. SOME LOW FRONT WINDOW REPLACEMENTS. BOARDED FRONT DOORS WITH GENEROUS STEPS. NO KERBS TO ROAD.

HOUSES GENERALLY SET BACK FROM STREET WITH A MIXTURE OF GABLES & FRONTS. USUALLY ELEVATED.

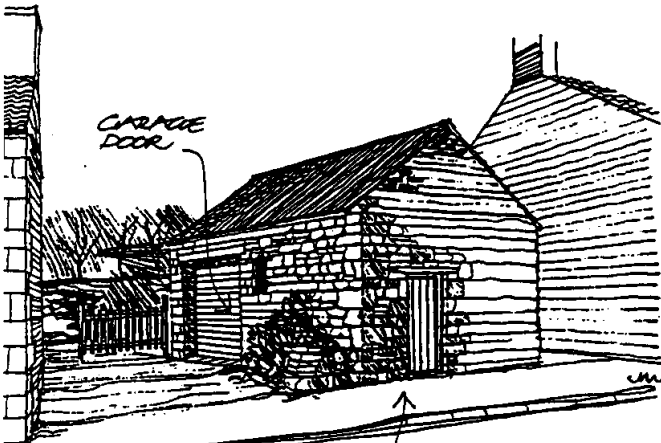
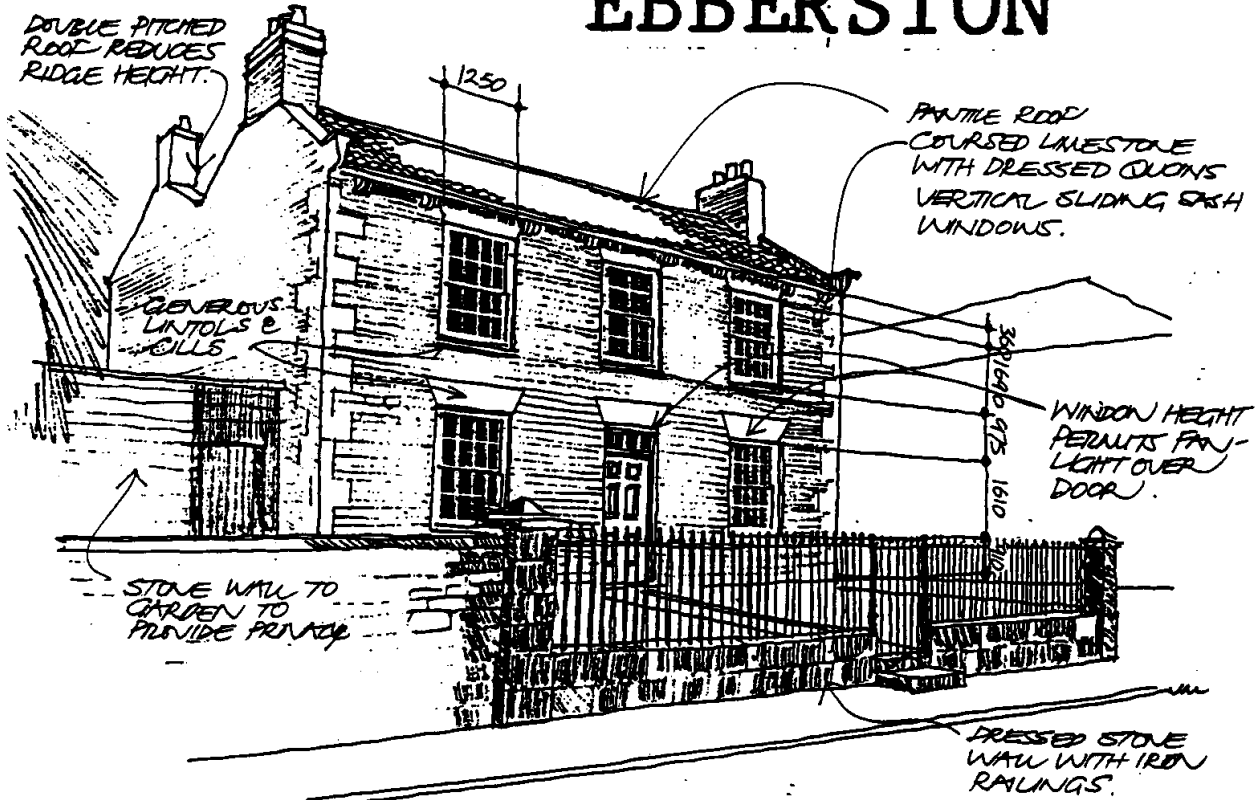
GENERALLY MELLOW YELLOW SANDSTONE.



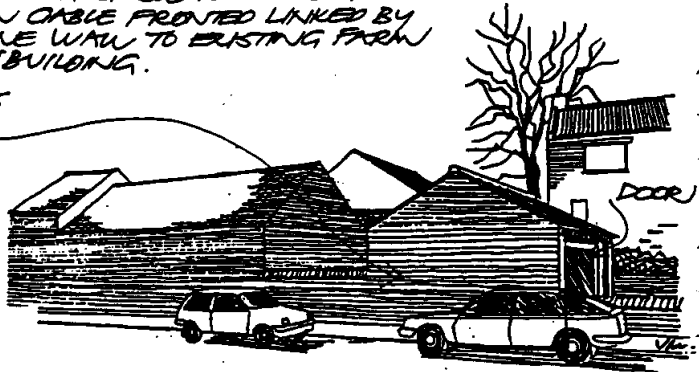
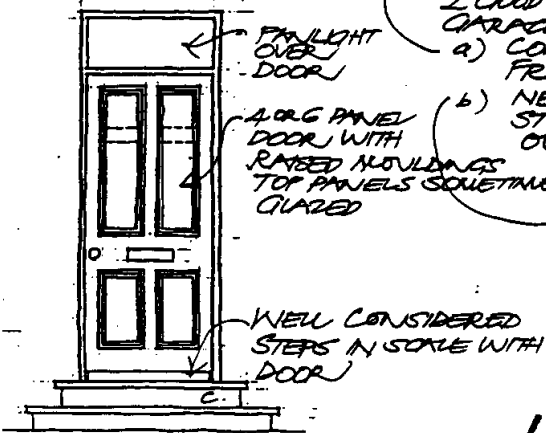
NORTH/SOUTH MAIN STREET FALLING TO SOUTH WITH STREAM ALONGSIDE.

SMALL BRIDGES OVER STREAM WITH VEHICULAR ACCESS RESTRICTED TO REAR.

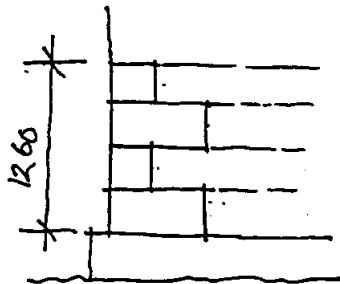
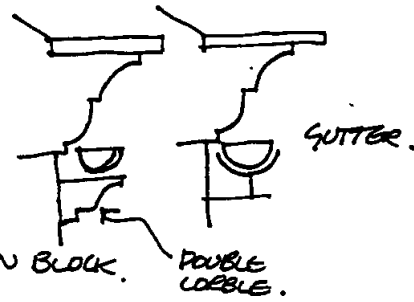
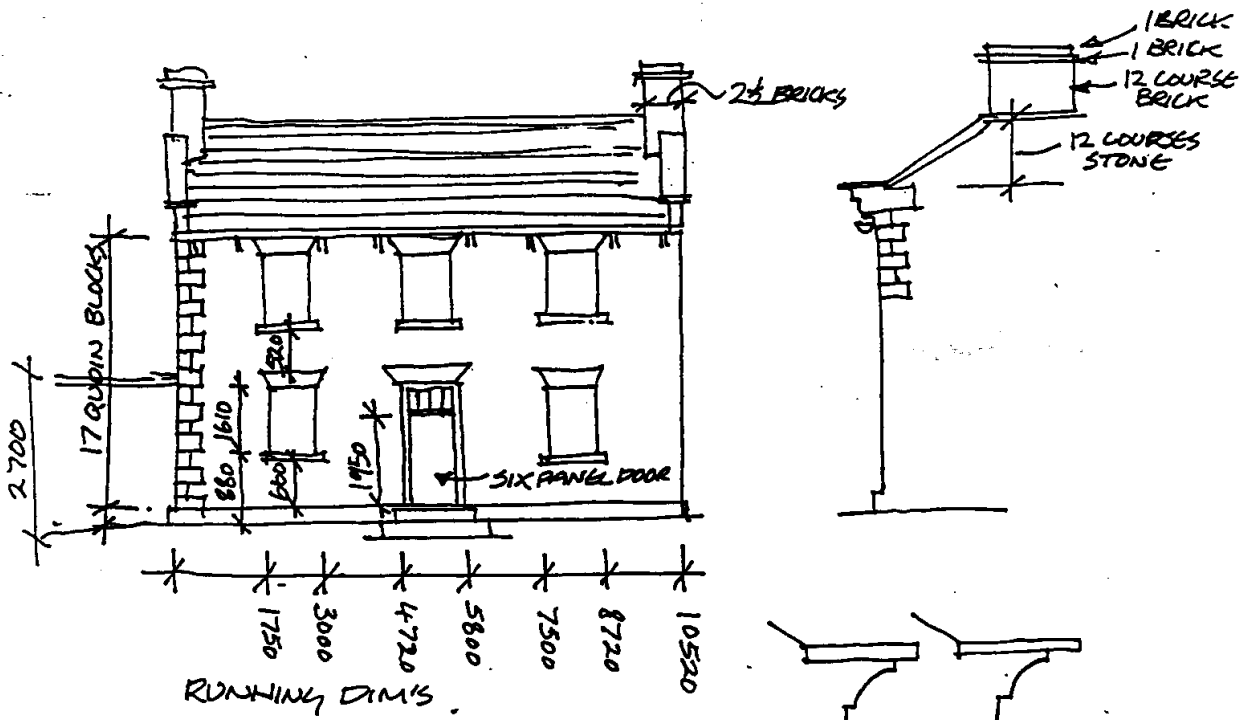
EBBERSTON



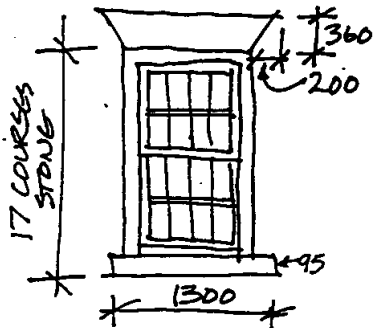
- 2 GOOD EXAMPLES OF INFIL GARAGE
- a) CONVERTED OUTBUILDING WITH STREET FRONTING GABLE RETAINED.
 - b) NEW GABLE FRONTED LINKED BY STONE WALL TO EXISTING FARM OUTBUILDING.



EBBERSTON

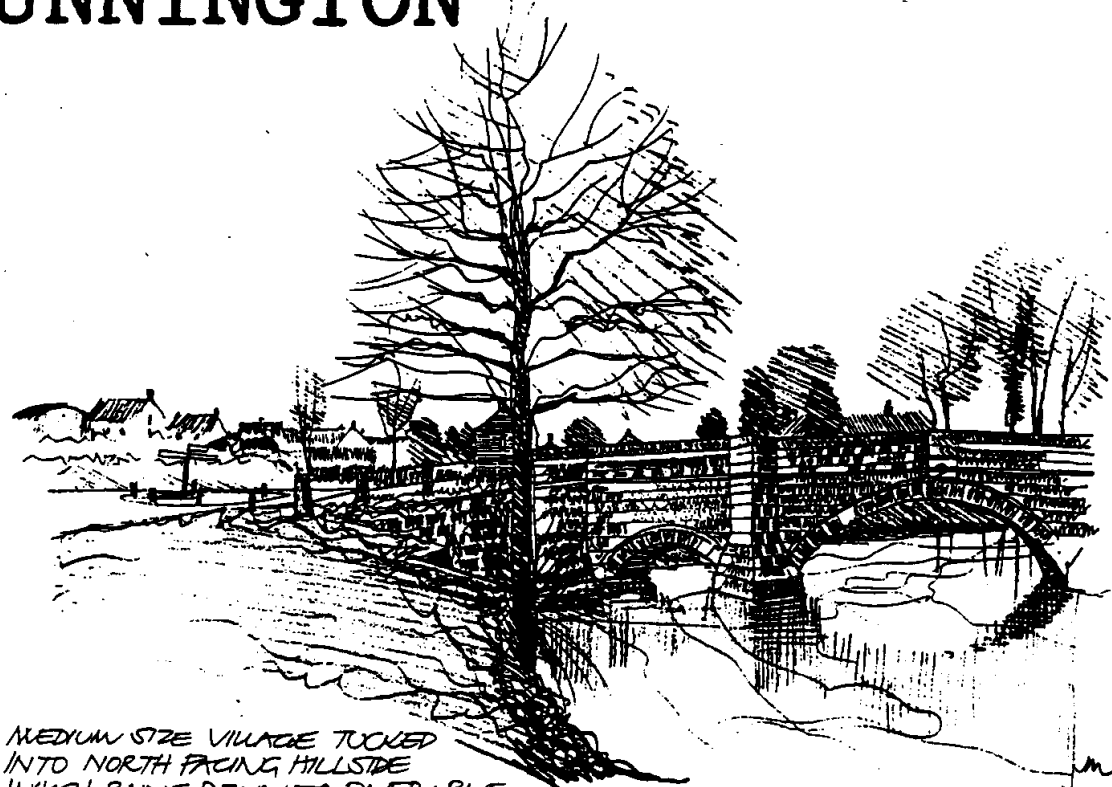


3 COURSES = 1 QUIN BLOCK.
STONE DOUBLE LOBE.

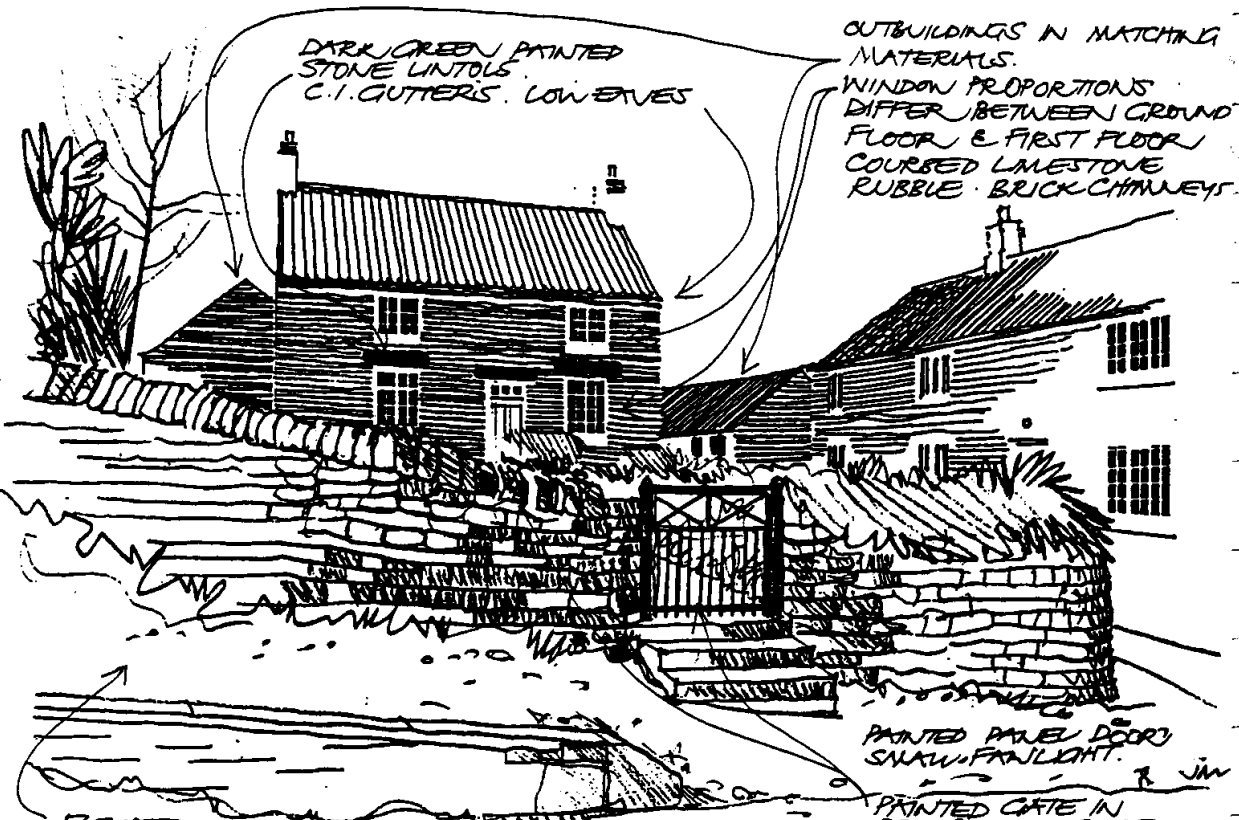


FIRST FLR WINDOW.

NUNNINGTON



MEDIUM SIZE VILLAGE TUCKED INTO NORTH FACING HILLSIDE WHICH RUNS DOWN TO RIVER RUE. VERY RURAL IN CHARACTER. TREES & OPEN SPACES BETWEEN BUILDINGS.



DARK GREEN PAINTED STONE LINTOLS
C.I. GUTTERS. LOW EAVES

OUTBUILDINGS IN MATCHING MATERIALS.
WINDOW PROPORTIONS DIFFER BETWEEN GROUND FLOOR & FIRST FLOOR.
COURSED Limestone RUBBLE BRICK CHIMNEYS.

ELEVATED GRAVEL FOOTPATH.

PAINTED PANEL DOORS
SALAD FRANKLINT.

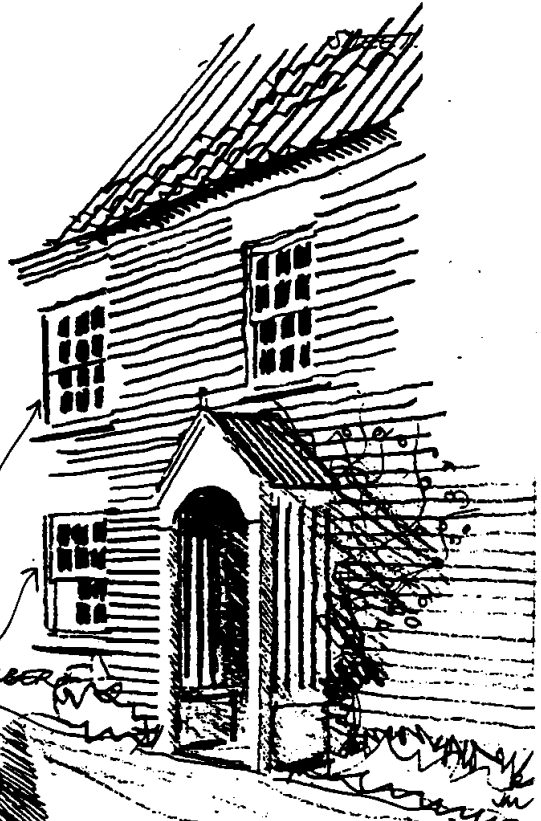
PAINTED GATE IN DRY COURSED RUBBLE & COPINGS.

NUNNINGTON



CABLE ENDED ROOFSCAPE.

CLAY PANTRIES - LIMESTONE WALLS. MIXTURE OF CABLES & FRONTS. SLOPING SOUTH/NORTH LAINE. HOUSES SET BACK & CUT INTO SLOPE WITH REVATED PATHS & GRASSY BANKS.



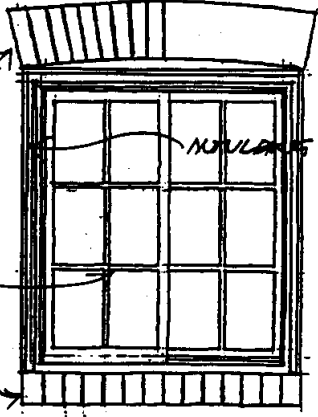
WHITE PAINTED WINDOWS & TIMBER PORCH



CABLE ENDED ROOFSCAPE

VARIETY OF ENCLOSING WALLS: MOSTLY COURSED RUBBLE - SOME DRY - SOME IN MORTAR - COPINGS VARY - SOME DRESSED & WEATHERED

BRICK ARCH 'LINTOL' YORKSHIRE HORIZONTAL SLIDING SASH



INTERNAL CHIMNEY

C.I. GUTTERS NO FASCIAS.

BULL NOSE BRICK CILL



LOW EAVES

CABLE WINDOW

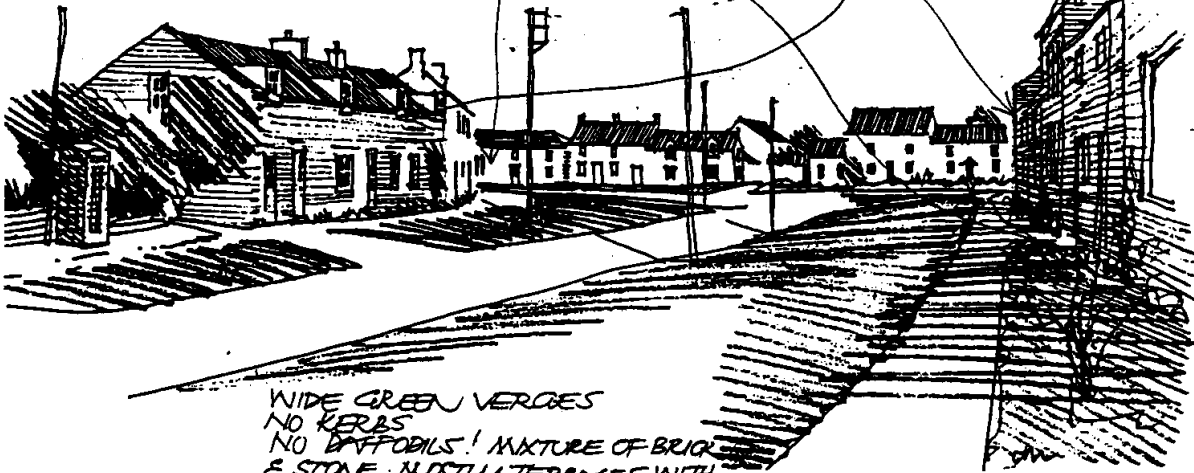
MIXTURE OF WALLS WHITE PAINTED S-BAR GATES & PALISADE FENCE

METALLED ROAD - GRASS VERGE NARROW PATH & NO KERBS.

MARTON

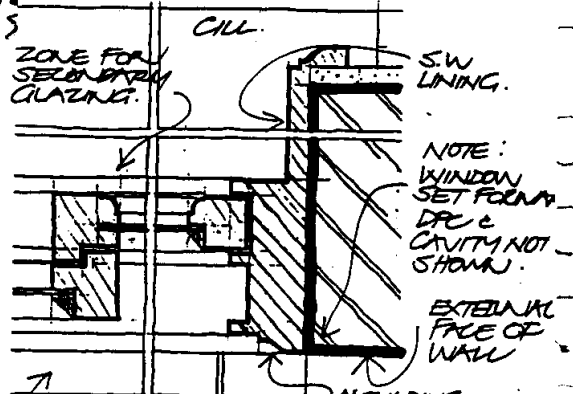
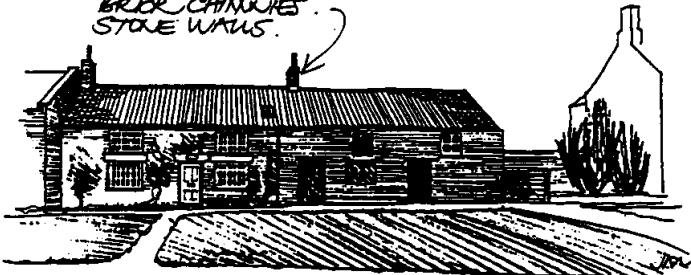
WIRESCAPE!

A WIDE VILLAGE STREET WITH
2 RIGHT ANGLE TURNS CREATING
ENCLOSURE. STRONG BUILDING
LINE. LOW EAVES.



WIDE GREEN VERGES
NO KERBS
NO BUFFOBILS! MIXTURE OF BRICK
& STONE. MOSTLY TERRACES WITH
VARIED ROOFLINE. NO CABLES ON S
TO STREET.

PANTLES
BRICK CHIMNEYS
STONE WALLS.



