

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.

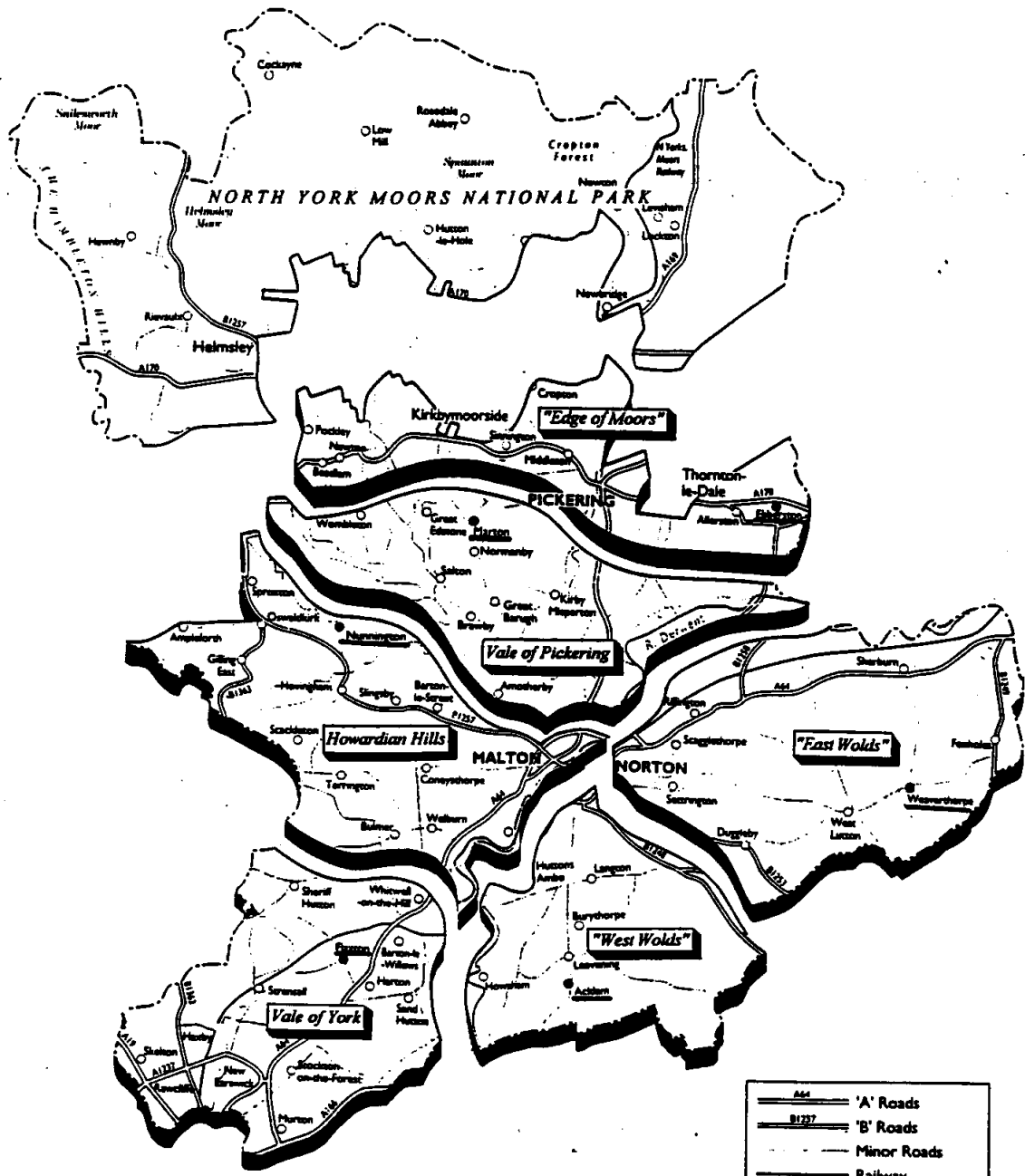
Some of the remaining central gaps in villages make a special valued contribution to the character of Ryedale's rural areas and will be safeguarded from development by new planning policies incorporated in the Local Plan. However, many others will continue to be an important and valued source of new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



	'A' Roads
	'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](mailto: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

### INDEX OF CONTENTS AND PAGES

#### 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 - Ebberston, 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.

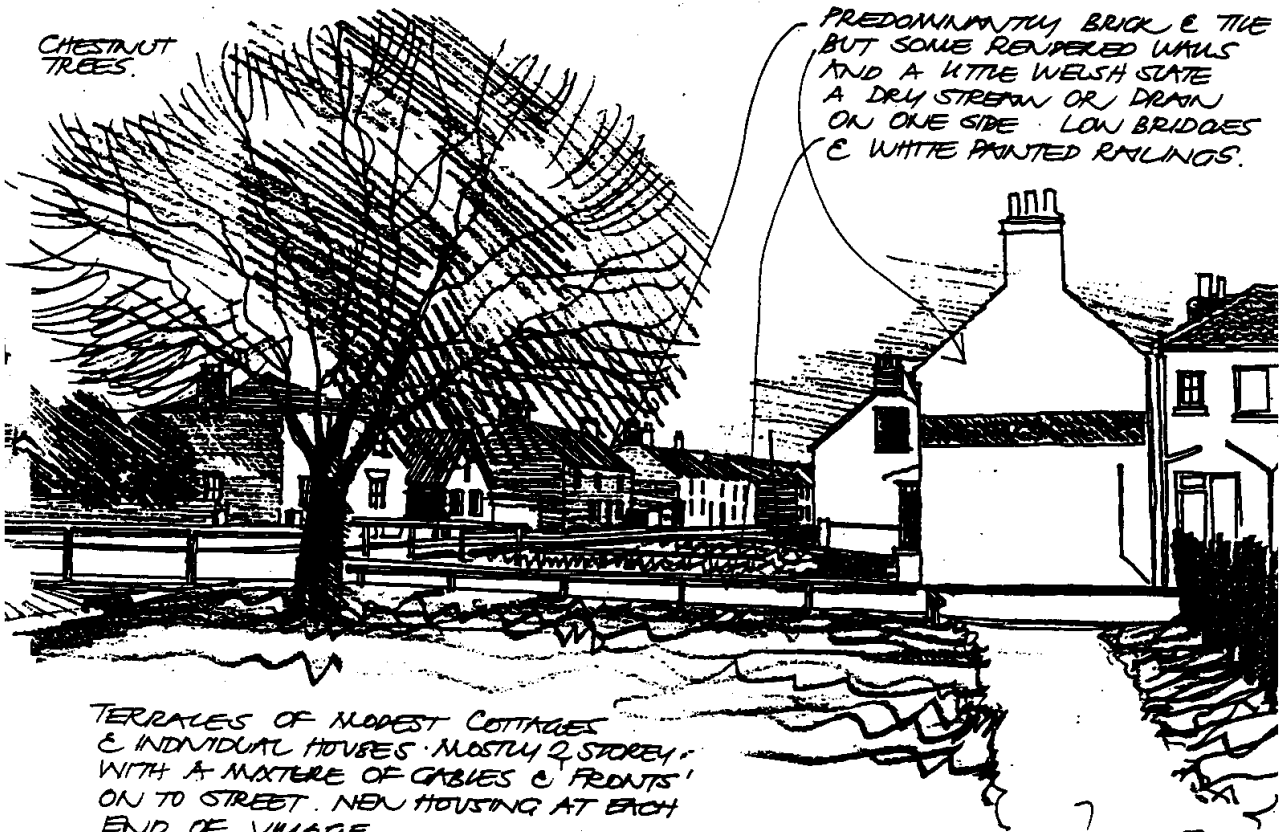
CHURCH



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

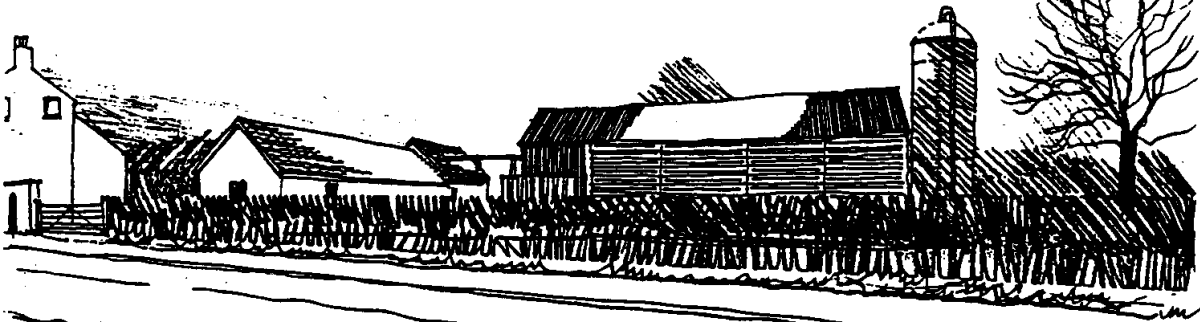
CHESTNUT  
TREES.

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.

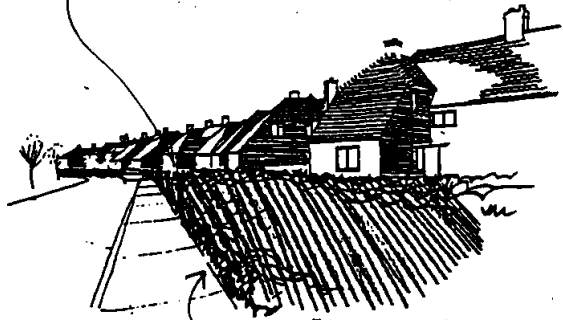
# WEAVERTHORPE



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°.

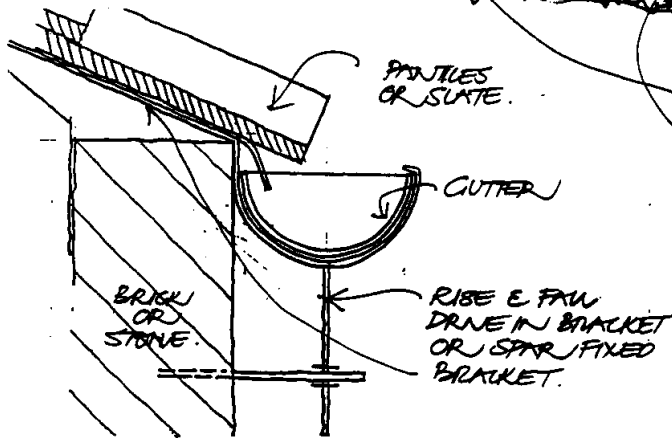
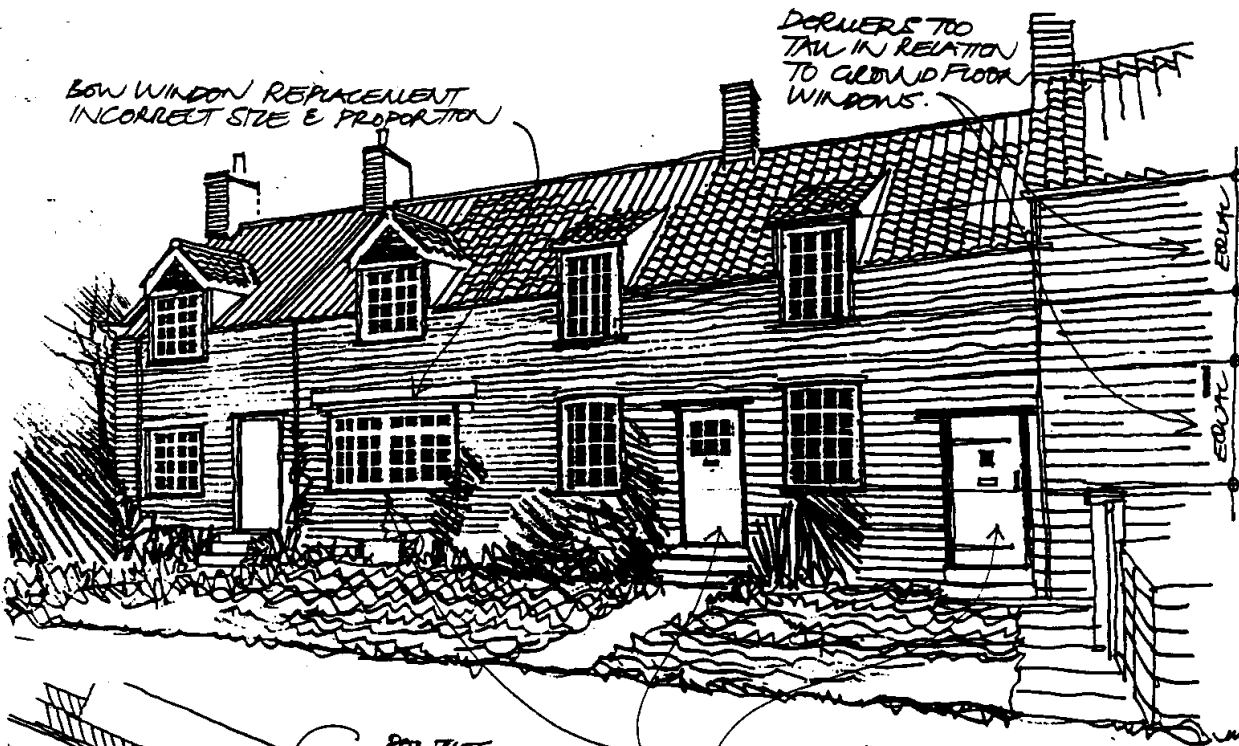
MODEST BRICK COTTAGES  
VERTICAL SLIDING SASH  
WINDOWS & PAINTED  
ARCHED BRICK LINTOLS

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.

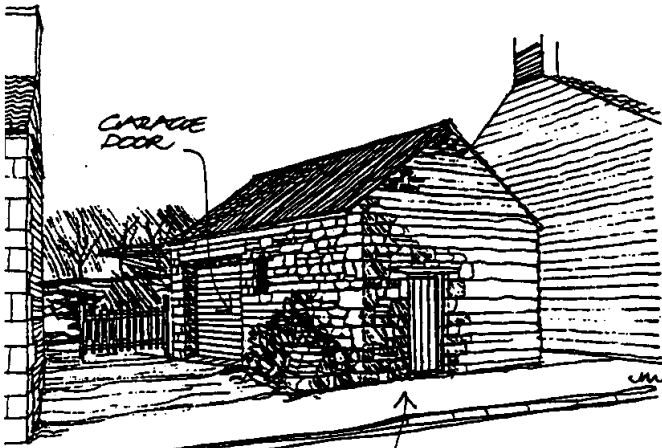
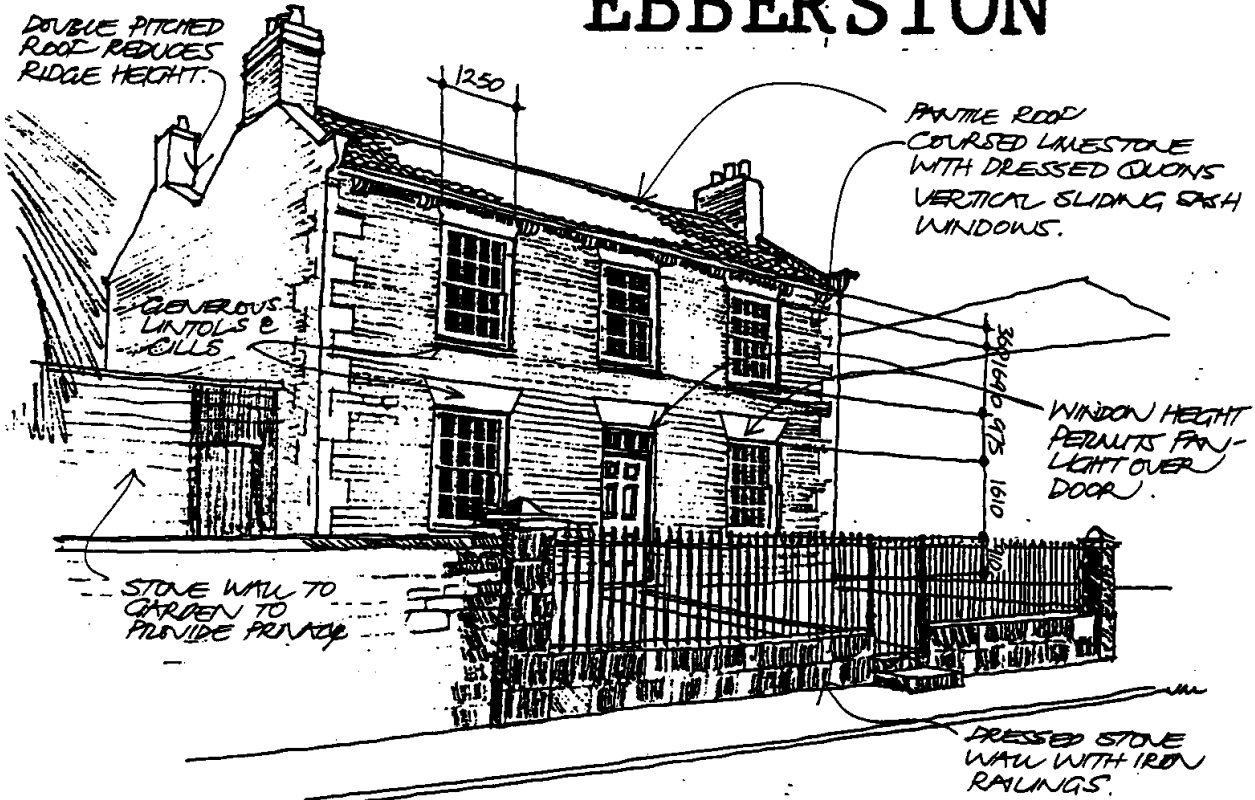
GENERALLY MELLOW YELLOW SANDSTONE.



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

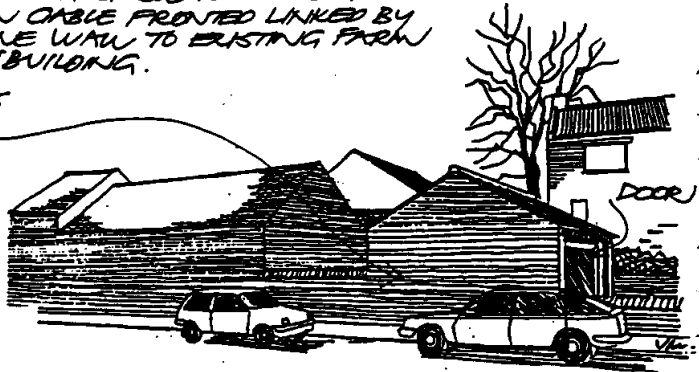
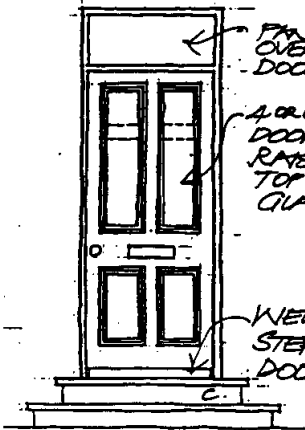
SMALL BRIDGES OVER STREAM WITH VEHICULAR ACCESS RESTRICTED TO REAR.

# EBBERSTON

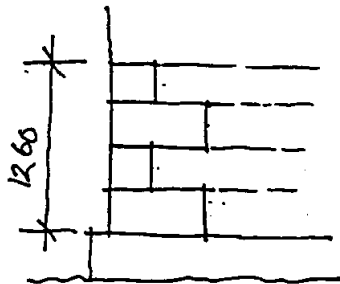
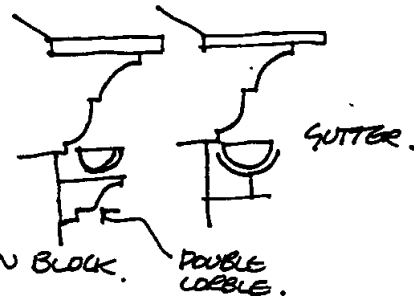
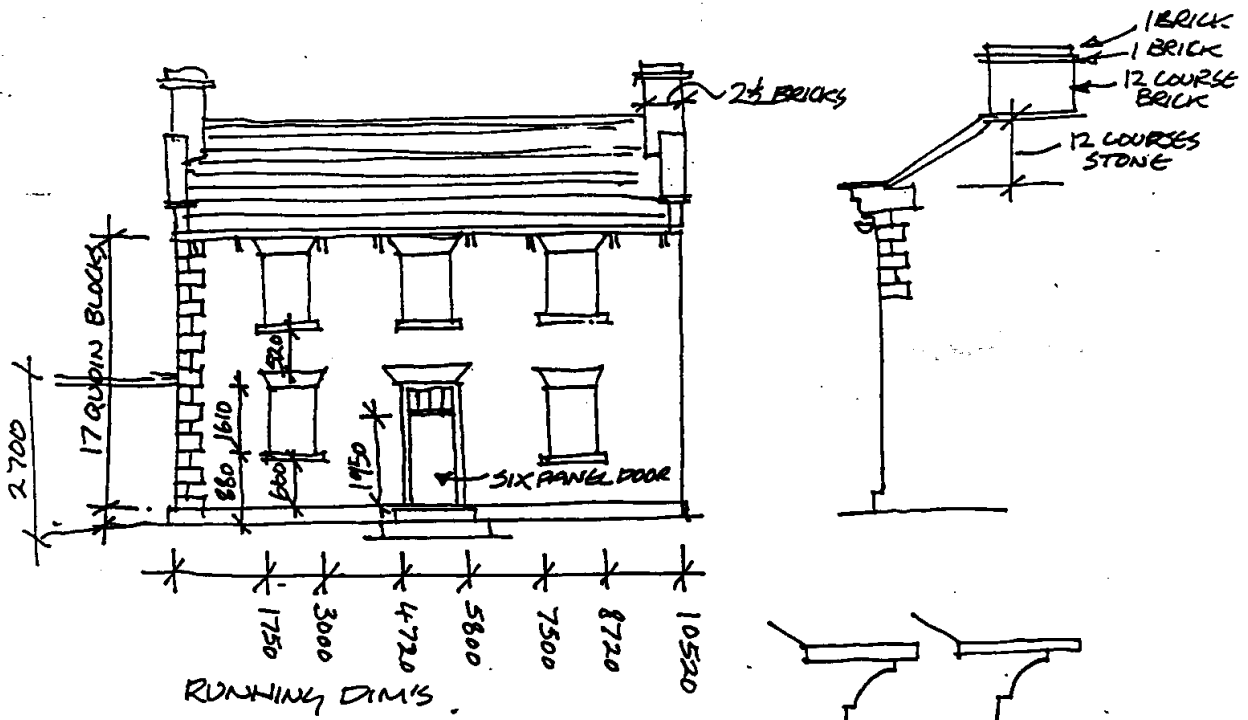


2 GOOD EXAMPLES OF INFIL GARAGE

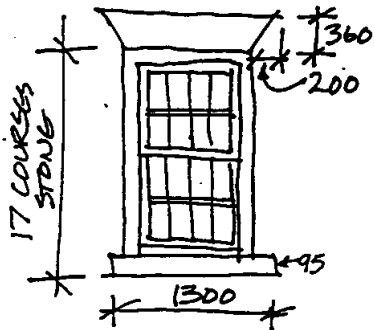
- a) CONVERTED OUTBUILDING WITH STREET FRONTING GABLE RETAINED.
- b) NEW GABLE FRONTED LINKED BY STONE WALL TO EXISTING FARM OUTBUILDING.



