



North York Moors  
National Park Authority  
Local Development Framework

## Design Guide

**Part 4: The Re-use of  
Traditional Rural Buildings  
Supplementary Planning Document**





North York Moors  
National Park Authority

# **Design Guide**

## **Part 4: The Re-use of Traditional Rural Buildings**

### **Supplementary Planning Document**

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# 1 Introduction -

## 1.1 Background

'The Re-use of Traditional Rural Buildings' Supplementary Planning Document (SPD) is the fourth part of the North York Moors National Park Authority's Design Guide. Other parts of the Guide include:

- Part 1:** General Principles
- Part 2:** Extensions and Alterations to Dwellings
- Part 3:** Trees and Landscape
- Part 5:** New Agricultural Buildings

**Part 4: The Re use of Traditional Rural Buildings should be read in conjunction with other relevant parts of the Design Guide.**

The Design Guide has been developed to provide practical advice and assistance to those considering the re-use or conversion and adaptation of a traditional rural building within the National Park. It will also be relevant to Officers and Members of the Authority who guide and manage development.

## 1.2 Supplementary Planning Documents

Supplementary Planning Documents (SPDs) are used to add further detail to the development policies contained in the North York Moors Core Strategy and Development Policies Document (2008). As an SPD, the Design Guide forms a part of the Local Development Framework and therefore has statutory weight and is a **material consideration** in the determination of planning applications.

The SPD is supported by:

- - **A Sustainability Statement:** this sets out how sustainability considerations have informed the development of the SPD;
- - **Statement of Consultation:** this details the consultation processes - undertaken in the production of the SPD. -

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

The purpose of the Design Guide is to:

- - ensure fulfilment of the statutory purposes of the National Park;
- - encourage high quality design that conserves and enhances the character and special qualities of the area and respects the local distinctiveness and the built and natural heritage of the National Park;
- - protect the residential amenity of neighbouring properties;
- - encourage sustainable building practices which minimise use of - resources and waste production; -
- - promote design that reduces both the causes and effects of climate - change; and -
- - ensure that conditions for wildlife and natural habitats are maintained or enhanced.



### 1.3 Planning Policy Context

#### National Planning Policy

Planning Policy Statement 7<sup>1</sup> (PPS7) provides national planning policy guidance<sup>2</sup> in relation to the re-use and conversion of rural buildings. It supports the re-use of appropriately located and suitably constructed existing buildings in the countryside where it would meet sustainable development objectives. PPS7 advises that the re-use of buildings for economic development purposes will usually be preferable but also acknowledges that residential conversions may be more appropriate in some locations and for some types of building.

The guidance supports the re-use of existing buildings that are adjacent or closely related to country towns and villages for economic or community uses or to provide housing. It also advocates that the conversion of suitable existing rural buildings to provide hotel and other serviced accommodation or the re-use of farm buildings for small-scale horse enterprises should be allowed, taking policies on the re-use of rural buildings into account (see Section 2.4).

PPS7 sets out several criteria that proposals for the re-use and conversion of buildings should take into consideration. They include:

- - the potential impact on the countryside, landscape and wildlife;
- - specific local economic/social needs and opportunities;
- - settlement patterns and accessibility to service centres, markets and housing;
- - the suitability of different types of buildings and of different scales, for re-use; and
- - the need to preserve, or the desirability of preserving, buildings of historic or architectural importance or interest, or which otherwise contribute to local character.

#### Regional Spatial Strategy

Regional planning guidance is currently set out in the 'Yorkshire and Humber Plan', which is the Regional Spatial Strategy<sup>3</sup> (RSS) for Yorkshire and the Humber and was formerly published in May 2008. The RSS recognises the contribution that the re-use or conversion of existing buildings can have in helping to diversify and strengthen rural economies by facilitating the development of rural industries, businesses and enterprises.

#### North York Moors National Park Management Plan<sup>4</sup>

The National Park Management Plan recognises that the North York Moors has a considerable man-made heritage with a vernacular building style that significantly contributes to the overall character of the landscape.

Many of the traditional rural buildings that are scattered throughout the National Park were built to serve a specific purpose associated with the economic and cultural life of the area. Locally sourced building materials, combined with the construction skills of local craftsman have created a built environment which remains an integral part of the special character and qualities of the Park.

The buildings of the National Park are as much a part of its appeal as its natural environment and their protection and enhancement is therefore vital if the natural beauty and cultural heritage of the Park is to be conserved.