NEW BRICK ABOVE BRICK & PANTLE
PITCHED FORALER WINDOWS
GOOD STONE. POOR PORCH

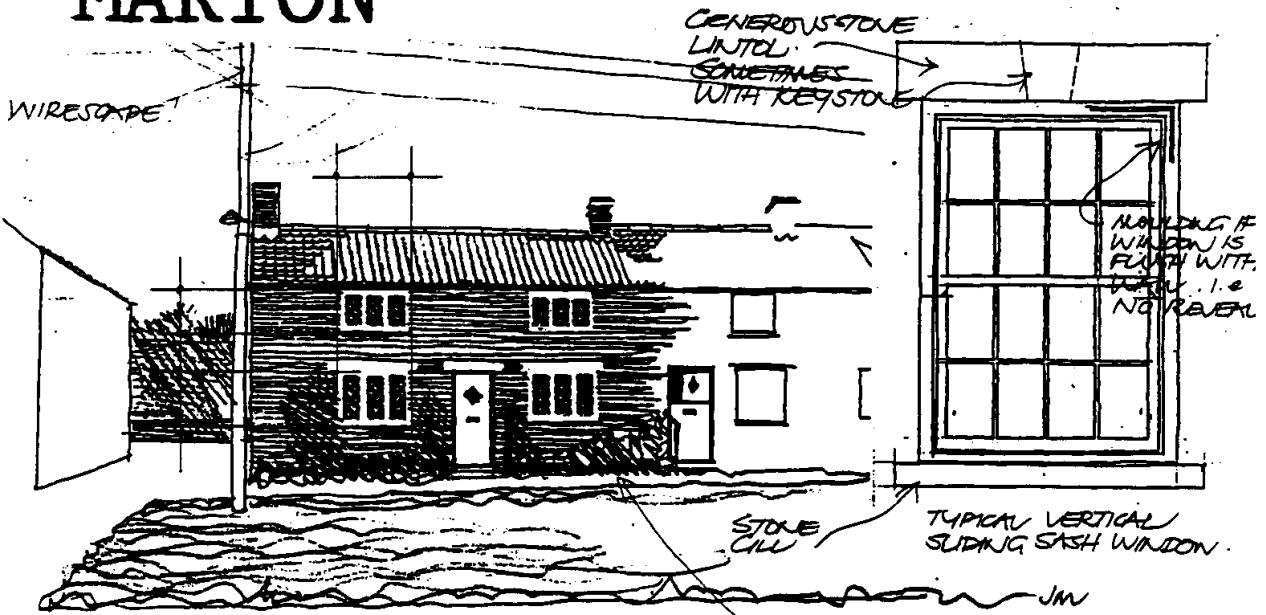
BULL
NOSE
BRICK
CILL

PLAN SECTION OF YORKSHIRE
SLIDING SASH WINDOW.
WHITE PAINTED SOFTWOOD.



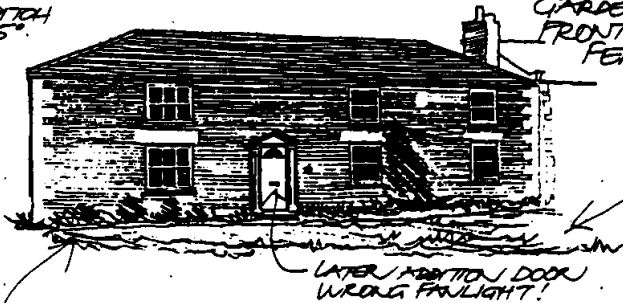
APPROACH FROM THE
WEST.

MARTON

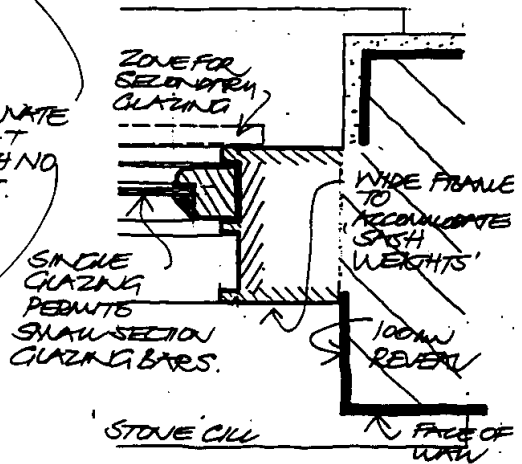


CLAY PAN TILE ROOF WITH STONE RIDGE
SIMPLE SIDE HUNG CASSEMENT WINDOWS
NO VENTS. SUBSTANTIAL MULLIONS. ALL
PAINTED WHITE. STABLE TYPE DOORS
WITH SMALL DIAMOND GLAZED PANEL.

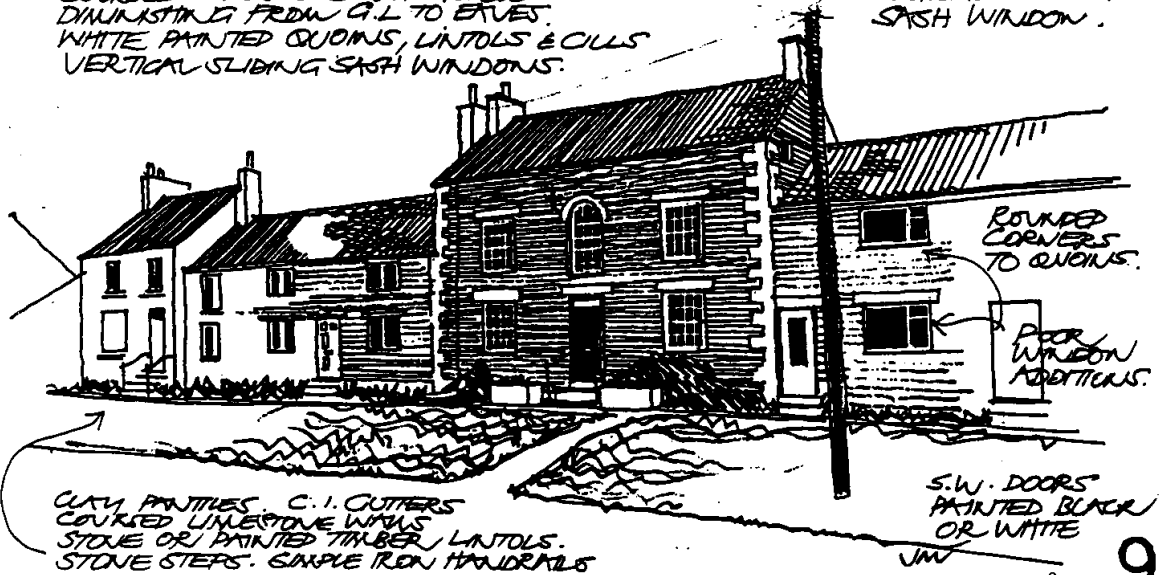
PITCH 25°



THE PINES 1833. BLUE SLATE ROOF
TIPPED WITH TERRACOTTA RIDGE TILES.
COURSED LIMESTONE WITH GURDIE
DIMINISHING FROM G.L. TO EAVES.
WHITE PAINTED QUOINS, LINTOLS & CILLS
VERTICAL SLIDING SASH WINDOWS.



PLAN SECTION OF
VERTICAL SLIDING
SASH WINDOW.



FLAXTON

MIXTURE OF 2 & 3 STOREY WITH
1 & 2 STOREY BARN CONVERSIONS.
LINEAR PLAN WITH MOST DWELLINGS
ON EAST SIDE OF STREET & GREEN
FACING WEST.

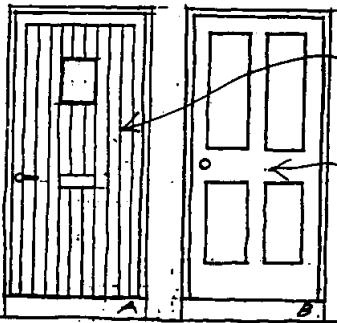
CABLE CHIMNEYS

PANTILE ROOFS
GENERALLY BUT
SOME WELSH SLATE



ACCESS DRIVES
WITHOUT KERB

VILLAGE
GREEN



A. VERTICAL
BOARDED WITH
SMALL GLAZED
PANEL

B. 4 PANEL
NO MouldINGS.

BOTH SOFTWOOD
PAINTED. PREDOMINANT
COLOUR: WHITE.

TYPICAL COTTAGE
FRONT DOORS.

TERLACOTTA CHIMNEY POTS
& RIDGE TILES. BOLD ROLL
CLAY PANTILES. PITCH 35°-45°
BRICK GABLE WITH KNEEVERS.

FLAT BRICK
SOLDIER ARCHES
& PAINTED
STONE GILLS.

FACING BRICK
STRETCHER BOND
(SOME ENGLISH
GARDEN WALL
& FLEMISH)

C.I. GUTTERS
DRIVE IN RISE
& FRU
BRACKETS

VERTICAL SLIDING
CASH WINDOWS
PAINTED WHITE

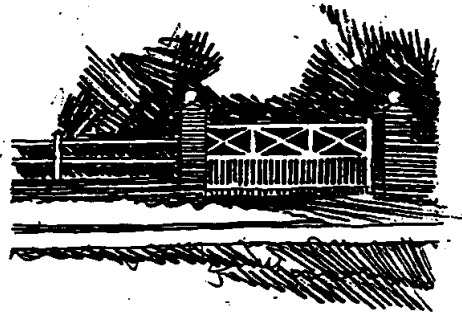
6 PANEL SOFTWOOD DOOR
PAINTED PASTEL

IRON RAILINGS & GATES. SHALLOW
WELL STOCKED FRONT GARDENS

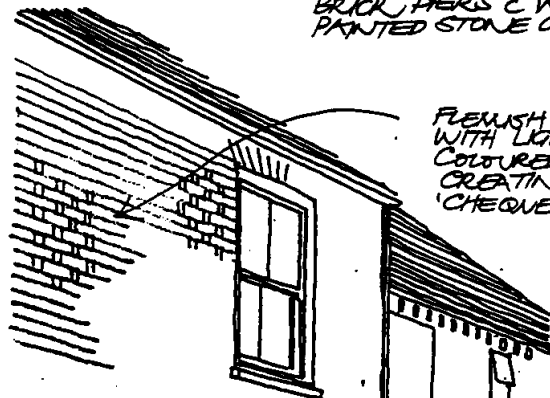


FLAXTON

CONVERTED BARN ATTACHED TO FARM HOUSE.

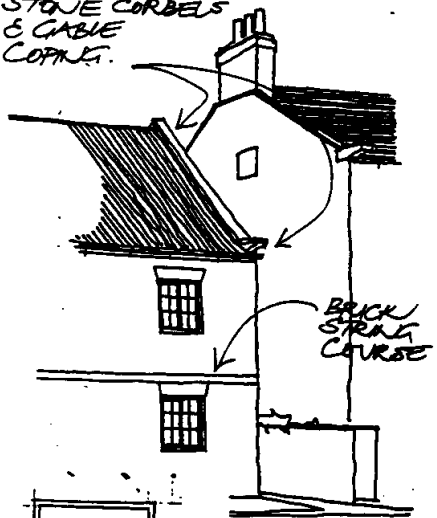


WHITE PAINTED TIMBER GATE & FENCE WITH BRICK PIERS & WHITE PAINTED STONE CAPS.

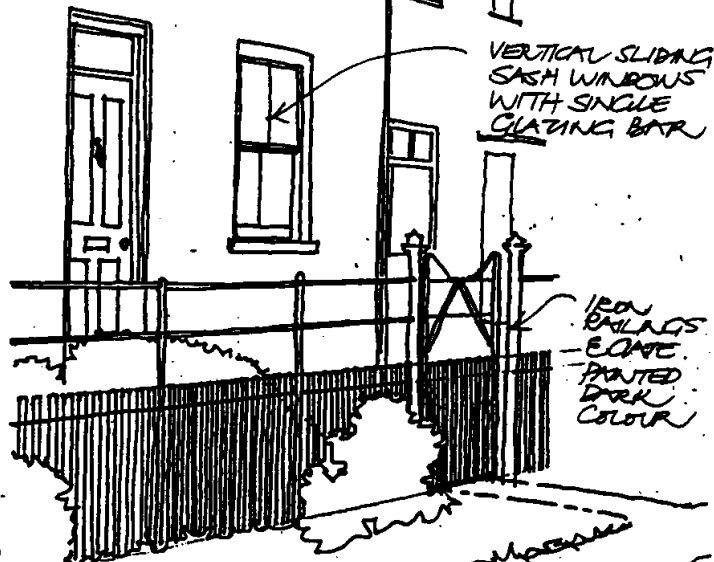


FLEMISH BOND WITH LIGHTER COLOURED HEADERS CREATING 'CHEQUER BOARD'.

STONE CORBELS & GABLE COPING.



BRICK STRING COURSE.



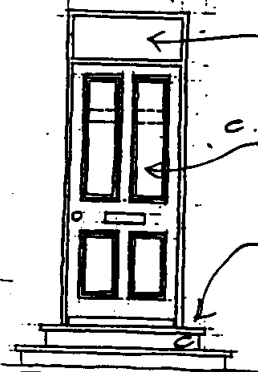
VERTICAL SLIDING SASH WINDOWS WITH SINGLE GLAZING BARS.

IRON RAILINGS - COLOURED PAINTED DARK COLOUR.

FANLIGHT OVER DOOR

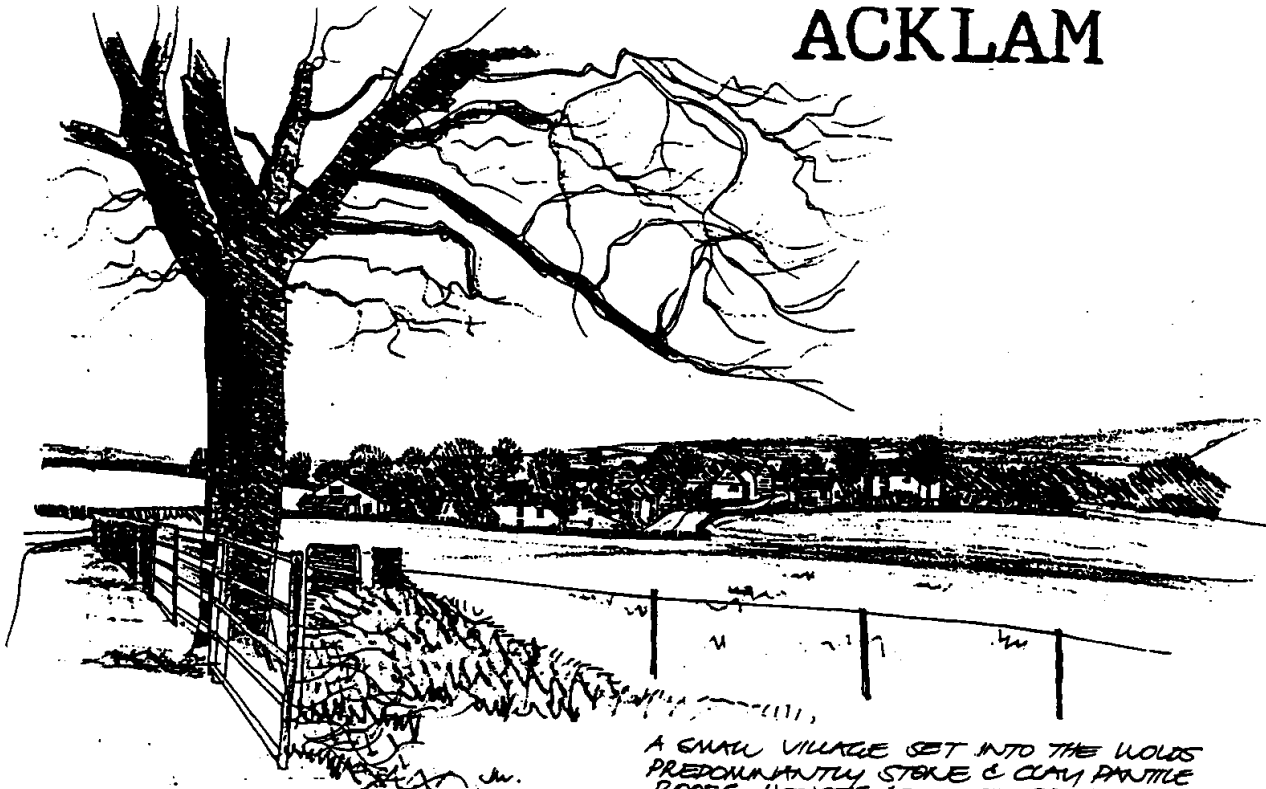
4 OR 6 PANELLED DOOR WITH RAISED MOULDINGS. TOP PANELS. SOMETIMES GLAZED.

WELL CONSIDERED STEPS IN SOME WITH DOOR

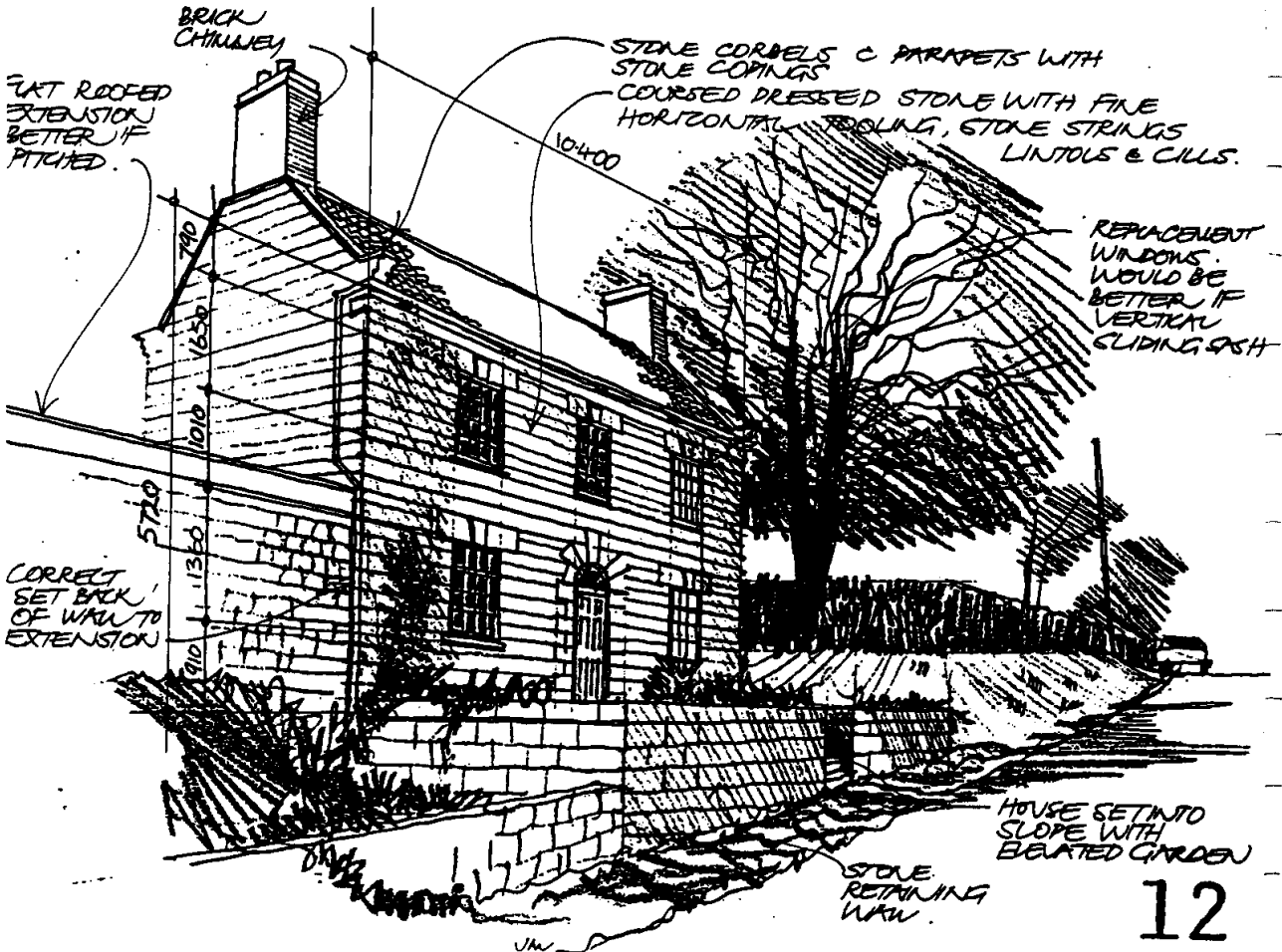


TYPICAL DOOR

ACKLAM



A SMALL VILLAGE SET INTO THE WOODS
 PREDOMINANTLY STONE & CLAY PAVILE
 ROOFS. HOUSES ARE SET ON EACH SIDE
 OF STREET & VARY FROM TERRACED
 COTTAGES TO DOUBLE FRONTED HOUSES.



FLAT ROOFED
 EXTENSION
 BETTER IF
 PITCHED.

BRICK
 CHIMNEY

STONE CORBELS & PARAPETS WITH
 STONE COPINGS
 COURSED DRESSED STONE WITH FINE
 HORIZONTAL TROILING, STONE STRINGS
 LINTOLS & CILLS.

REPLACEMENT
 WINDOWS
 WOULD BE
 BETTER IF
 VERTICAL
 SLIDING PSH

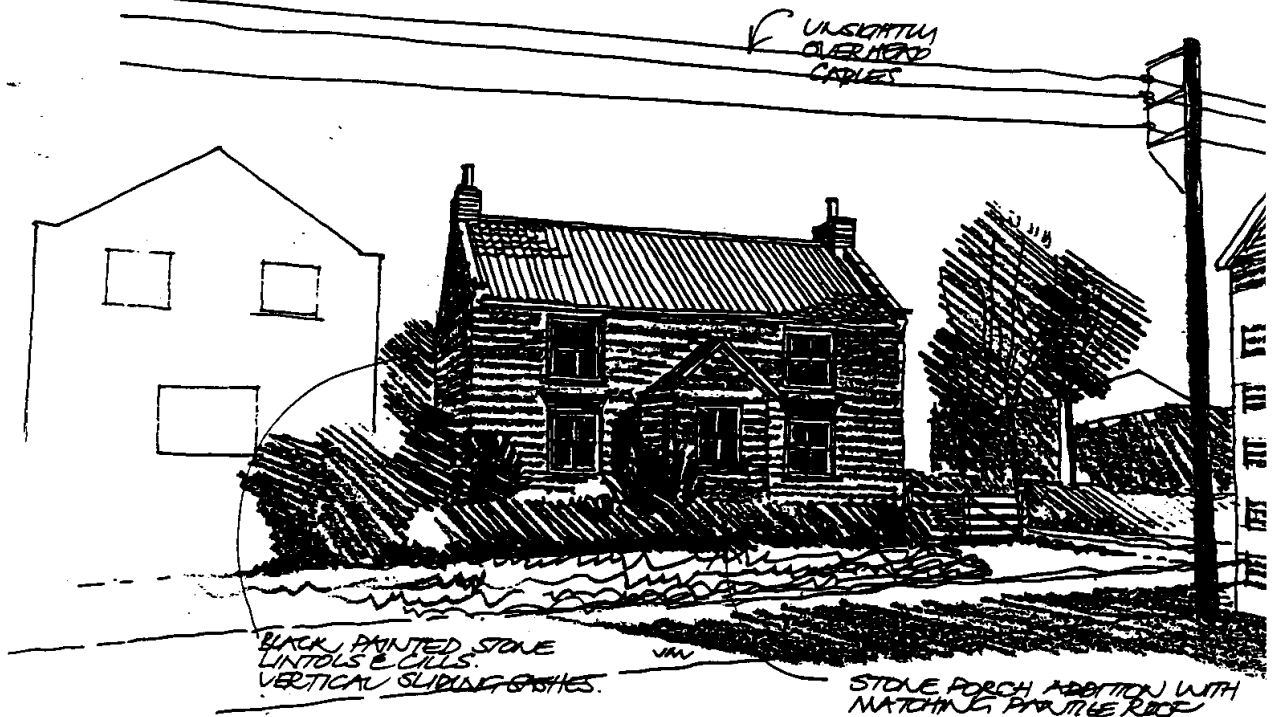
CORRECT
 SET BACK
 OF WALL TO
 EXTENSION

10400
 710
 11350
 5710
 1010
 1630

HOUSE SET INTO
 SLOPE WITH
 BEAUTIFUL GARDEN

STONE
 RETAINING
 WALL

ACKLAM



BLACK PAINTED STONE
LINTOLS & CILLS.
VERTICAL SLIDING SASHES.

STONE PORCH ADDITION WITH
MATCHING FRONTAGE

10K CHIMNEY
ARCHED
LINTOL

TYPICAL CHIMNEY
TERZACOTTA POT
CEMENT FRUSTRING
BRICK CORBEL

COURSED STONE WALL
WITH DIMINISHING GUTTER
FROM G.L. TO EAVES.