# EBBERSTON

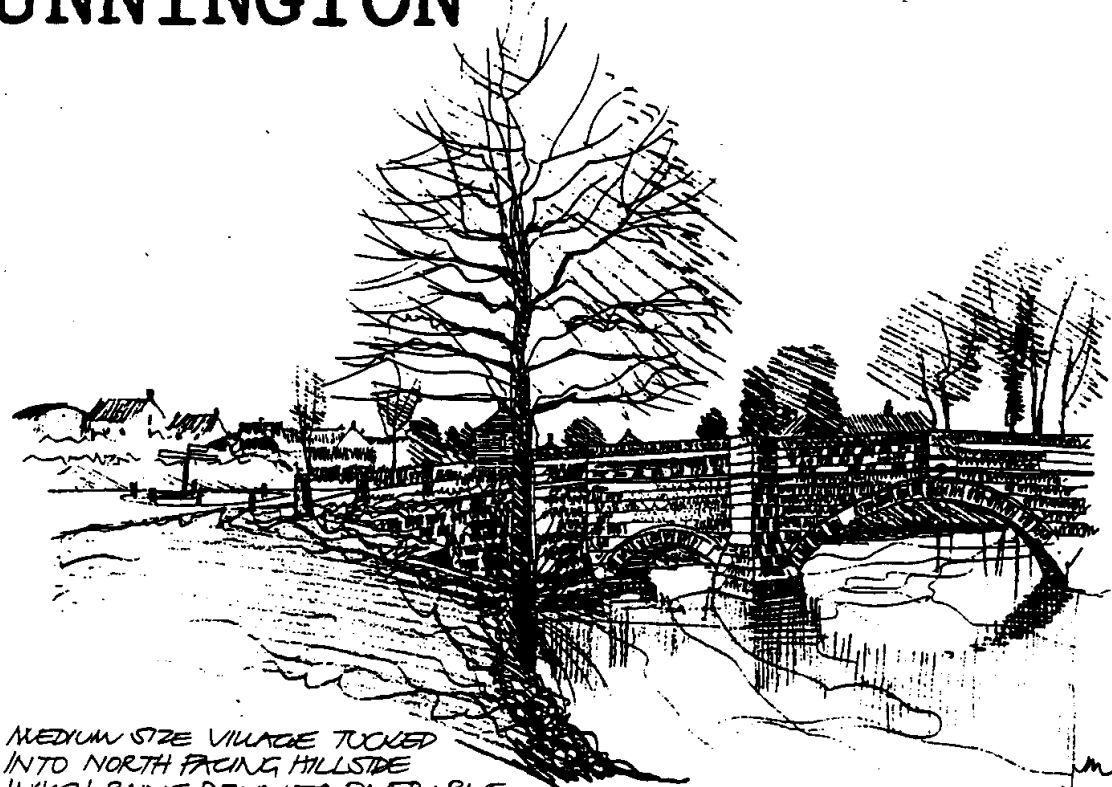


3 COURSES = 1 QUOIN BLOCK.  
STONE DOUBLE LOBBLE.

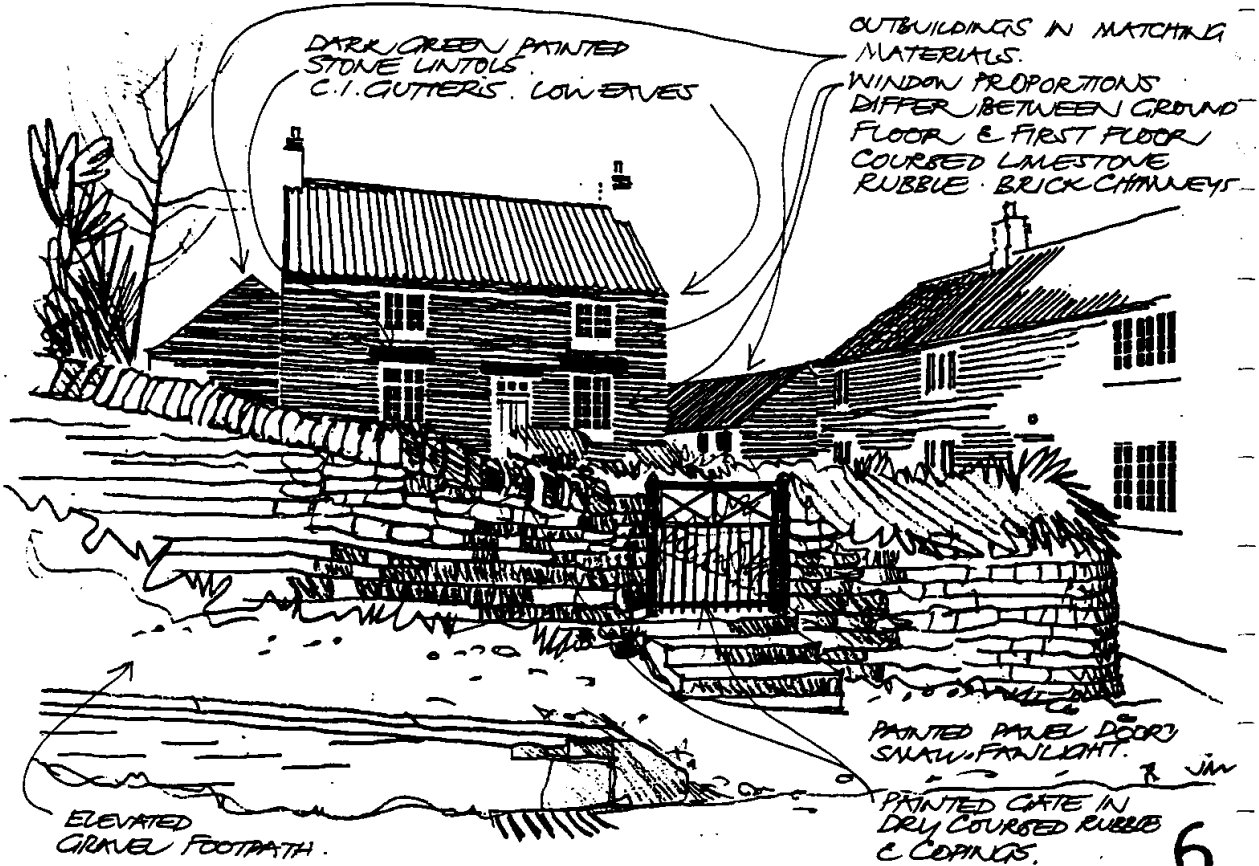


FIRST FLR WINDOW.

# 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 LAMESTONE RUBBLE. BRICK CHIMNEYS.

ELEVATED GRAVEL FOOTPATH.

PAINTED PANEL DOORS  
SARAWI FRANKLINT.

PAINTED GATE IN DRY COURSED RUBBLE & COPINGS.

# NUNNINGTON

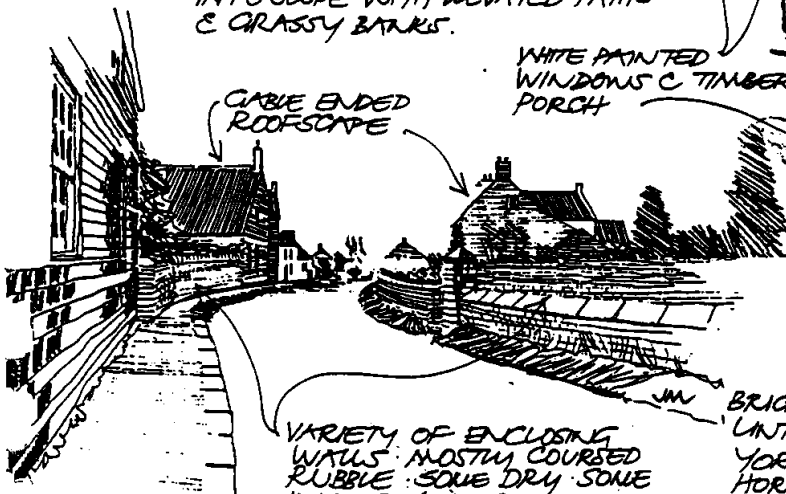


CABLE ENDED ROOFSCAPE.

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



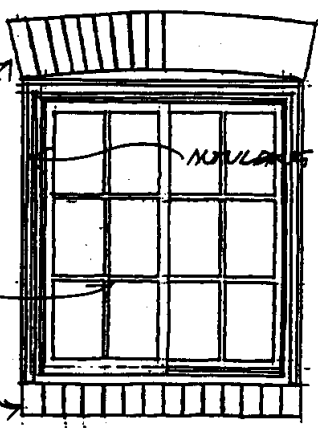
WHITE PAINTED WINDOWS & TIMBER PORCH



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

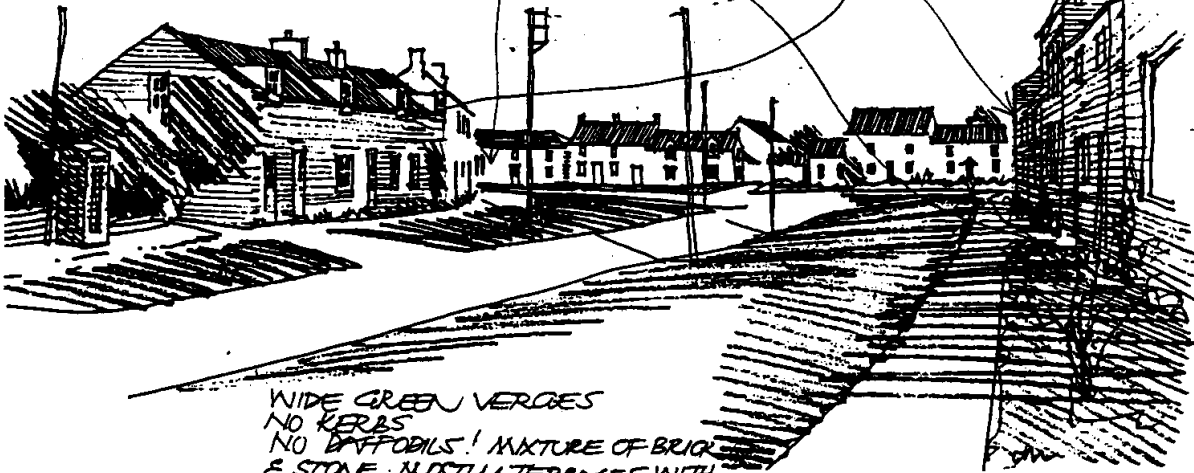
METALLED ROAD. GRASS VERGE NARROW PATH & NO KERBS.



# MARTON

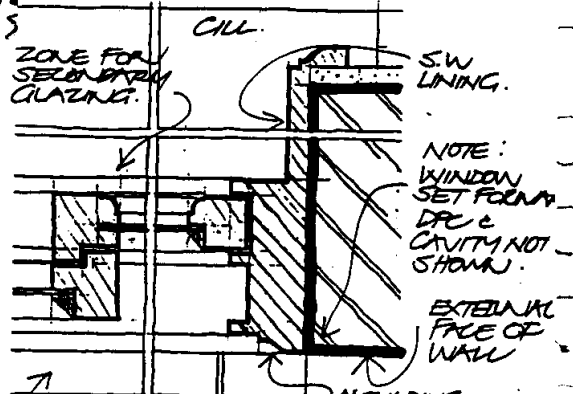
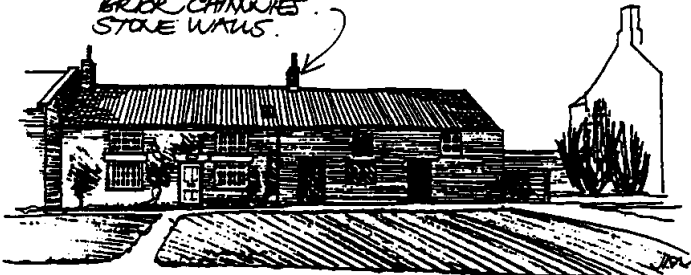
WIRESCAPE!

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 MIMIC BRICK & PANTLE  
PITCHED FORALER WINDOWS  
GOOD STONE. POOR PORCH

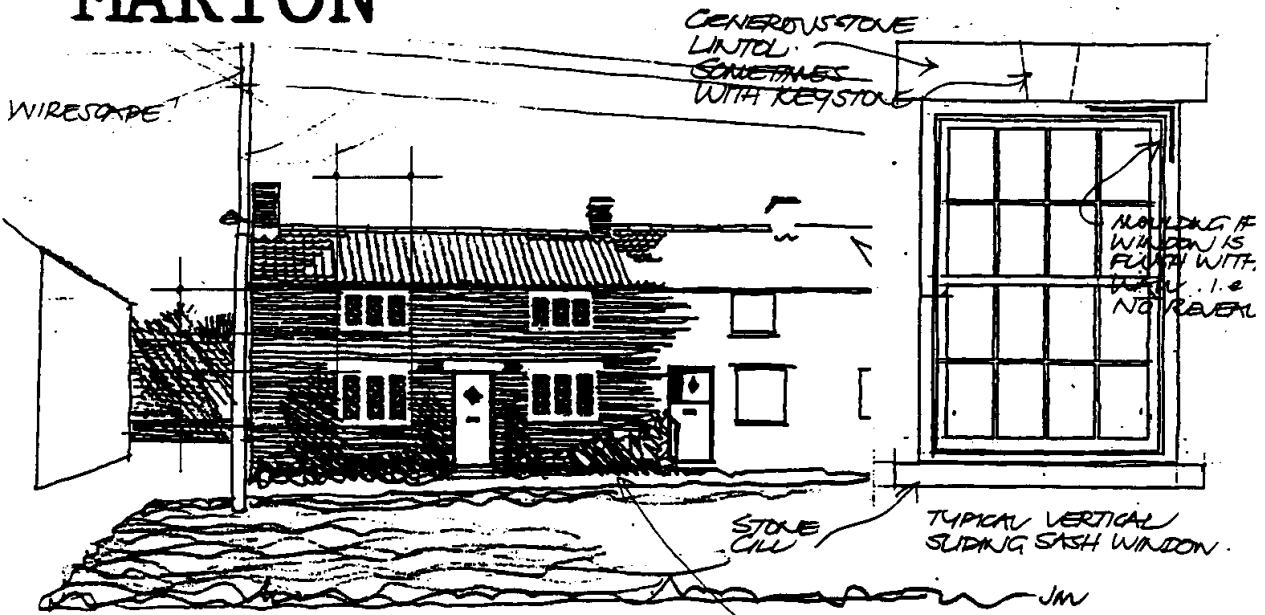
BULL  
NOSE  
BRICK  
CILL

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



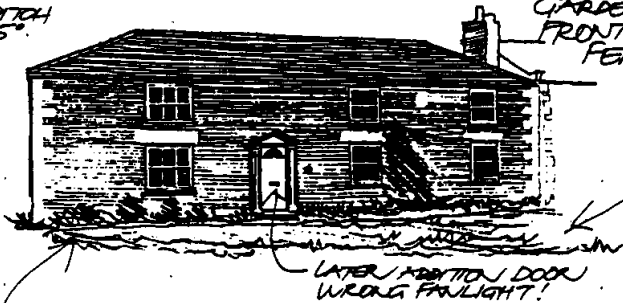
APPROACH FROM THE  
WEST.

# MARTON

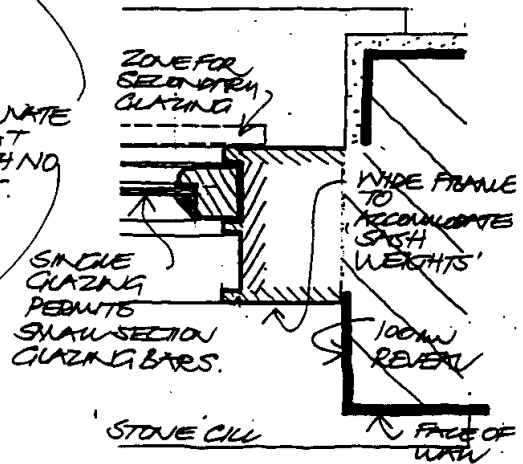


CLAY PAN TILE ROOF WITH STONE RIDGE  
SIMPLE SIDE HUNG CASSEMENT WINDOWS  
NO VENTS. SUBSTANTIAL MULLIONS. ALL  
PAINTED WHITE. STABLE TYPE DOORS  
WITH SMALL DIAMOND GLAZED PANEL.

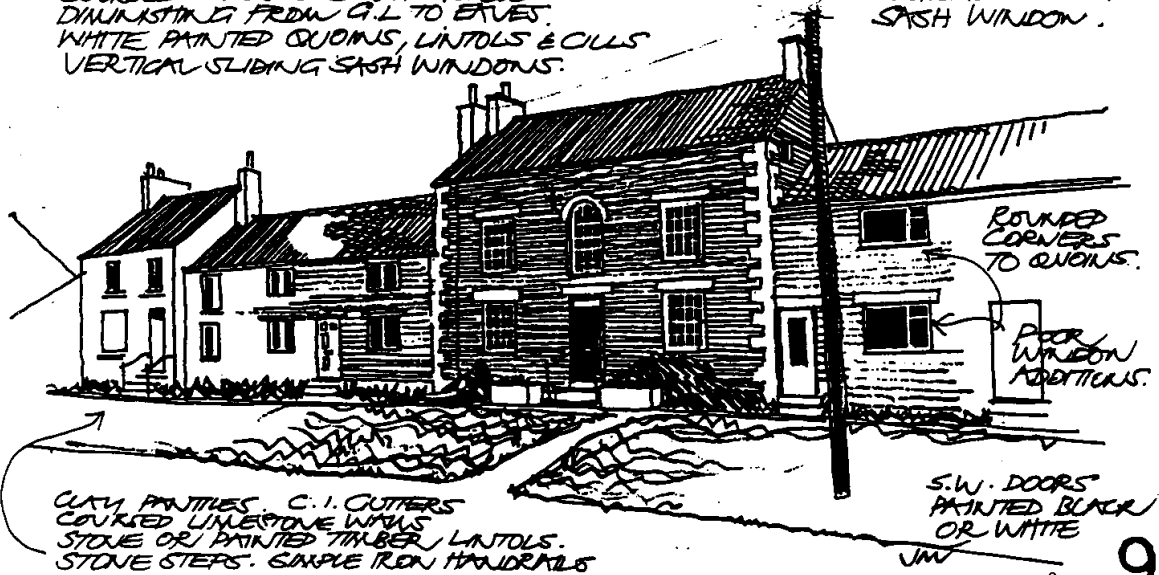
PITCH  
25°



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.

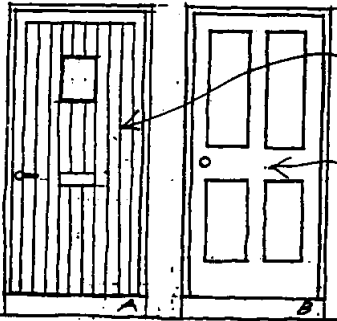
CABLE CHIMNEYS

PANTILE ROOFS  
GENERALLY BUT  
SOME WELSH SLATE



ACCESS DRIVES  
WITHOUT KERBS

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

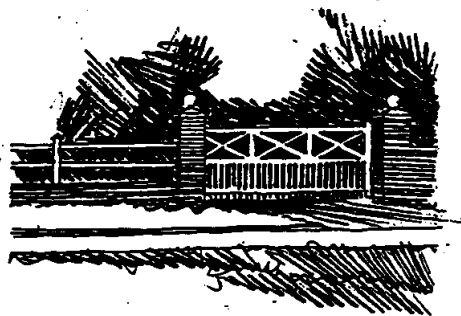
VERTICAL SLIDING  
CASH WINDOWS  
PAINTED WHITE

6 PANEL SOFTWOOD DOOR  
PAINTED PASTEL

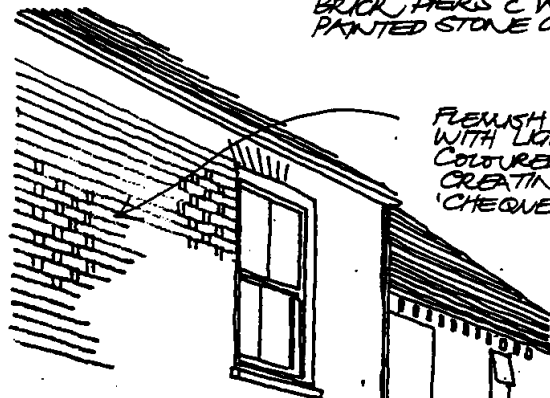
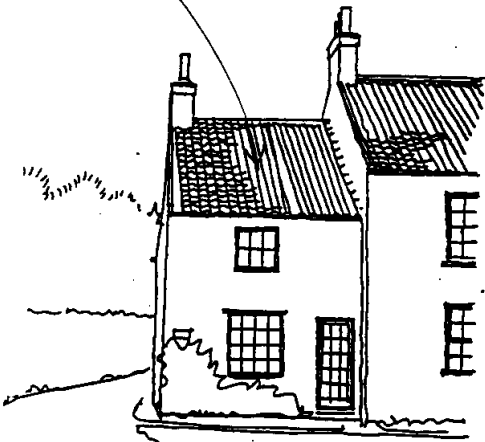
IRON RAILINGS & GATES. SHADON  
WELL STOCKED FRONT GARDENS

# FLAXTON

CONVERTED BARN ATTACHED TO FARM HOUSE.

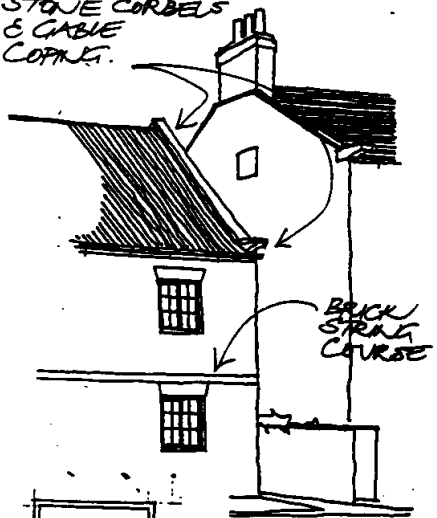


WHITE PAINTED TIMBER GATE & FENCE WITH BRICK PIERS & WHITE PAINTED STONE CAPS.

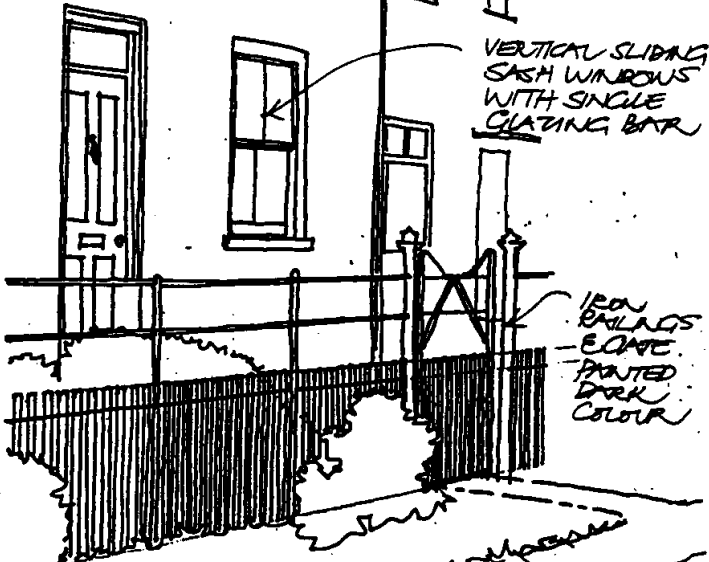


FLEMISH BOND WITH LIGHTER COLOURED HEADERS CREATING 'CHEQUER BOARD'.

STONE CORBELS & GABLE COPING.



BRICK STRING COURSE



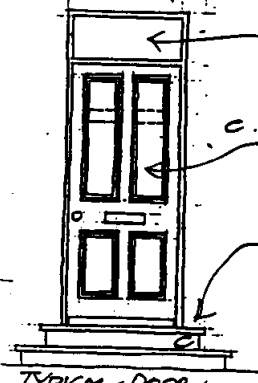
VERTICAL SLIDING SASH WINDOWS WITH SINGLE GLAZING BARS

IRON RAILINGS - COLOURED PAINTED DARK COLOUR

FANLIGHT OVER DOOR

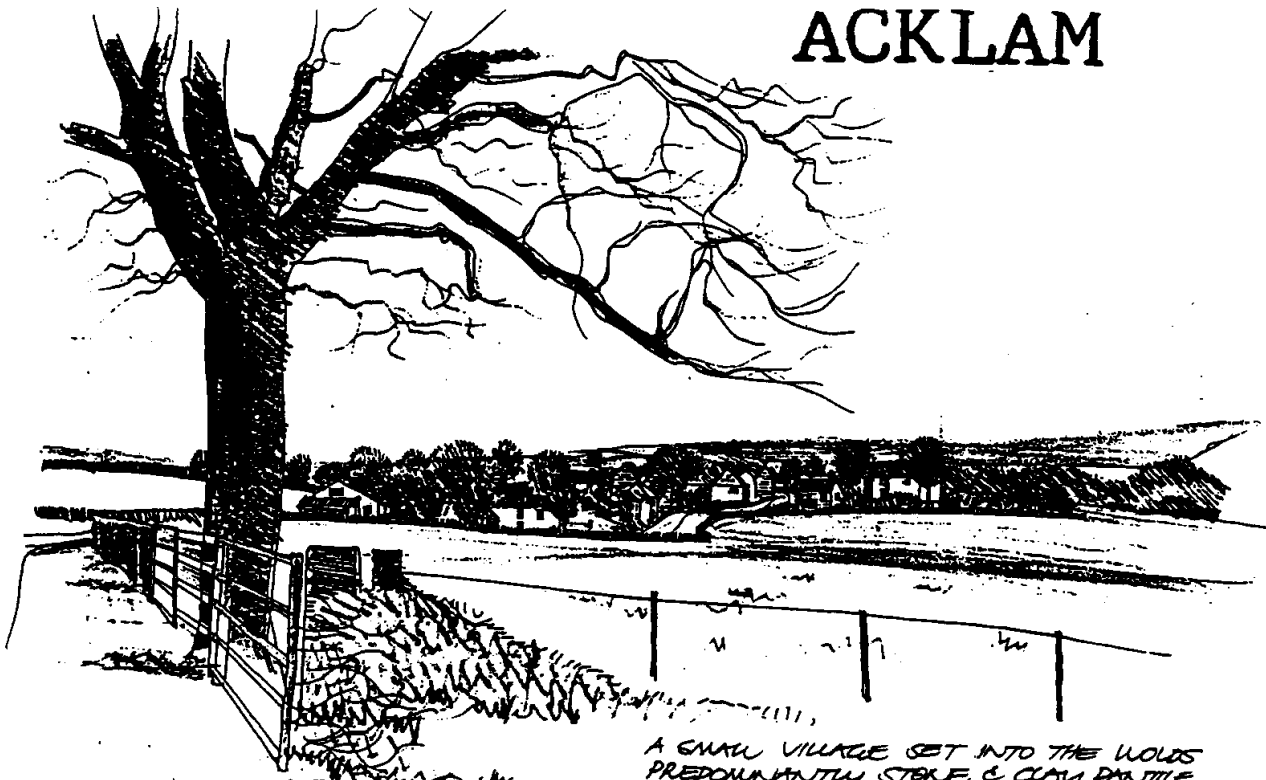
4 OR 6 PANELLED DOOR WITH RAISED MOULDINGS. TOP PANELS. SOMETIMES GLAZED.