PPS 7 Sustainable Development in Rural Areas (CLG, 2004)



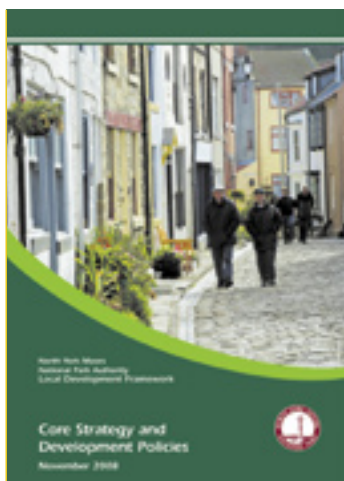
Yorkshire & Humber Plan (GOYH, 2008)

#### Footnotes:

<sup>1</sup> Planning Policy Statement 7: Sustainable Development in Rural Areas (CLG, 2004).

<sup>2</sup> The provisions of a new National Planning Policy Framework are currently being developed with the intention of replacing all existing PPG and PPS Guidance. Reference should therefore be made to the most up-to-date guidance available.

<sup>3</sup> At the time of writing it is proposed that the RSS will be revoked under the provisions of the Localism Bill and will therefore cease to be a part of the Development Plan.



Core Strategy &  
Development Policies  
Document  
(NYMNP, 2008)

*Footnote:*

<sup>4</sup> The current Management Plan, published in 1998, is under review and a revised Plan is expected to be adopted by the Authority in 2012.

## North York Moors Local Development Framework: Core Strategy and Development Policies Development Plan Document (2008)

The Core Strategy and Development Policies document sets out the planning policies against which proposals for new development within the National Park are assessed. The information and guidance contained in Part 4 of the Design Guide provides further detail and advice to support Development Policy 8 (see below), which relates to planning applications for the conversion of traditional unlisted rural buildings within the Park.

### DEVELOPMENT POLICY 8

#### Conversion of Traditional Unlisted Rural Buildings

Outside the settlements identified in the settlement hierarchy, the conversion of traditional unlisted rural buildings for an employment use, short term self catering holiday accommodation, residential annexe to an adjacent existing dwelling or long-term/permanent residential letting units for local occupancy will be permitted where:

- 1** The building is of architectural and historic importance and makes a positive contribution to the landscape and character of the National Park.
- 2** The building is in a structurally sound condition, capable of conversion without substantial rebuilding, as demonstrated by a structural engineer's report.
- 3** The building is capable of conversion and of sufficient size to accommodate the proposed use without the need for significant alterations, extensions or other new buildings.
- 4** The proposed use is compatible in nature, scale and level of activity with the other buildings in the group and the character of the locality.
- 5** The proposal is of a high quality design which retains existing external features which contribute significantly to the character of the building including original openings and roofing materials; reflects the simple functional form and traditional character of the building and provides for essential services and other functional requirements without harm to the fabric of the building or its setting.
- 6** The proposed use does not lead to changes in the building's curtilage or the creation of new vehicular access or parking areas that would adversely affect its character and appearance or that of the wider landscape.
- 7** The building is located within an existing group of buildings that have a close physical and visual relationship to each other and, where holiday cottage use, annexes or local needs letting is involved, include an existing residential unit within the group.
- 8** In the case of long-term/permanent residential uses, the occupancy of the accommodation is restricted to a person satisfying the local needs criteria set out in Core Policy J and the tenure will be restricted to letting only and the unit will not be sold off separately from the main dwelling.
- 9** In the case of residential annexes, the building is within the immediate curtilage of the main dwelling and the occupancy of the accommodation is restricted to a family member and the unit will not be sold off separately from the main dwelling.

Development Policy 8 sets out the criteria against which proposals for conversion will be assessed. Uses for short-term self-catering holiday accommodation, residential annexes and long-term/permanent residential letting units are all supported where the relevant policy criteria are satisfied. In certain cases the Authority will impose planning conditions or secure legal agreements to control the occupancy and sale of converted units.

Other Development Policies that are also relevant to this SPD include:

**Core Policy A:** Delivering National Park Purposes and Sustainable Development

**Core Policy D:** Climate Change<sup>5</sup>

**Core Policy G:** Landscape, Design & Historic Assets

**Core Policy J:** Housing<sup>6</sup>

**Development Policy 4:** Conservation Areas

**Development Policy 5:** Listed Buildings

**Development Policy 10:** New Employment and Training Development

**Development Policy 13:** Rural Diversification

*(Copies of the above policies are reproduced in full at Appendix A)*

## 1.4 Aims and Objectives

Many of the National Park's traditional rural buildings are under increasing pressure for change. This is due to, amongst other things: the mechanisation of farm processes in the twentieth century and the need to house larger farm machinery; restructuring in farming practices (and in some cases the consequent decline in the number of working farms); and in some instances, people's desire to live in the countryside. The result is the redundancy and disrepair of many historic structures and conversions that are often insensitive to the architectural and historic interest of the building(s) in their means of adaptation.