MORTAR
POINTING
FLUSH WITH
STONE FACE

C.I. GUTTERS
DRIVE IN
RISE & FALL
BRACKETS

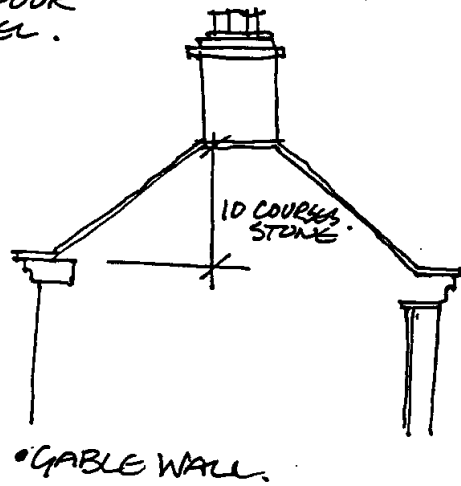
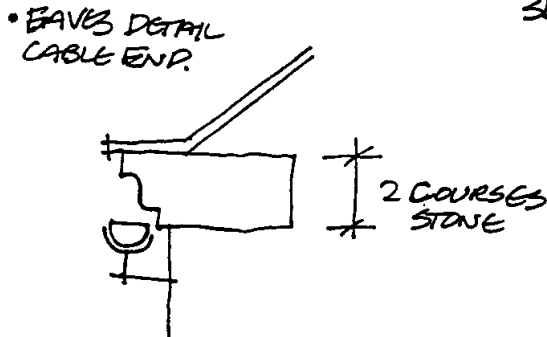
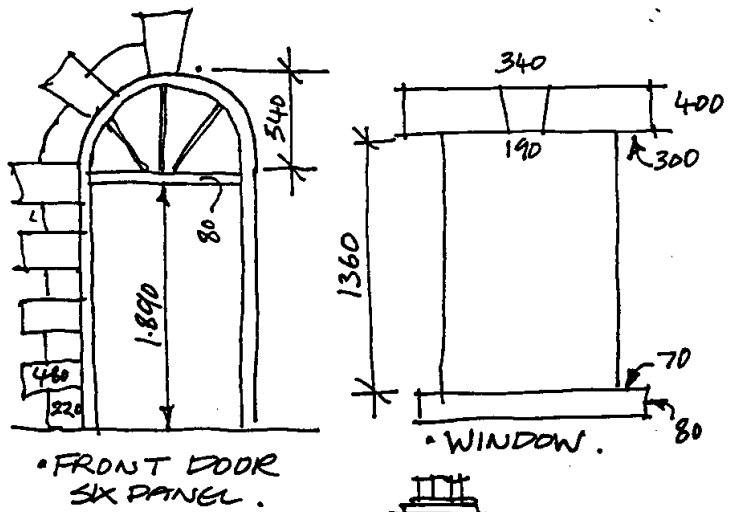
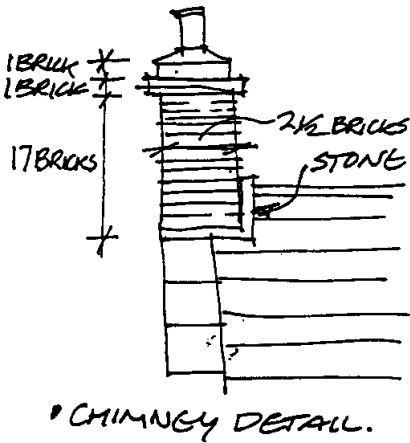
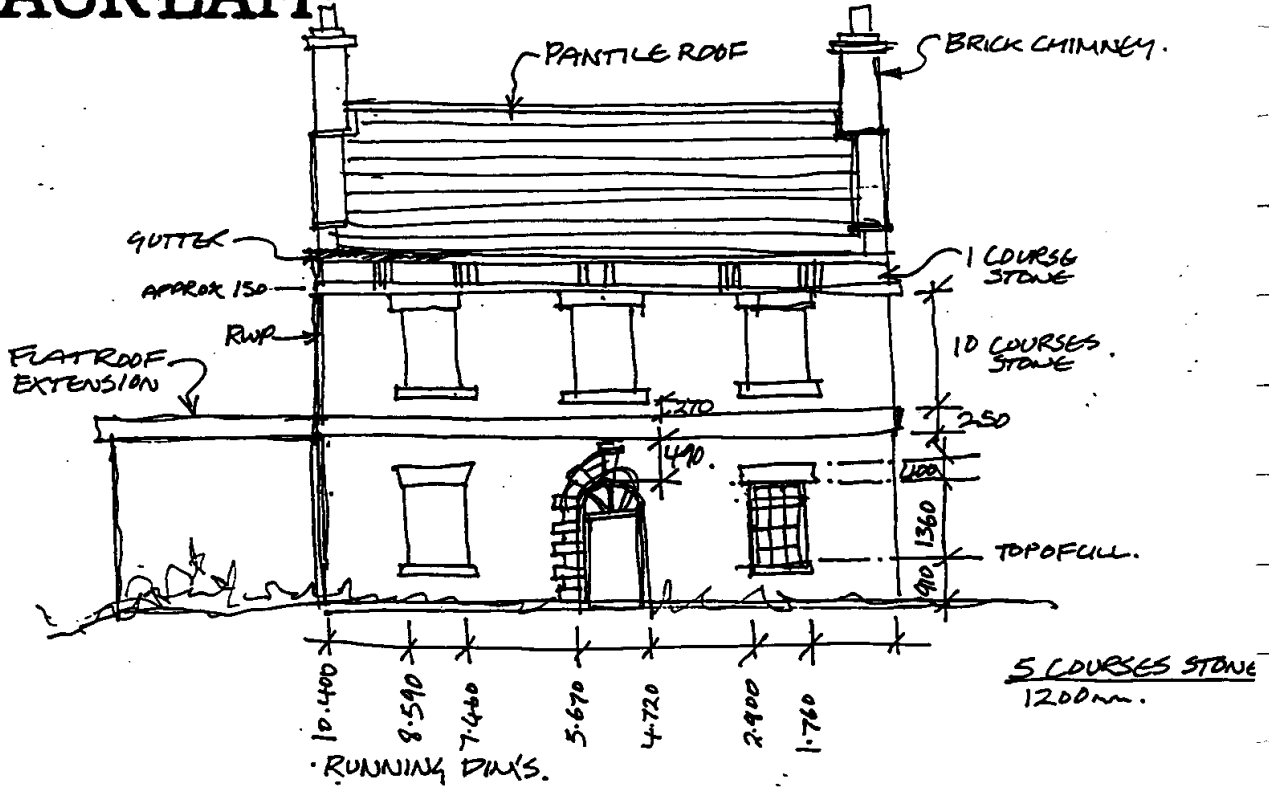
YORKSHIRE
HORIZONTAL SLIDING
SASH
WIKER

STOCKED
STONE
CILL

4-PANEL DOORS NO
MOULDINGS PAINTED
WHITE OR PRIMARY COLOUR

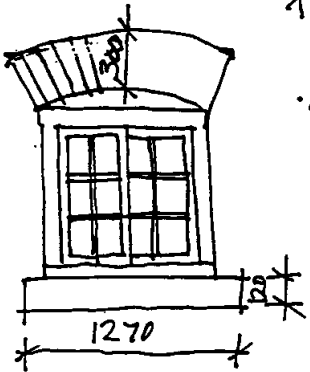
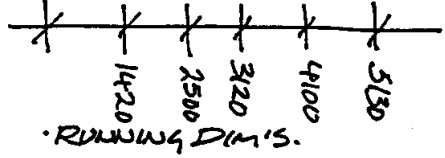
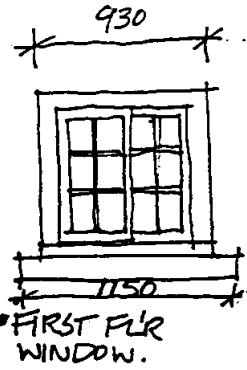
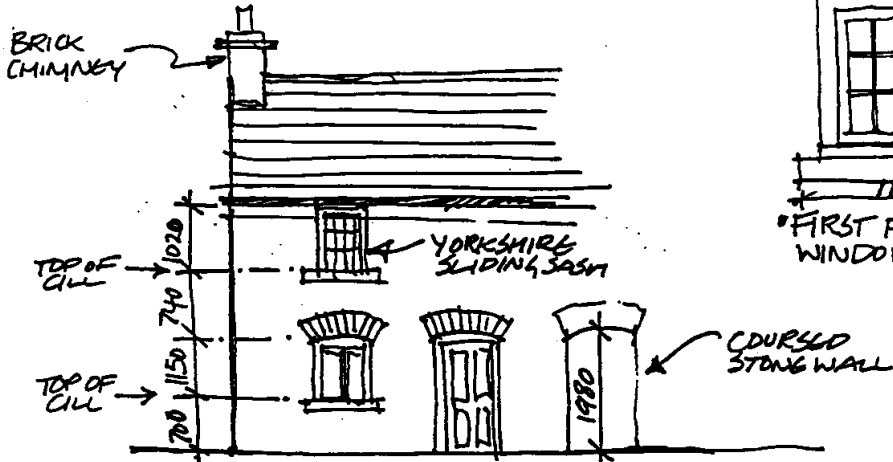
STREET FRONTAGE TERMED
COTTAGES

ACKLAM

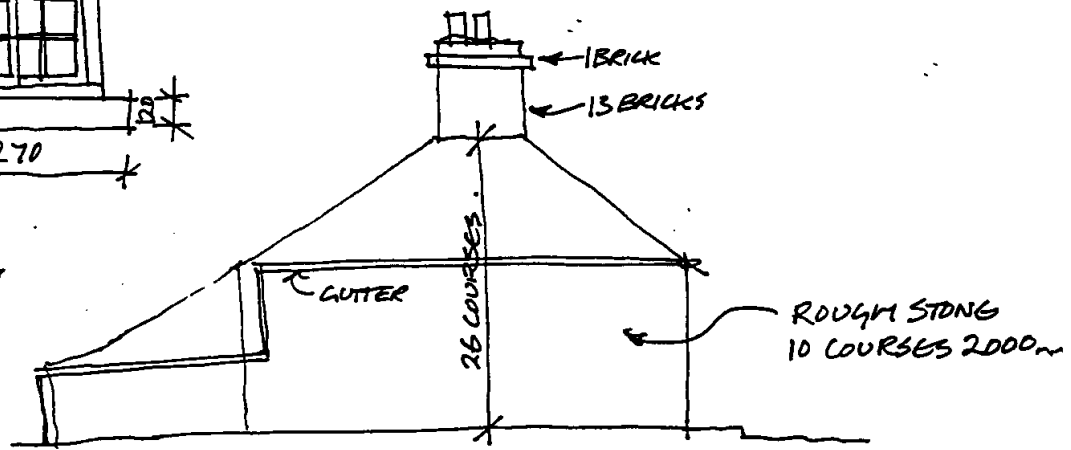


ACKLAM

• FRONT ELEVATION.

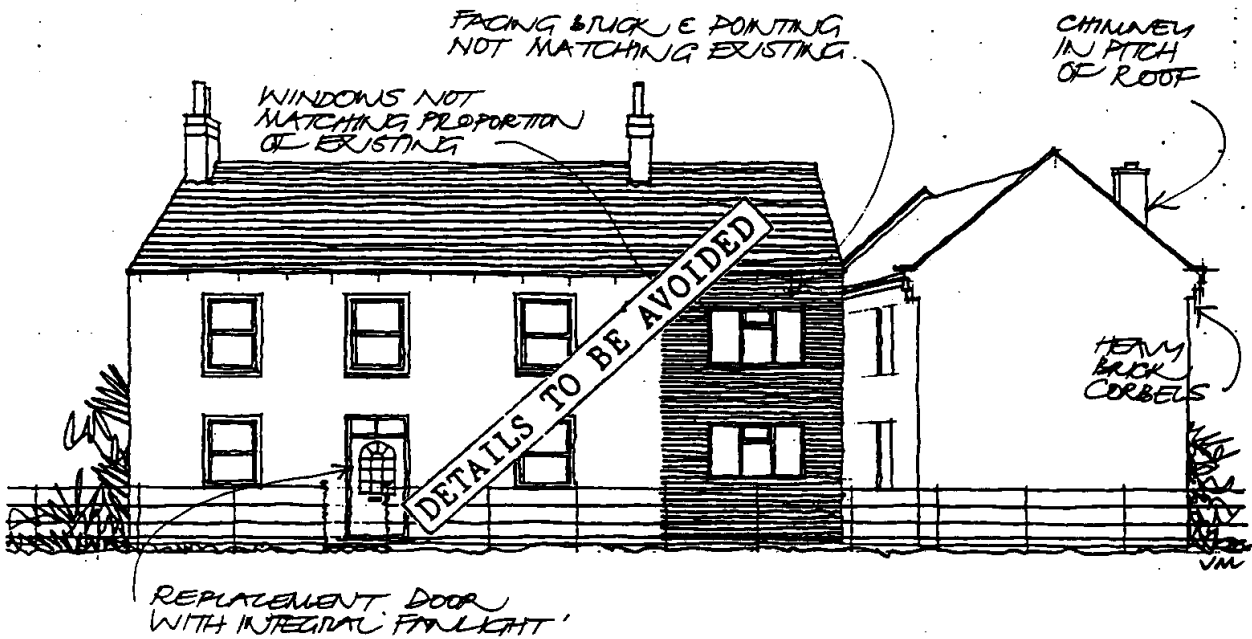
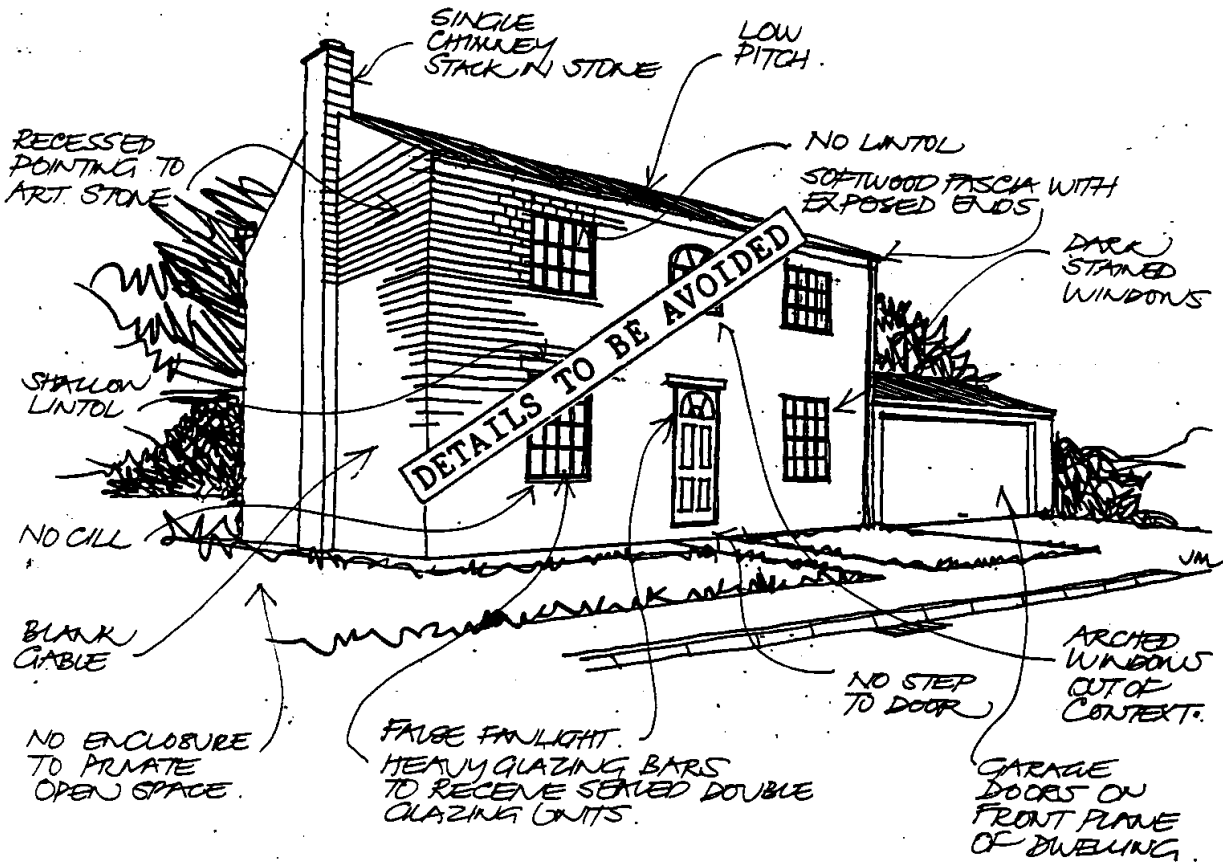


• GRND FLR WINDOW.
YORKSHIRE SLIDING SASH

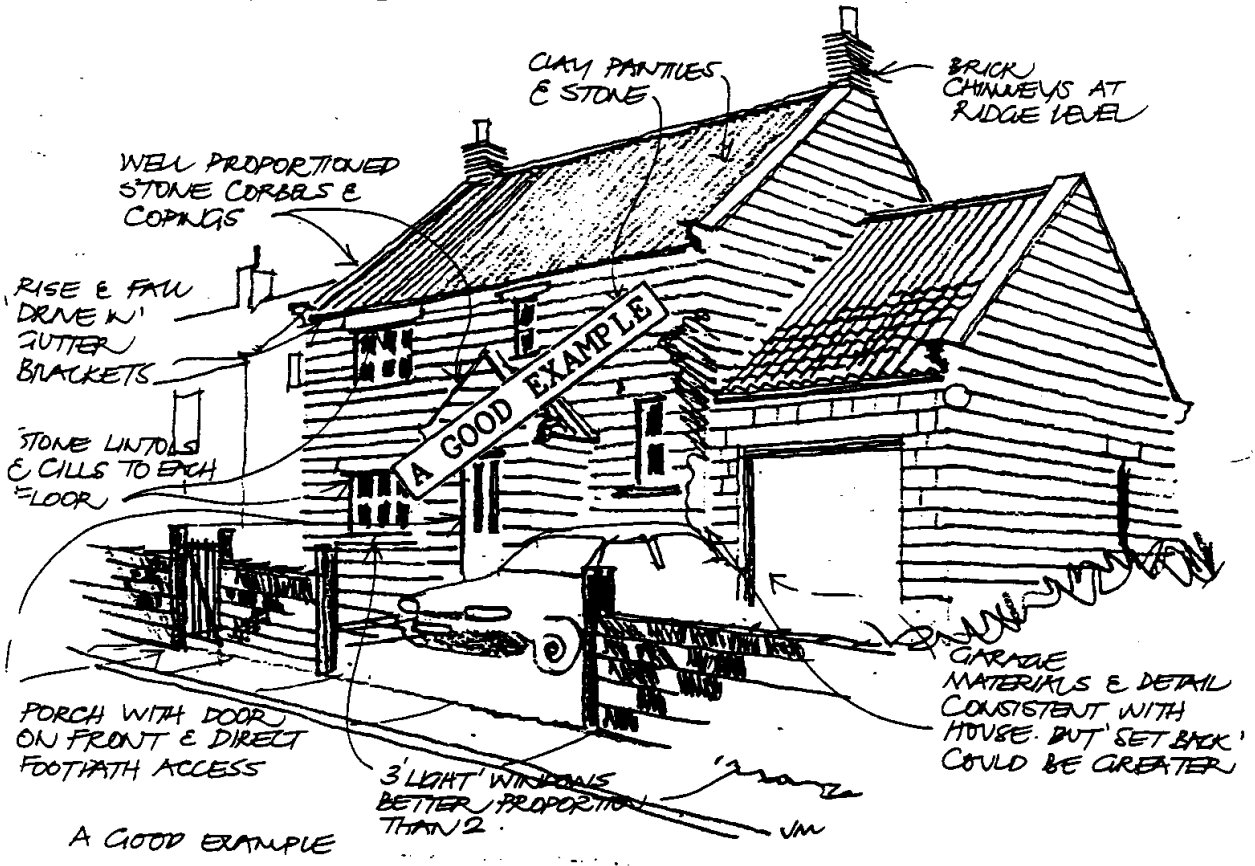


• GABLE WALL

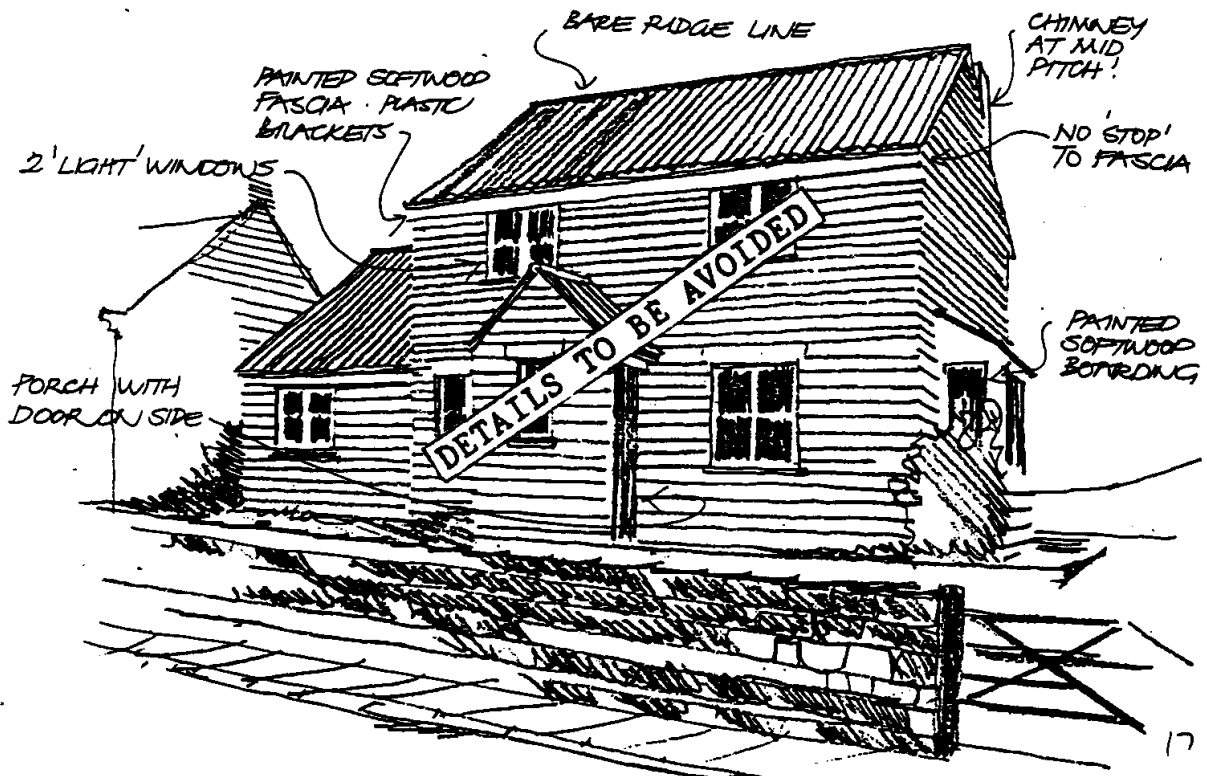
ARCHITECTURAL DETAIL



ARCHITECTURAL DETAIL

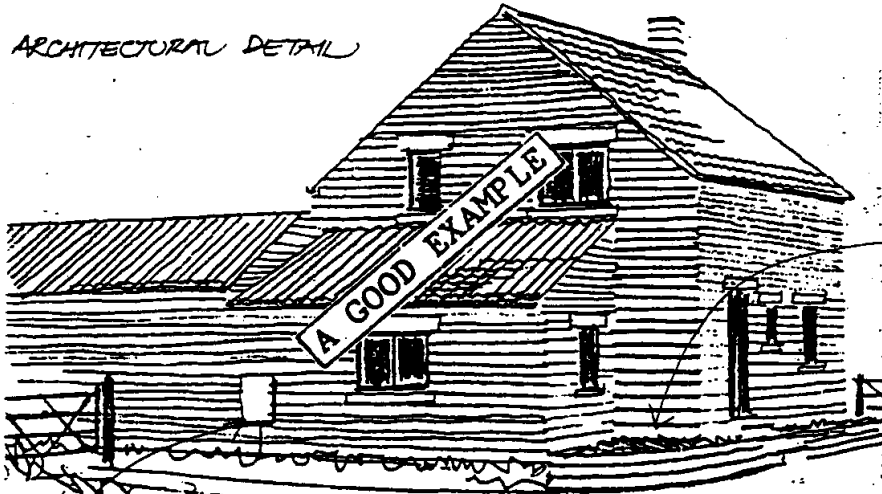


A GOOD EXAMPLE



A BAD EXAMPLE

ARCHITECTURAL DETAIL



LOW WALL IN STONE RAILINGS WOULD BE BETTER.

PROMINENT METAL CASNET BETTER, SCREENED OR PAINTED

A GOOD EXAMPLE OF A CONVERTED FARM BUILDING.

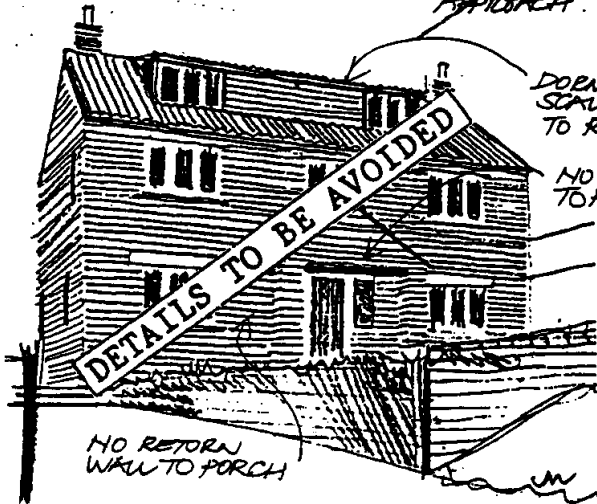


CHIMNEY WOULD BE BETTER AT RIDGE LEVEL

DOUBLE GARAGE END OUT PROVIDES GOOD ENCLOSURE OF FORE COURT.

GOOD APPROACH.

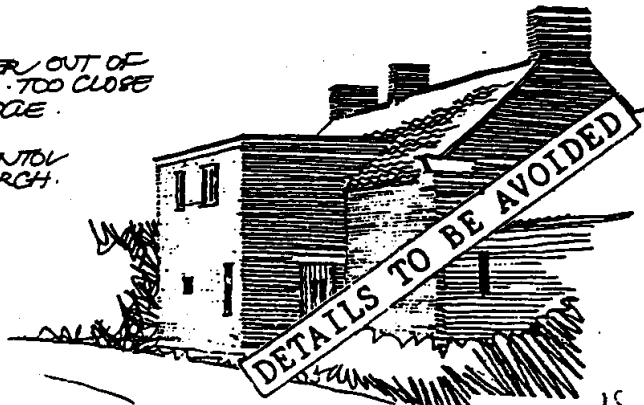
CANTILEVERED PORCH ROOF. A CORNER POST WOULD BE BETTER



DORMER OUT OF SCALE - TOO CLOSE TO RIDGE.