WELL CONSIDERED STEPS IN SOME WITH DOOR

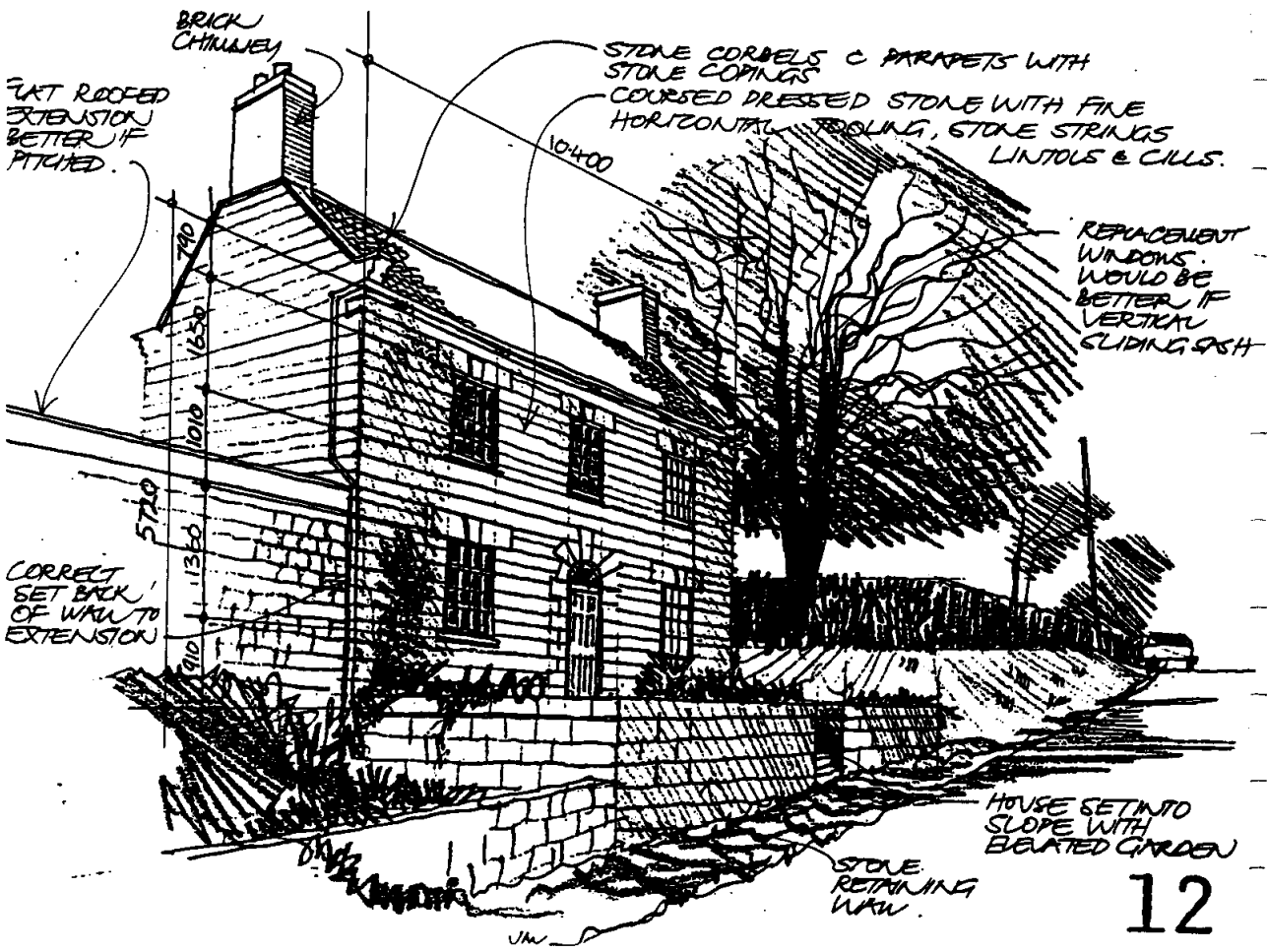


TYPICAL DOOR

# 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 TOOLING, STONE STRINGS  
 LINTOLS & CILLS.

REPLACEMENT  
 WINDOWS  
 WOULD BE  
 BETTER IF  
 VERTICAL  
 SLIDING PSH

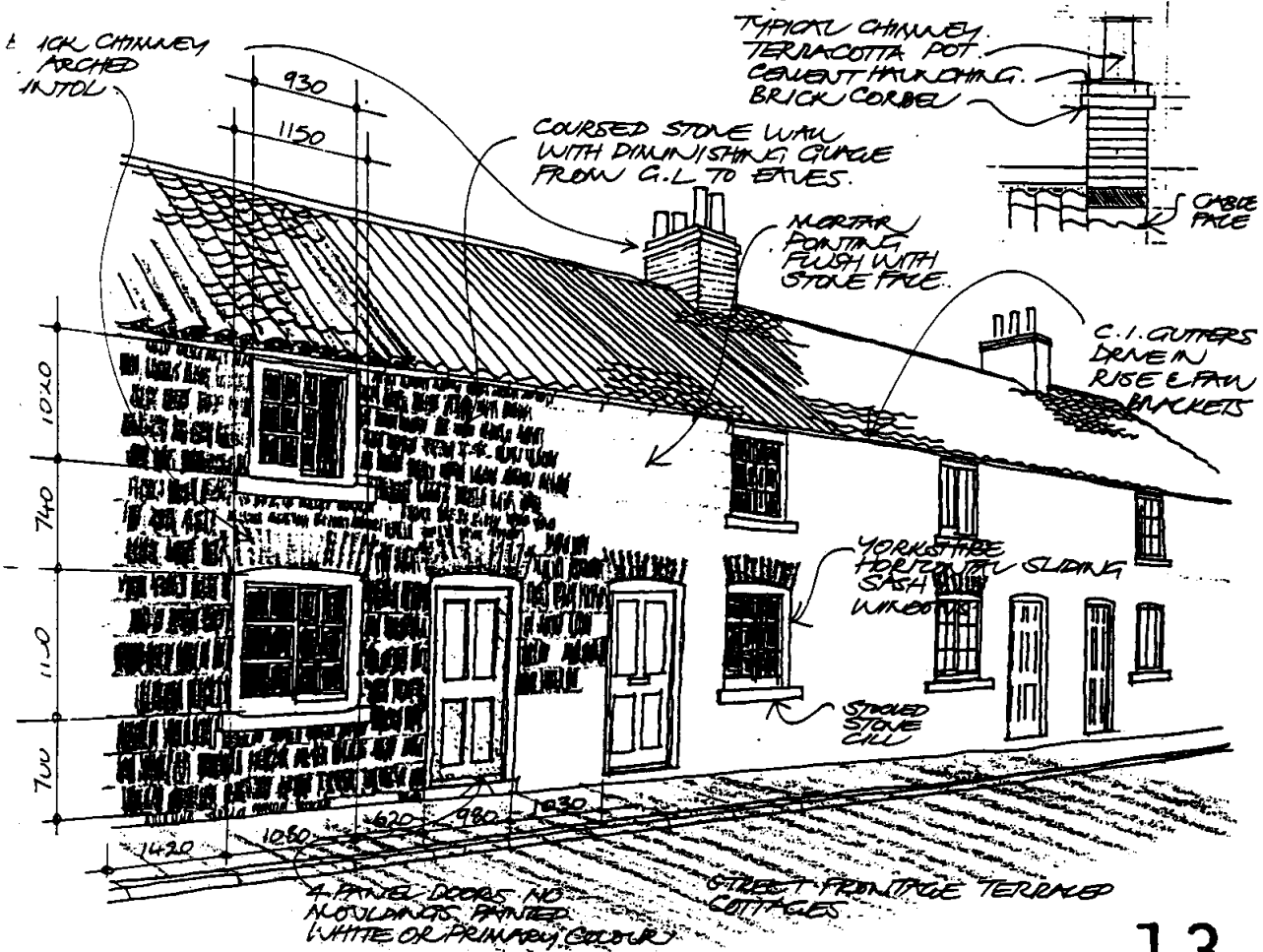
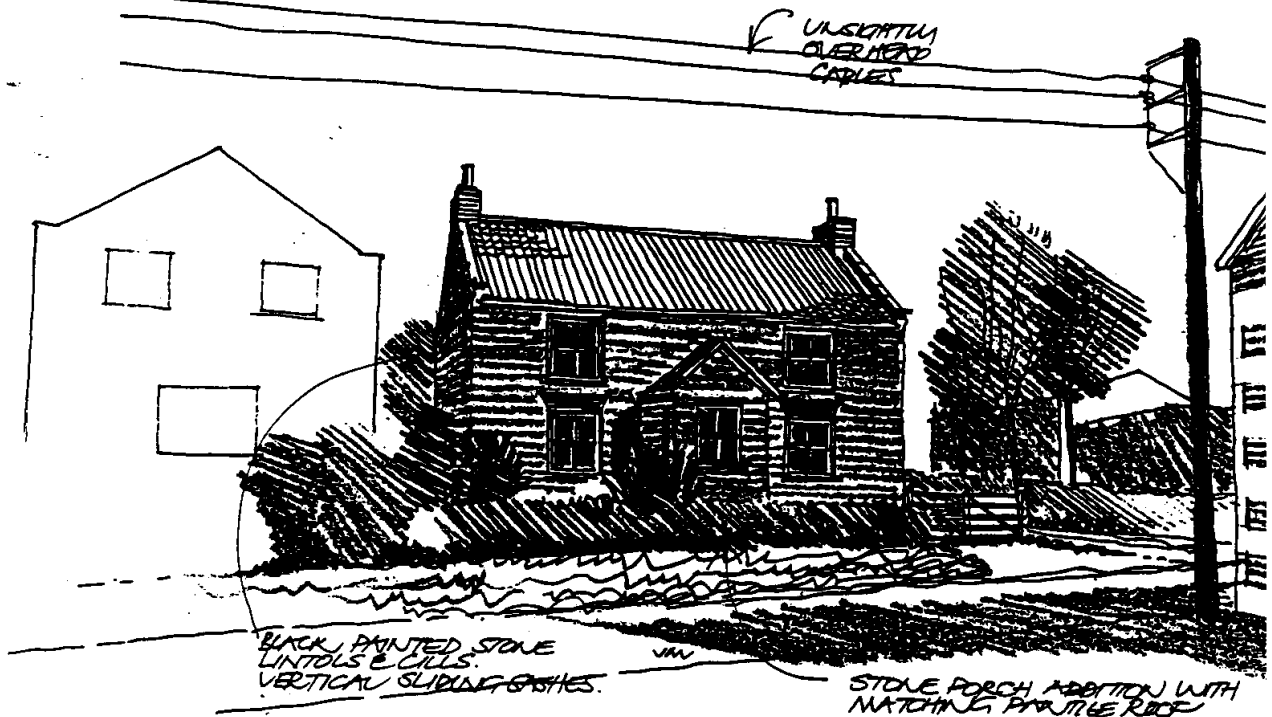
CORRECT  
 SET BACK  
 OF WALL TO  
 EXTENSION

10400  
 710  
 11350  
 5710  
 1010  
 1630  
 710

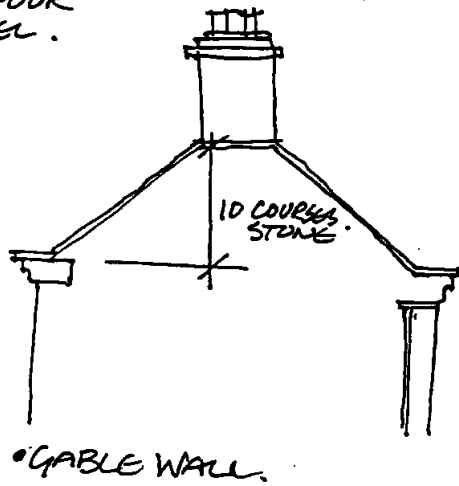
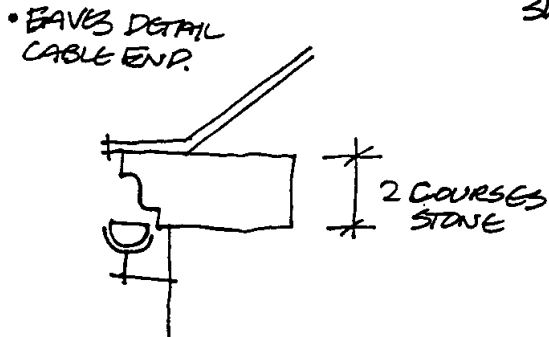
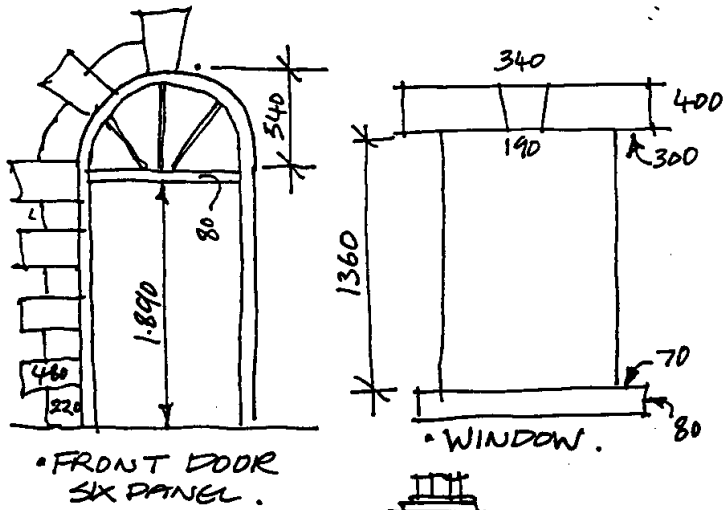
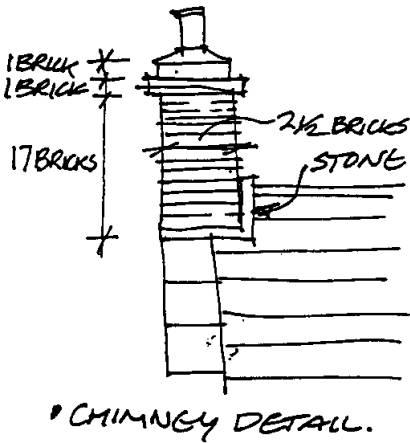
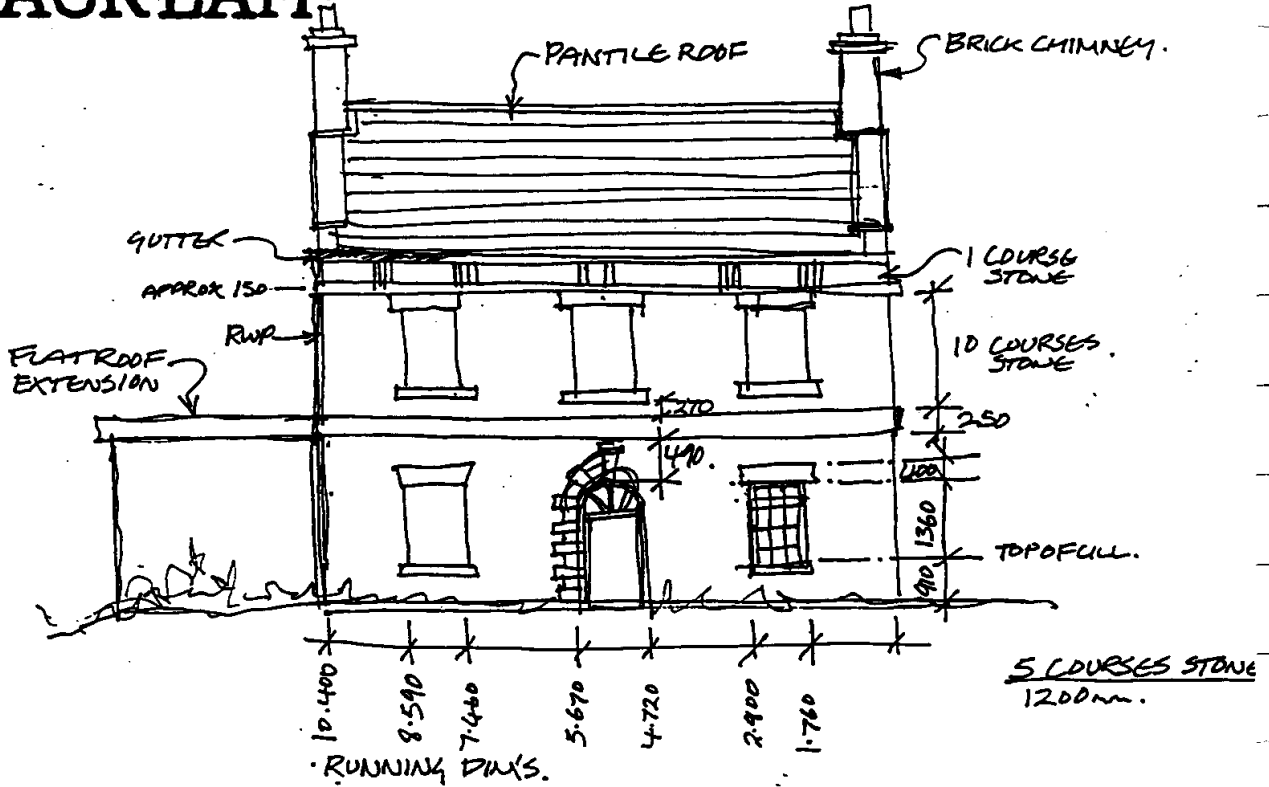
HOUSE SET INTO  
 SLOPE WITH  
 BEAUTIFUL GARDEN

STONE  
 RETAINING  
 WALL

# ACKLAM

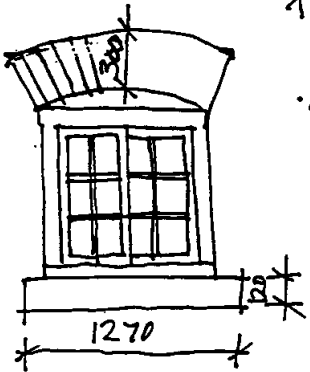
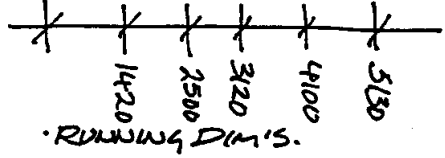
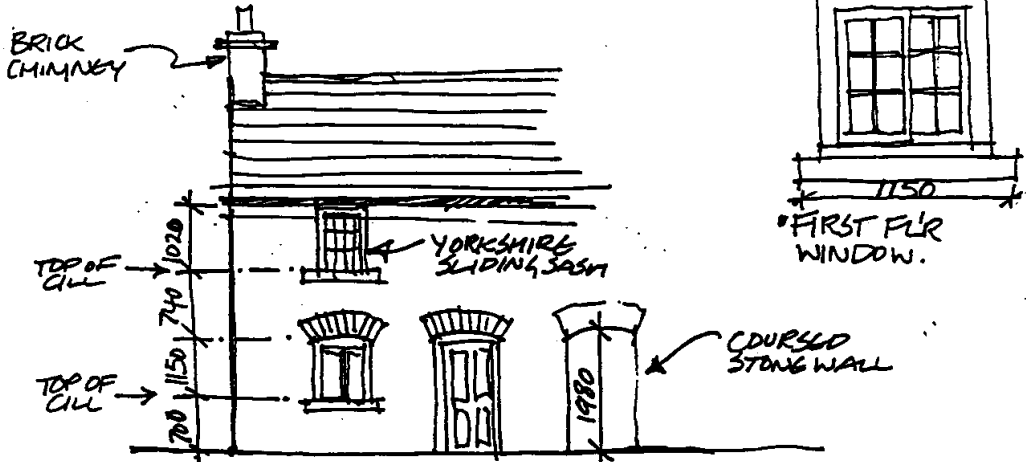


# ACKLAM

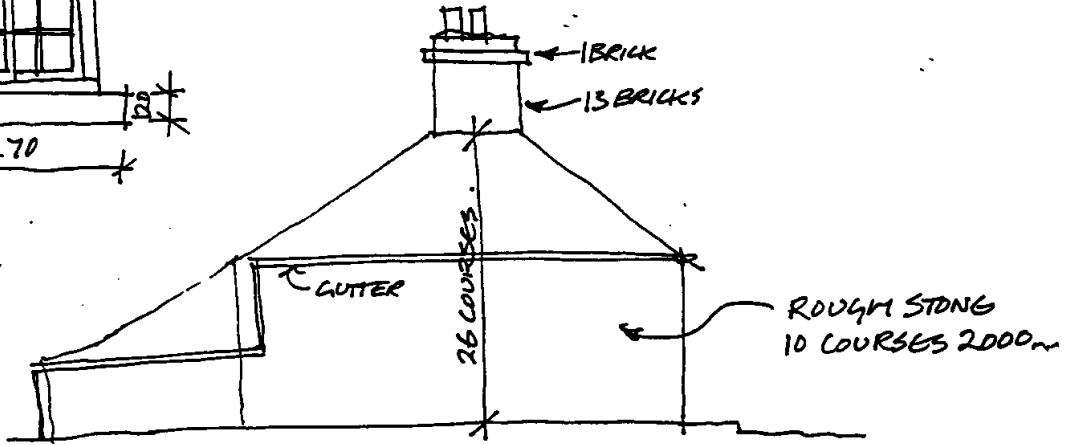


# ACKLAM

• FRONT ELEVATION.



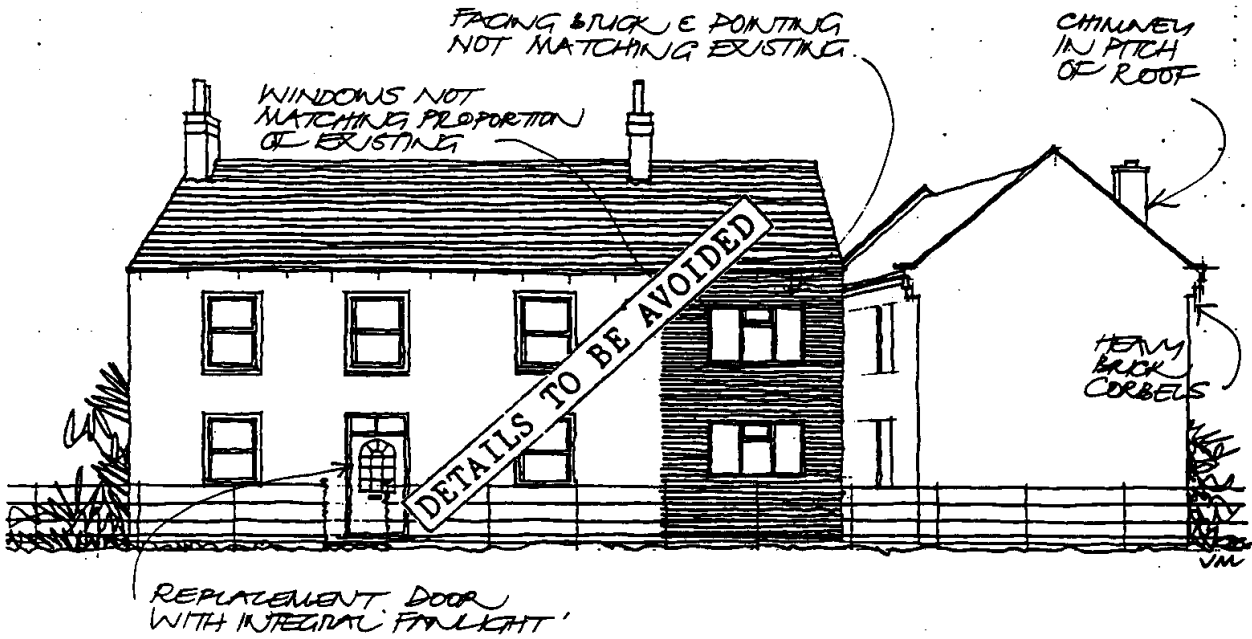
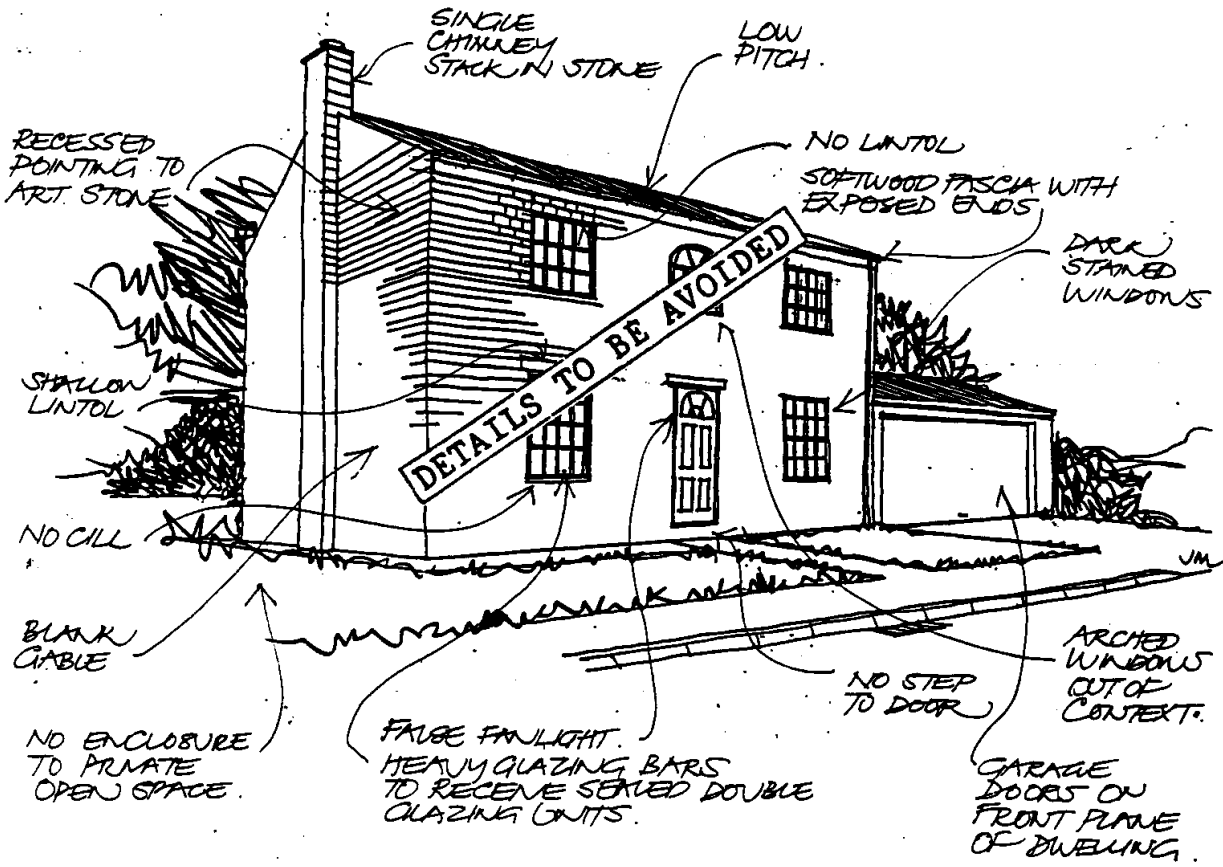
• GRND FLR WINDOW.  
YORKSHIRE SLIDING SASH



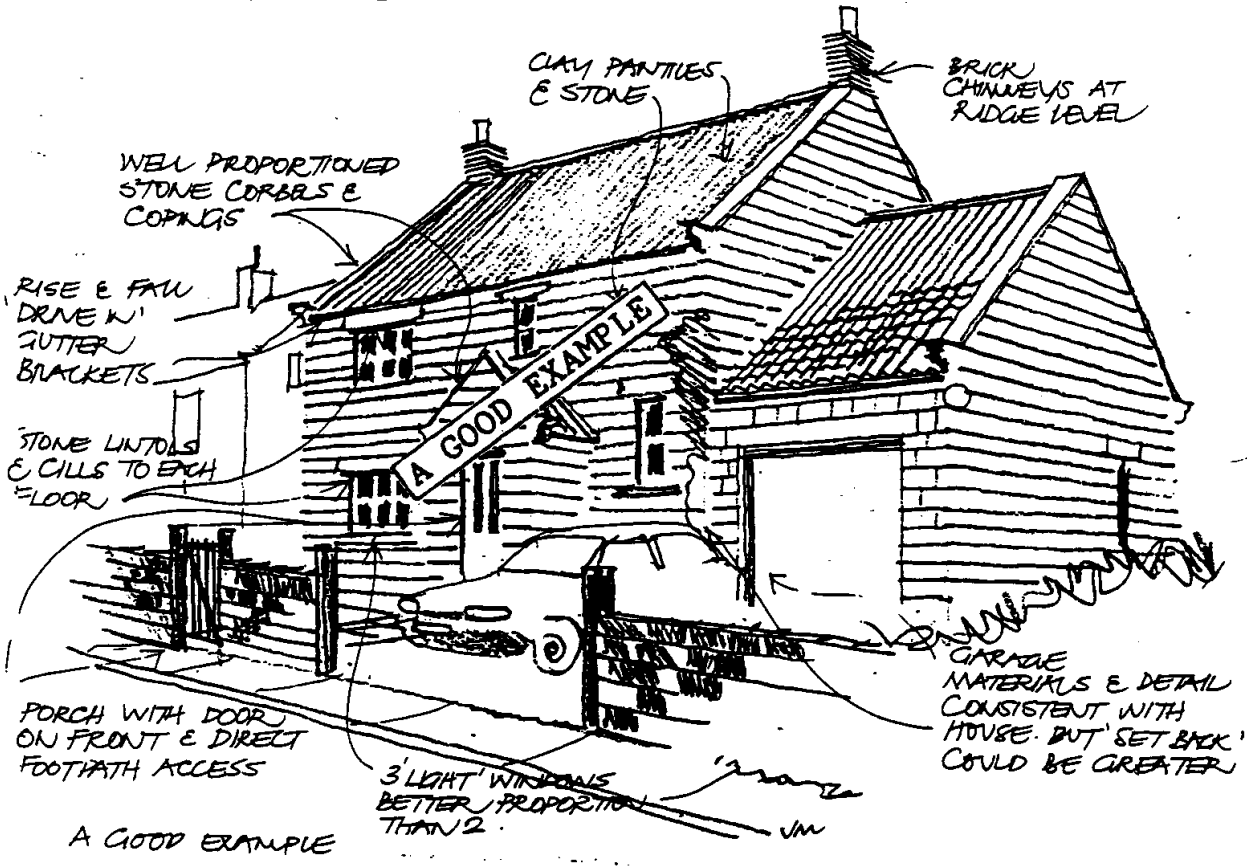
• GABLE WALL



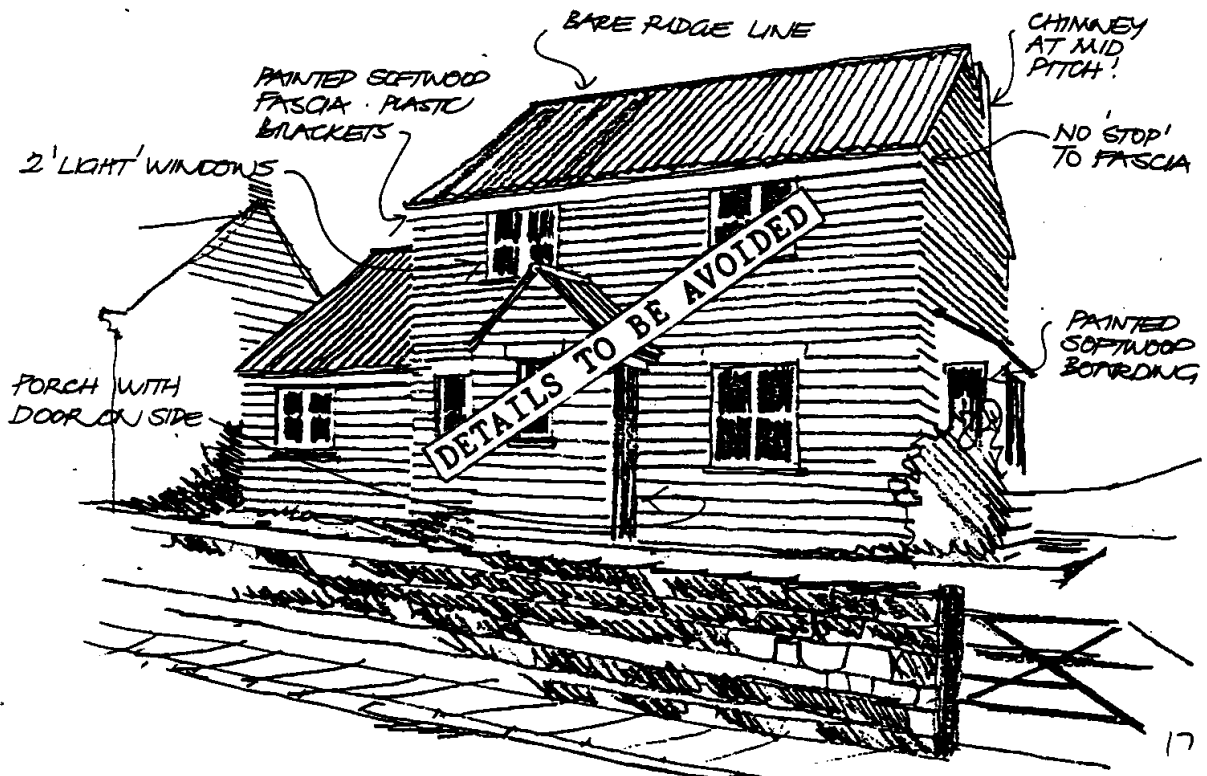
ARCHITECTURAL DETAIL



ARCHITECTURAL DETAIL

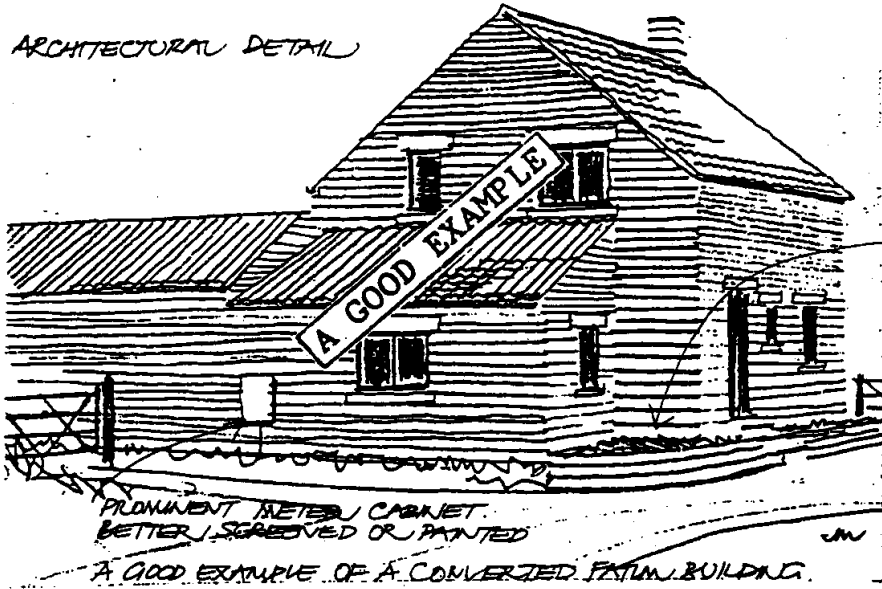


A GOOD EXAMPLE



A BAD EXAMPLE

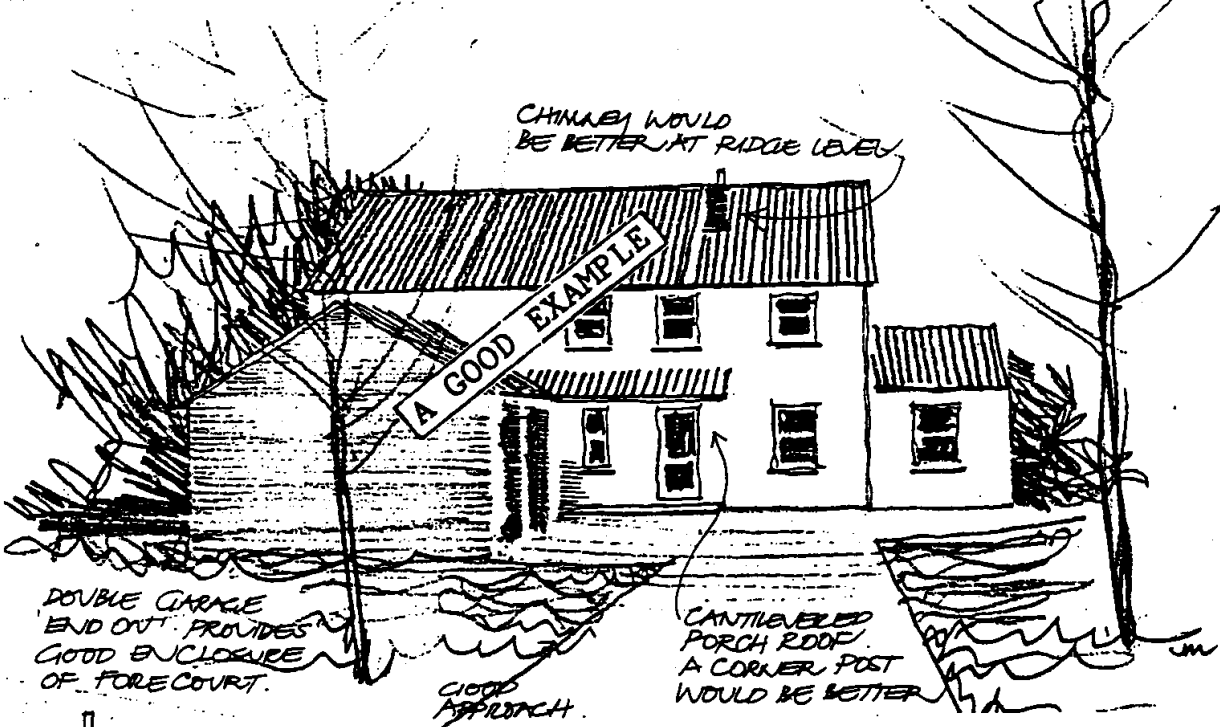
ARCHITECTURAL DETAIL



PROMINENT METER CABINET BETTER SCREENED OR PAINTED

LOW WALL IN STONE RAILINGS WOULD BE BETTER.

A GOOD EXAMPLE OF A CONVERTED FARM BUILDING.



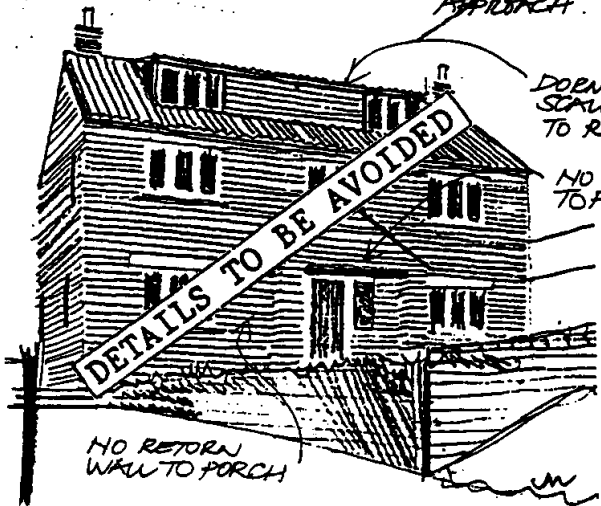
CHIMNEY WOULD BE BETTER AT RIDGE LEVEL

A GOOD EXAMPLE

DOUBLE GARAGE END OUT PROVIDES GOOD ENCLOSURE OF FORE COURT.

GOOD APPROACH.

CANTILEVERED PORCH ROOF. A CORNER POST WOULD BE BETTER.

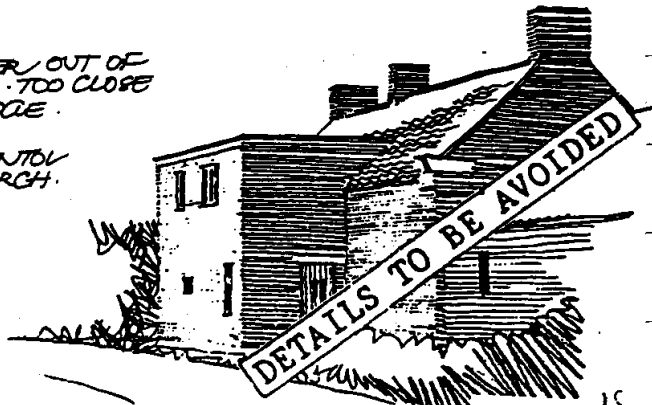


DORMER OUT OF SCALE - TOO CLOSE TO RIDGE.

NO LINTOL TO PORCH.

DETAILS TO BE AVOIDED

NO RETURN WALL TO PORCH



DETAILS TO BE AVOIDED

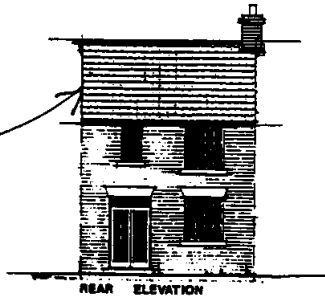
CAN YOU BELIEVE IT?

# WEAVERTHORPE SMALL DWELLING

CAREFULLY CHOSEN  
BRICKWORK OR CEMENT  
RENDERING TO BLEND  
WITH NEIGHBOURING  
DWELLINGS

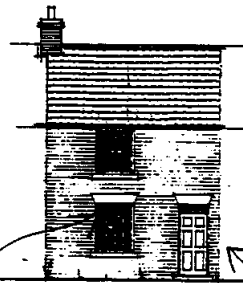
PAINTED CAST IRON  
GUTTERS & FAUCET PIPES

NO EXTERNAL FOUL  
DRAINAGE TO FRONT  
ELEVATION.



REAR ELEVATION

RED CLAY PAVTIVE ROOF  
WITH SIMPLE POINTED FINISH  
TO VERGE.

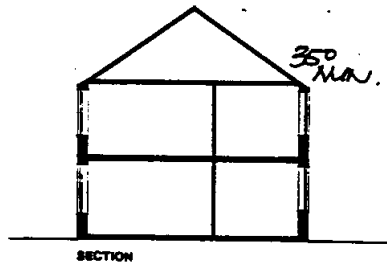


FRONT ELEVATION

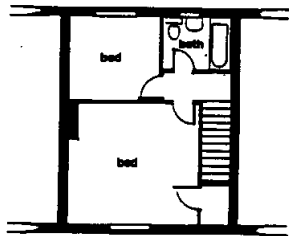
CLAMP BRICK  
CHIMNEY STACK

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

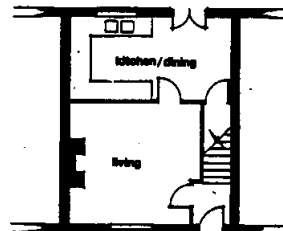
PAINTED SOFTWOOD  
6-PANEL DOOR WITH  
FANLIGHT OVER.



SECTION



FIRST FLOOR



GROUND FLOOR

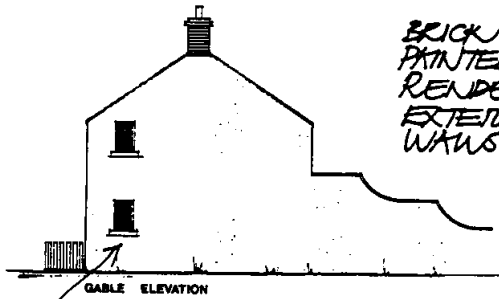
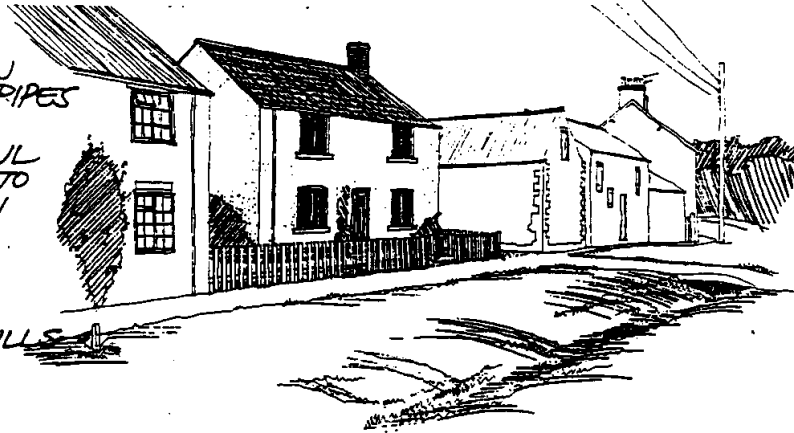
# WEAVERTHORPE MEDIUM DWELLING

PAINTED CAST IRON  
GUTTERS & FALL PIPES

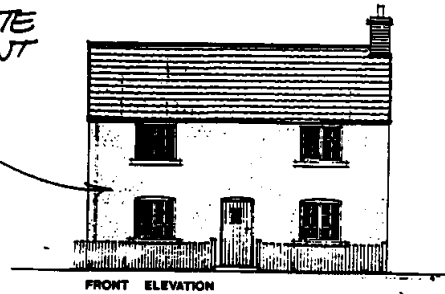
NO EXTERNAL FOUL  
DRAINAGE PIPES TO  
FRONT ELEVATION

CLAMP BRICK  
CHIMNEY STACK

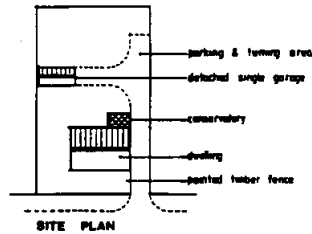
STONE WINDOW CILLS



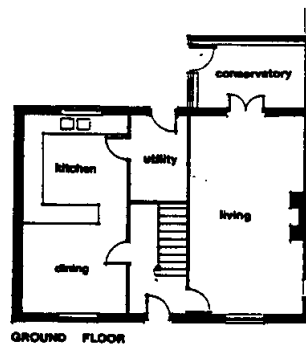
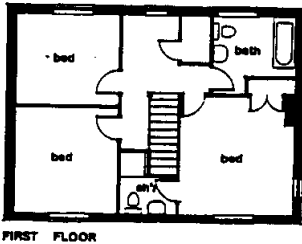
BRICK OR WHITE  
PAINTED CEMENT  
RENDER TO  
EXTERNAL  
WALLS.



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

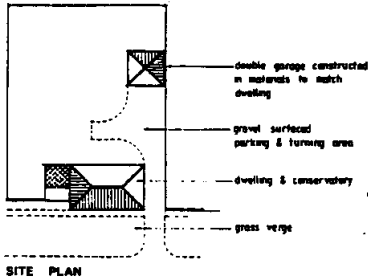
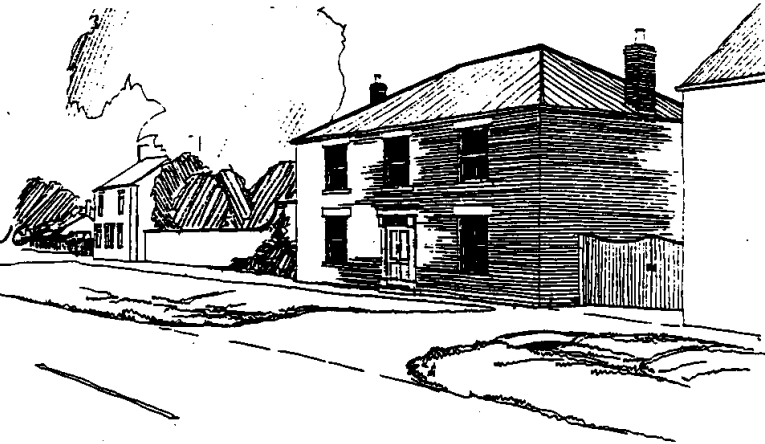


SIMPLE PAINTED SOFTWOOD VERTICALLY  
BOARDED FRONT ENTRANCE DOOR WITH  
SMALL GLAZED PANEL & BLACK IRON  
FITTINGS.

# WEAVERTHORPE LARGE DWELLING

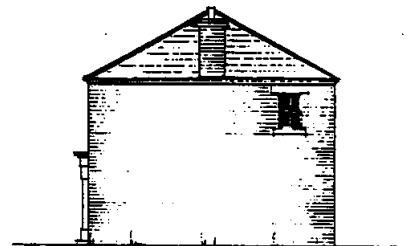
WELSH SLATE  
HIPPED ROOF

CAREFULLY  
CHOSEN BRICKWORK  
TO BLEND WITH  
NEIGHBOURING  
DWELLINGS



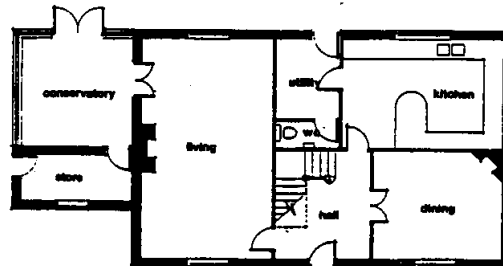
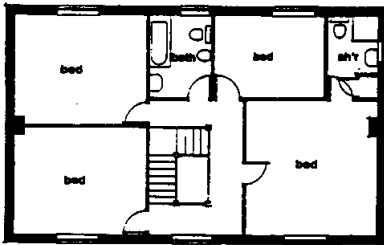
GARDEN WALLS IN  
BRICK TO MATCH  
DWELLING.

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.



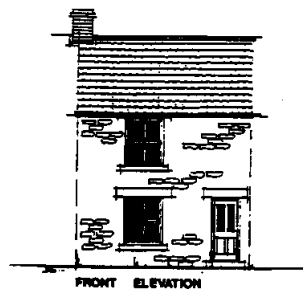
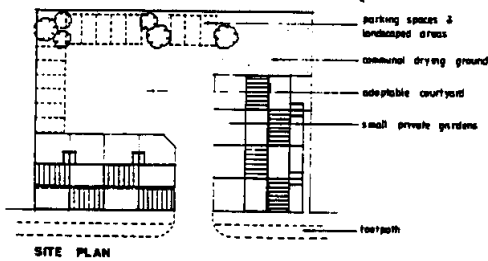
NO EXTERNAL FOUL DRAINAGE  
PIPES TO FRONT ELEVATION.

DWELLING SITED TO  
TAKE ACCOUNT OF  
BUILDING LINE.

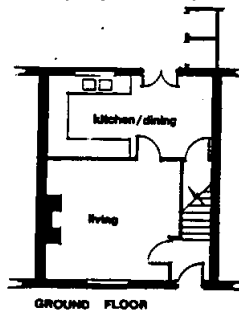
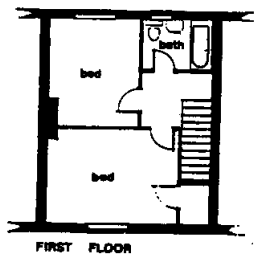
# EBBERSTON SHAW DWELLING



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

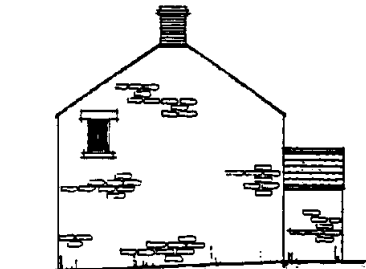
CLAMP BRICK CHIMNEY STACKS

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.