NO LINTOL TO PORCH.

NO RETURN WALL TO PORCH



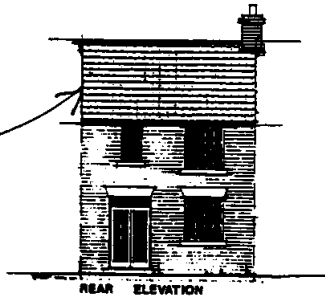
CAN YOU BELIEVE IT?

WEAVERTHORPE SMALL DWELLING

CAREFULLY CHOSEN BRICKWORK OR CEMENT RENDERING TO BLEND WITH NEIGHBOURING DWELLINGS

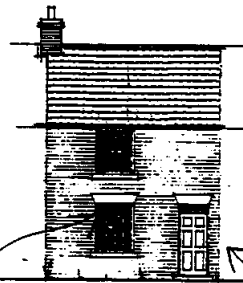
PAINTED CAST IRON GUTTERS & FAUCET PIPES

NO EXTERNAL FOUL DRAINAGE TO FRONT ELEVATION.



REAR ELEVATION

RED CLAY PAVITIVE ROOF WITH SIMPLE POINTED FINISH TO VERGE

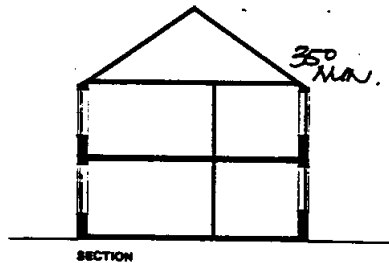


FRONT ELEVATION

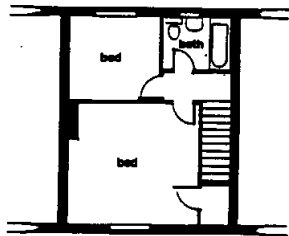
CLAMP BRICK CHIMNEY STACK

WHITE PAINTED SOFTWOOD VERTICAL SLIDING SASH SMALL PANE WINDOWS.
PAINTED CILLS & SPAYED LINTOLS

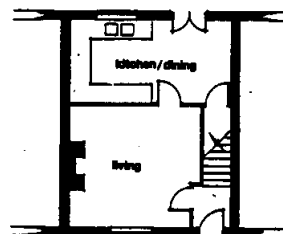
PAINTED SOFTWOOD 6-PANEL DOOR WITH FAULCHT OVER.



SECTION



FIRST FLOOR



GROUND FLOOR

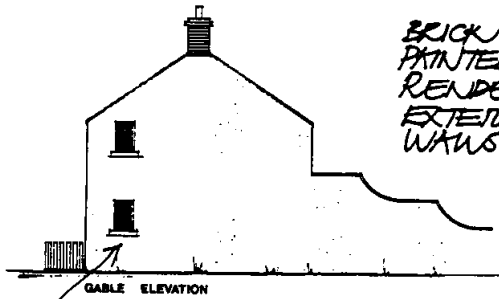
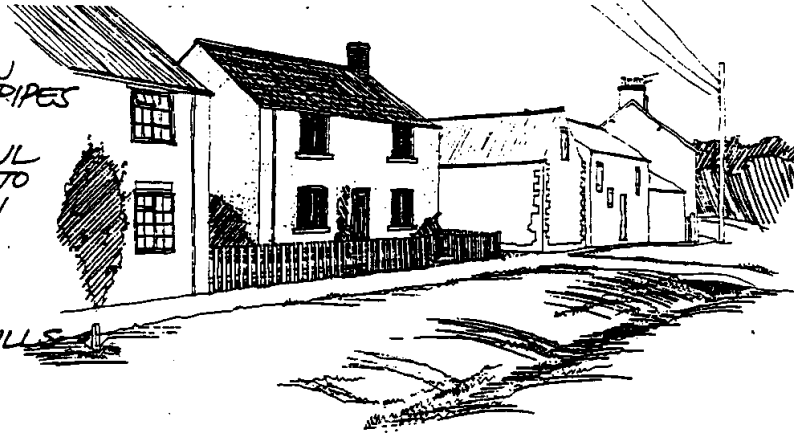
WEAVERTHORPE MEDIUM DWELLING

PAINTED CAST IRON
GUTTERS & FALL PIPES

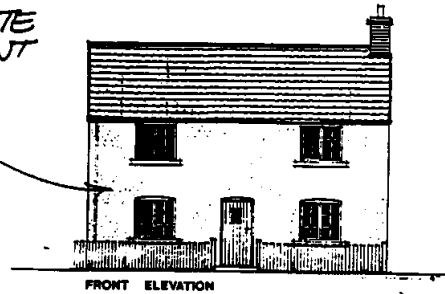
NO EXTERNAL FOUL
DRAINAGE PIPES TO
FRONT ELEVATION

CLAMP BRICK
CHIMNEY STACK

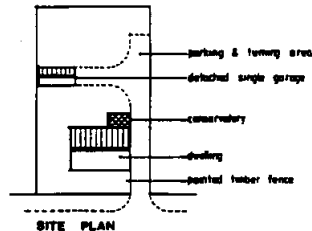
STONE WINDOW CILLS



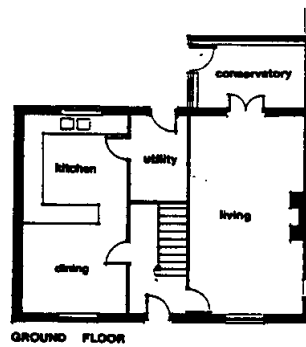
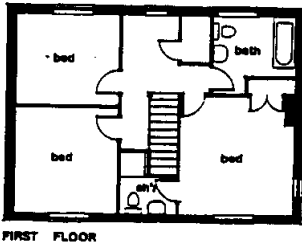
BRICK OR WHITE
PAINTED CEMENT
RENDER TO
EXTERNAL
WALLS.



GABLE WINDOWS ALLOW SMALLER &
MORE TRADITIONAL WINDOWS TO FRONT
ELEVATION WHILST COMPLYING WITH
BUILDING REGULATION REQUIREMENT FOR DAYLIGHT AREAS.



SIMPLE TIMBER FRAMED CONSERVATORY
SCREENED FROM VILVORDE STREET WITH WALL

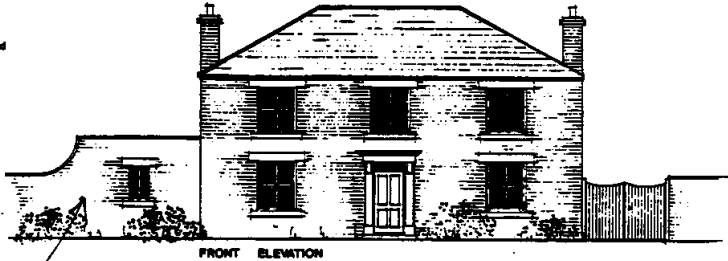
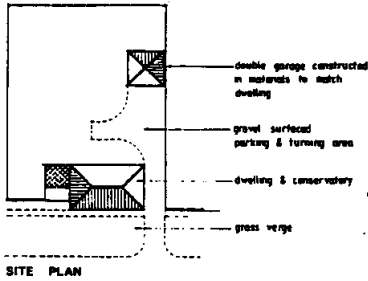
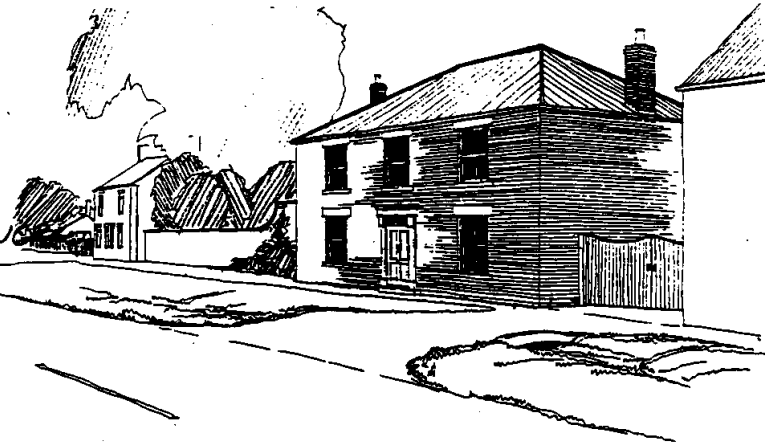


SIMPLE PAINTED SOFTWOOD VERTICALLY
BOARDED FRONT ENTRANCE DOOR WITH
SMALL GLAZED PANEL & BLACK IRON
FITTINGS.

WEAVERTHORPE LARGE DWELLING

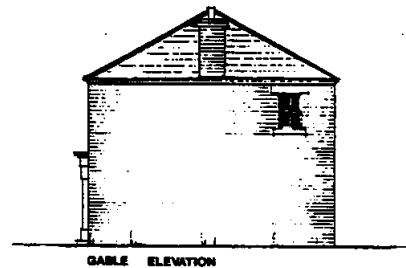
WELSH SLATE
HIPPED ROOF

CAREFULLY
CHOSEN BRICKWORK
TO BLEND WITH
NEIGHBOURING
DWELLINGS



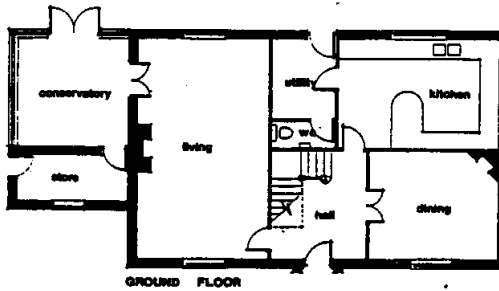
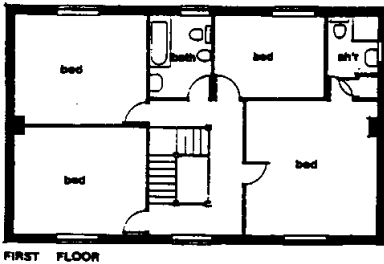
GARDEN WALLS IN
BRICK TO MATCH
DWELLING.

WHITE PAINTED 4-PANEL SOFTWOOD
FRONT DOOR WITH FANLIGHT & TIMBER
SURROUND.



WHITE PAINTED SOFTWOOD VERTICAL
SLIDING SASH WINDOWS WITH
CENTRAL VERTICAL GLAZING BAR

PAINTED WINDOW
CILLS & LINTOLS.



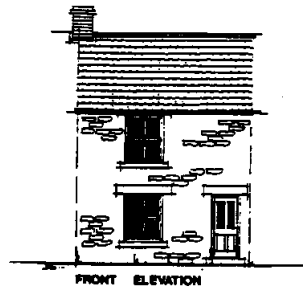
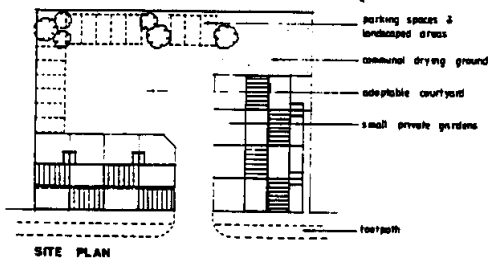
NO EXTERNAL FOUL DRAINAGE
PIPES TO FRONT ELEVATION.

DWELLING SITED TO
TAKE ACCOUNT OF
BUILDING LINE.

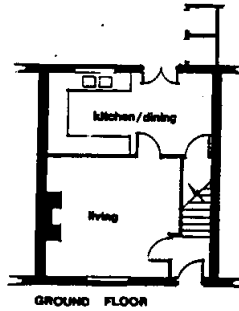
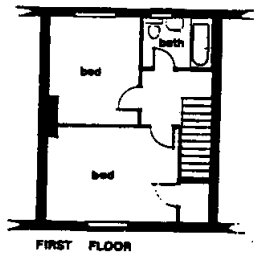
EBBERSTON SHAW DWELLING



CLAMP BRICK CHIMNEY STACKS
 RED CLAY PANTILE ROOF 35° MIN PITCH.
 DWELLINGS SET CLOSE TO REAR OF VERGE / FOOTPATH
 BLACK PAINTED CAST IRON GUTTERS & FAN PIPES.



COURSED SANDSTONE WALLING
 COURSES CAN REDUCE IN HEIGHT
 TOWARDS EAVES LEVEL.



PAINTED SOFTWOOD VERTICAL SLIDING SASH WINDOWS
 WINDOW STYLE MAY VARY IN TERRACE FROM SHAW
 PANES TO SINGLE BAR TO ADD VARIETY.

EBBERSTON MEDIUM DWELLING

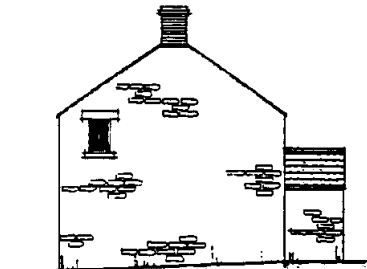
CLAMP BRICK CHIMNEY STACKS

RED CLAY PANTILE ROOF

BLACK PAINTED CAST IRON GUTTERS & FAN PIPES.

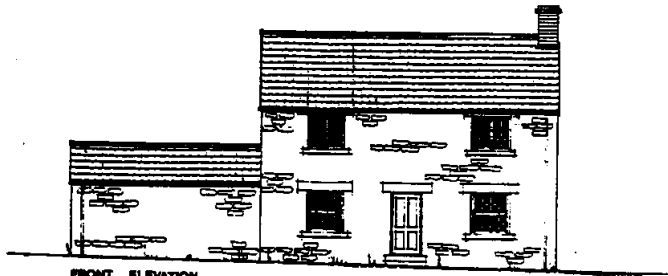
COURSED SANDSTONE WALLING. COURSES CAN REDUCE IN HEIGHT TOWARDS EAVES.

DWELLING SET CLOSE TO REAR OF VERGE / FOOTPATH.



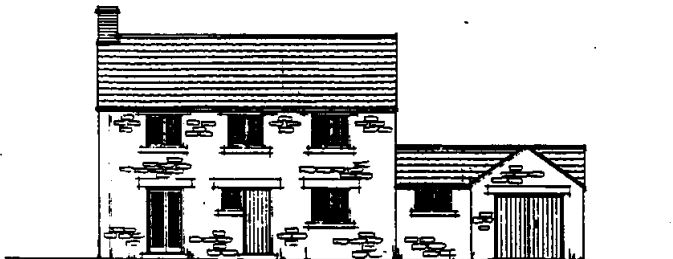
GABLE ELEVATION

GABLE WINDOWS ALLOW THE USE OF SMALLER, TRADITIONAL WINDOWS IN FRONT ELEVATION

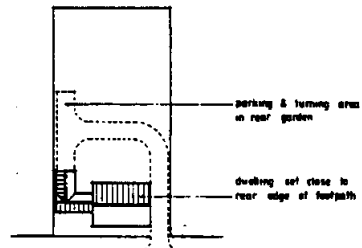


FRONT ELEVATION

4-PANEL FRONT ENTRANCE DOOR

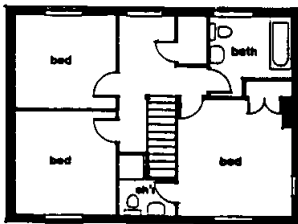


REAR ELEVATION

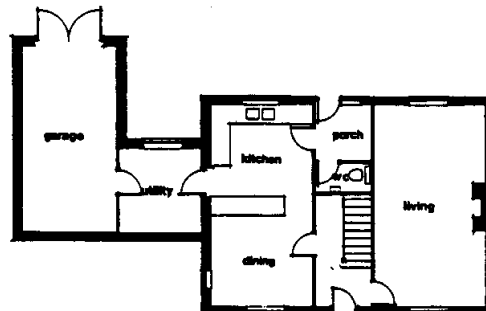


SITE PLAN

PAINTED WINDOW CILLS & LINTOLS



FIRST FLOOR



GROUND FLOOR

PAINTED SOFTWOOD SHUTTER PANE WINDOWS (YORKSHIRE EASH TO FIRST FLOOR) - VERTICAL SLIDING TO GROUND FLOOR.

EBBERSTON

LARGE DWELLING

COURSED SANDSTONE WALLING WITH QUOINS TO FRONT ELEVATION

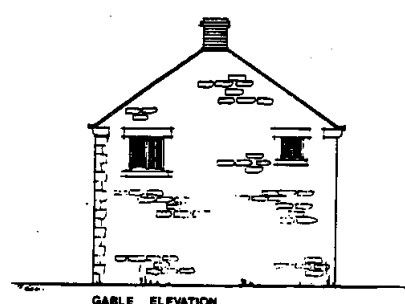
STONE GABLE COPING & CORBELS

CLAMP BRICK CHIMNEY STACK

NATURAL STONE WINDOW CILLS & LINTOLS



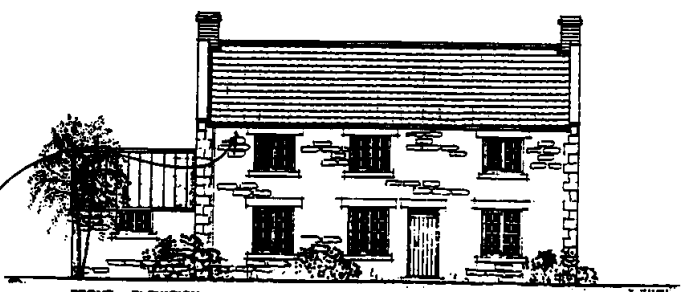
DWELLING SET CLOSE TO REAR OF VERGE / FOOTPATH.



GABLE ELEVATION

RED CURY PANTILE ROOF

BLACK PAINTED CAST IRON GUTTERS



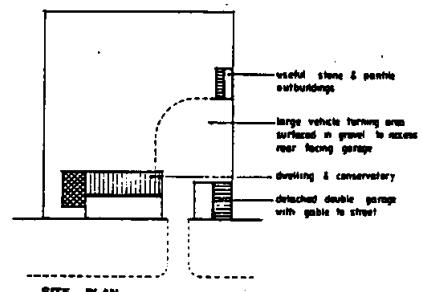
FRONT ELEVATION

PAINTED SOFTWOOD SHAKU PANE YORKSHIRE SLIDING SASH WINDOWS SET 50mm DEEP IN EXT. WALL



REAR ELEVATION

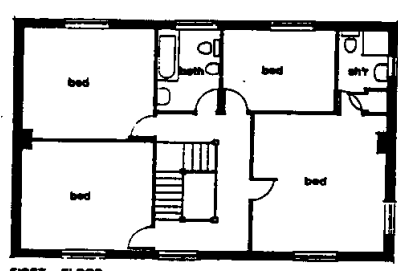
SIMPLE TIMBER FRAMED CONSERVATORY.



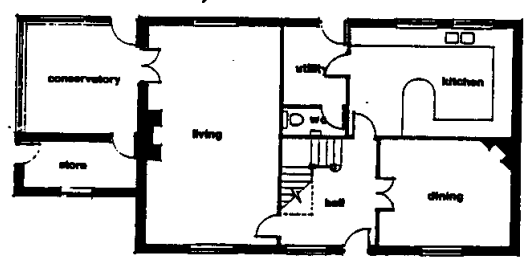
SITE PLAN

- used stone & pantile outbuildings
- large vehicle turning area surfaced in gravel to access rear facing garage
- dwelling & conservatory
- detached double garage with gable to street

CABLE WINDOW ALLOWS THE USE OF SMALLER TRADITIONAL WINDOWS IN FRONT ELEVATION WHILST PROVIDING DAYLIGHT TO COMPLY WITH BUILDING REGULATION



FIRST FLOOR



GROUND FLOOR

VERTICAL BOARDED ENTRANCE DOOR WITH PANLIGHT & SIMPLE BLACK IRON FITTINGS.

NUNNINGTON SWALL DWELLING

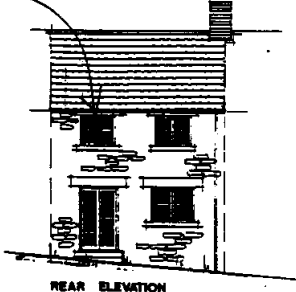


NATURAL COURSED LIMESTONE WALLS WITH BRUSH FINISHED LIME MORTAR POINTING.

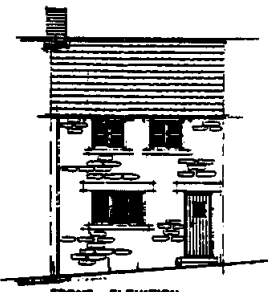
PAINTED SOFTWOOD YORKSHIRE SLIDING SASH WINDOWS SET 75mm DEEP IN REVEALS WITH HORIZONTAL GLAZING BAR.

CLAMP BRICK CHIMNEY STACK

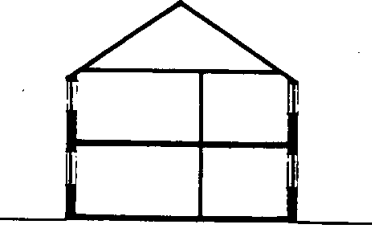
RED CLAY PANTILE ROOF



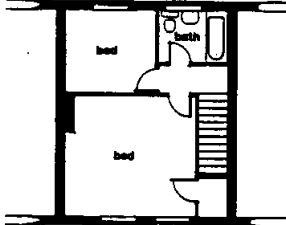
REAR ELEVATION



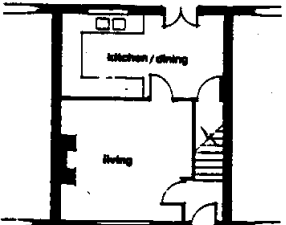
FRONT ELEVATION



SECTION



FIRST FLOOR



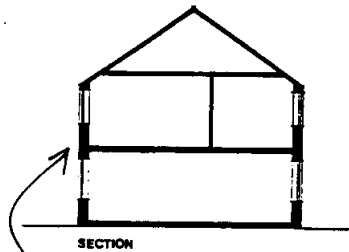
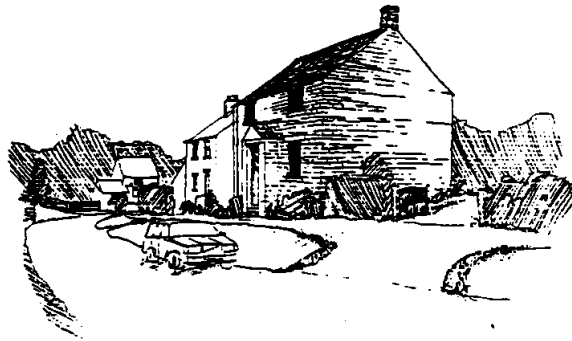
GROUND FLOOR

NUNNINGTON MEDIUM DWELLING

CLAMP BRICKWORK CHIMNEY STACKS.

RED CLAY PAN-TILE ROOF

SIMPLE OPEN FRONTED PORCH WITH PITCHED PAN-TILE ROOF.



SECTION

CLOSE SPACING OF GROUND FLOOR WINDOW HEADS TO FIRST FLOOR CILL TYPICAL IN OLD DWELLINGS.



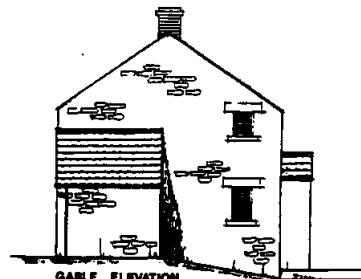
REAR ELEVATION

PAINTED SOFTWOOD SIDE HUNG SHUTTER FRAME CASSEMENT WINDOWS.

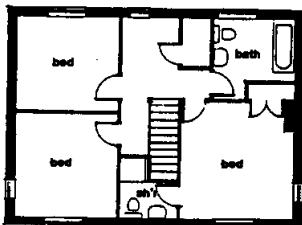


FRONT ELEVATION

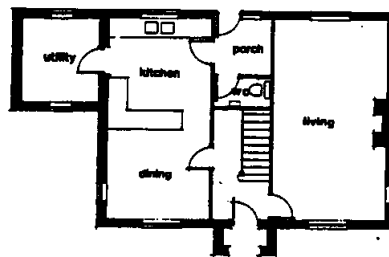
SIMPLE LEAN-TO SIDE EXTENSION WITH LOW EAVES LINE.



GABLE ELEVATION



FIRST FLOOR



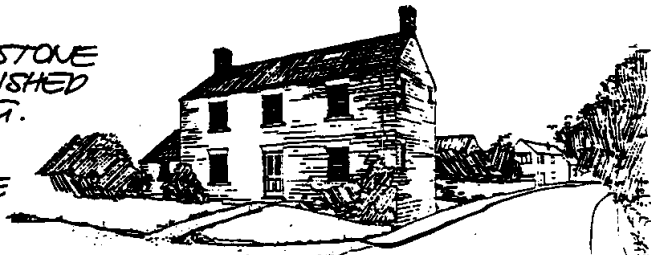
GROUND FLOOR

NUNNINGTON LARGE DWELLING

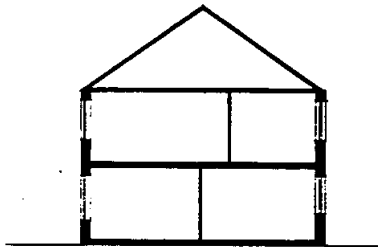
NATURAL COURSED LIMESTONE WALLS WITH BRUSH FINISHED LIME MORTAR POINTING.

EAVES LINE ALLOWING LINTOLS TO SHOW ABOVE FIRST FLOOR WINDOW OPENINGS.

PAINTED CILLS & SPUNED LINTOLS.