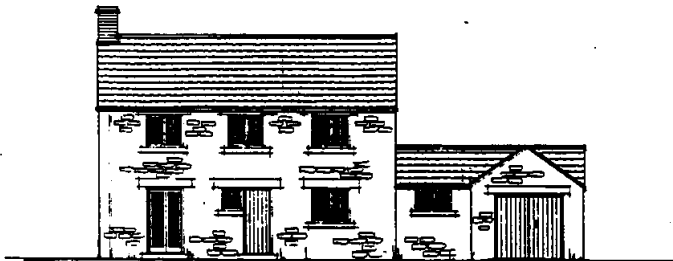
GABLE ELEVATION

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

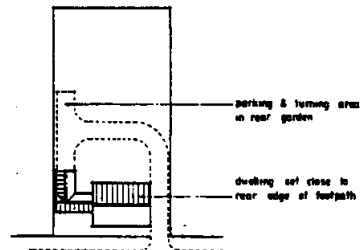


FRONT ELEVATION

4-PANEL FRONT ENTRANCE DOOR

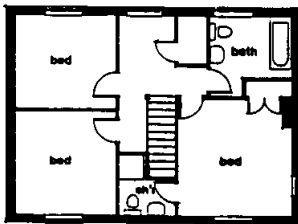


REAR ELEVATION

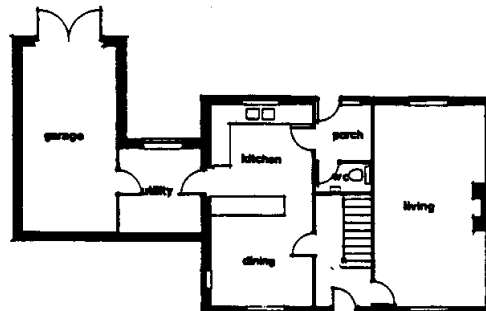


SITE PLAN

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

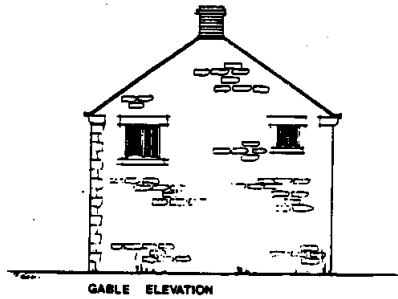
COURSED SANDSTONE WALLING WITH QUOINS TO FRONT ELEVATION

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



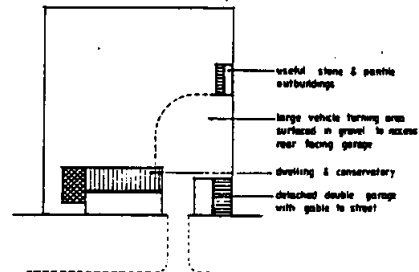
FRONT ELEVATION

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



REAR ELEVATION

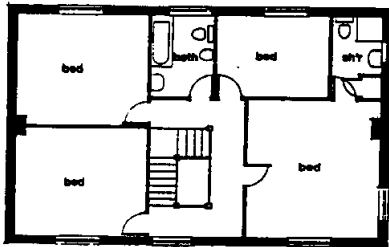
SIMPLE TIMBER FRAMED CONSERVATORY.



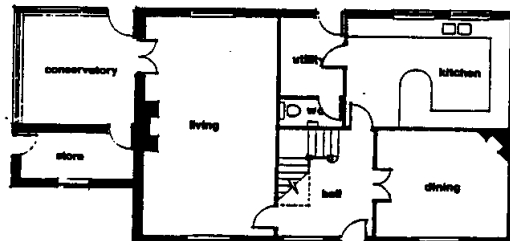
SITE PLAN

- 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 SMALL DWELLING

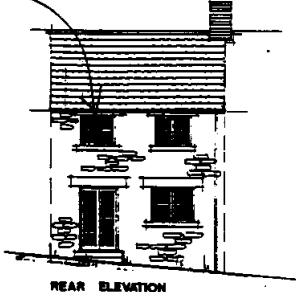


NATURAL COURSED LIMESTONE WALLS WITH BRUSH FINISHED LIME MORTAR POINTING.

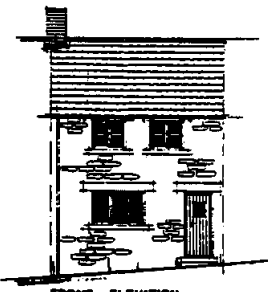
PAINTED SOFTWOOD YORKSHIRE SLIDING SASH WINDOWS SET 75mm DEEP IN REVEALS WITH HORIZONTAL GLAZING BAR.

CLAMP BRICK CHIMNEY STACK

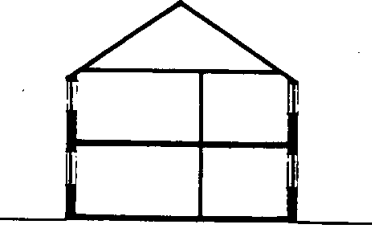
RED CLAY PANTILE ROOF



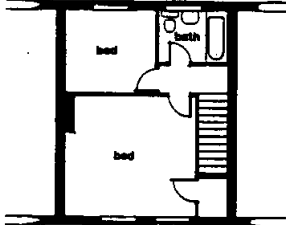
REAR ELEVATION



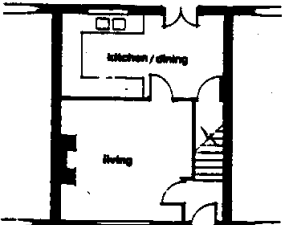
FRONT ELEVATION



SECTION



FIRST FLOOR



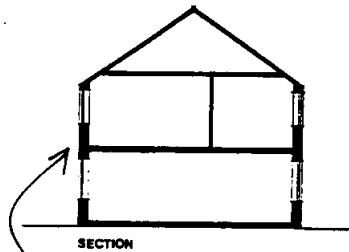
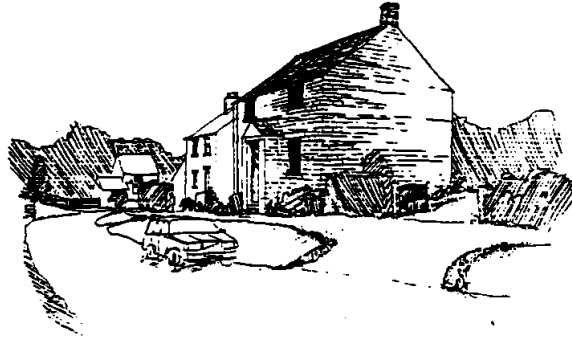
GROUND FLOOR

# NUNNINGTON MEDIUM DWELLING

CLAMP BRICKWORK CHIMNEY STACKS.

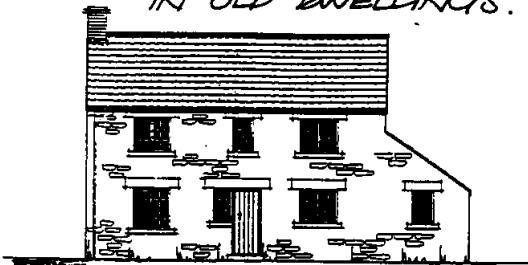
RED CLAY PAN-TILE ROOF

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.



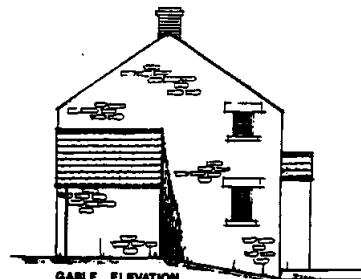
REAR ELEVATION

PAINTED SOFTWOOD SIDE HUNG SHUTTER FRAME CASEMENT WINDOWS.

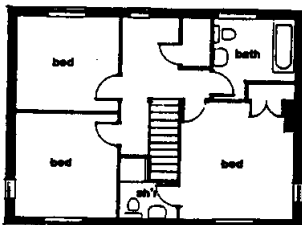


FRONT ELEVATION

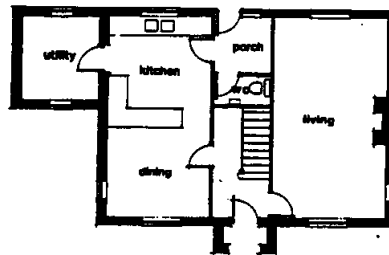
SIMPLE LEAN-TO SIDE EXTENSION WITH LOW EAVES LINE.



GABLE ELEVATION



FIRST FLOOR



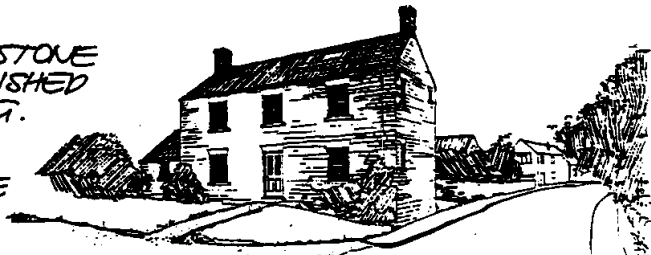
GROUND FLOOR

# NUNNINGTON LARGE DWELLING

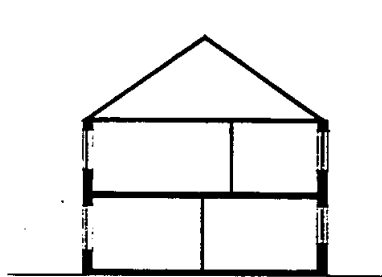
NATURAL COURSED LIMESTONE WALLS WITH BRUSH FINISHED LIME MORTAR POINTING.

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

PAINTED CILLS & SPUNED LINTOLS.

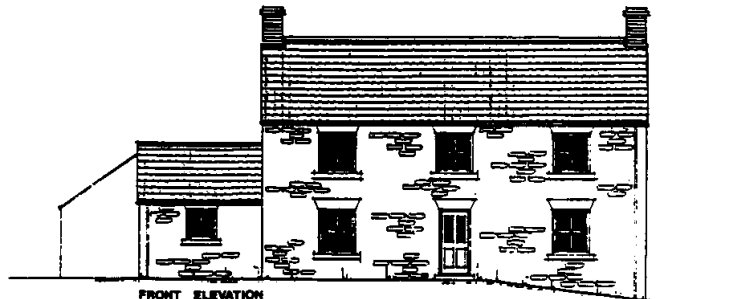


DWELLING SET BACK ON TO VILLAGE STREET WITH SMALL GABLE WINDOWS.



SECTION

RED CLAY  
PANTILE  
ROOF



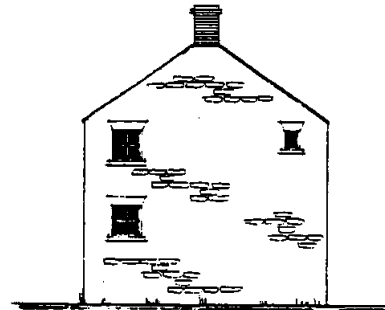
FRONT ELEVATION

PAINTED SOFTWOOD 4-PANEL DOOR WITH TOP PANELS GLAZED.



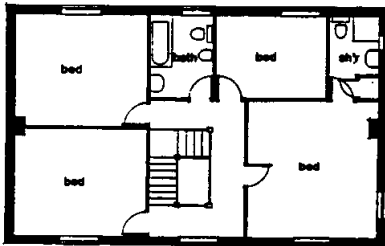
REAR ELEVATION

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

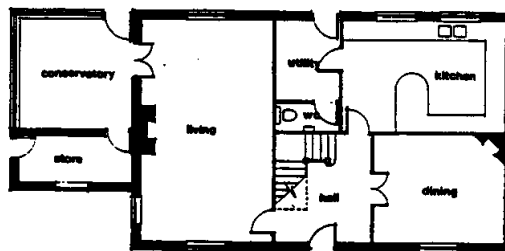


GABLE ELEVATION

SIMPLE TIMBER FRAMED CONSERVATORY.



FIRST FLOOR



GROUND FLOOR

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

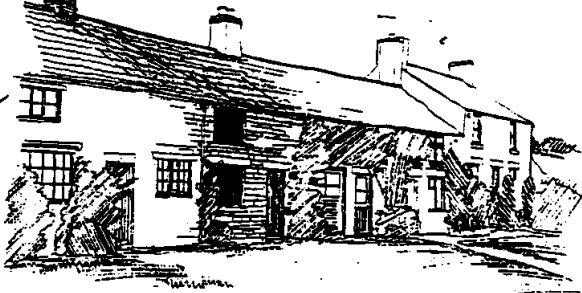
# MARTON

SMALL DWELLING

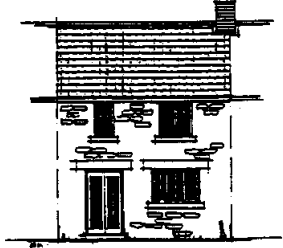
COURSED LIMESTONE WALLING WITH TRADITIONAL BRUSH FINISHED LIME MORTAR POINTING.

CLAMP BRICK CHIMNEYS

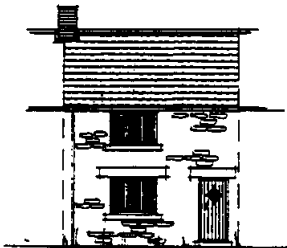
NATURAL RED CLAY PANTILE ROOF WITH STONE RIDGE, NO FASCIA. BLACK CUTTERS ON CUTTER IRONS



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



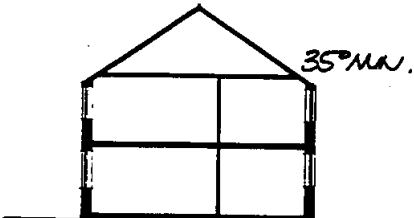
REAR ELEVATION



FRONT ELEVATION

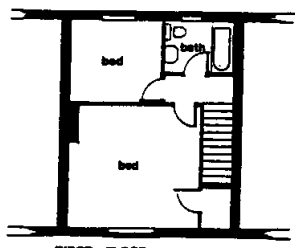
GENEROUS STONE LINTOLS

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

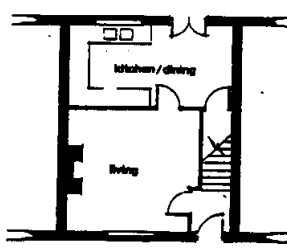


SECTION

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

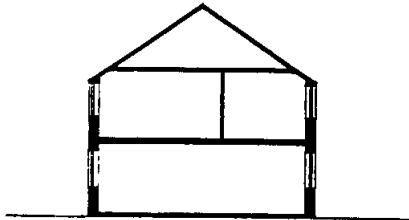
MEDIUM DWELLING

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.



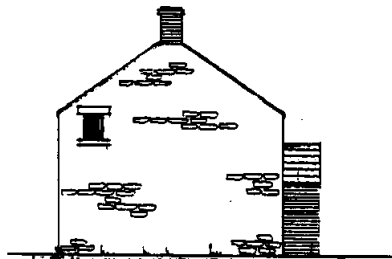
FRONT ELEVATION

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



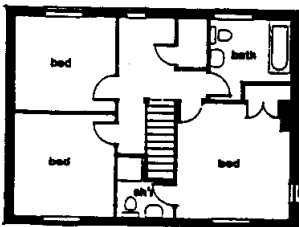
REAR ELEVATION

RED SLOP MOULDED FRINGE BACK TO GARAGE ADDS VARIETY TO ELEVATION

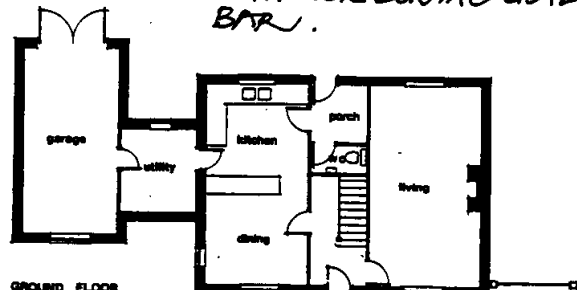


GABLE ELEVATION

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



FIRST FLOOR

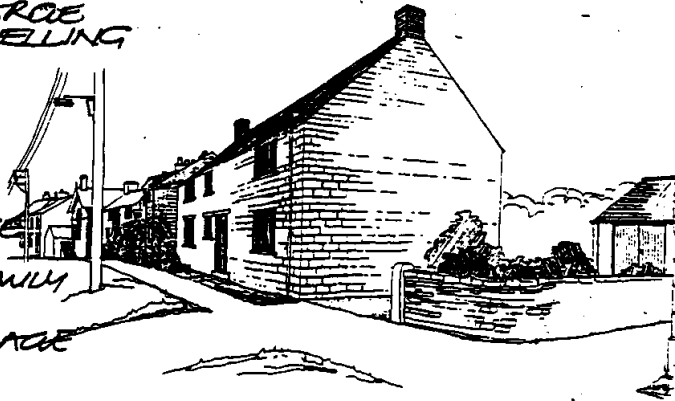


GROUND FLOOR

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

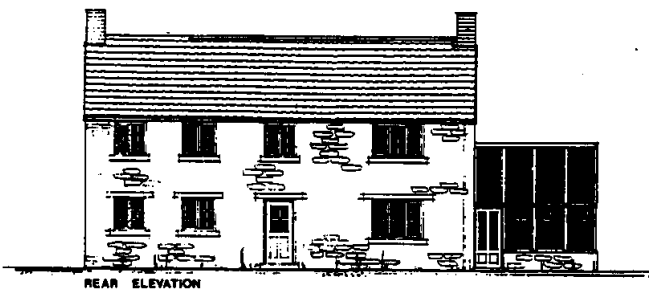


SECTION

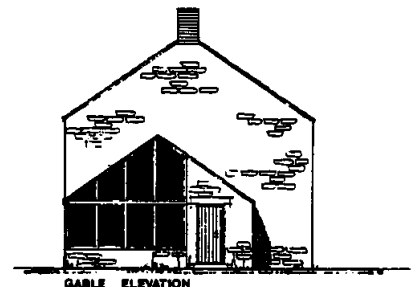
FRONT ELEVATION

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



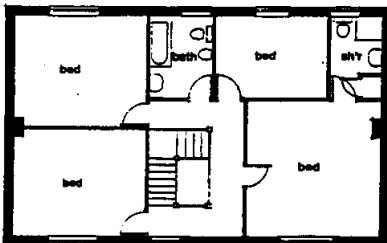
REAR ELEVATION



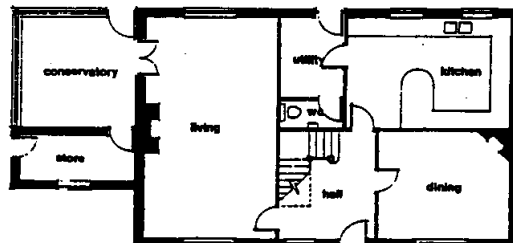
GABLE ELEVATION

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.



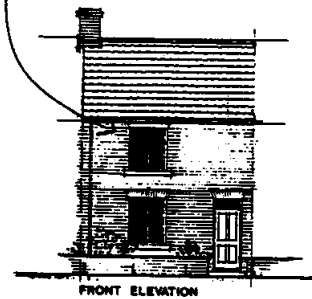
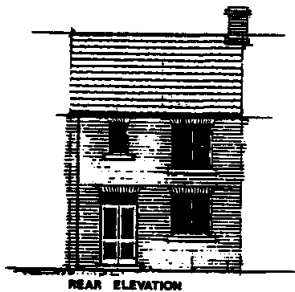
CAREFULLY CHOSEN BRICKWORK TO MATCH ADJACENT DWELLINGS WITH FLAT BRICK, SOLDIER ARCHES & PAINTED STONE CILLS.

LOW BRICK WALL TO SMALL FRONT GARDEN AREA.

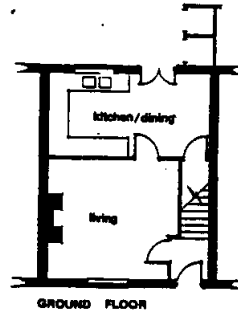
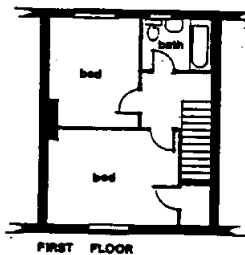
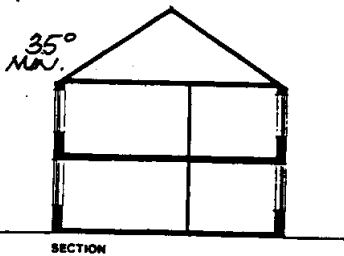
WHITE PAINTED SOFTWOOD FRAMED VERTICAL SLIDING SASH WINDOWS. VERTICAL GLAZING BAR

PURIN 4-PANEL PAINTED TIMBER ENTRANCE DOOR WITH PANLIGHT OVER

RED CLAY PANTILE ROOF.



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



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

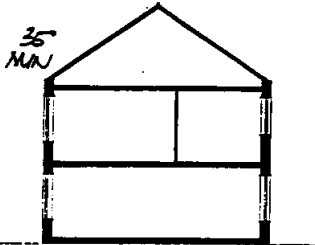
WHITE PAINTED SOFTWOOD FRAMED VERTICAL SLIDING SASH WINDOWS WITH VERTICAL GLAZING BAR

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



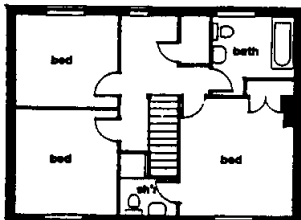
REAR ELEVATION

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

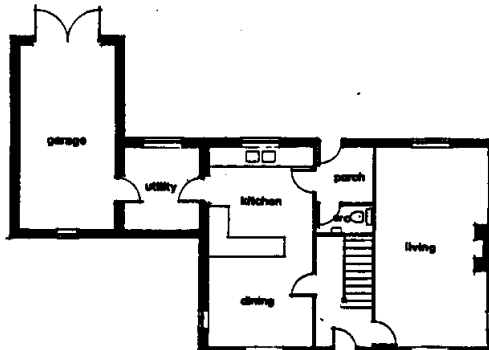


GABLE ELEVATION

END CHIMNEY STACK.



FIRST FLOOR



GROUND FLOOR

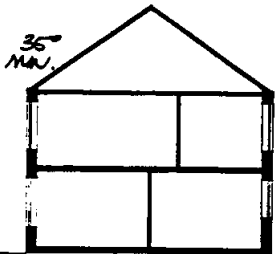
SITING CLOSE TO VILLAGE STREET WITH SPACE TO SIDE FOR VEHICLE ACCESS.

# 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

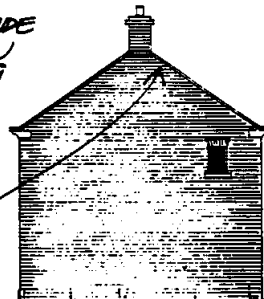
WHITE PAINTED SOFTWOOD SINGLE GRATED SMALL PANE VERTICAL SLIDING SASH WINDOWS WITH CAREFUL ATTENTION TO CORRECT PROPORTIONS.

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



REAR ELEVATION

IRON RAILINGS PROVIDE A SIGNIFICANT LINK WITH NEIGHBOURING DWELLINGS.

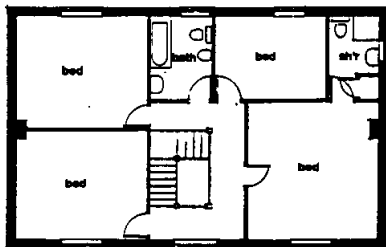


GABLE ELEVATION

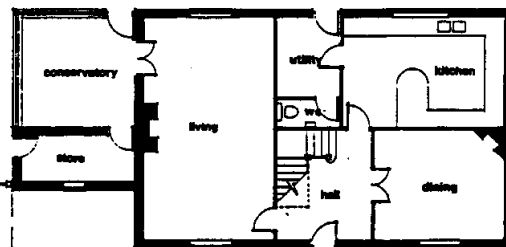
CAST IRON GUTTERS & FALL PIPES.

END CHIMNEY STACKS.

NO EXPOSED POUL DRAINAGE TO FRONT ELEVATION.



FIRST FLOOR

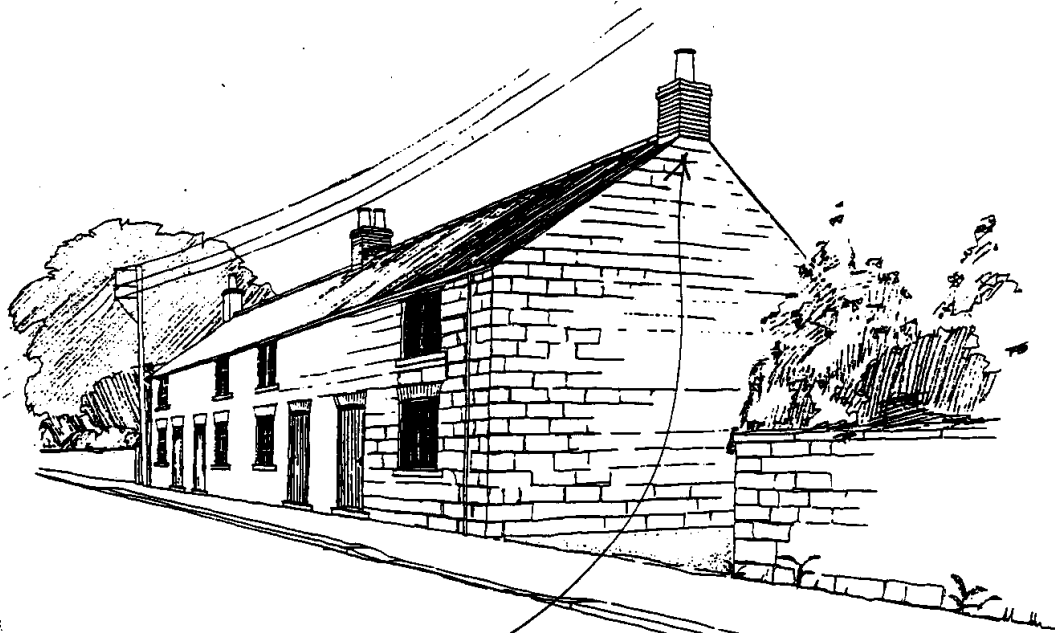


GROUND FLOOR

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

SITING CLOSE TO THE VILLAGE STREET.

# ACKLAM SMALL DWELLING.

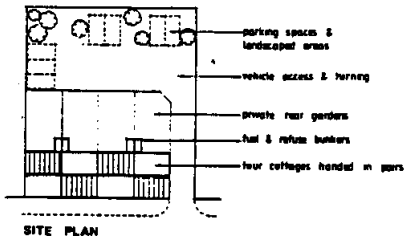


CLAMP BRICK CHIMNEYS  
RED CLAY PANTILE ROOF  
& CEMENT FILLET VERGE

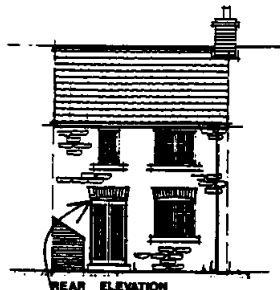
BLACK PAINTED CAST IRON  
CUTTERS & FALL PIPES.