DWELLING SET GRABE ON TO VILLAGE STREET WITH SMALL GABLE WINDOWS.



SECTION

RED CLAY
PANTILE
ROOF



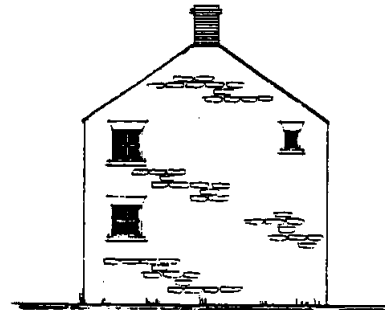
FRONT ELEVATION

PAINTED SOFTWOOD 4-PANEL DOOR WITH TOP PANELS GLAZED.



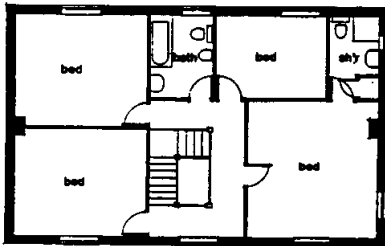
REAR ELEVATION

PAINTED SOFTWOOD VERTICAL SLIDING SASH WINDOWS WITH CENTRAL VERTICAL GLAZING BAR.

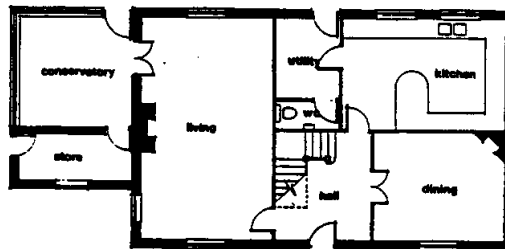


GABLE ELEVATION

SIMPLE TIMBER FRAMED CONSERVATORY.



FIRST FLOOR



GROUND FLOOR

DETACHED GARAGE WITH PITCHED ROOF & CONSTRUCTED IN MATERIALS TO MATCH DWELLING.

MARTON

SMALL DWELLING

COURSED LIMESTONE
WALLING WITH TRADITIONAL
BRUSH FINISHED LIME
MORTAR POINTING.

CLAMP BRICK CHIMNEYS

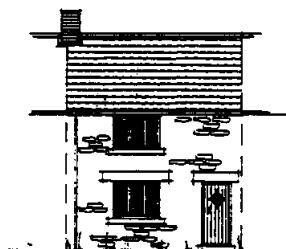
NATURAL RED CLAY
PANTILE ROOF WITH STONE
RIDGE, NO FASCIA. BLACK
GUTTERS ON CUTTER IRONS



LOW EAVES LINE TO
ENTRANCE COTTAGE
APPEARANCE & BLEND
WITH NEIGHBOURING DWELLING.



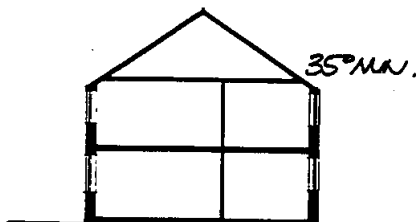
REAR ELEVATION



FRONT ELEVATION

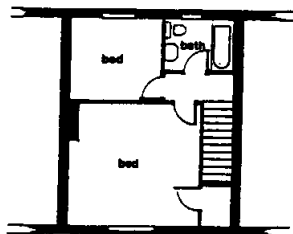
GENEROUS
STONE
LINTOLS

WHITE PAINTED TIMBER
DOOR WITH SMALL GLAZED
PANEL TO LIGHT INNER
HALL.

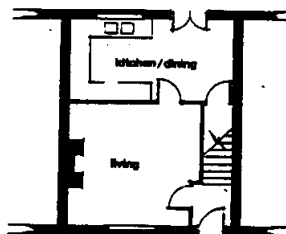


SECTION

CAREFUL ATTENTION TO
DETAILS. SIMPLE BLACK
IRON DOOR FURNITURE.
EXTERNAL LIGHTING TO
BE SIMPLE & UNOBTRUSIVE.



FIRST FLOOR



GROUND FLOOR

EXISTING BUILDING LINE MAINTAINED
AS AN IMPORTANT FEATURE WITH
SMALLER DWELLINGS.

MARTON

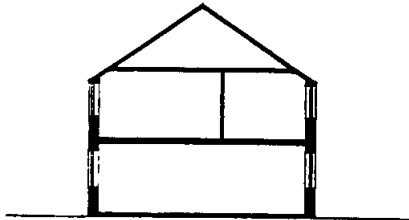
MEDIUM DWELLING

COURSED LIMESTONE WALLING WITH TRADITIONAL BRUSH FINISHED LINE MORTAR POINTING.

CLAMP BRICKWORK CHIMNEY STACKS

NATURAL RED CLAY PANTILE ROOF WITH STONE RIDGE, NO FASCIA BOARDING & SIMPLE BLACK GUTTERING ON GUTTER IRONS

DWELLING SET CLOSE TO REAR OF GRASS VERGE / FOOTPATH IN KEEPING WITH NEIGHBOURING DWELLINGS & MAXIMISING REAR GARDENS.



SECTION

STONE LINTOLS & CILLS.



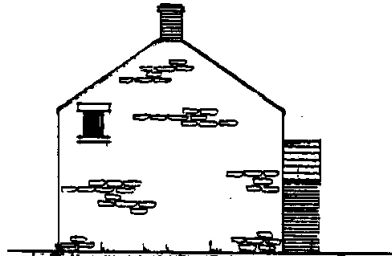
FRONT ELEVATION

LOW EAVES LINE TO ENHANCE COTTAGE APPEARANCE & BLEND WITH NEIGHBOURING DWELLINGS.



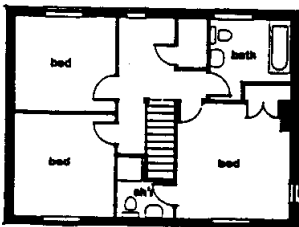
REAR ELEVATION

RED SLOP MOULDED FRINGE BACK TO GARAGE ADDS VARIETY TO ELEVATION

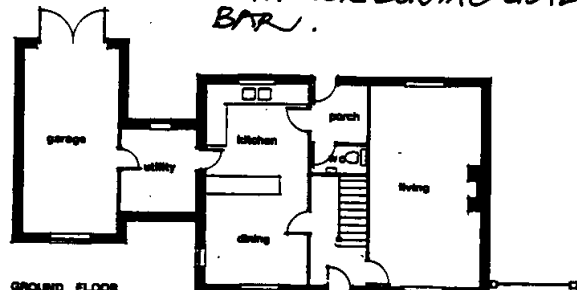


GABLE ELEVATION

SIMPLE SIDE HUNG WHITE PAINTED CASEMENT WINDOWS WITH HORIZONTAL GLAZING BAR.



FIRST FLOOR

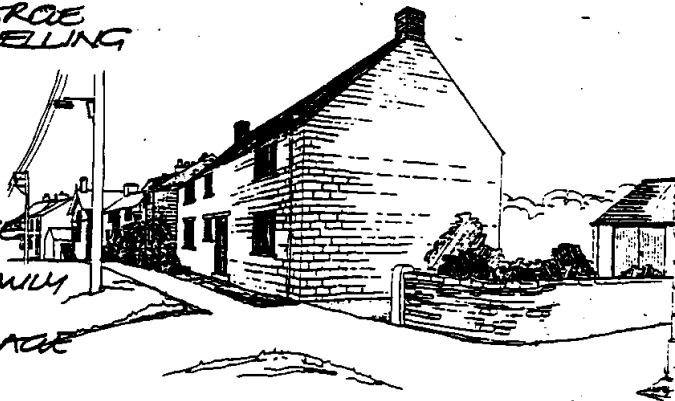


GROUND FLOOR

DRIVEWAY AT SIDE OF DWELLING GIVING VEHICLE ACCESS TO CARAGE & REAR GARDEN.

MARTON LARGE DWELLING

LOW EAVES LINE ACHIEVED WITH COLLARED ROOF GIVES A LONG LOW APPEARANCE TO THE FRONTAGE ALLOWING A LARGE FAMILY HOUSE TO REMAIN IN KEEPING WITH THE VILLAGE STREET



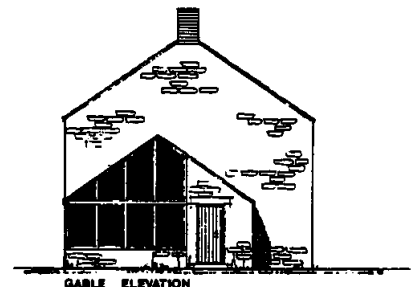
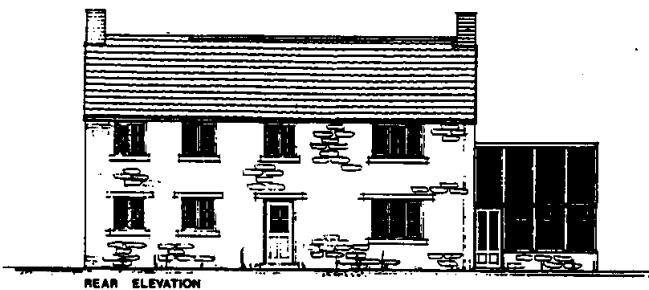
COURSED LIMESTONE WALLING WITH TRADITIONAL BRUSHED FINISH LINE MORTAR POINTING.

CLAMP BRICK CHIMNEY STACKS



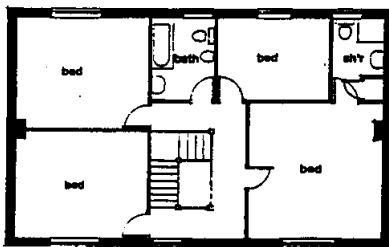
NATURAL RED CLAY PANTILE ROOF WITH STONE RIDGE, NO FASCIA BOARDING & SIMPLE BLACK CUTTERS ON OUTER IRONS.

WHITE PAINTED TIMBER DOOR SIMPLE BLACK IRON FURNITURE

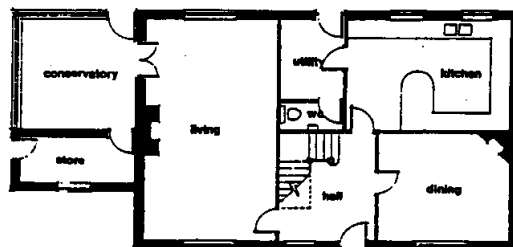


YORKSHIRE OAK WINDOWS SET 75mm IN REVEAL STONE LINTOLS & CILLS.

EXTERNAL LIGHTING TO BE SIMPLE & UNOBTRUSIVE



FIRST FLOOR



GROUND FLOOR

DWELLING SITED TO TAKE ACCOUNT OF ADJACENT BUILDING LINE

FLAXTON SMALL DWELLING.



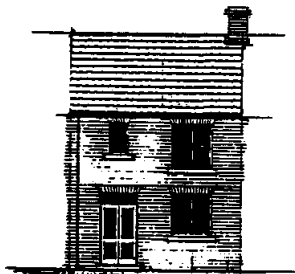
CAREFULLY CHOSEN BRICKWORK TO MATCH ADJACENT DWELLINGS WITH FLAT BRICK, SOLDIER ARCHES & PAINTED STONE CILLS.

LOW BRICK WALL TO SMALL FRONT GARDEN AREA.

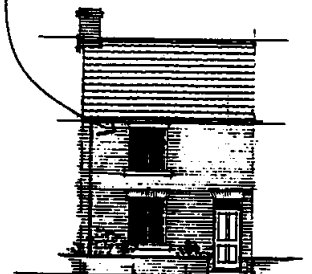
WHITE PAINTED SOFTWOOD FRAMED VERTICAL SLIDING SASH WINDOWS. VERTICAL GLAZING BAR

PURIN 4-PANEL PAINTED TIMBER ENTRANCE DOOR WITH PANLIGHT OVER

RED CLAY PANTILE ROOF.

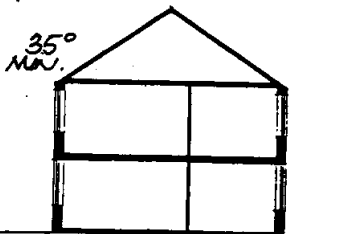


REAR ELEVATION

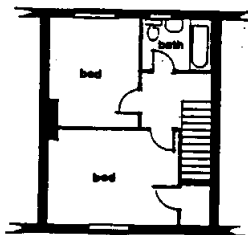


FRONT ELEVATION

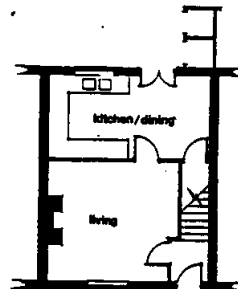
CAST IRON GUTTERS & FALL PIPES NO EXPOSED FOUL DRAINAGE TO FRONT ELEVATION.



SECTION



FIRST FLOOR



GROUND FLOOR

GARAGE PROVIDED TO REAR OF DWELLING & NOT VISIBLE FROM THE VILLAGE STREET.

FLAXTON MEDIUM DWELLING

GARAGE PROVIDED WITH REAR ACCESS & NOT VISIBLE FROM THE VILLAGE STREET

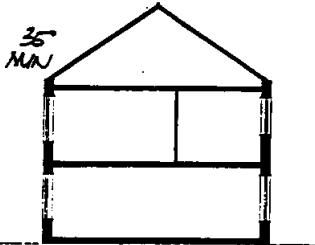
WHITE PAINTED SOFTWOOD FRAMED VERTICAL SLIDING SASH WINDOWS WITH VERTICAL GLAZING BAR

CAST IRON GUTTERS & FALL PIPES

NO EXPOSED FOUL DRAINAGE TO FRONT ELEVATION.



BRICKWORK TO MATCH NEIGHBOURING DWELLINGS WITH DENTIL DETAIL AT EAVES LEVEL



SECTION

WELSH SLATE OR PAANTILES AT 35° PITCH.



FRONT ELEVATION

PAINTED CILLS & LINTOLS

WHITE PAINTED TIMBER FENCE TO FRONT GARDEN



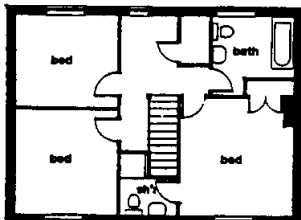
REAR ELEVATION

PLAIN 4-PANEL PAINTED SOFTWOOD ENTRANCE DOOR WITH TOP PANELS GLAZED.

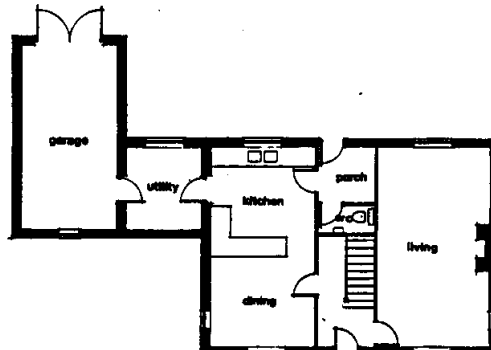


GABLE ELEVATION

END CHIMNEY STACK.



FIRST FLOOR



GROUND FLOOR

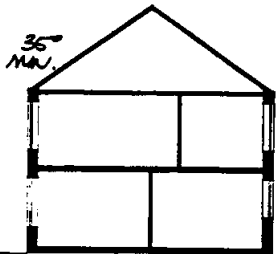
SITING CLOSE TO VILLAGE STREET WITH SPACE TO SIDE FOR VEHICLE ACCESS.

FLAXTON LARGE DWELLING

FORMAL APPEARANCE MATCHES EXISTING LARGER VILLAGE HOUSES. SIMPLE TIMBER-FRAMED CONSERVATORY SCREENED FROM THE VILLAGE STREET PROVIDES PRIVACY FOR USER & INCORPORATES A NON-VEHICULAR FEATURE WITHIN A TRADITIONAL FRONTAGE.

CAREFULLY CHOSEN BRICKWORK TO MATCH ADJACENT DWELLINGS WITH FLAT BRICK SOLDIER ARCHES AND PAINTED STONE CILLS.

RED CLAY PANTILE ROOF WITH GABLE COPINGS & CORBELS IN STONE.



SECTION



FRONT ELEVATION

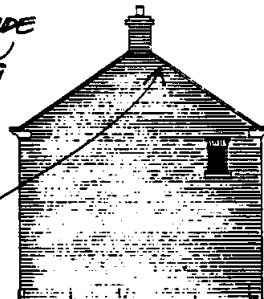
WHITE PAINTED SOFTWOOD SINGLE GRATED SMALL PANE VERTICAL SLIDING SASH WINDOWS WITH CAREFUL ATTENTION TO CORRECT PROPORTIONS.

TRADITIONAL 6-PANEL PAINTED SOFTWOOD ENTRANCE DOOR WITH FANLIGHT & TIMBER SURROUND.



REAR ELEVATION

IRON RAILINGS PROVIDE A SIGNIFICANT LINK WITH NEIGHBOURING DWELLINGS.

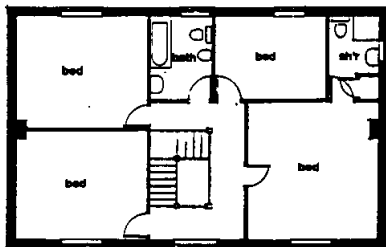


GABLE ELEVATION

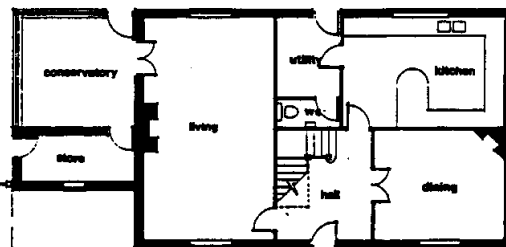
CAST IRON GUTTERS & FALL PIPES.

END CHIMNEY STACKS.

NO EXPOSED POUL DRAINAGE TO FRONT ELEVATION.



FIRST FLOOR



GROUND FLOOR

GARAGE PROVIDED TO REAR OF DWELLING & NOT VISIBLE FROM THE VILLAGE STREET.

SITING CLOSE TO THE VILLAGE STREET.

ACKLAM SMALL DWELLING.

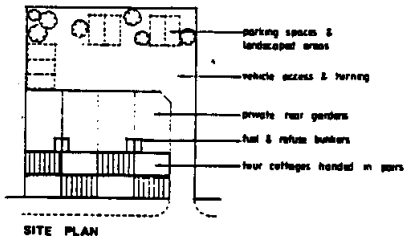


CLAMP BRICK CHIMNEYS
RED CLAY PANTILE ROOF
& CEMENT FILLET VERGE

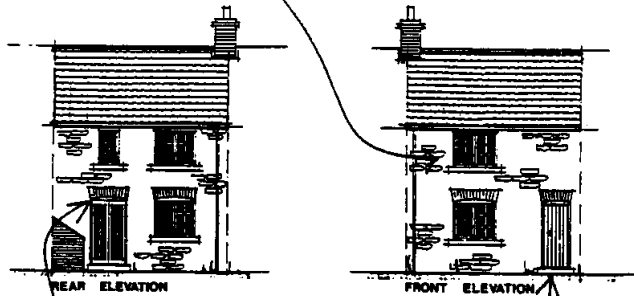
BLACK PAINTED CAST IRON
CUTTERS & FALL PIPES.

PAINTED SOFTWOOD
YORKSHIRE SLIDING
SASH WINDOWS SET
IN 50mm REVEAL.

A.C.S. L.A.M.



SITE PLAN

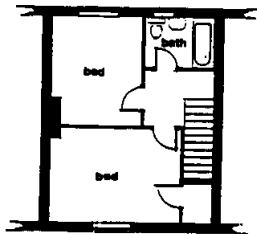


REAR ELEVATION

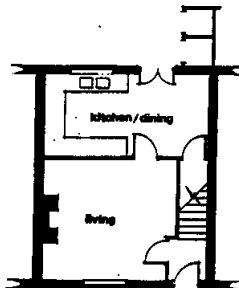
FRONT ELEVATION

PAINTED TIMBER VERTICAL
BOARDED ENTRANCE DOOR
WITH SIMPLE BLACK IRON
FITTINGS.

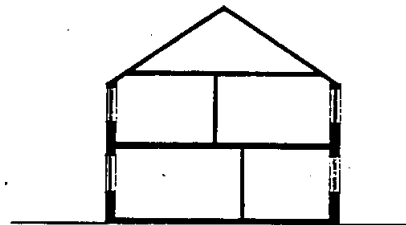
ARCHED BRICK LINTOLS TO
GROUND FLOOR OPENINGS.



FIRST FLOOR



GROUND FLOOR



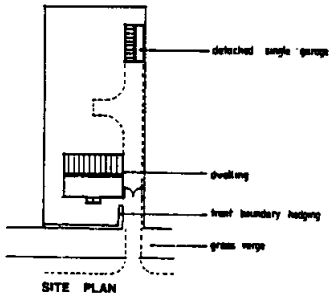
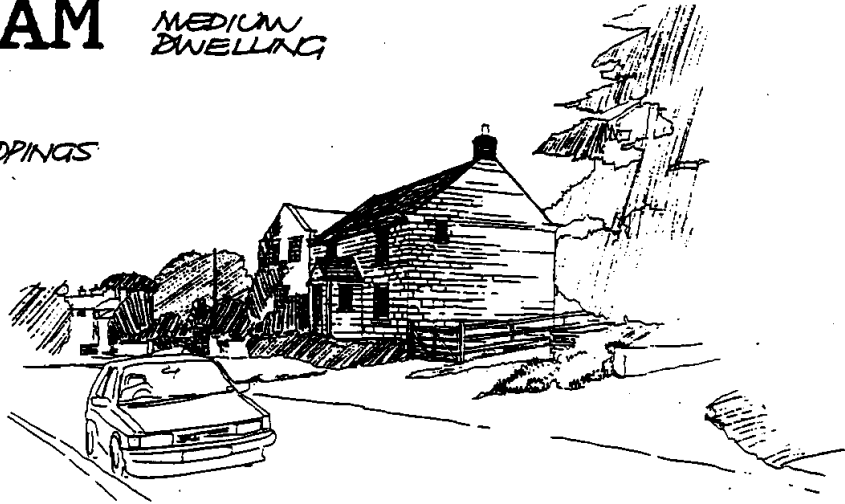
SECTION

ACKLAM MEDIUM DWELLING

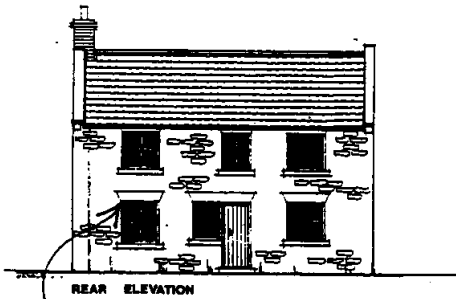
STONE GABLE COPINGS & CORBELS.

CLAMP BRICK CHIMNEYS ON GABLE

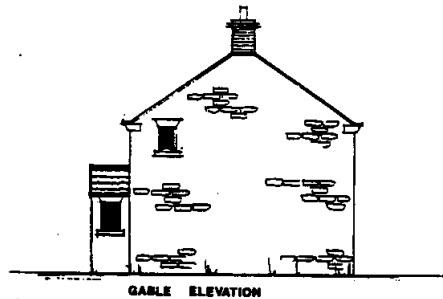
RED CLAY PAN TILE ROOF



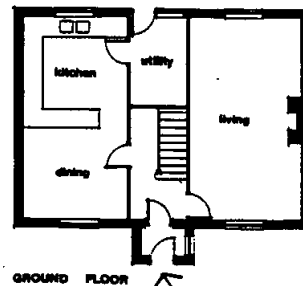
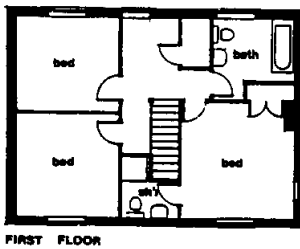
COURSED NATURAL STONE WALLING. BLACK PAINTED CAST IRON GUTTERS & FAN PIPES.



PAINTED WINDOW CILLS & SPURVED LINTOLS.



PAINTED TIMBER VERTICAL SLIDING SASH WINDOWS WITH CENTRAL VERTICAL GLAZING BAR.



SIMPLE FRONT ENTRANCE PORCH WITH FRONT FACING DOOR & SIMPLE PITCHED PAN TILE ROOF

ACKLAM LARGE DWELLING

COURSED DRESSED STONE TO FRONT ELEVATIONS WITH STONE STRINGCIS.

STONE GABLE COPING & CORBELS.

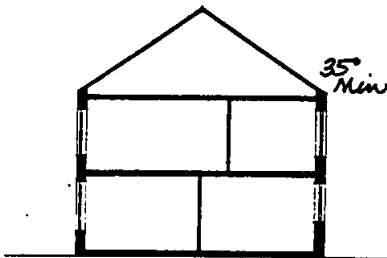
BRICK CHIMNEYS TO EACH GABLE

RED CLAY PANTIVE ROOF

STONE CILLS & LINTOLS WITH KEY STONE.



RAISED GARDEN TO TAKE ACCOUNT OF SLOPING SITE WITH STONE BOUNDARY WALL



SECTION



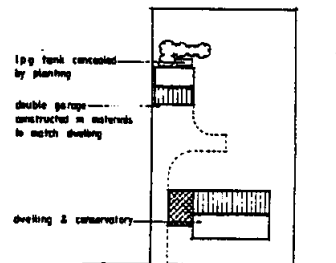
FRONT ELEVATION

FORMAL FRONTAGE HIGHLIGHTED BY AREA OF STONEWORK BETWEEN FIRST FLOOR WINDOW HEAD & EAVES.