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

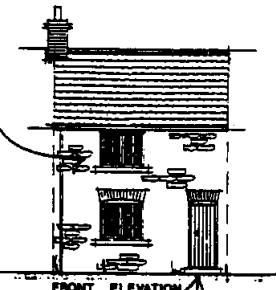
ACKLAM.



SITE PLAN



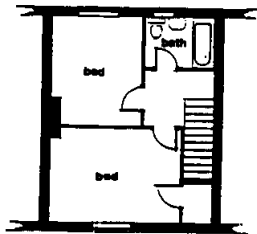
REAR ELEVATION



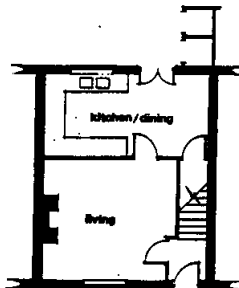
FRONT ELEVATION

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

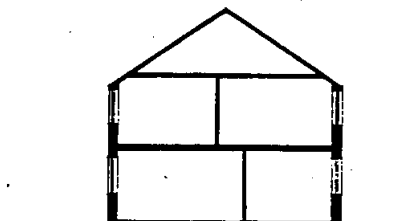
ARCHED BRICK LINTOLS TO  
GROUND FLOOR OPENINGS.



FIRST FLOOR



GROUND FLOOR



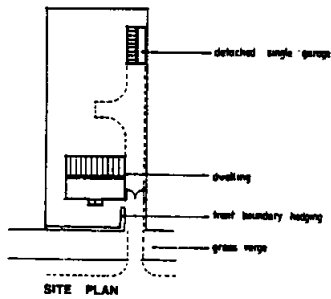
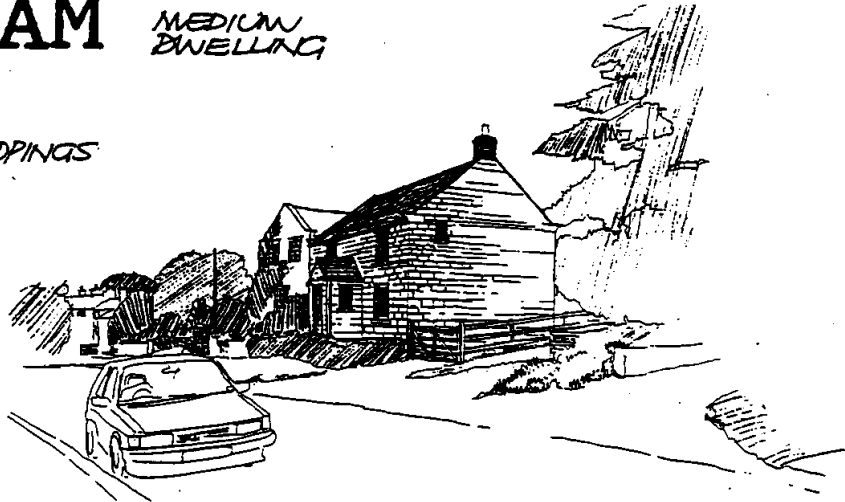
SECTION

# ACKLAM MEDIUM DWELLING

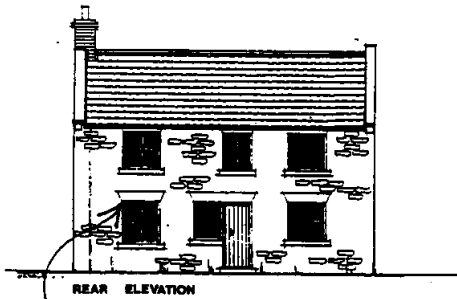
STONE GABLE COPINGS & CORBELS.

CLAMP BRICK CHIMNEYS ON GABLE

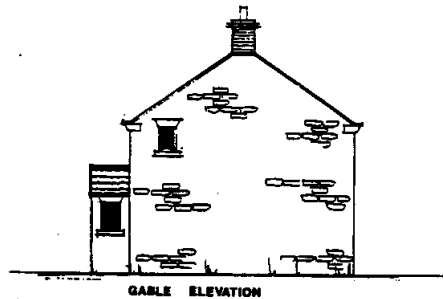
RED CLAY PAN TILE ROOF



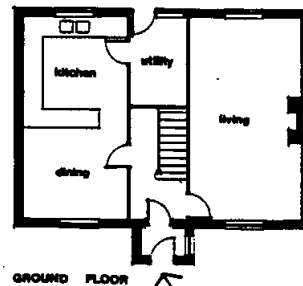
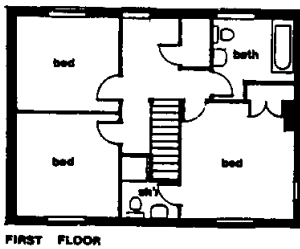
COURSED NATURAL STONE WALLING. BLACK PAINTED CAST IRON GUTTERS & FAN PIPES.



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 STRINGCOURSE.

STONE GABLE COPING & CORBELS.

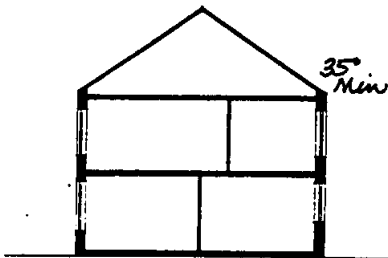
BRICK CHIMNEYS TO EACH GABLE

RED CLAY PANTILE ROOF

STONE CILLS & LINTOLS WITH KEY STONE.



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



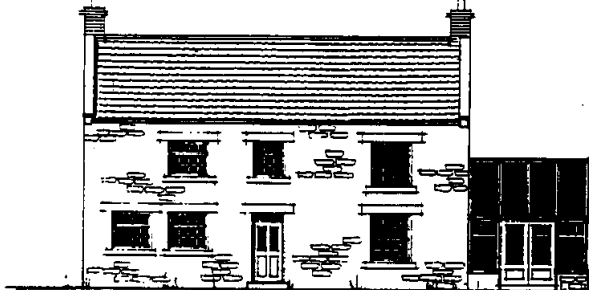
SECTION



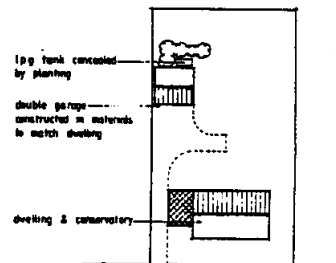
FRONT ELEVATION

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



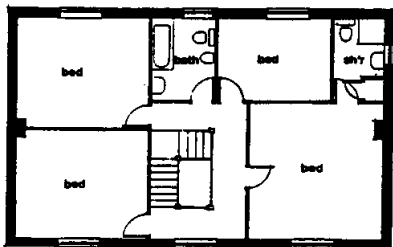
REAR ELEVATION



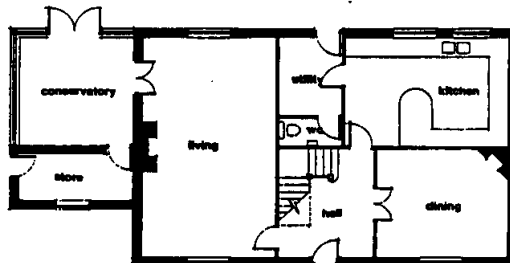
SITE PLAN

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 <sup>'SINGLE STOREY'</sup>



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.

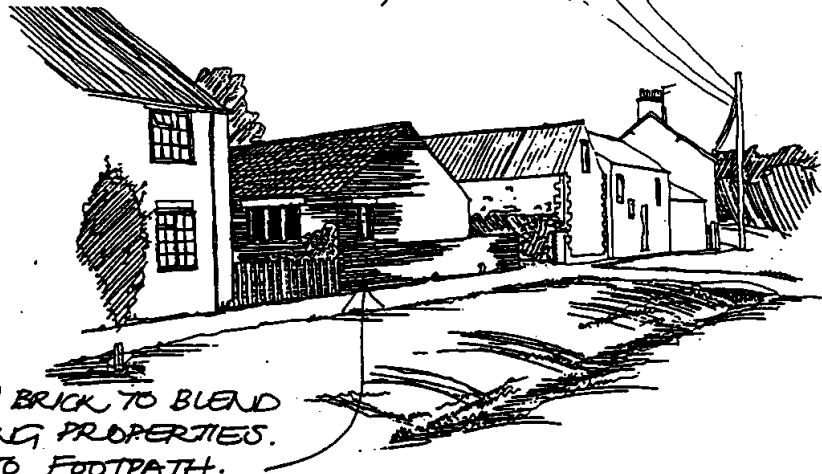


COULD BE IMPROVED  
USING STEEPER ROOF PITCH  
LOWER RIDGE TO SECONDARY ELEMENT  
& WINDOW PROPORTION.

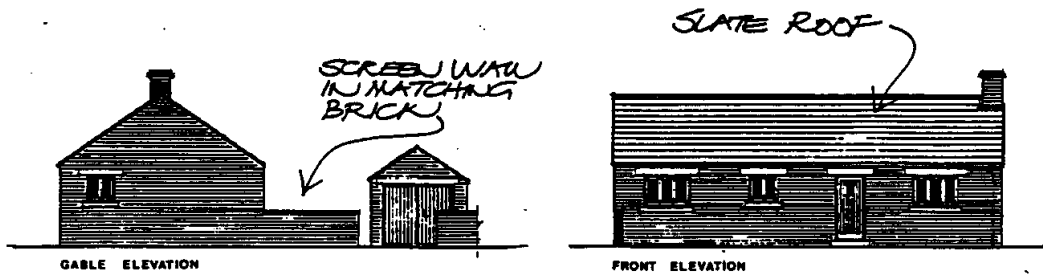
# WEAVERTHORPE

SINGLE STOREY

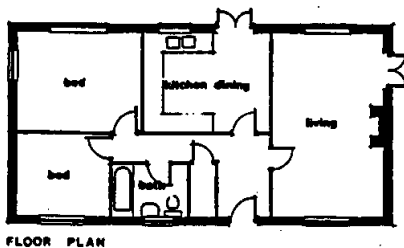
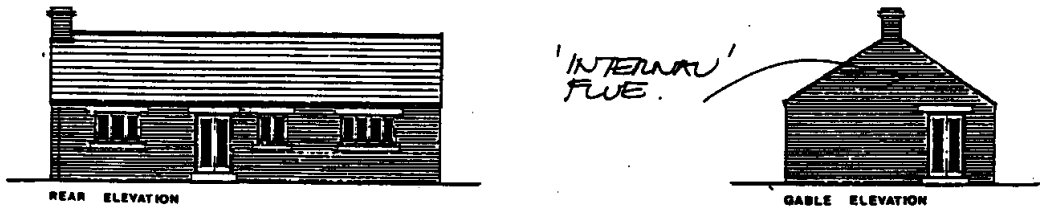
SMALL



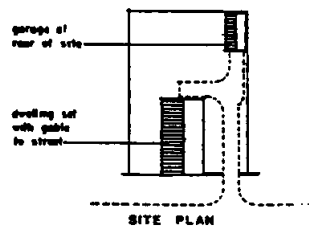
CAREFULLY CHOSEN BRICK TO BLEND WITH NEIGHBOURING PROPERTIES. GABLE HARD UP TO FOOTPATH.



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



FLOOR PLAN

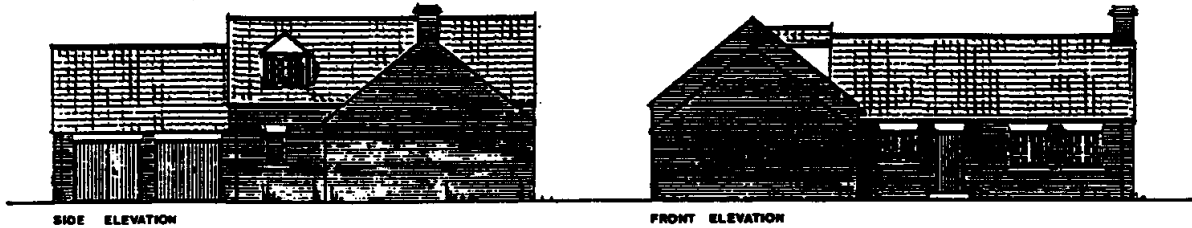
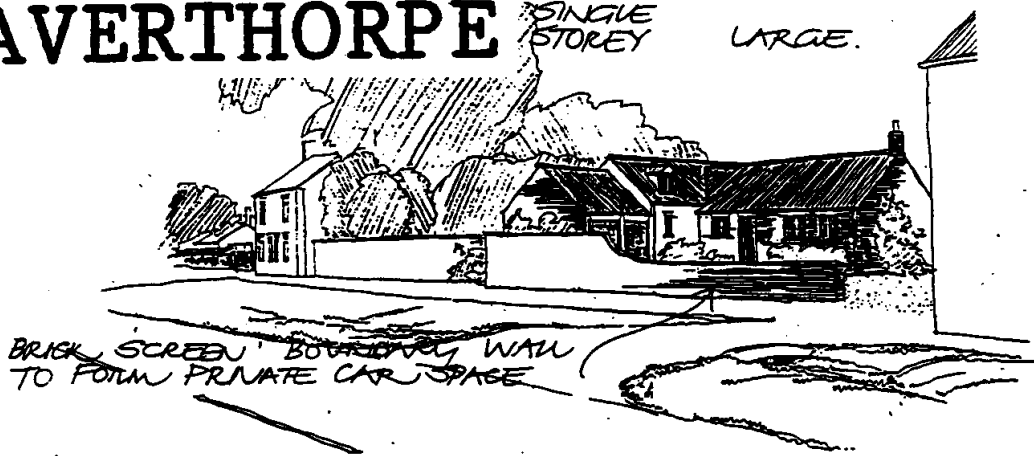


SITE PLAN

# WEAVERTHORPE

SINGLE STOREY

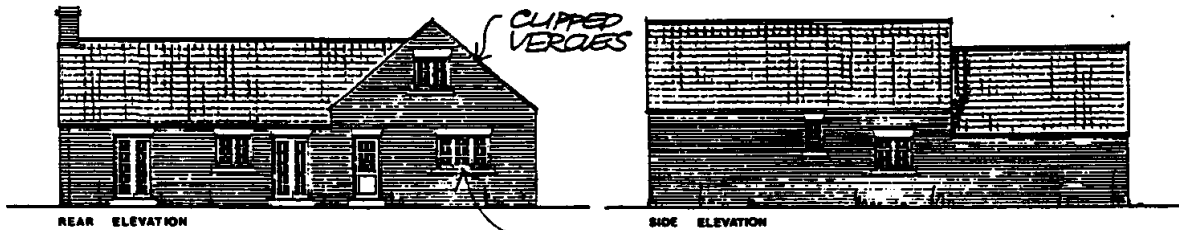
LARGE.



SIDE ELEVATION

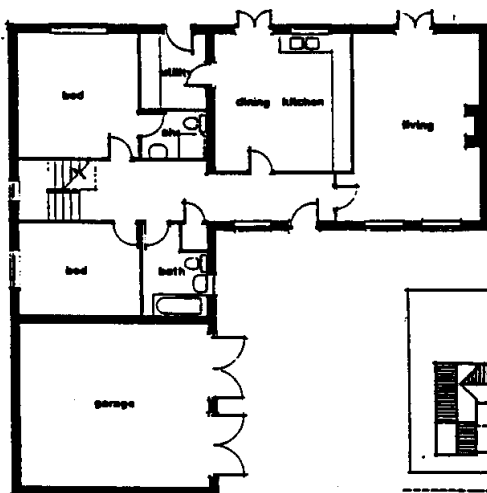
FRONT ELEVATION

SIMPLE BLACK GUTTERS & RAMP.  
 WHITE PAINTED SUNKEN PANNE CASEMENT WINDOWS SET 50mm  
 IN EXTERNAL REVEALS. CASSETTE WINDOWS ALLOW SMALLER, MORE  
 TRADITIONAL WINDOWS.

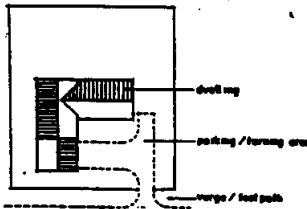


REAR ELEVATION

SIDE ELEVATION

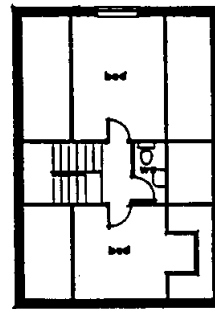


GROUND FLOOR



SITE PLAN

STONE CILLS  
 & LINTOLS.

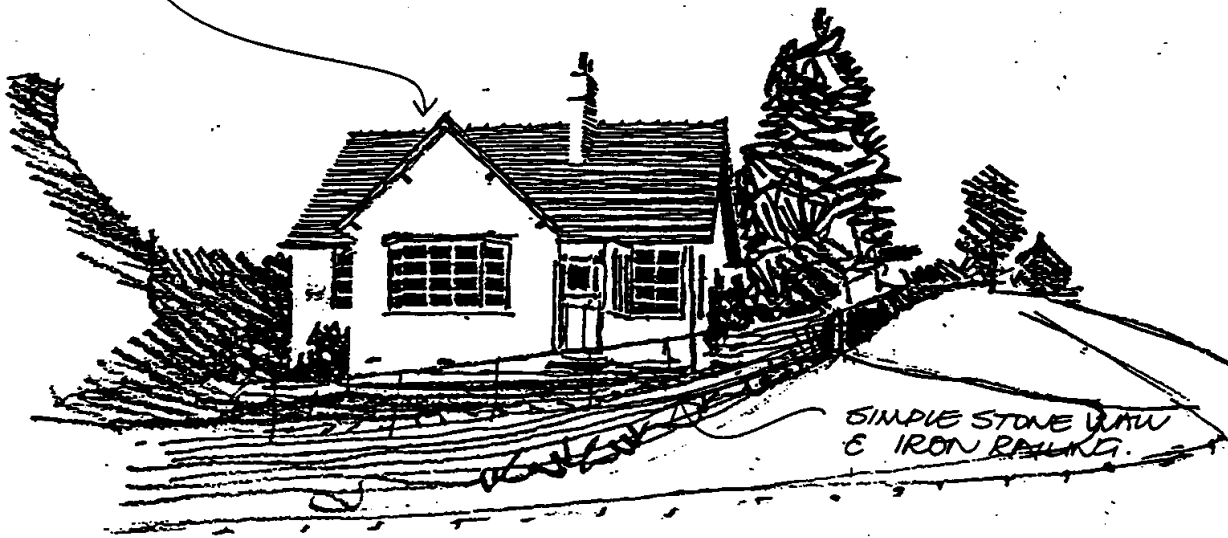


FIRST FLOOR



# EBBERSTON SINGLE STOREY.

RIDGE OF SECONDARY ELEMENT LOWER THAN MAIN ROOF

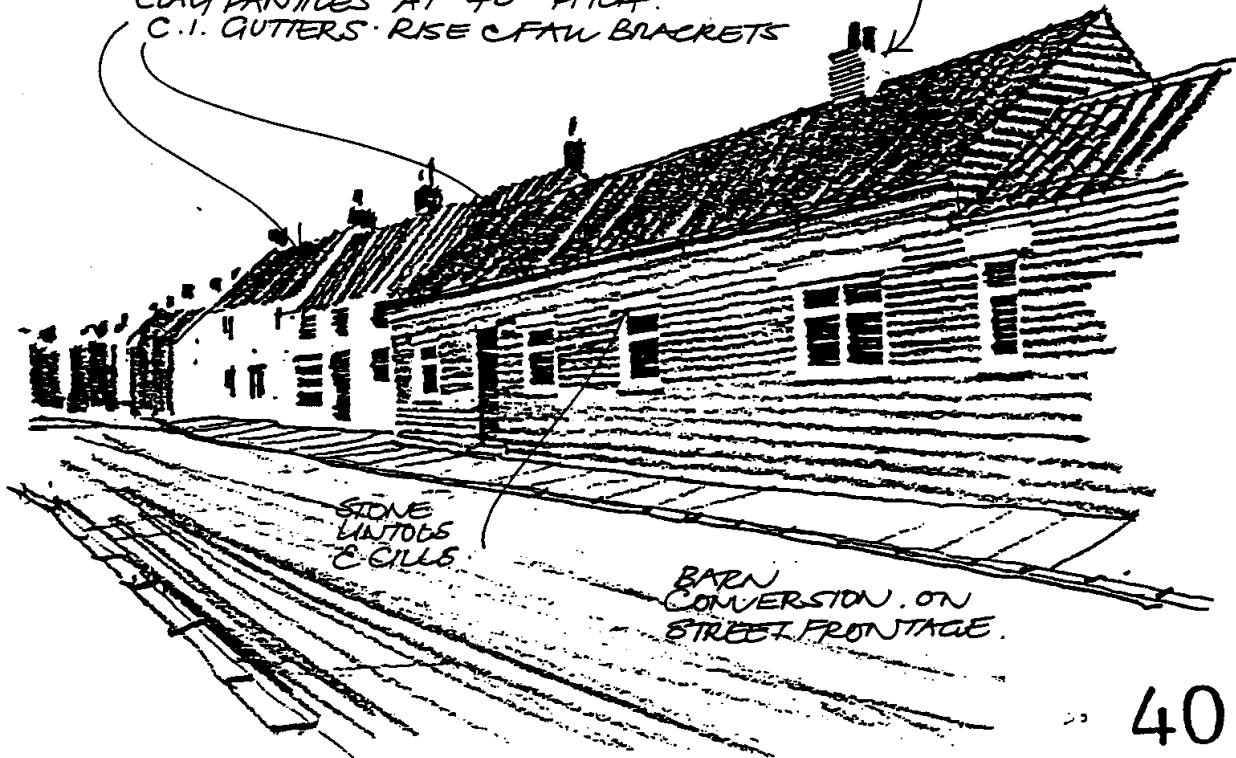


SIMPLE STONE WALL & IRON RAILING.

NOT IN THE EBBERSTON TRADITION BUT GOOD SITING AND PROPORTIONS.

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

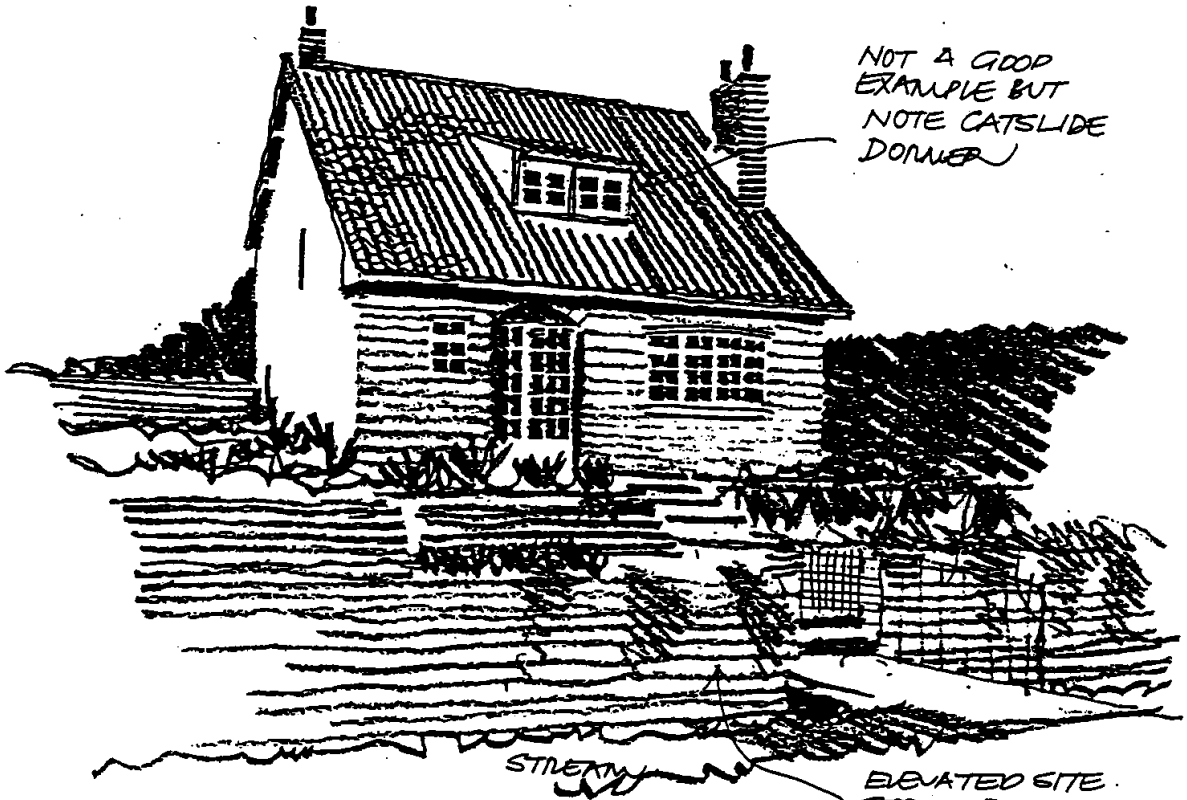
CENTRAL CHIMNEY



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 & CHAIN  
FENCE.

# EBBERSTON

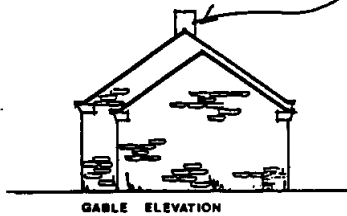
SINGLE STOREY

SMALL.