PAINTED SOFTWOOD 6-PANEL DOOR WITH FEATURE QUONS TO FORMalise FRONT ENTRANCE



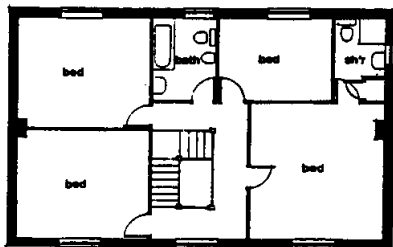
REAR ELEVATION



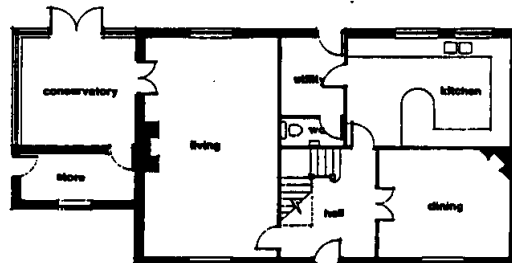
SITE PLAN

BLACK PAINTED CAST IRON GUTTERS & FALL PIPES.

TIMBER FRAMED CONSERVATORY FACING REAR GARDEN AWAY FROM STREET FRONTAGE.



FIRST FLOOR



GROUND FLOOR

PAINTED SOFTWOOD SMALL PANELED VERTICAL SLIDING SASH WINDOWS SET IN 75-125mm REVEAL.

DETACHED DOUBLE GARAGE CONSTRUCTED IN MATERIALS TO MATCH DWELLING.

WEAVERTHORPE ^{'SINGLE STOREY'}



A RECENT ADDITION TO MAIN STREET
A 'NEAR MISS': ROOF PITCH AND
MASSING GOOD BUT DORMERS TOO
CLOSE TO RIDGE AND BRICKS WOULD
BE MORE APPROPRIATE THAN STONE.

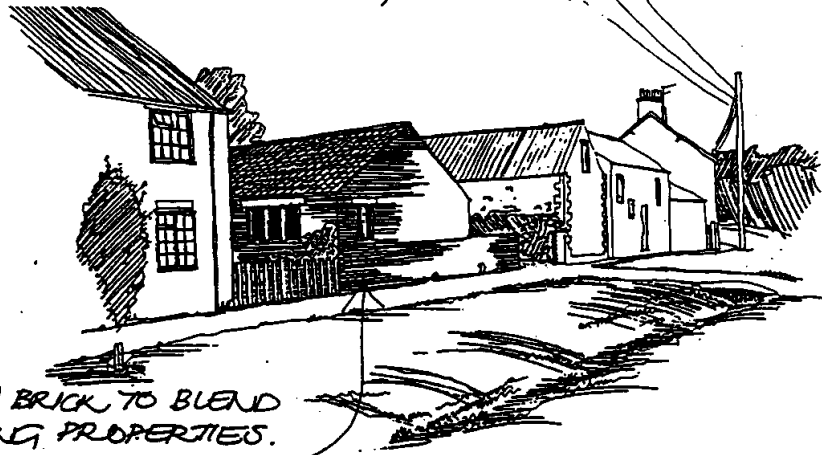


COULD BE IMPROVED
USING STEEPER ROOF PITCH
LOWER RIDGE TO SECONDARY ELEMENT
& WINDOW PROPORTION.

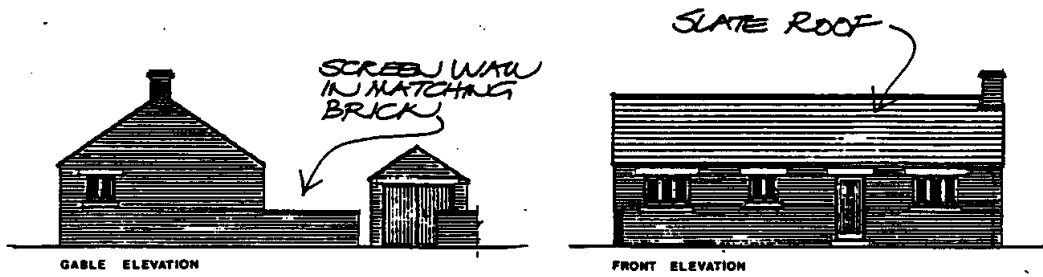
WEAVERTHORPE

SINGLE STOREY

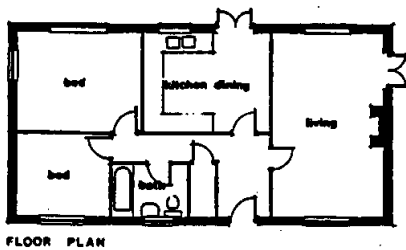
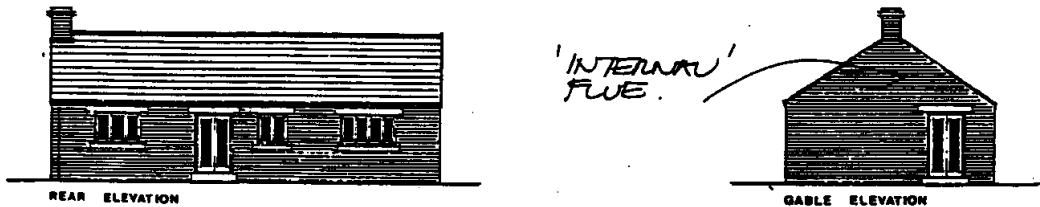
SMALL



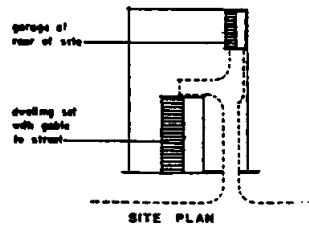
CAREFULLY CHOSEN BRICK TO BLEND WITH NEIGHBOURING PROPERTIES. GABLE HARD UP TO FOOTPATH.



SIMPLE BLACK OUTTERS WITH RISE & FALL BRACKETS
 STONE CILLS & LINTOLS.
 WHITE PAINTED TIMBER CASEMENT WINDOWS.
 NO EXTERNAL FOUL DRAINAGE PIPES TO FRONT ELEVATION



FLOOR PLAN

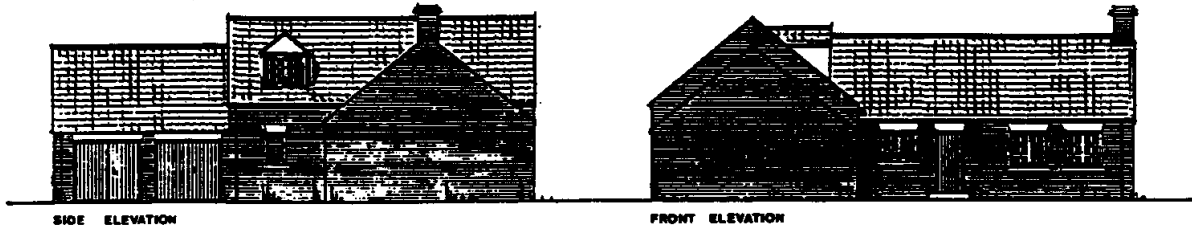


SITE PLAN

WEAVERTHORPE

SINGLE STOREY

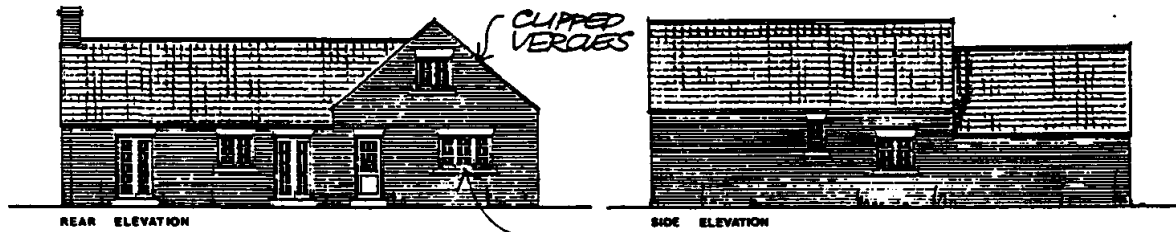
LARGE.



SIDE ELEVATION

FRONT ELEVATION

SIMPLE BLACK GUTTERS & RAINPES.
 WHITE PAINTED SNAW PAJJE CASEMENT WINDOWS SET 50mm
 IN EXTERNAL REVEALS. CASSET WINDOWS ALLOW SMALLER, MORE
 TRADITIONAL WINDOWS.

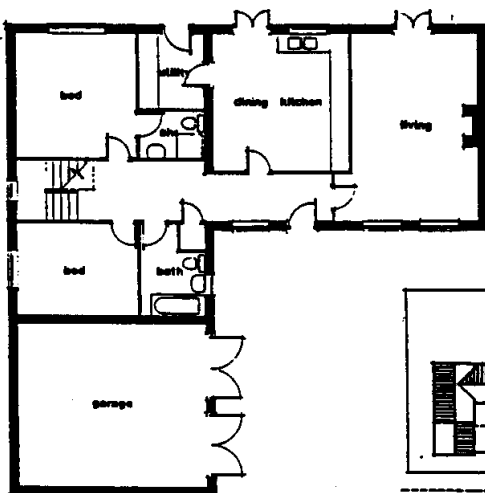


REAR ELEVATION

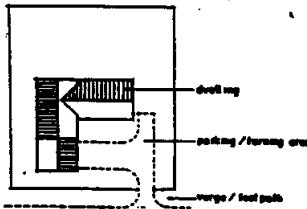
SIDE ELEVATION

CLIPPED VERGIES

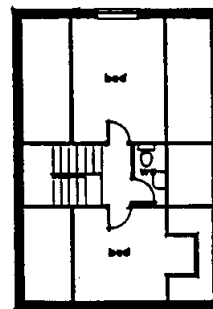
STONE CILLS
 & LINTOLS.



GROUND FLOOR



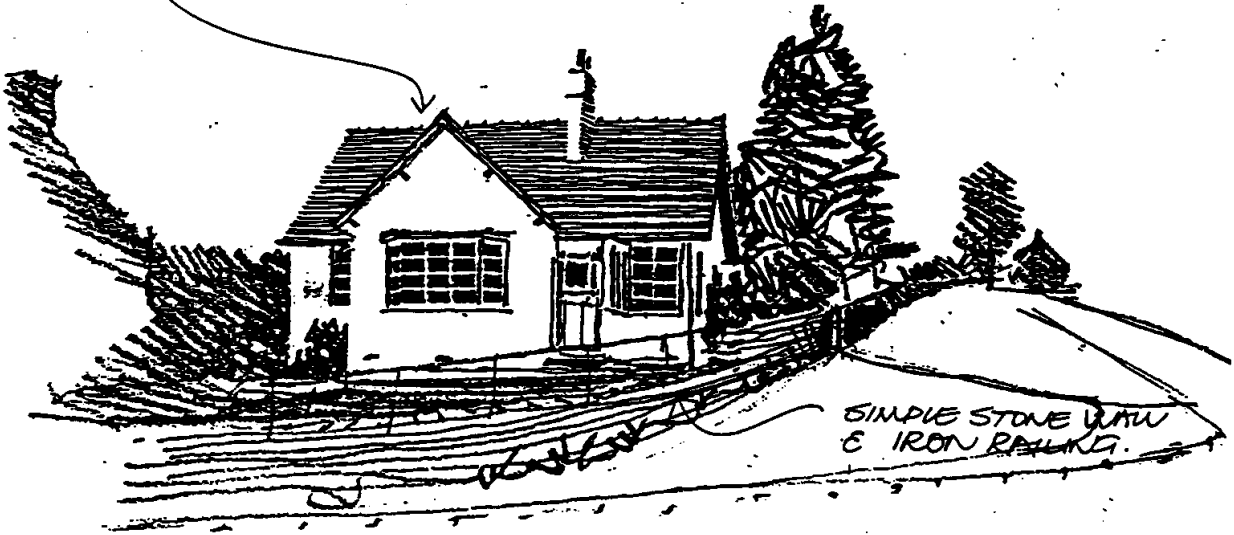
SITE PLAN



FIRST FLOOR

EBBERSTON SINGLE STOREY.

RIDGE OF SECONDARY ELEMENT LOWER THAN MAIN ROOF

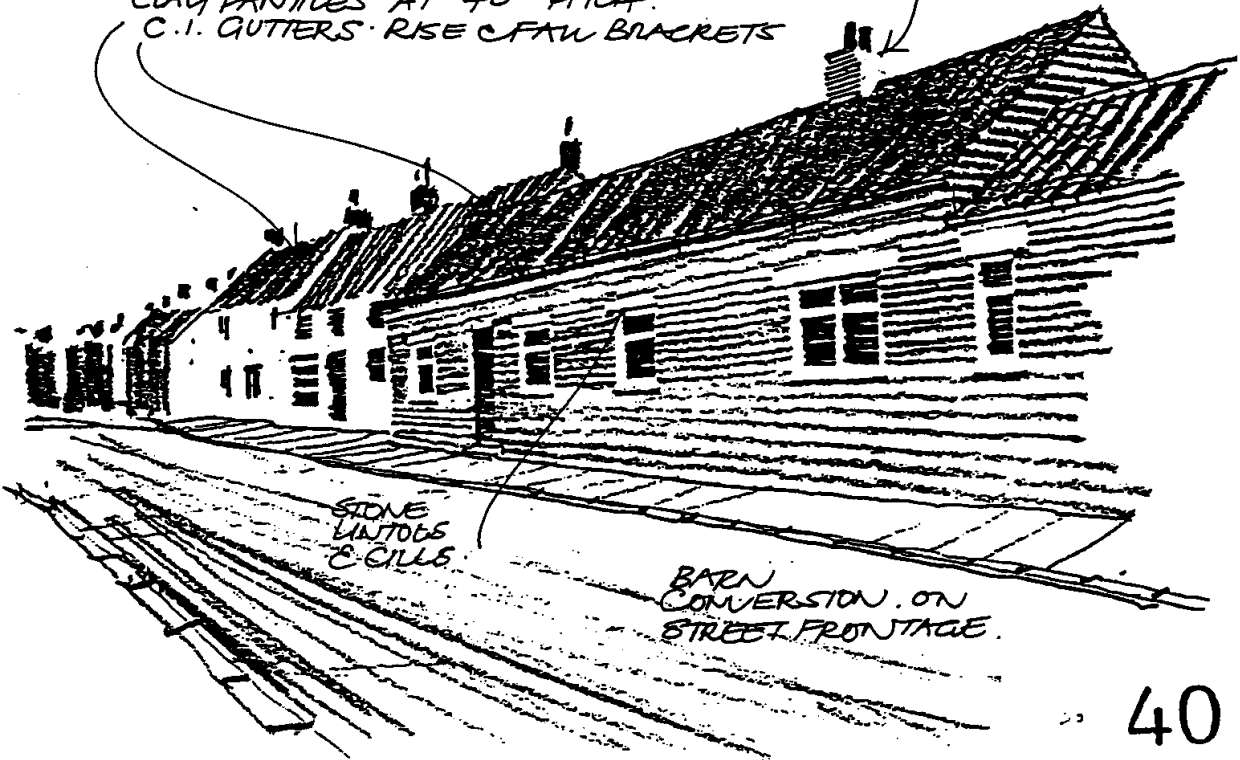


SIMPLE STONE WALL & IRON RAILING.

NOT IN THE EBBERSTON TRADITION BUT GOOD SITING AND PROPORTIONS.

CLAY PANTILES AT 40° PITCH.
C.I. GUTTERS. RISE C/FW BRACKETS

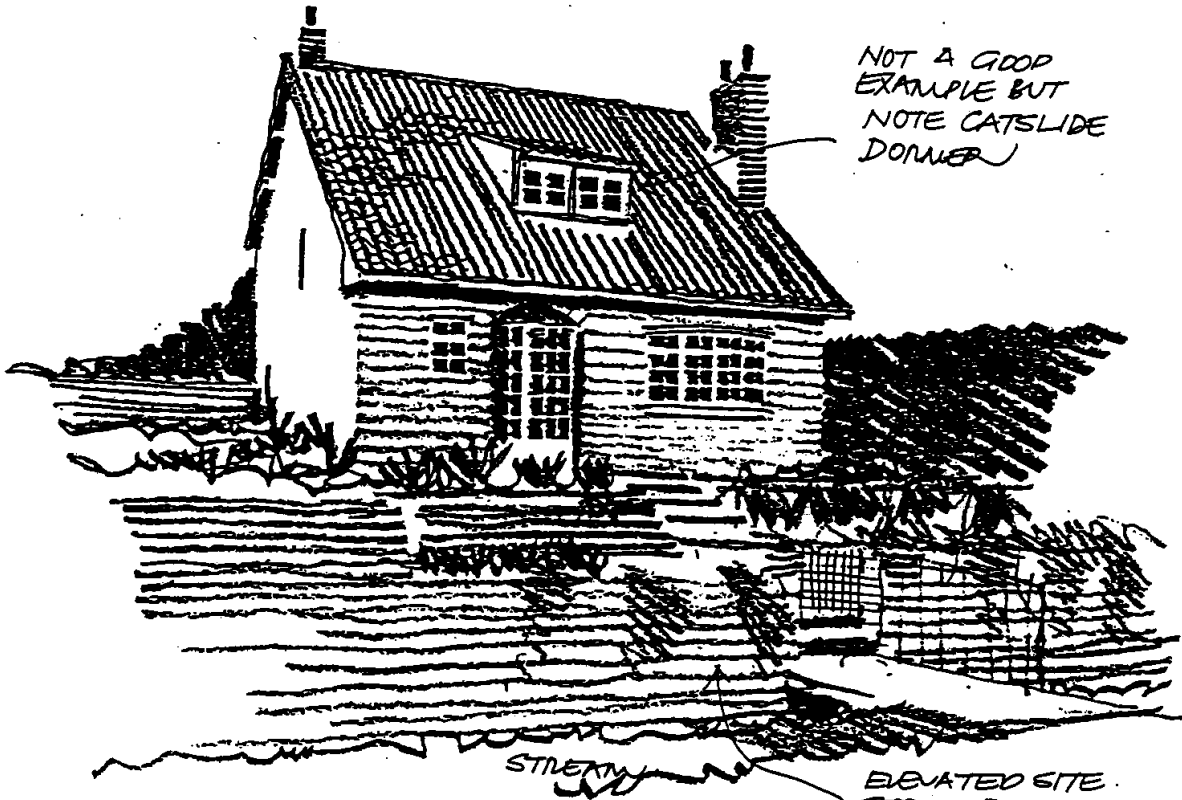
CENTRAL CHIMNEY



STONE LINTOLS & CILLS

BARN CONVERSION. ON STREET FRONTAGE.

EBBERSTON SINGLE STOREY



NOT A GOOD
EXAMPLE BUT
NOTE CATSLIDE
DONNER

STREAM

ELEVATED SITE.
STONE RETAINING
WALL & SIMPLE
IRON GATE.



VERY STEEP PITCH 50°
SIMPLE GARAGE WITH
INTEGRAL GARAGE.

GOOD
GROUND
COVER
PLANTING

STREAM

BLOCK PAVING AND
SIMPLE POST & RAIL
FENCE.

EBBERSTON

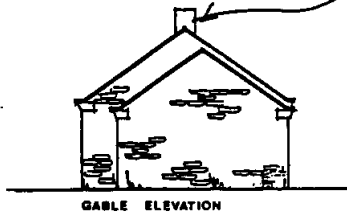
SINGLE STOREY

SMALL.



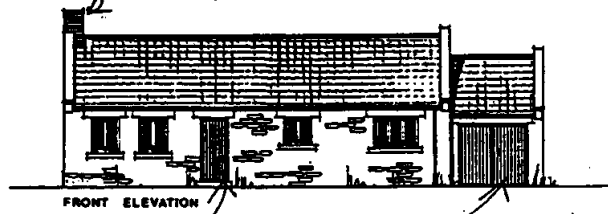
STREET FRONTAGE WITH GARAGE SET BACK.
STONE CORBEL & COPING. LINTOLS & CILLS.

RED CLAY PAWSTILES WITH STONE RIDGE



GABLE ELEVATION

CLAMP BACK CHIMNEY CLAY POT. AT RIDGE LINE.



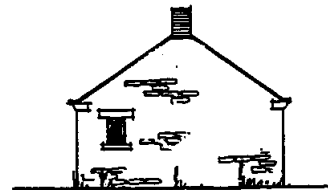
FRONT ELEVATION

COURSED SANDSTONE WALLS WITH COURSES REDUCING IN HEIGHT TOWARDS EAVES LEVEL

F.L.E.B. PAINTED TIMBER DOORS. PAINTED TIMBER CASEMENT WINDOWS.

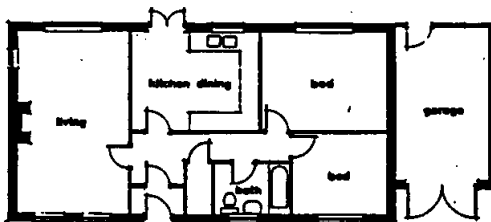


REAR ELEVATION

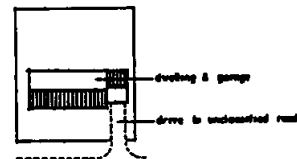


GABLE ELEVATION

GLAZED DOORS TO REAR



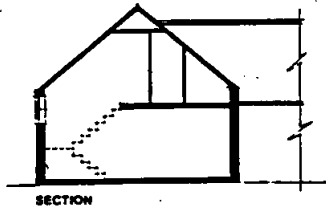
FLOOR PLAN



SITE PLAN

EBBERSTON SINGLE STOREY

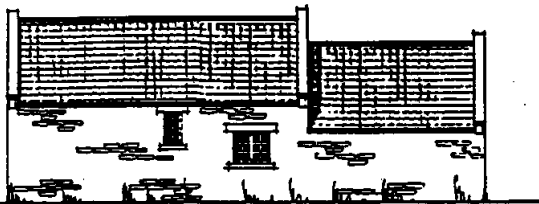
LARGE (DOWNER) BUNGALOW



SECTION



STONE BOUNDARY WALL FORMS 'PRIVATE' CAR SPACE



SIDE ELEVATION



FRONT ELEVATION

BLACK PAINTED C.I. GUTTERS & RUPs.

PAINTED TIMBER, SMALL PANE YORKSHIRE SLIDING SASH WINDOWS. GLAZING BAR PROFILE & THICKNESS IMPORTANT.

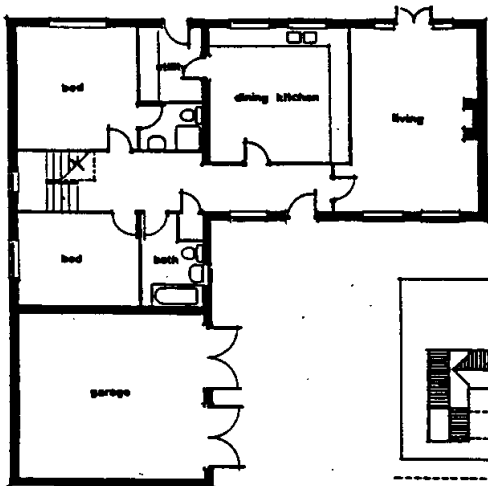


REAR ELEVATION

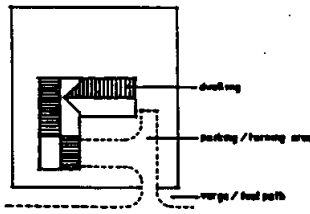
STONE CORBELS E.CORNING.