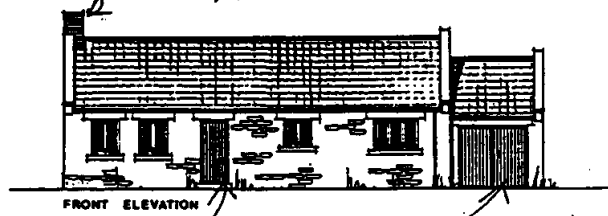
STREET FRONTAGE WITH GARAGE SET BACK.  
STONE CORBEL & COPING. LINTOLS & CILLS.

RED CLAY PAVTILES WITH STONE RIDGE



GABLE ELEVATION

CLAMP BACK CHIMNEY CLAY POT. AT RIDGE LINE.



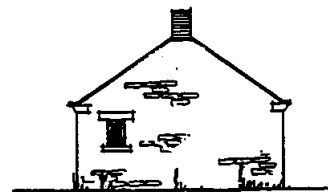
FRONT ELEVATION

COURSED SANDSTONE WALLS WITH COURSES REDUCING IN HEIGHT TOWARDS EAVES LEVEL

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

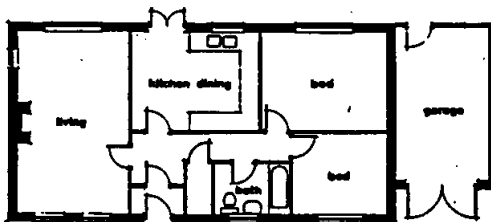


REAR ELEVATION

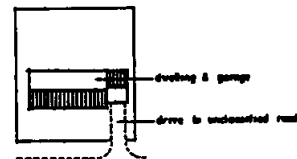


GABLE ELEVATION

GLAZED DOORS TO REAR



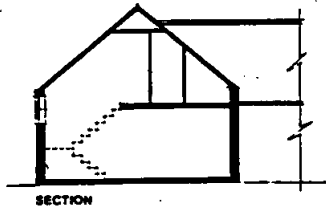
FLOOR PLAN



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.*

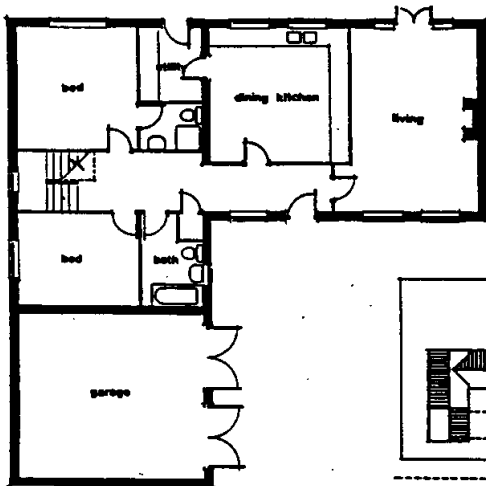


REAR ELEVATION

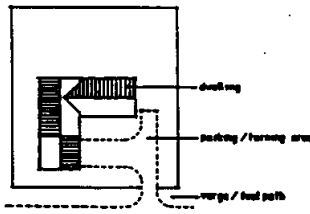
*STONE CORBELS E.CORNING.*



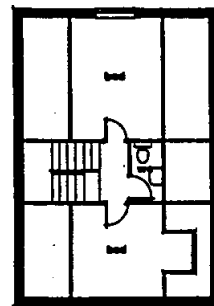
SIDE ELEVATION



GROUND FLOOR



SITE PLAN



FIRST FLOOR

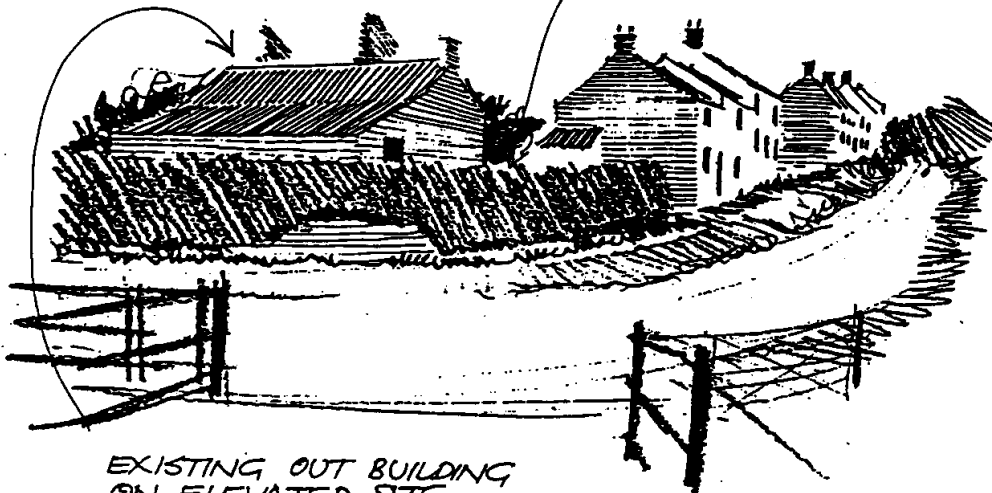
# NUNNINGTON

SINGLE  
STOREY



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

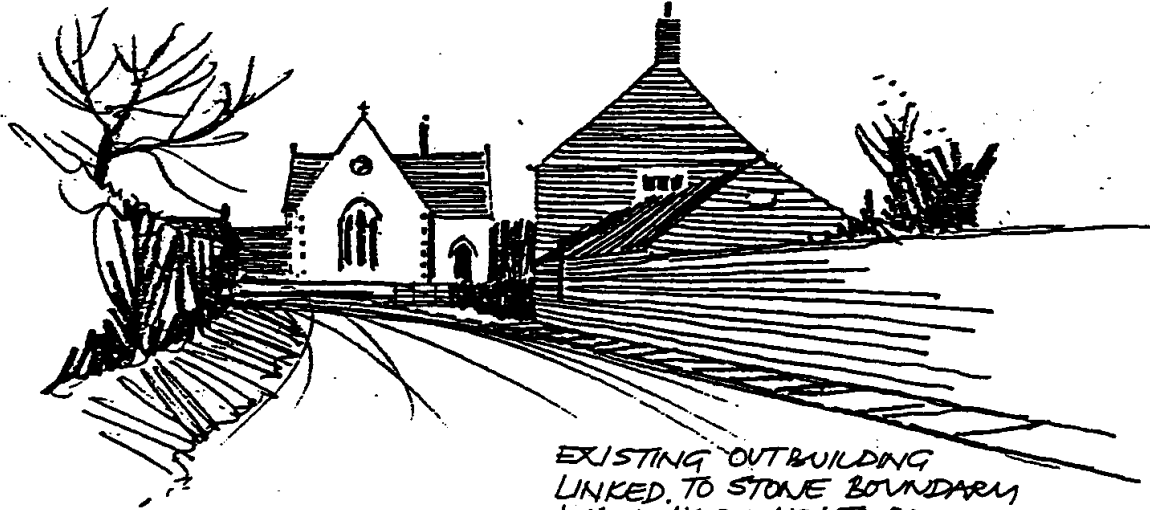
STONE  
BOUNDARY  
WALLS  
REINFORCED  
WITH  
PLANTING



EXISTING OUT BUILDING  
ON ELEVATED SITE

# NUNNINGTON

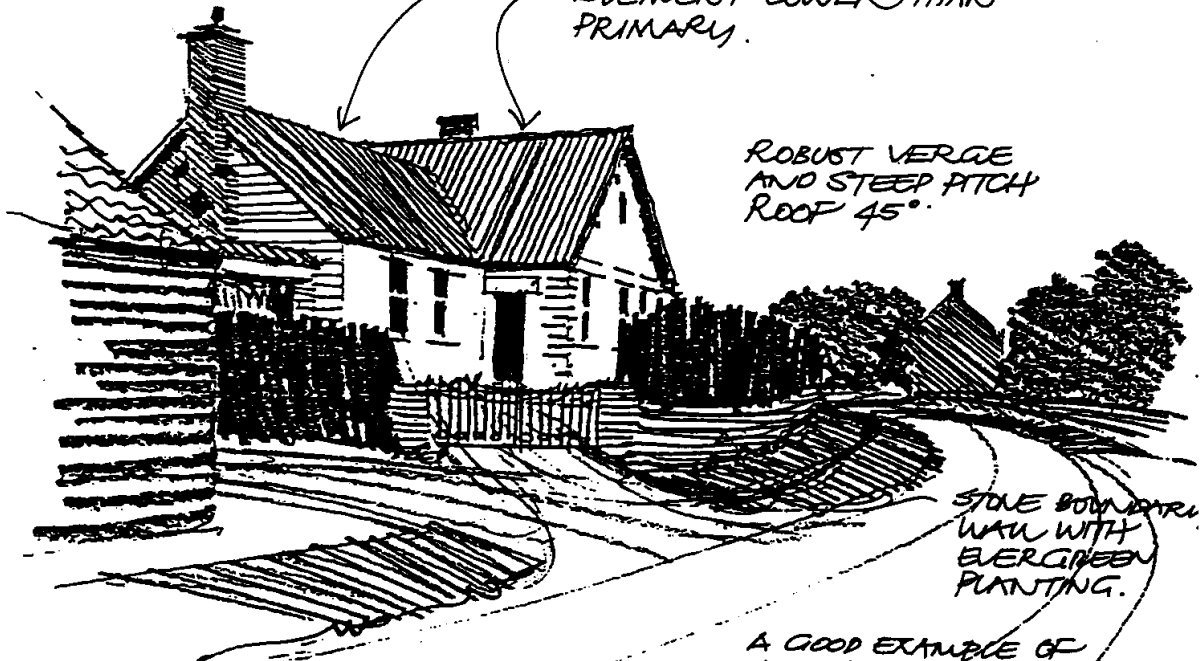
SINGLE  
STOREY



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

CENTRAL  
CHIMNEY.

RIDGE OF SECONDARY  
ELEMENT LOWER THAN  
PRIMARY.

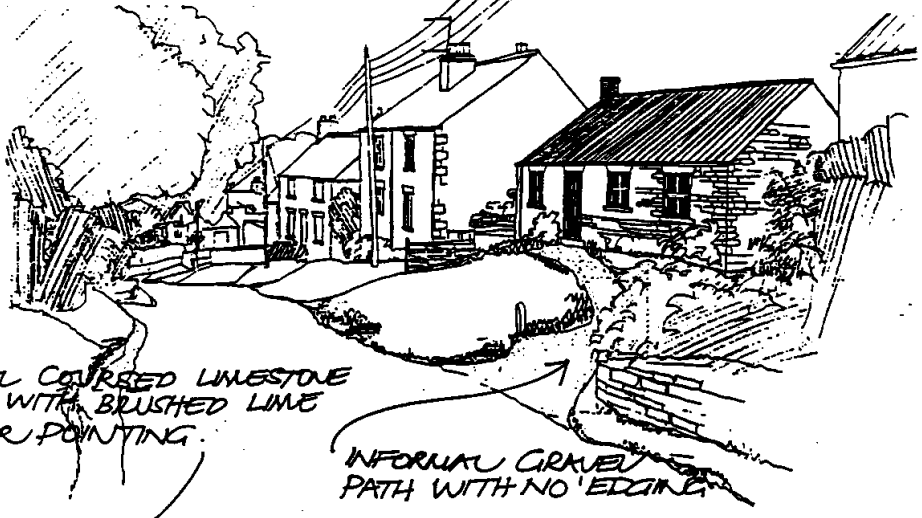


ROBUST VERGE  
AND STEEP PITCH  
ROOF 45°.

STONE BOUNDARY  
WALL WITH  
EVERGREEN  
PLANTING.

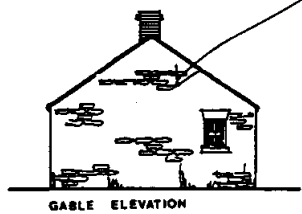
A GOOD EXAMPLE OF  
AN EARLY 20 CENTURY  
BUNGALOW ON AN  
ELEVATED SITE.

# NUNNINGTON SINGLE STOREY. SMALL.

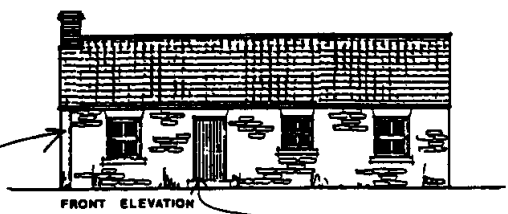


NATURAL COURSED LIMESTONE WALLS WITH BRUSHED LIME MORTAR POINTING.

INFORMAL CURVED PATH WITH NO EDGING

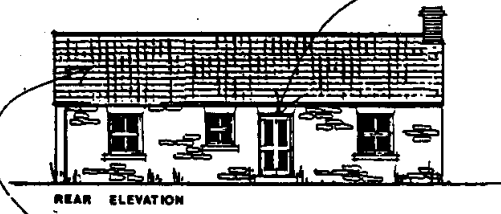


GABLE ELEVATION

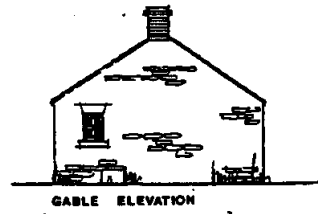


FRONT ELEVATION

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

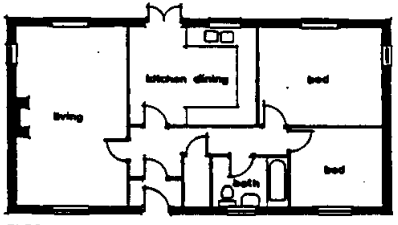


REAR ELEVATION

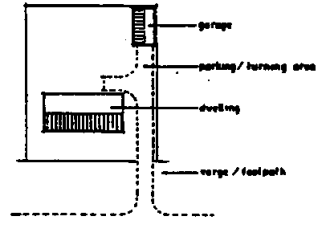


GABLE ELEVATION

CLAMP BRICKWORK CHIMNEY STACK. RED CLAY POTS CLIPPED VERGIES.

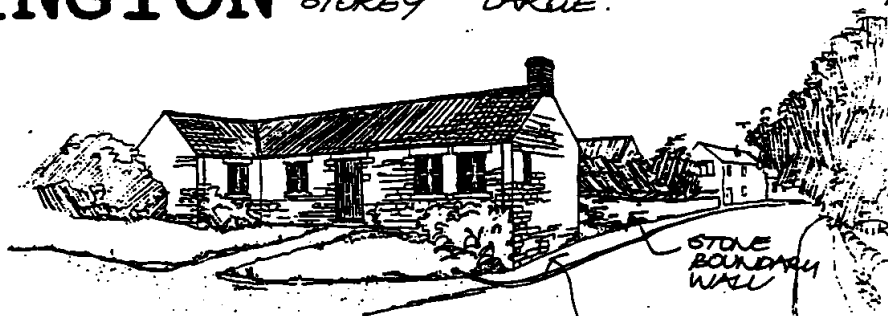


FLOOR PLAN



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

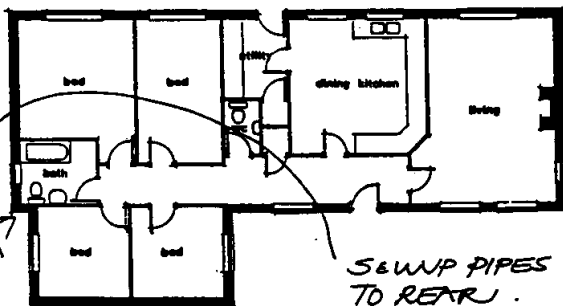


FRONT ELEVATION

MINIMUM OVERHANG TO EAVES

F.L.B. PAINTED TIMBER DOOR

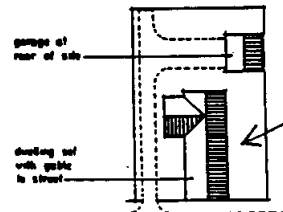
CARE NEEDED WITH OVERLOOKING WHEN STED AT RIGHT ANGLE



FLOOR PLAN

SET BACK

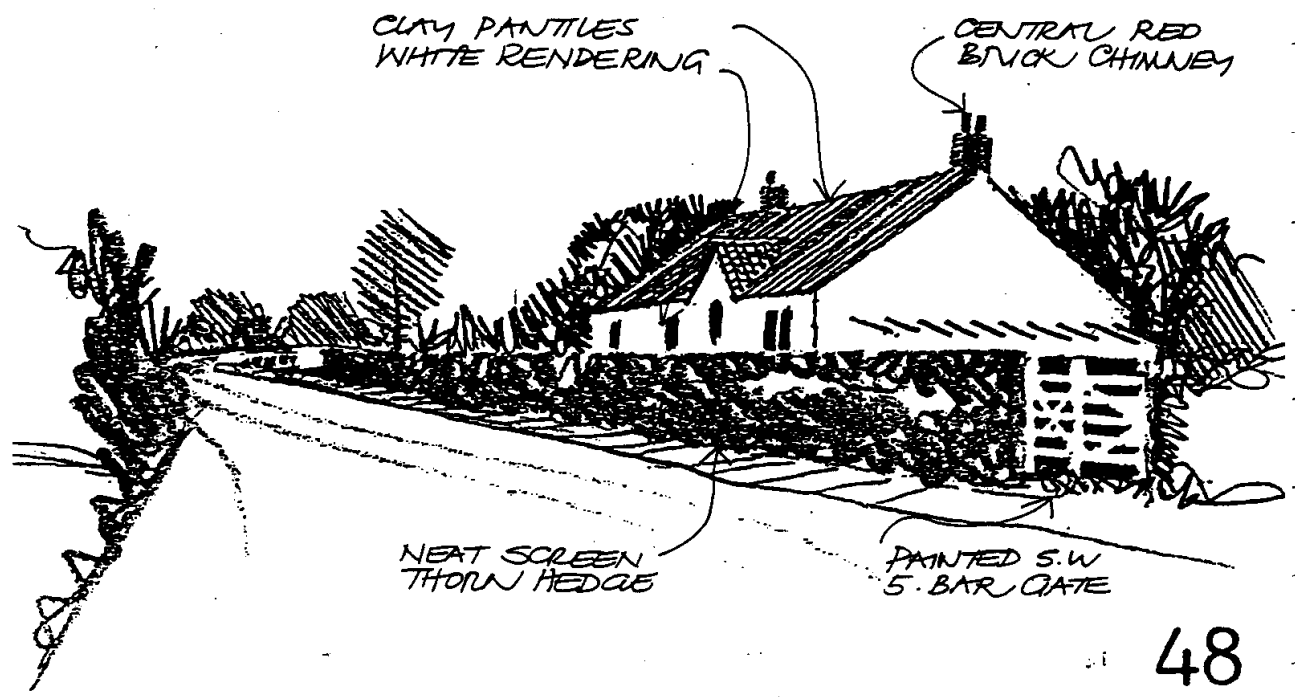
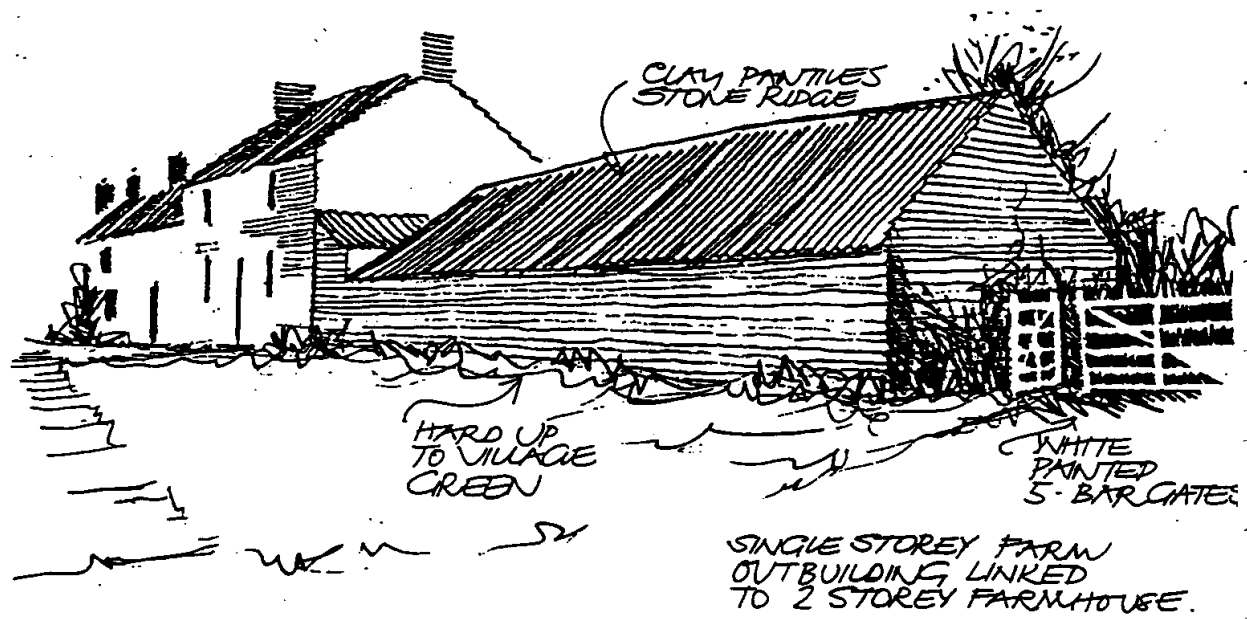
SEWUP PIPES TO REAR.



SITE PLAN



# MARTON SINGLE STOREY



# MARTON

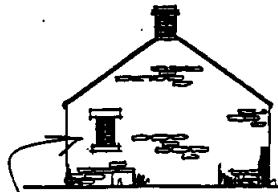
SINGLE STOREY

SMALL.

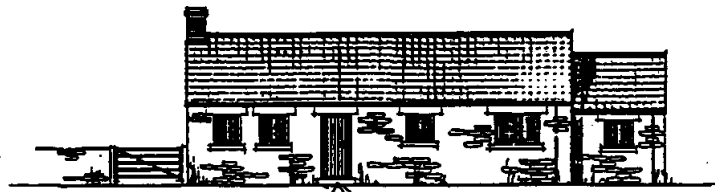


LOW EAVES LINE  
SITED UP TO VILLAGE GREEN  
NO FENCE.

GRAVEL DRIVE



GABLE ELEVATION



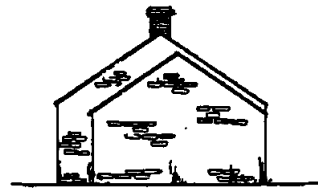
FRONT ELEVATION

COURSED LIMESTONE WALLING.  
BRICK CHIMNEY.

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



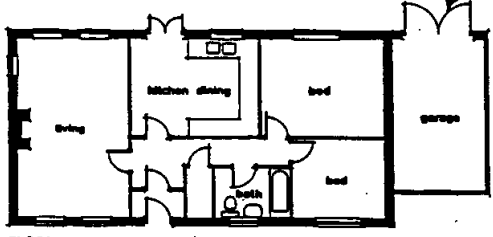
REAR ELEVATION



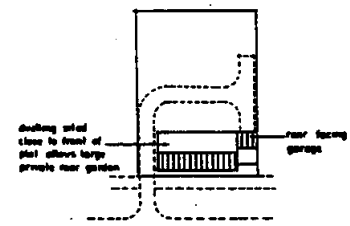
GABLE ELEVATION

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

GARAGE  
TO REAR



FLOOR PLAN

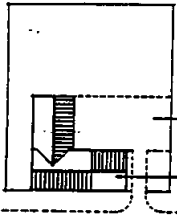


SITE PLAN

# MARTON

SINGLE STOREY

LARGE

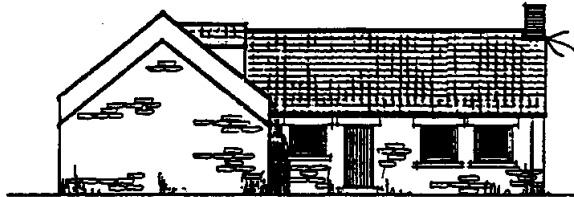


SITE PLAN

SITED UP TO BACK EDGE OF FOOTPATH WITH FLOWER BORDER.



FRONT ELEVATION



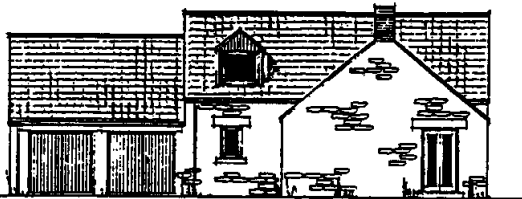
SIDE ELEVATION

COURSED LIMESTONE WALLING WITH BRUSH FINISHED LIME MORTAR POINTING.

WHITE PAINTED L & B 'STABLE DOOR' WINDOW

CLAMP BRICK CHIMNEY INTERNAL FIVE.