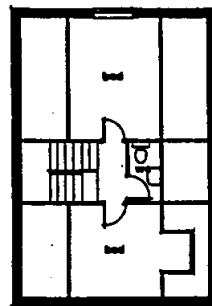
SIDE ELEVATION



GROUND FLOOR



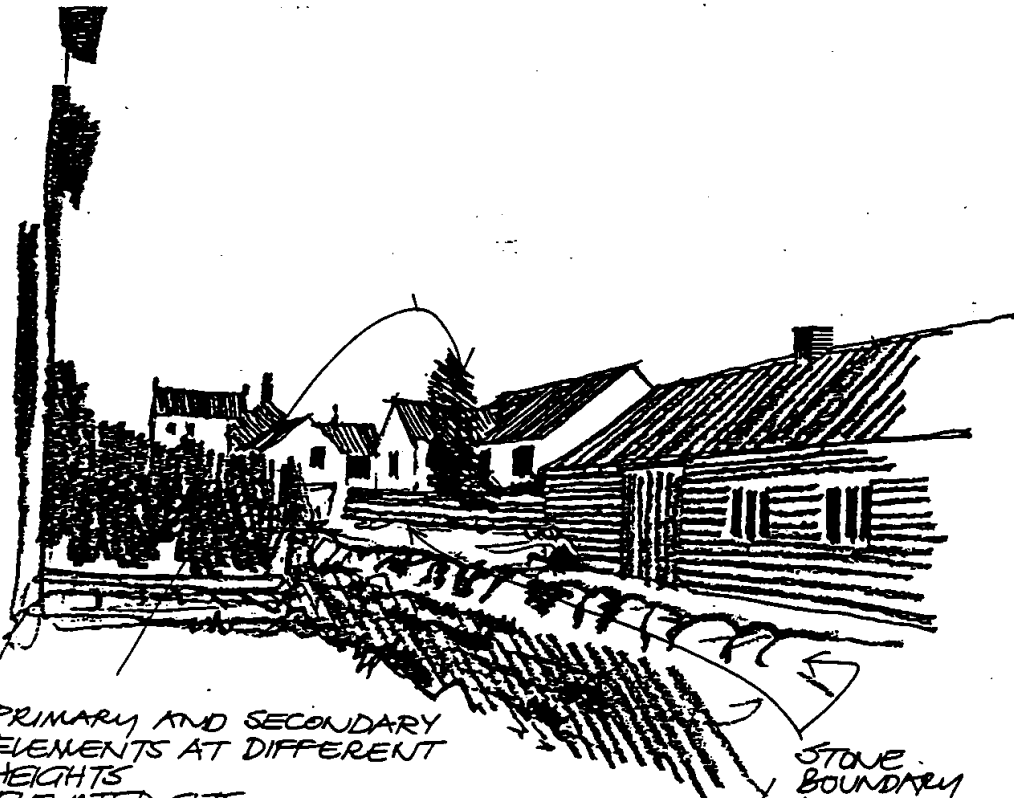
SITE PLAN



FIRST FLOOR

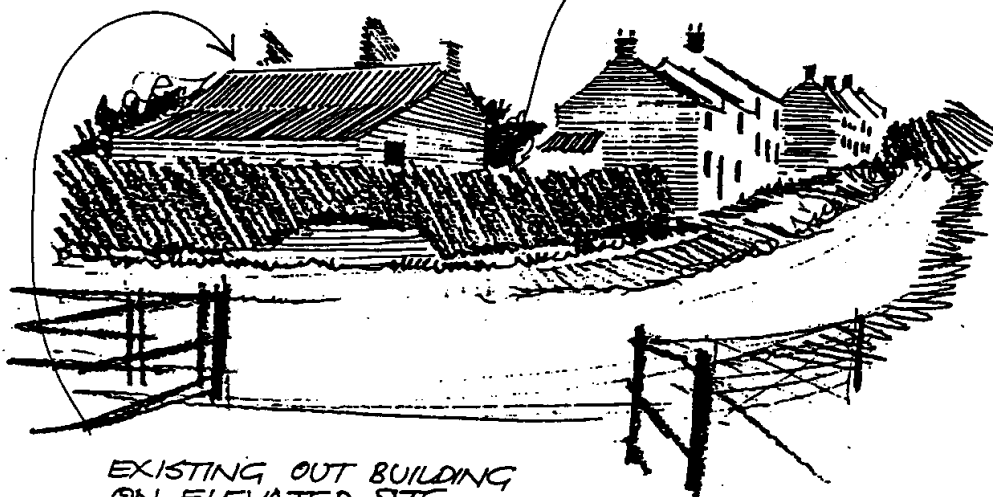
NUNNINGTON

SINGLE
STOREY



PRIMARY AND SECONDARY
ELEMENTS AT DIFFERENT
HEIGHTS
ELEVATED SITE
STEEP PITCHED ROOF

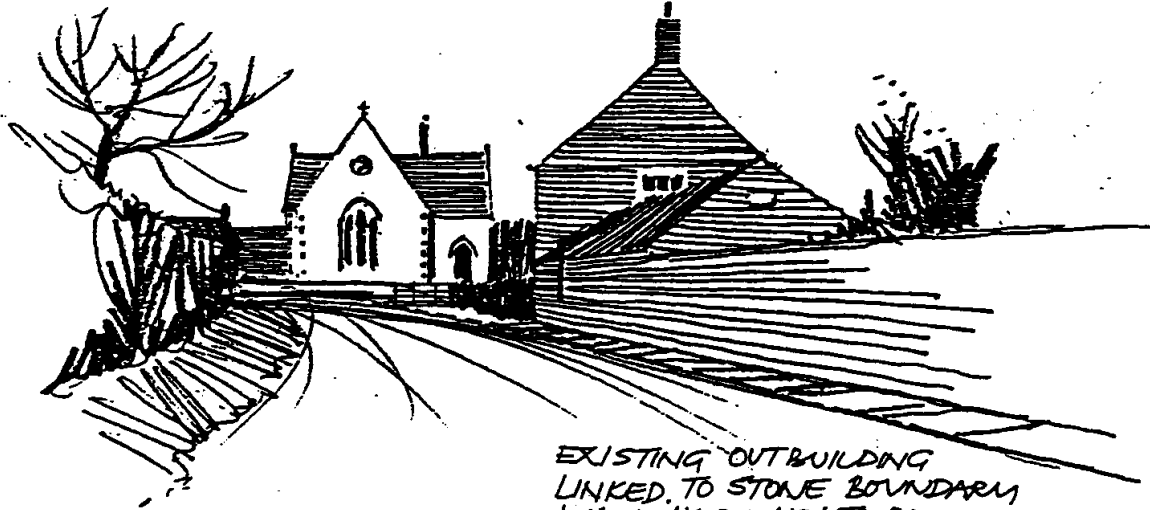
STONE
BOUNDARY
WALLS
REINFORCED
WITH
PLANTING



EXISTING OUT BUILDING
ON ELEVATED SITE

NUNNINGTON

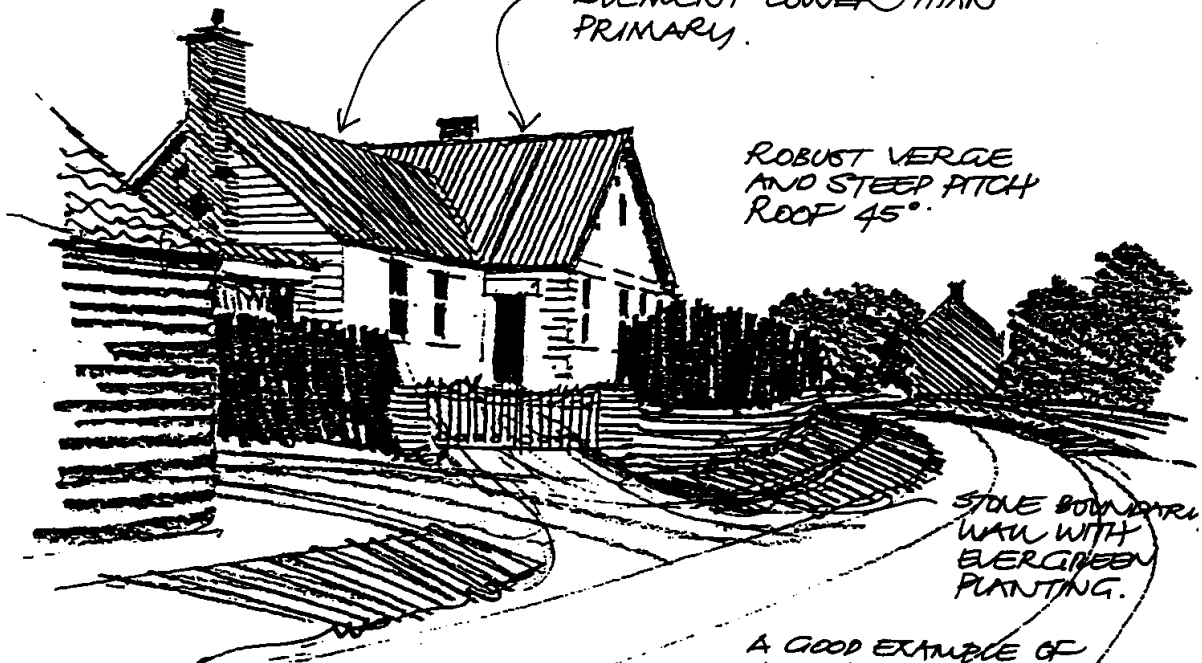
SINGLE
STOREY



EXISTING OUTBUILDING
LINKED TO STONE BOUNDARY
WALL HARD UP TO BACK
EDGE OF FOOTPATH.

CENTRAL
CHIMNEY.

RIDGE OF SECONDARY
ELEMENT LOWER THAN
PRIMARY.

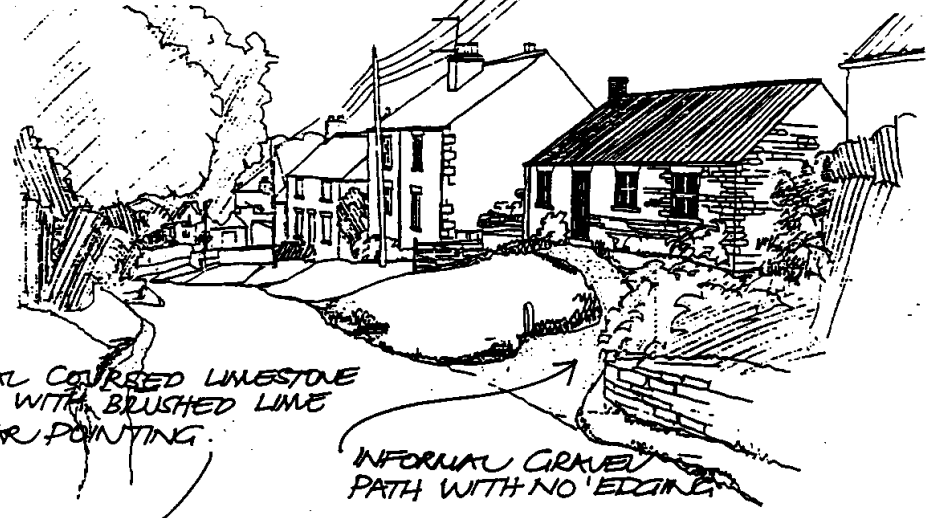


ROBUST VERGE
AND STEEP PITCH
ROOF 45°.

STONE BOUNDARY
WALL WITH
EVERGREEN
PLANTING.

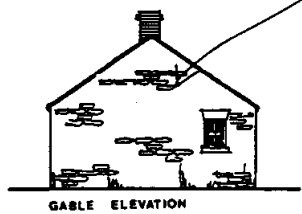
A GOOD EXAMPLE OF
AN EARLY 20 CENTURY
BUNGALOW ON AN
ELEVATED SITE.

NUNNINGTON SINGLE STOREY. SMALL.

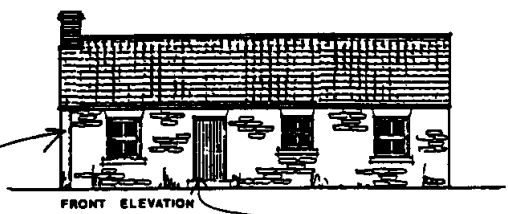


NATURAL COURSED LIMESTONE WALLS WITH BRUSHED LIME MORTAR POINTING.

INFORMAL CURVED PATH WITH NO EDGING

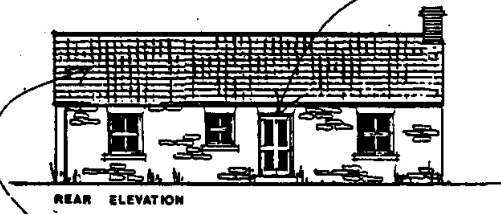


GABLE ELEVATION

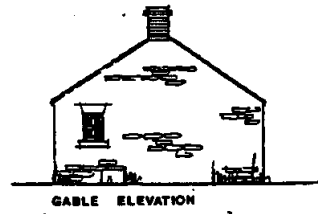


FRONT ELEVATION

C.I. OR CAST ALUMINIUM RAINWATER GOODS. F.L.E.B PAINTED TIMBER FRONT DOOR GLAZED DOORS TO REAR.

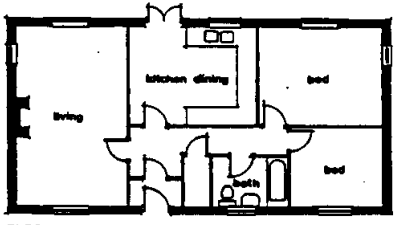


REAR ELEVATION

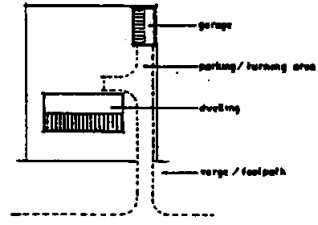


GABLE ELEVATION

CLAMP BRICKWORK CHIMNEY STACK. RED CLAY POTS CLIPPED VERGIES.

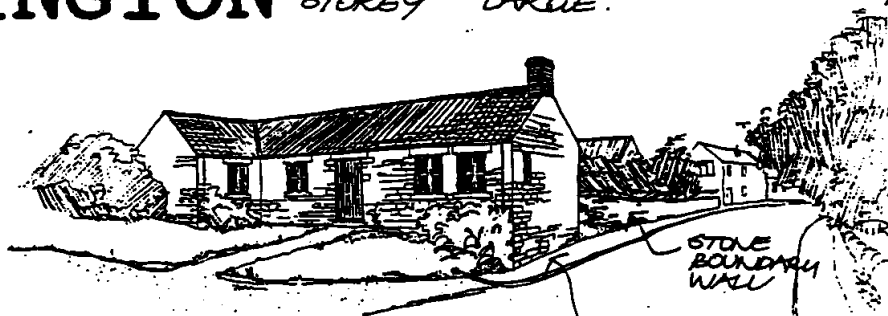


FLOOR PLAN



SITE PLAN

NUNNINGTON SINGLE STOREY LARGE.



NATURAL COURSED LIMESTONE WALLS WITH BRUSH FINISHED LIME MORTAR POINTING.
CLAMP BRICK CHIMNEY STACK.

CABLE HARPED UP TO FOOTPATH.

RED CLAY PANTILE ROOF



REAR ELEVATION



SIDE ELEVATION

COTTAGE DOOR

PROFILE AND THICKNESS OF GLAZING BARS VERY IMPORTANT.

PAINTED TIMBER FRAMED YORKSHIRE SLIDING SASHES OR SIDE HUNG CASEMENTS SET 50mm IN EXTENSIVE REVERT.



SIDE ELEVATION

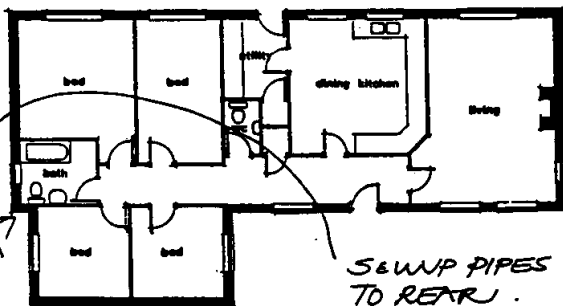


FRONT ELEVATION

MINIMUM OVERHANG TO EAVES

F.L.B. PAINTED TIMBER DOOR

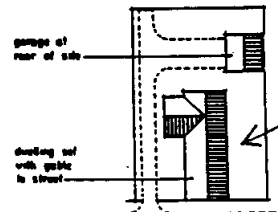
CARE NEEDED WITH OVERLOOKING WHEN STED AT RIGHT ANGLE



FLOOR PLAN

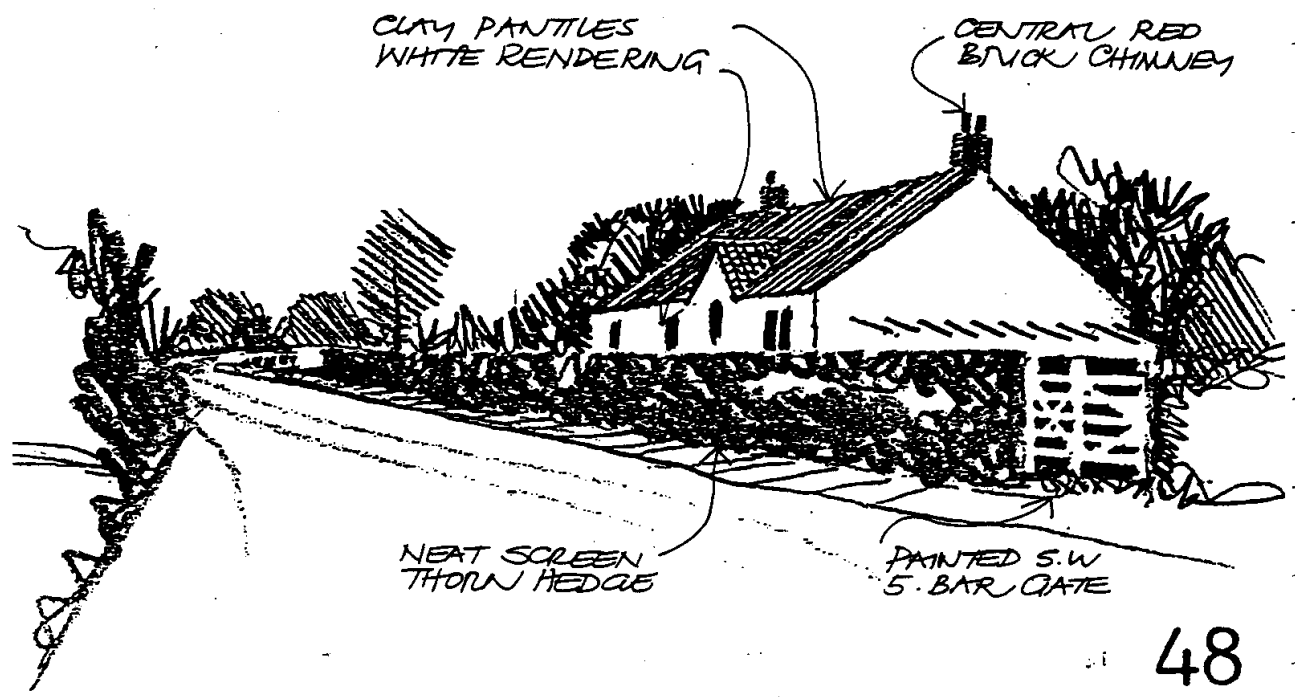
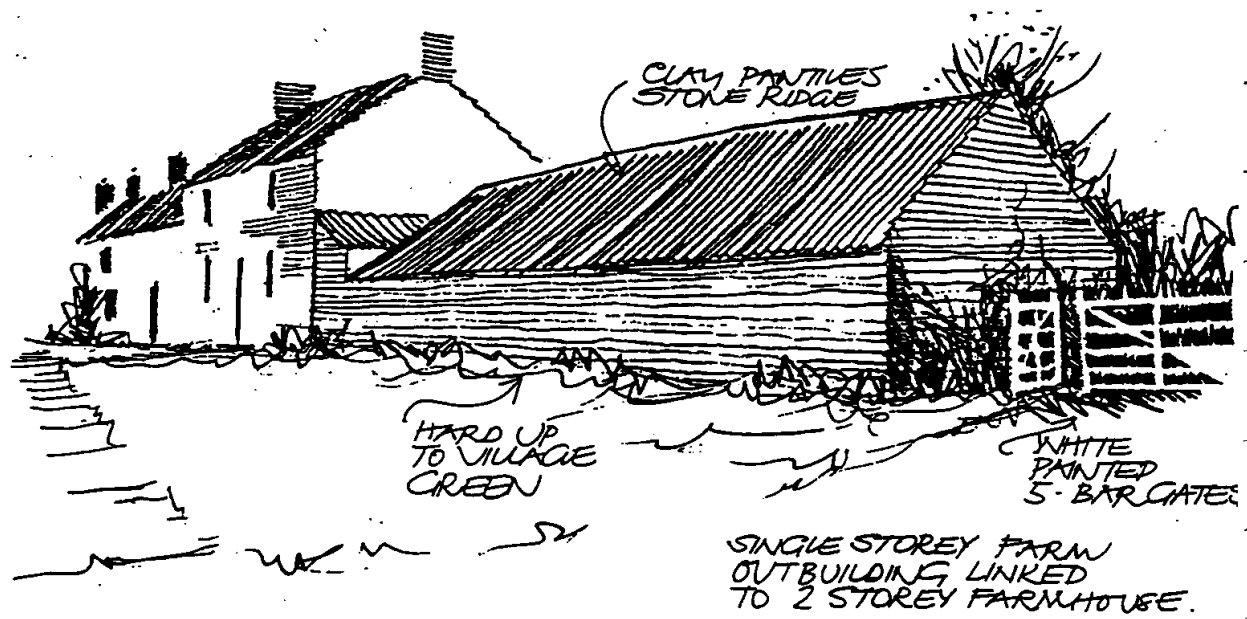
SET BACK

SEWUP PIPES TO REAR.



SITE PLAN

MARTON SINGLE STOREY



MARTON

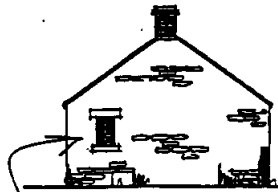
SINGLE STOREY

SMALL.



LOW EAVES LINE
SITED UP TO VILLAGE GREEN
NO FENCE.

GRAVEL DRIVE



GABLE ELEVATION



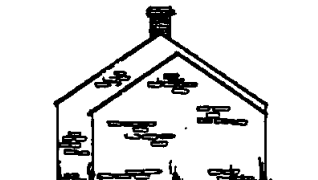
FRONT ELEVATION

COURSED LIMESTONE WALLING.
BRICK CHIMNEY.

WHITE PAINTED 5-BAR GATE.
F.L. & B. PAINTED DOOR.
SIMPLE GENEROUS STONE
STEP & BLACK IRON
DOOR FURNITURE.



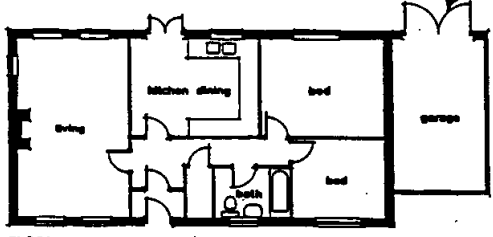
REAR ELEVATION



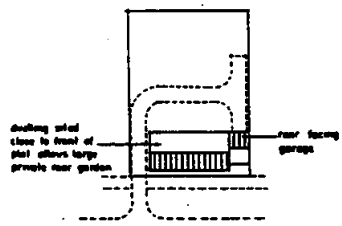
GABLE ELEVATION

CLAY PANTILE ROOF
C.I. GUTTER ON RISE
& FALL BRACKETS.

GARAGE
TO REAR



FLOOR PLAN

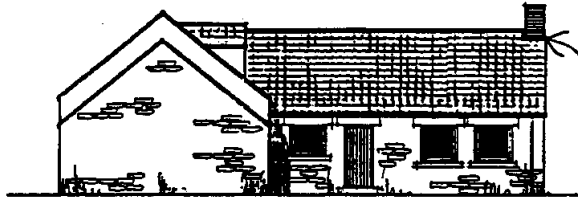


SITE PLAN

MARTON

SINGLE STOREY

LARGE

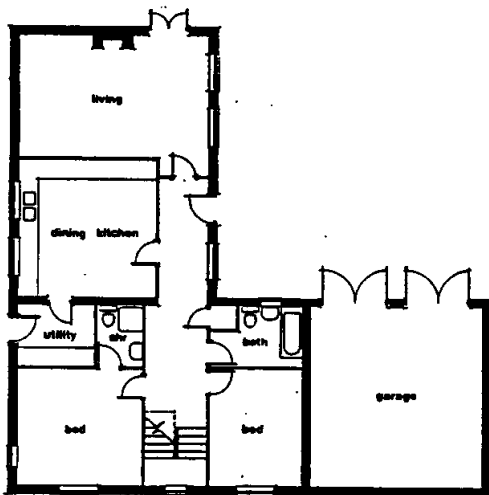


COURSED LIMESTONE WALLING WITH BRUSH FINISHED LIME MORTAR POINTING.

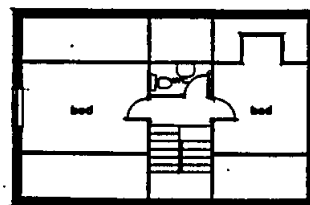
WHITE PAINTED L & B 'STABLE DOOR' WINDOW

CLAMP BRICK CHIMNEY INTERNAL FIVE.

SIMPLE WINDOW OF 'BARN' PROPORTIONS



GARAGE PROVIDED TO REAR OF DWELLING AND NOT VISIBLE FROM VILLAGE STREET.

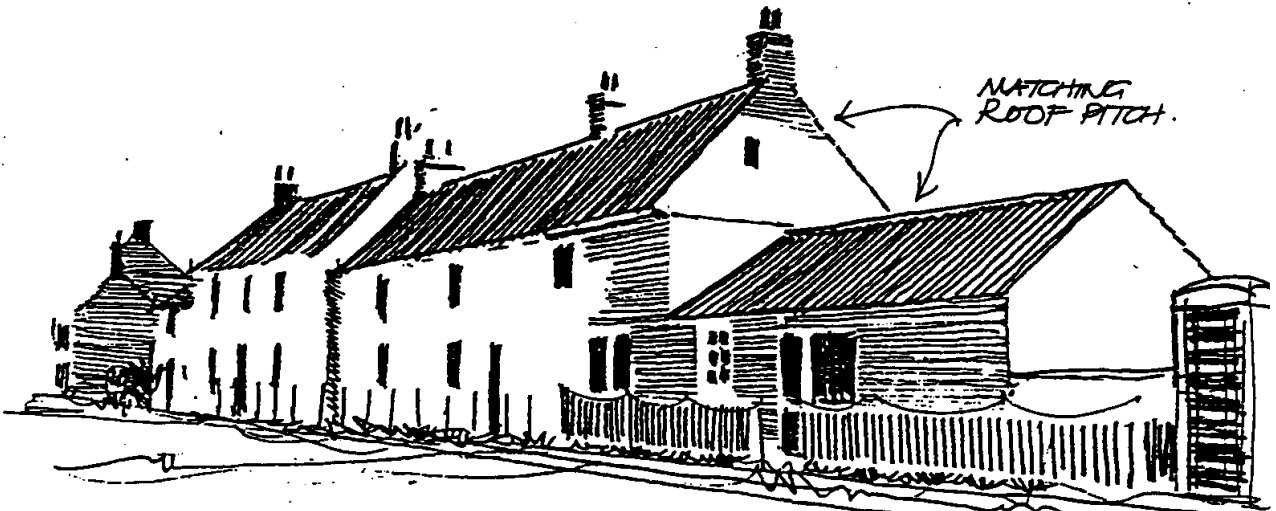


FLAXTON SINGLE STOREY



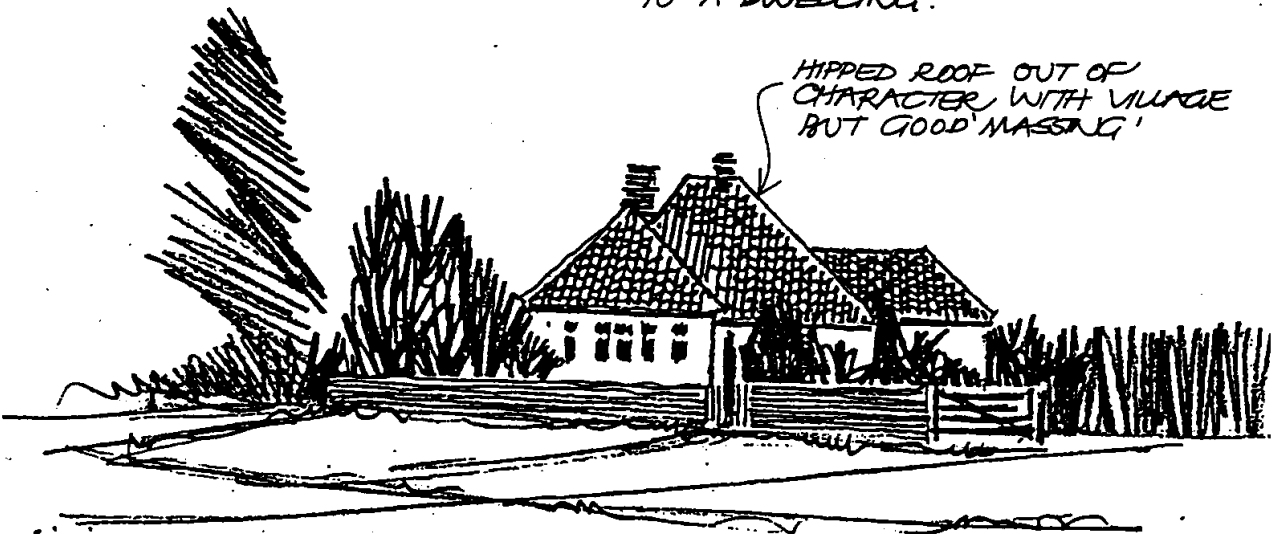
HARD UP TO VILLAGE GREEN.

1 & 2 STOREY FARM BUILDING LINKED TO FARMHOUSE.



MATCHING ROOF PITCH.

FORMER FARM BUILDING LINKED TO FARMHOUSE & CONVERTED TO A DWELLING.

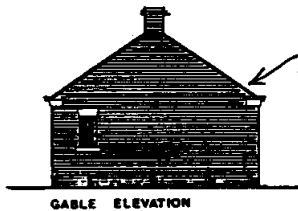


HIPPED ROOF OUT OF CHARACTER WITH VILLAGE BUT GOOD MASSING!

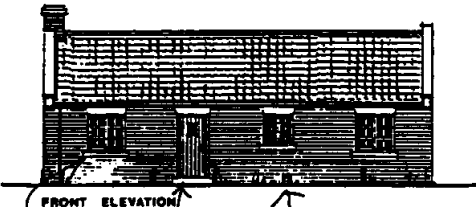
FLAXTON

SINGLE STOREY

SMALL.

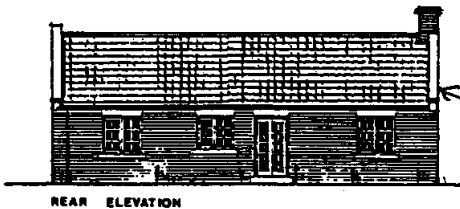


35° MINIMUM PITCH SLATE OR CLAY PAN-TILE.

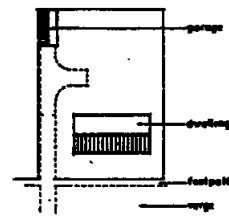
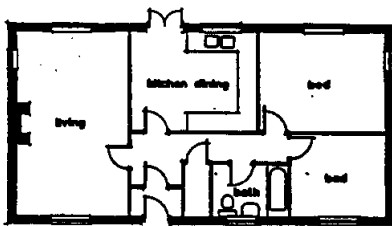


BRICKWORK TO MATCH NEIGHBOURING PROPERTY

AVOID EXPOSED FOUL DRAINAGE
PAINTED GILLS & LINTOLS
F.L. CB PAINTED DOOR

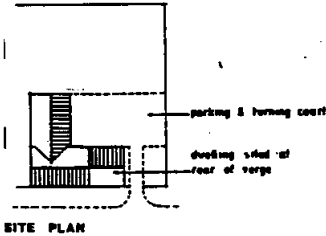
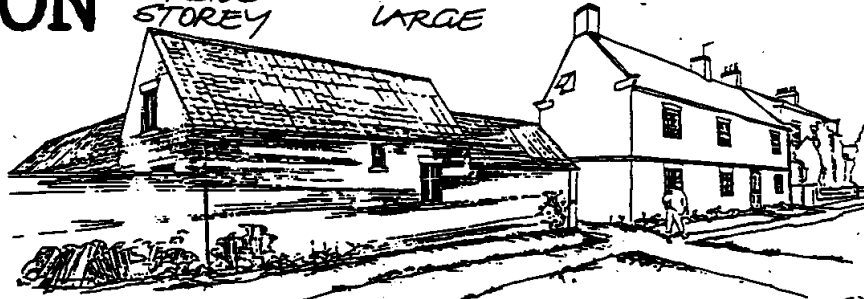


STONE CORBELS AND COPING



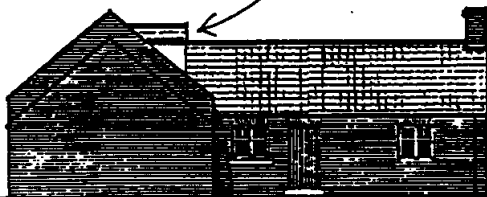
FLAXTON

SINGLE STOREY LARGE



1/2 STOREY HARD UP TO VILLAGE GREEN
NO FRONT DOOR - FEW WINDOWS TO FRONT - FARM BUILDING APPEARANCE.

DORMER / OR VEUX WINDOW TO REAR



SIDE ELEVATION



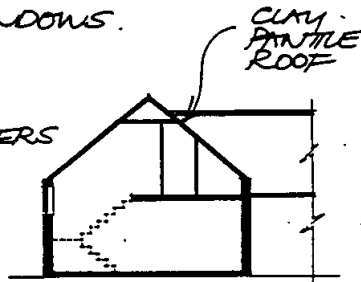
REAR ELEVATION

BRICKWORK TO MATCH NEIGHBOURING PROPERTY
WHITE PAINTED VERTICAL SLIDING SASH WINDOWS.



FRONT ELEVATION

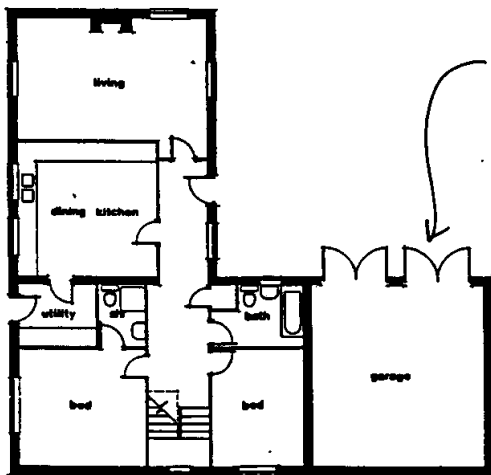
C.I. GUTTERS & R.W.P.s



SECTION

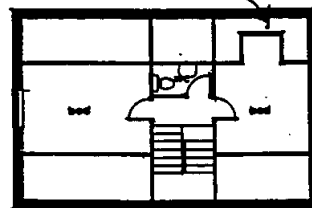
SEW.P. TO REAR

GARAGE PROVIDED TO REAR OF DWELLING AND NOT VISIBLE FROM VILLAGE STREET.



GROUND FLOOR

DORMER WINDOW TO REAR

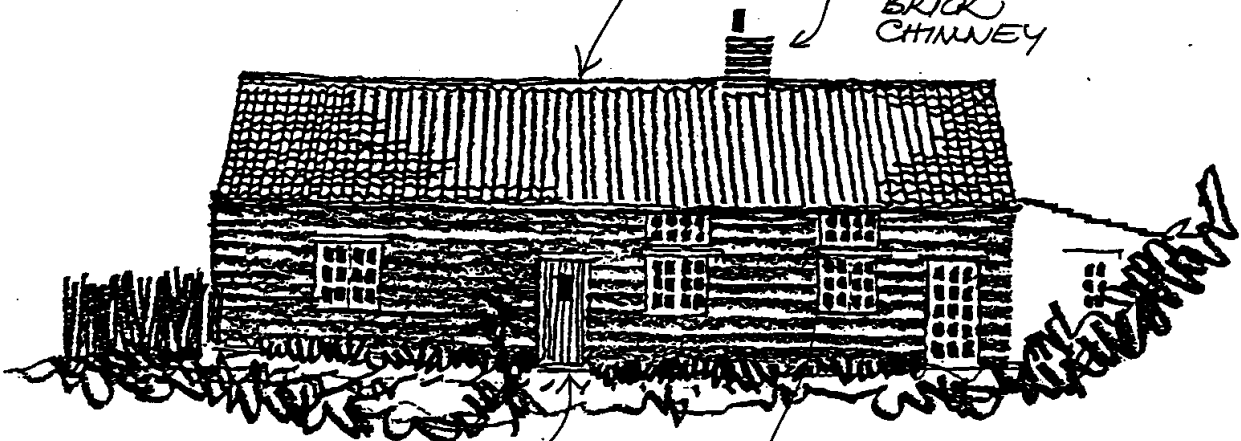


FIRST FLOOR

ACKLAM ^{'SINGLE'} STOREY

CLAY PANTILE ROOF
40° PITCH
STONE RIDGE.

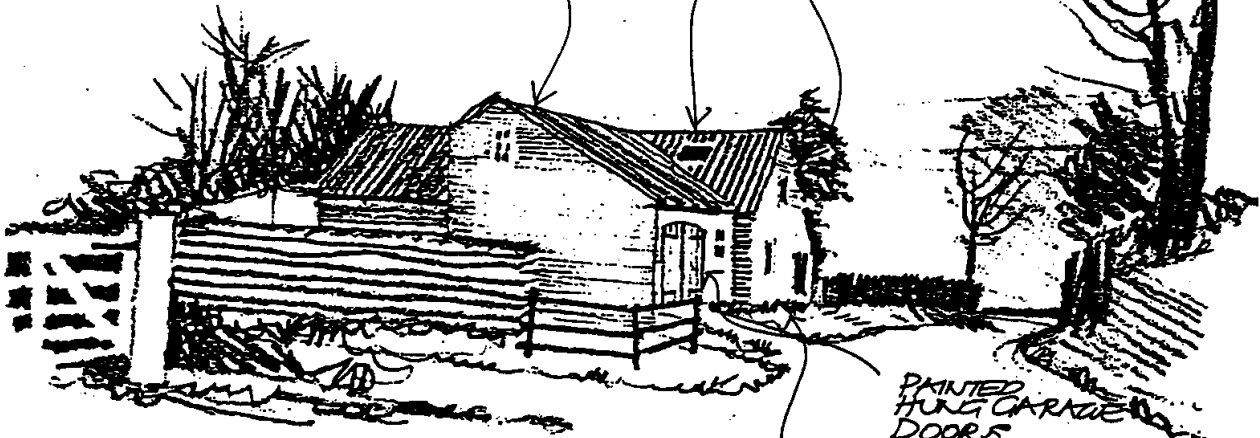
CENTRAL
BRICK
CHIMNEY



WHITE PAINTED
F.L+B DOOR

SINGLE STOREY WITH
ROOMS IN THE ROOF
LIT BY LOW EAVES LEVEL
YORKSHIRE SASH
WINDOWS. VEUX
& GABLE WINDOWS

OUTBUILDING CONVERTED
TO GARAGE

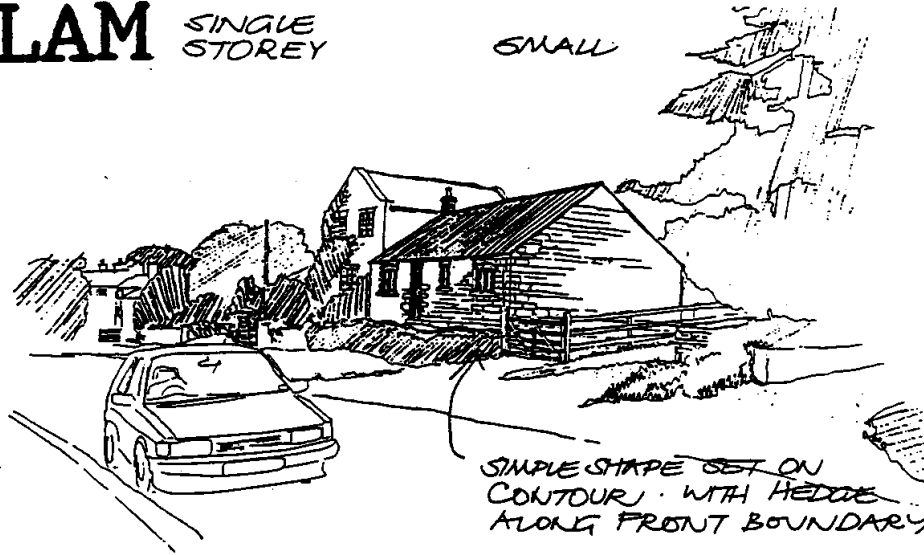


PAINTED
HUNG GARAGE
DOORS

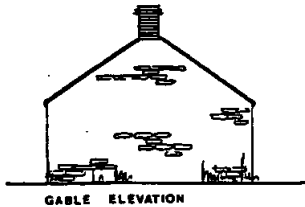
HARD UP TO VERGE

ACKLAM SINGLE STOREY

SMALL

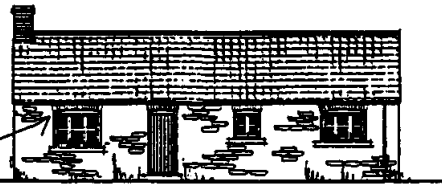


SIMPLE SHAPE SET ON CONTOUR WITH HEDGE ALONG FRONT BOUNDARY.



GABLE ELEVATION

CLAMP BRICK CHIMNEY AT RIDGE LEVEL.
CLAY PAN TILE ROOF MIN 35° PITCH.

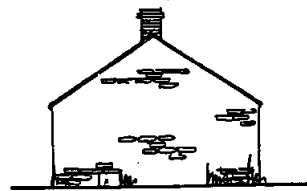


FRONT ELEVATION

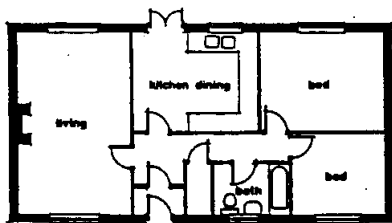
SIMPLE BLACK CUTTERS & RISE & FALL BRACKETS.
ARCHED BRICK LINTOLS
PAINTED F. L + B DOOR.



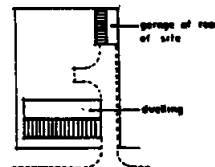
REAR ELEVATION



GABLE ELEVATION



FLOOR PLAN

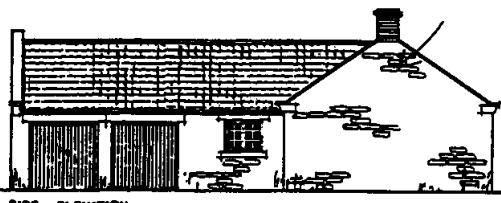
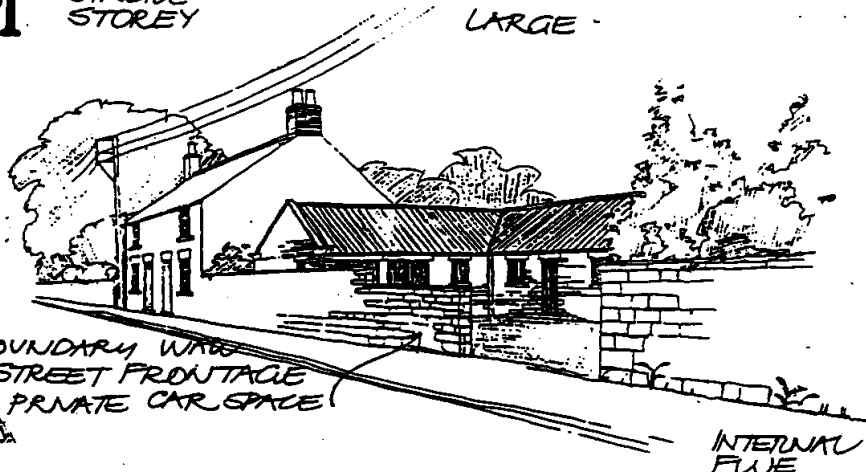


SITE PLAN

ACKLAM

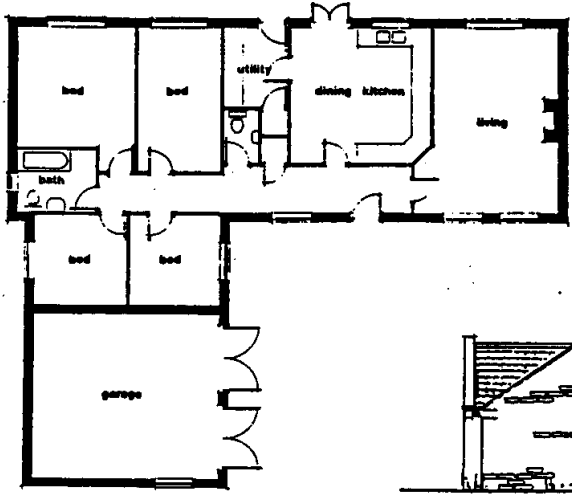
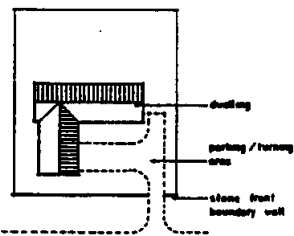
SINGLE STOREY

LARGE



SIMPLE BLACK GUTTERS ON RISE & FALL BRACKETS. PAINTED TIMBER YORKSHIRE SLIDING SASH WINDOWS SET 50mm REVEALS

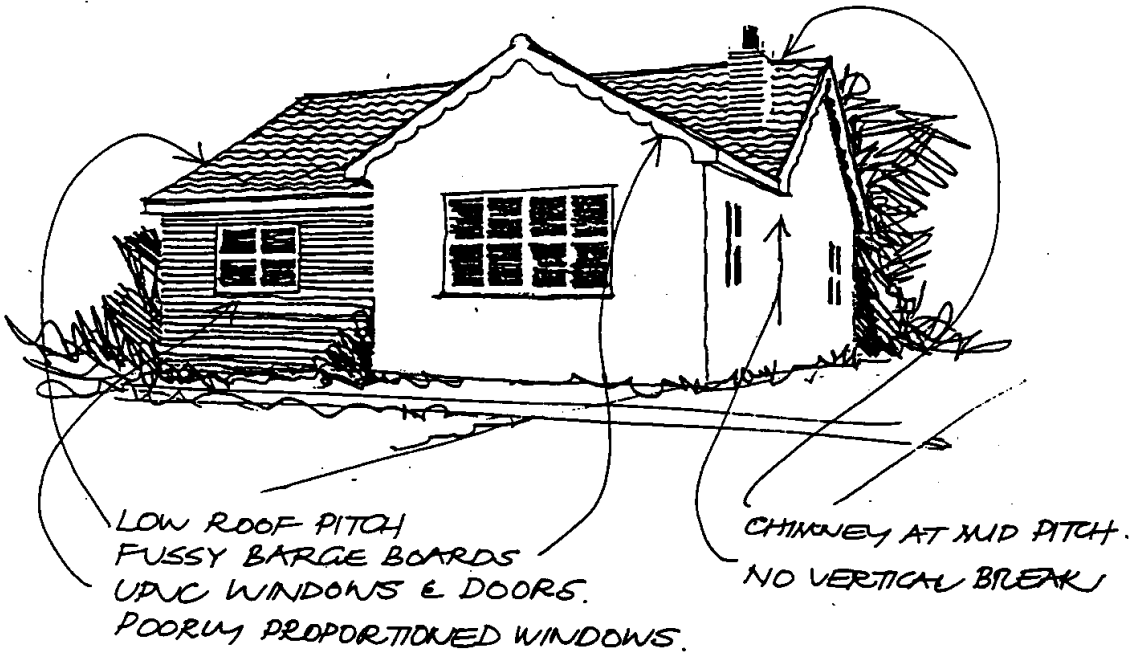
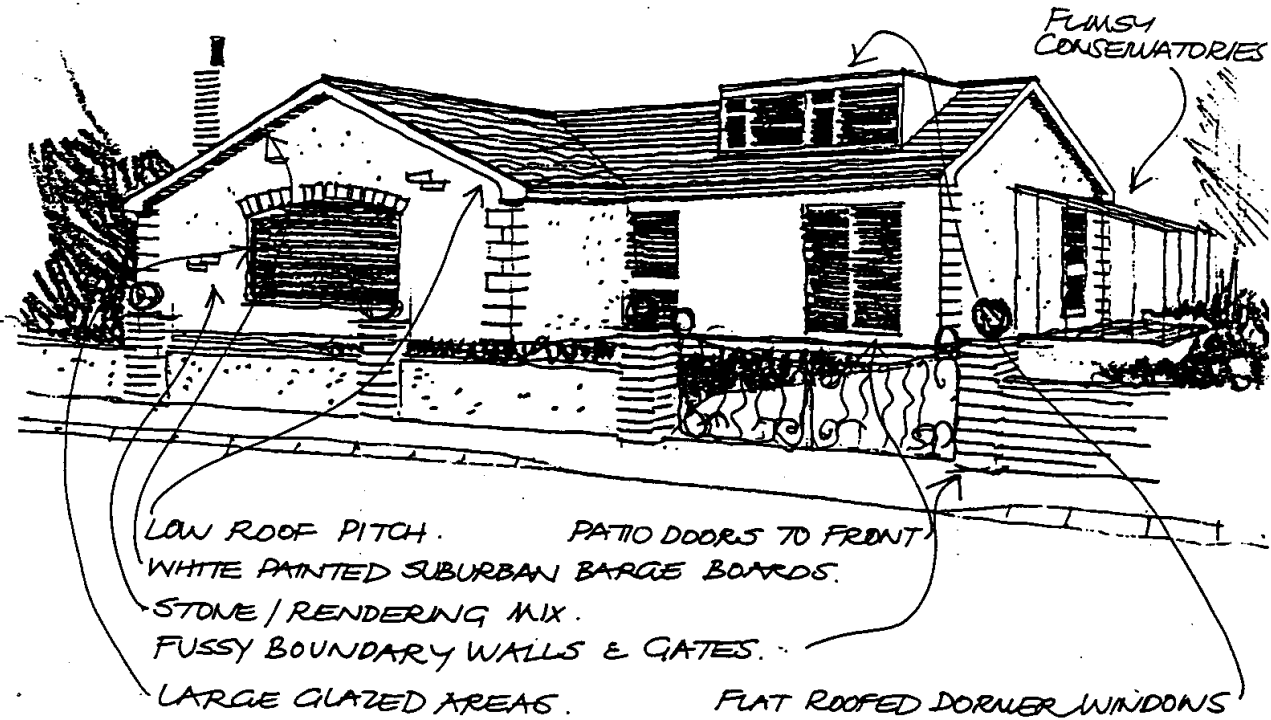
COURSED NATURAL STONE WALLING. RED CLAY PANTILES. STONE RIDGE, CORBES & COPINGS. VENT WINDOWS SHOULD HAVE VERTICAL PROPORTION



STONE CILLS & LINTOLS & STEP. WHITE PAINTED F.L. & B. TIMBER DOOR.



ARCHITECTURAL DETAIL TO BE AVOIDED



We would emphasise the value to potential designers, their clients and to Ryedale of preliminary meetings with the District Council's Planning Officers to discuss your proposals with you at an early stage. Please write to me with your proposals or telephone Ryedale House and ask to speak to the Area Planning Officer concerned.

Gary Housden
Development Control Manager
Ryedale House
Malton
North Yorkshire
YO17 7HH
Tel: 01653 600666
Email garry.housden@ryedale.gov.uk

- * **McNeil & Beechey Architects** are based at 23 Stonegate, York YO1 2 AW (Tel: 01904 651229) and have carried out a great variety of projects in North Yorkshire over 25 years including medical centres, residential care facilities and new housing.
- ** **Peter Rayment Design Ltd** are based at 25 Hungate, Pickering, North Yorkshire, YO18 7DF (Tel: 01751 72541) and have specialised since the formation of the firm in 1987 in new housing and conversion schemes in rural areas in Ryedale.