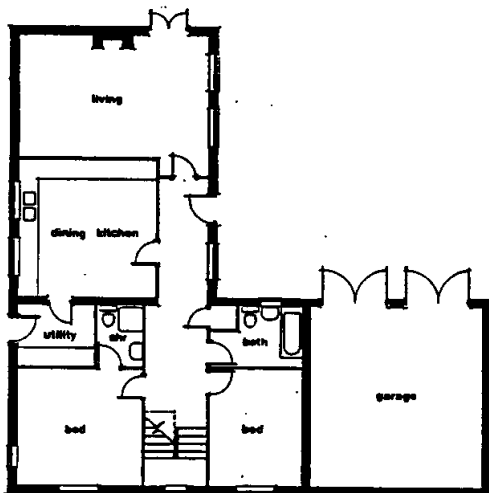
SIMPLE WINDOW OF 'BARN' PROPORTIONS



REAR ELEVATION

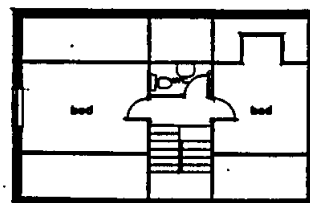


SIDE ELEVATION



GROUND FLOOR

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



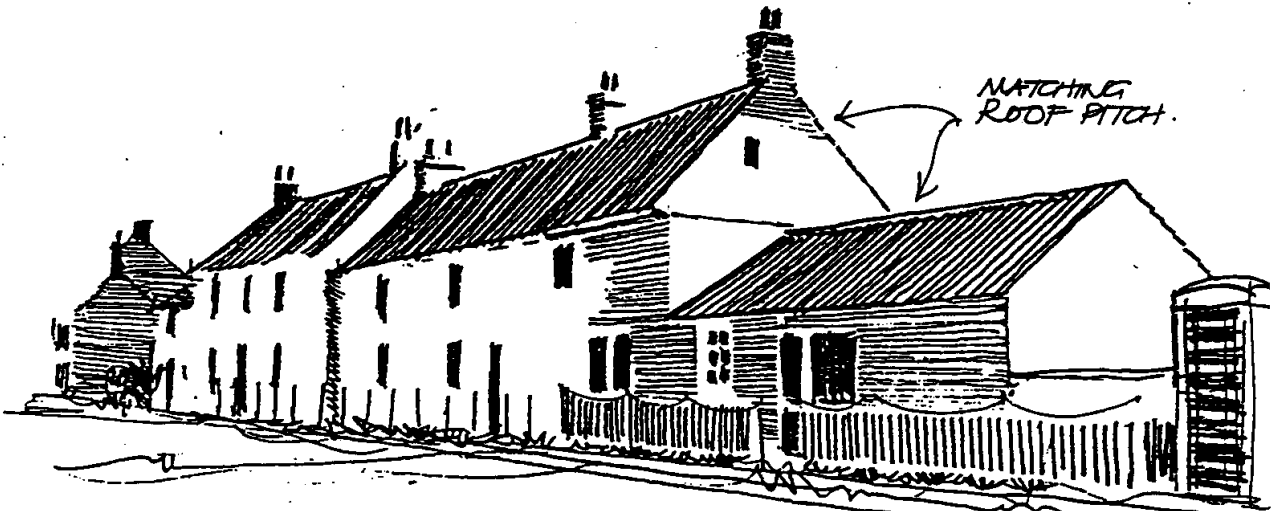
FIRST FLOOR

# FLAXTON SINGLE STOREY



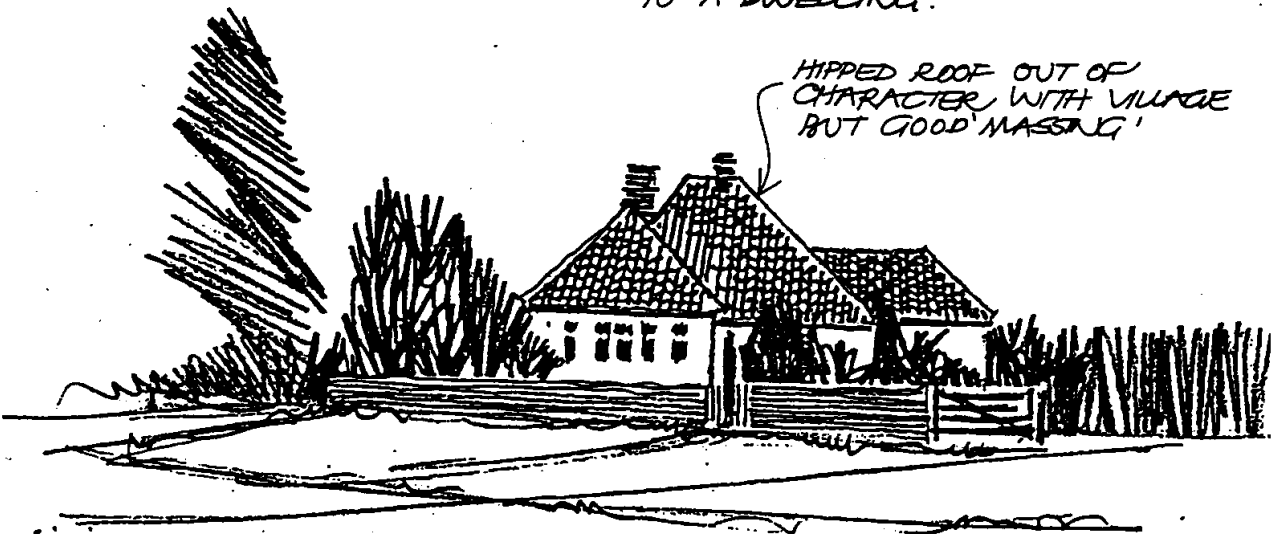
HARD UP TO VILLAGE GREEN.

1 & 2 STOREY FARM BUILDING LINKED TO FARMHOUSE.



MATCHING ROOF PITCH.

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

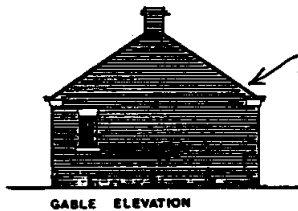


HIPPED ROOF OUT OF CHARACTER WITH VILLAGE BUT GOOD MASSING!

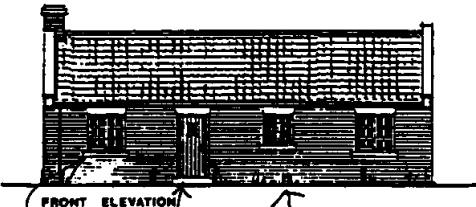
# FLAXTON

SINGLE STOREY

SMALL.

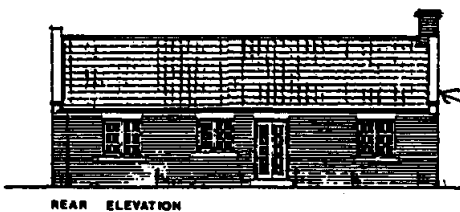


35° MINIMUM PITCH SLATE OR CLAY PAN-TILE.

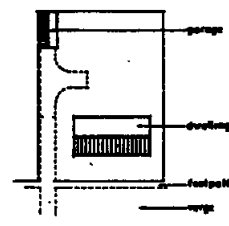
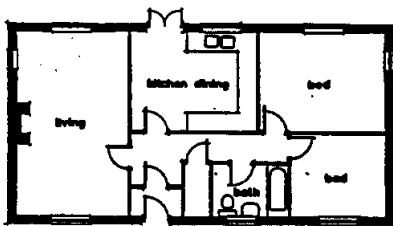


BRICKWORK TO MATCH NEIGHBOURING PROPERTY

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

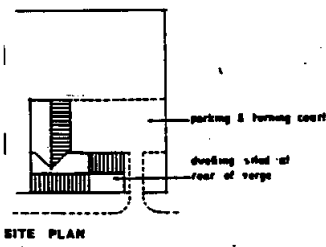
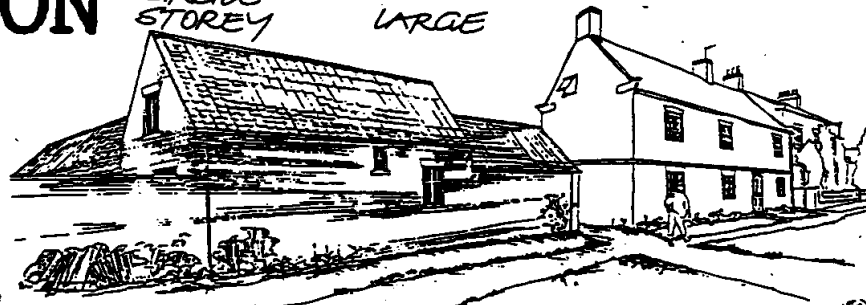


STONE CORBELS AND COPING



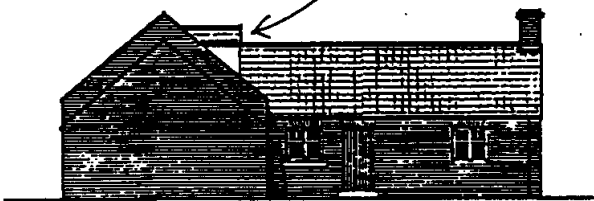
# FLAXTON

SINGLE STOREY LARGE



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

DORMER / OR VEUX WINDOW TO REAR

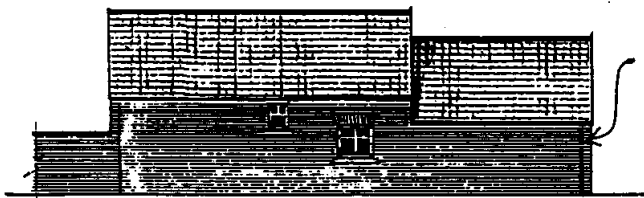


SIDE ELEVATION

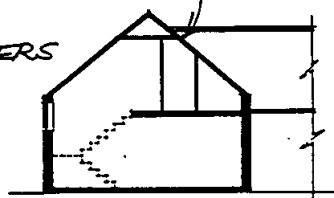


REAR ELEVATION

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



FRONT ELEVATION



SECTION

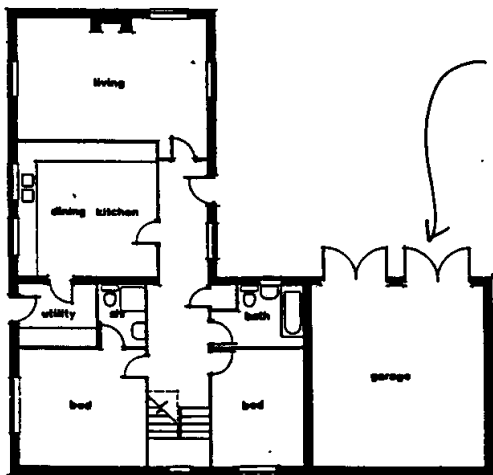
C.I. GUTTERS & R.W.P.s

CLAY - PAN TILE ROOF

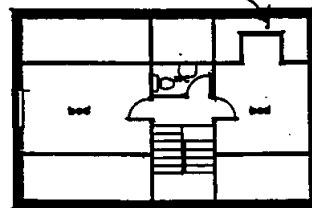
SEW.P. TO REAR.

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

DORMER WINDOW TO REAR.



GROUND FLOOR

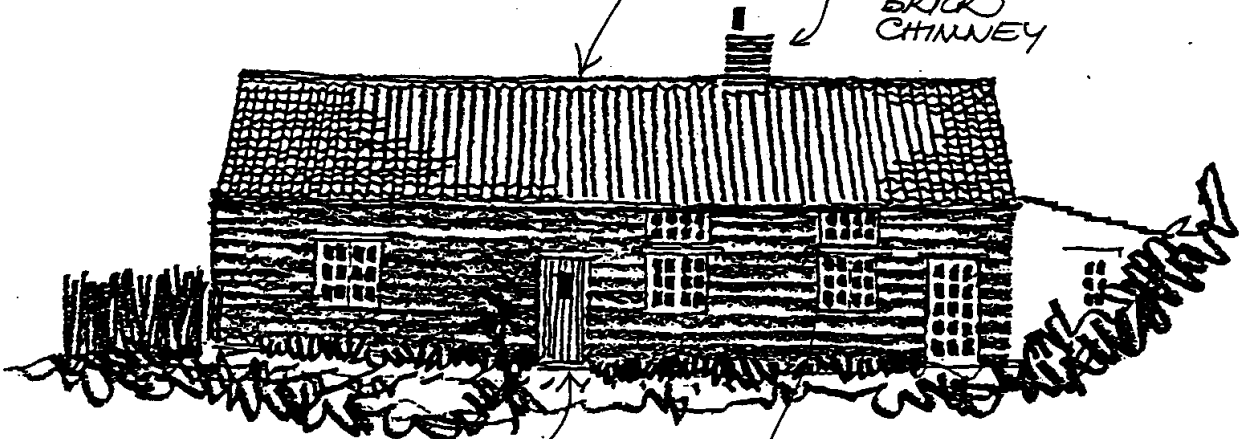


FIRST FLOOR

# ACKLAM <sup>'SINGLE'</sup> STOREY

CLAY PANTILE ROOF  
40° PITCH  
STONE RIDGE.

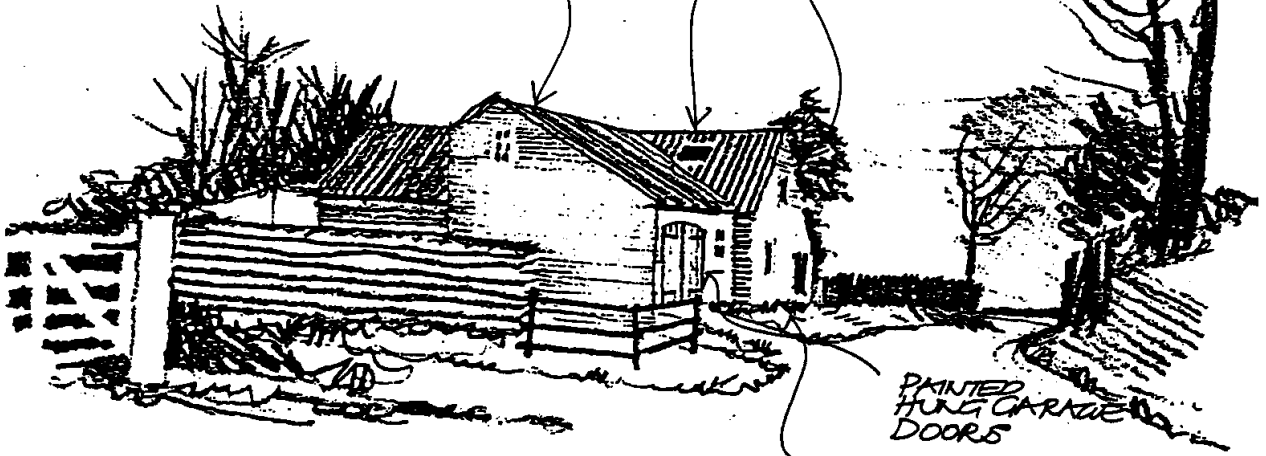
CENTRAL  
BRICK  
CHIMNEY



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

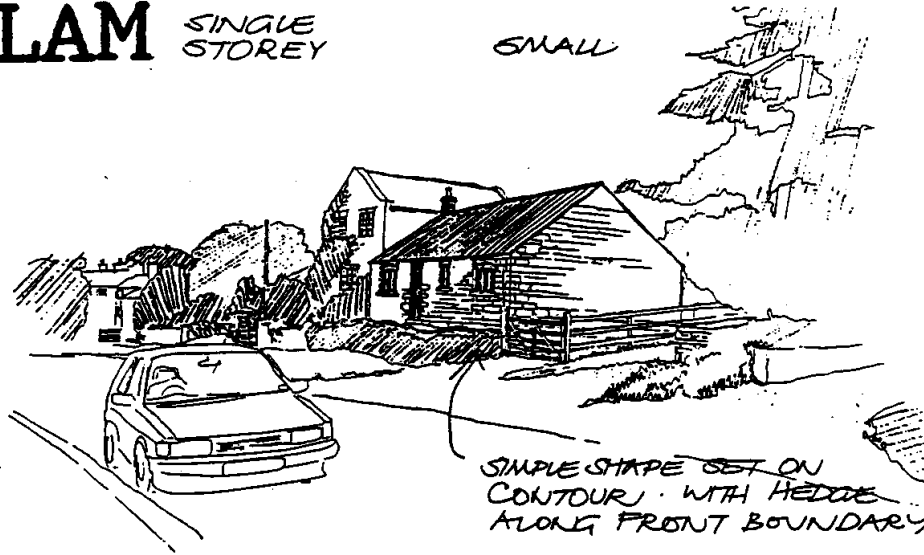


PAINTED  
HUNG GARAGE  
DOORS

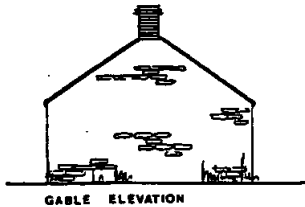
HARD UP TO VERGE

# ACKLAM SINGLE STOREY

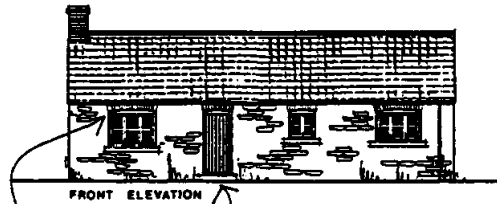
SMALL



SIMPLE SHAPE SET ON CONTOUR WITH HEDGE ALONG FRONT BOUNDARY.



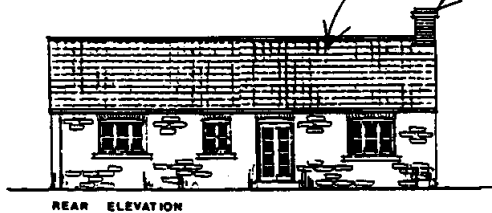
GABLE ELEVATION



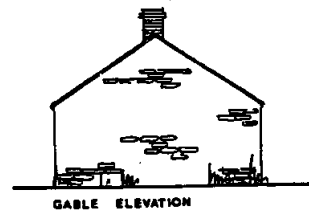
FRONT ELEVATION

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

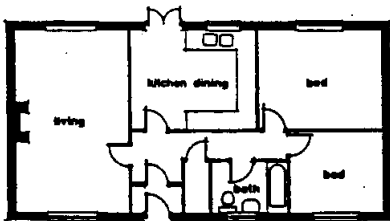
SIMPLE BLACK CUTTERS & RISE & FALL BRACKETS.  
ARCHED BRICK LINTOLS  
PAINTED F. L + B DOOR.



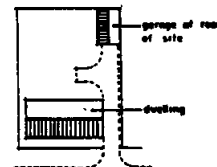
REAR ELEVATION



GABLE ELEVATION



FLOOR PLAN

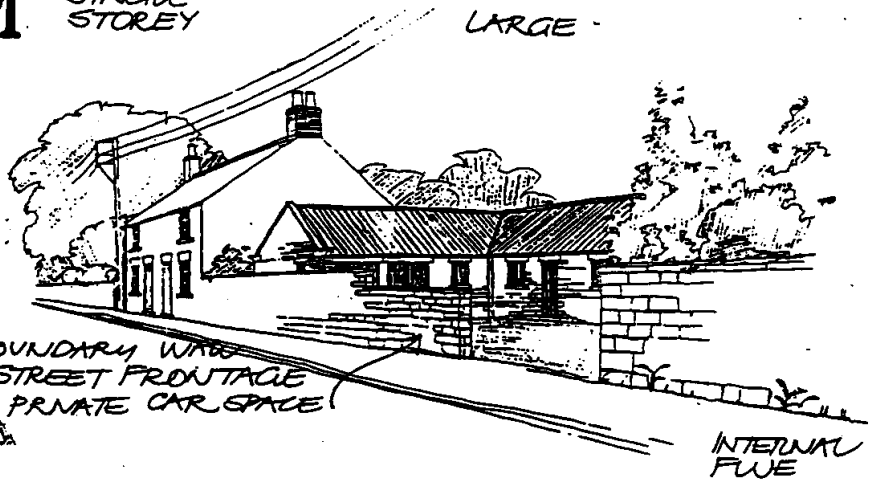


SITE PLAN



# ACKLAM SINGLE STOREY

LARGE



SIDE ELEVATION



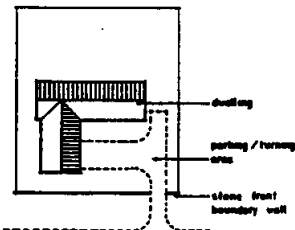
SIDE ELEVATION

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

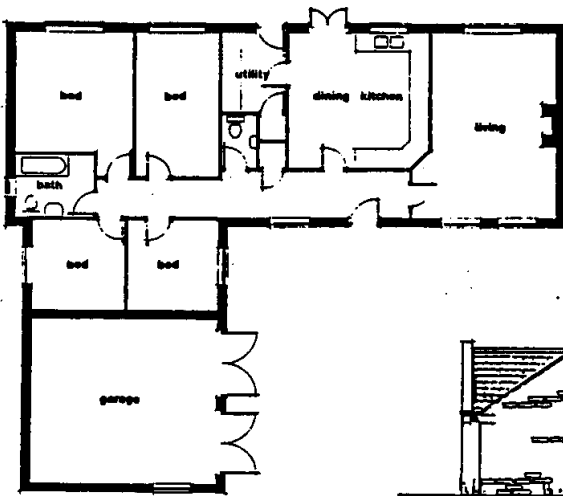
COURSED NATURAL STONE WALLING. RED CLAY PANTILES. STONE RIDGE, CORBES & COPINGS. VUEX WINDOWS SHOULD HAVE VERTICAL PROPORTION



REAR ELEVATION



SITE PLAN



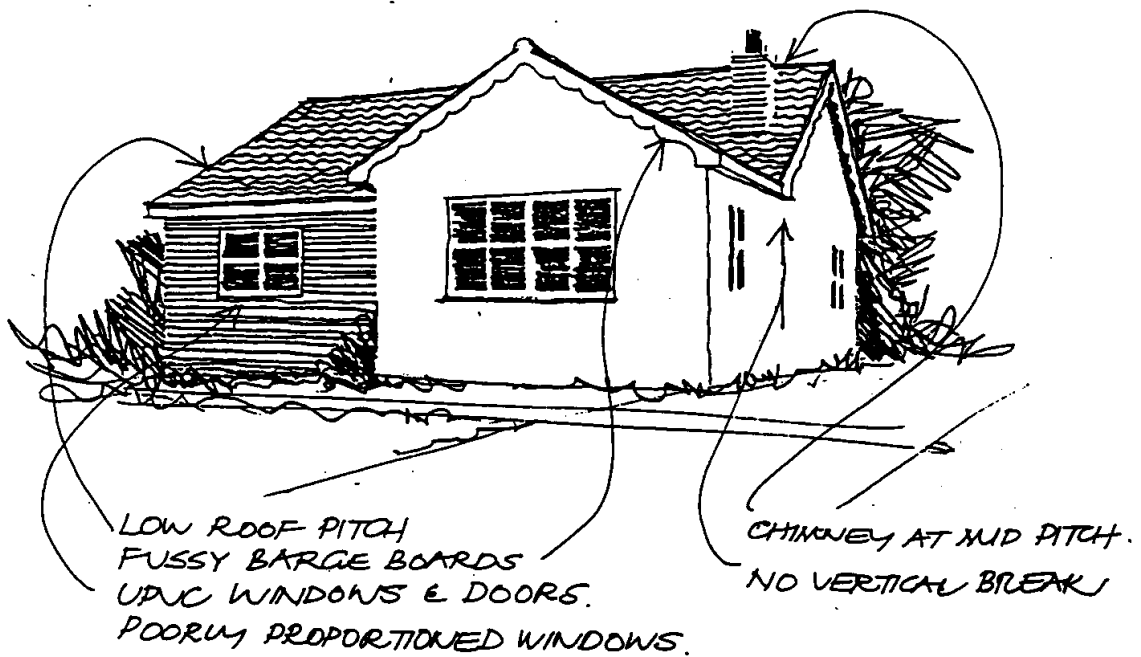
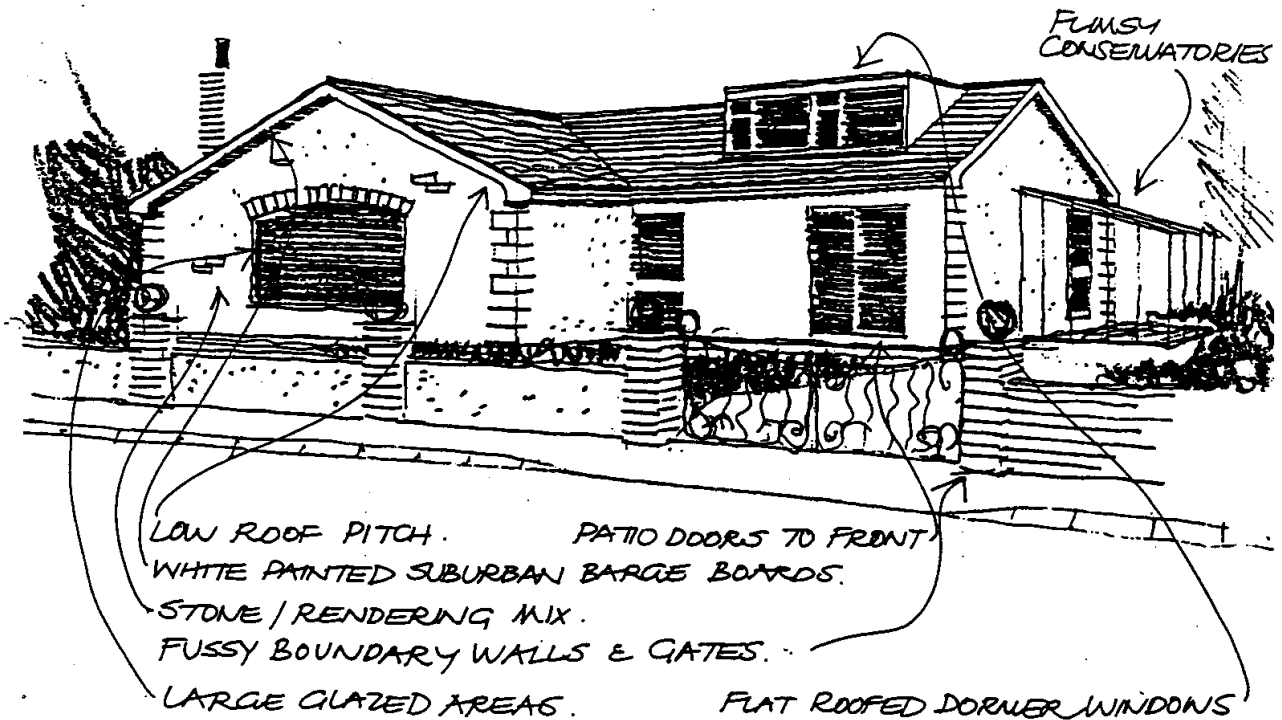
FLOOR PLAN

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



FRONT ELEVATION

# 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**  
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- \* **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.