The information contained in the Design Guide has been developed to assist those who are considering the re-use or conversion of a traditional rural building to come to an early understanding of its historical evolution, building characteristics and landscape setting.

Whilst the information and advice contained in the Design Guide refers to traditional agricultural buildings, many of the general design principles and guidelines can also be applied to other types of traditional buildings within the National Park, such as former chapels, mills and schools.

### Footnotes:

<sup>5</sup> - Core Policy D requires residential developments of 5 or more houses and other uses of 200sqm or more to generate energy on-site from renewable sources to displace at least 10% of predicted CO2 emissions. Refer to Section 3.3 and to the NYMNPA Renewable Energy SPD (2010) for further advice.

<sup>6</sup> - Core Policy J provides the criteria against which the conversion of traditional rural buildings within existing settlements and the open countryside will be assessed together with the relevant restrictions that are likely to apply.



## 2 -An Approach to Conversion

### 2.1 - Historical Background

Traditional<sup>7</sup> rural buildings make an important contribution to the quality and character of the landscapes of the National Park and are an essential, if undervalued contributor to the local identity, distinctiveness and beauty of the North York Moors. They reflect the different periods of activity and evolution of the area, which forms a significant part of its cultural heritage. Scattered farmsteads built from locally sourced stone are an intrinsic feature of many of the Park's landscape character areas<sup>8</sup> and create a visual unity which links buildings to the historic environment.

The concept of the re-use of rural buildings is not a new one. Over time, many traditional rural buildings have been adapted to accommodate developments and advances in farming practices and technology. However, changing economic and social circumstances has meant that some of these buildings are no longer required for their original purposes, although they may still be in a reasonably sound condition.

Functionally, this building is no longer required as a school but is still in a sound condition



Changes within the social and physical fabric of settlements are often reflected in the loss of functional building uses, for example, barns are no longer required for agricultural purposes, mills no longer required as a source of energy and declining congregation numbers mean that chapels are often no longer needed.

The most popular and common form of rural conversion has been the adaptation of barns and other redundant traditional buildings into residential use which has allowed people to find homes in quiet rural settings. An increase in pressure to convert redundant or under-used traditional buildings has been intensified by a growing trend in the number of people migrating from urban areas to the countryside, which has fuelled a subsequent demand for commuter uses, retirement homes and second home ownership. Shifting tourism patterns in favour of short-stay holidays within the UK have also generated an increased interest in converting buildings for commercial holiday cottage use.

Seemingly small-scale changes to traditional rural buildings, such as door and window alterations or the change of use of former open countryside into domestic garden can all result in the gradual suburbanisation of villages and the countryside. Cumulatively, the changes incurred as a result of these pressures can have a harmful visual impact on the otherwise unspoilt character of individual settlements and the wider landscapes of the National Park.

#### Footnotes:

<sup>7</sup> 'Traditional' is a term often used to describe buildings, particularly farm buildings, which pre-date 1940, after which modern building materials and developments in (farming) technology and farmstead planning marked a sharp divide with previous practice. (The Conversion of Traditional Farm Buildings: A guide to good practice (English Heritage, 2006).

<sup>8</sup> NYMNP Landscape Character Assessment (White Young Green Environmental 2003).

Modern agricultural shed constructed from concrete and timber



On the whole, the twentieth century has not been kind to traditional farm buildings and by the time the agricultural economy improved the construction industry had become influenced by national trends which adopted 'non-traditional' materials and building methods which effectively marked the end of local distinctiveness.

Throughout the century it became progressively cheaper, quicker and easier to replace existing and unsuitable buildings with utilitarian modern sheds constructed from manufactured materials such as concrete, breezeblock and steel.

The farming sector continues to face a period of instability caused by market pressures and changes in farm support mechanisms. For this reason farmers are diversifying their businesses to supplement their income. As part of this approach, many redundant traditional farm buildings have been converted to new uses with varying degrees of success. As more buildings become available, it is important that they are dealt with in a way that does not diminish the historical integrity and character of the Park's heritage.

## 2.2 Understanding Setting and Character

Understanding a building's setting and character<sup>9</sup> can help ensure that any work required to facilitate a new use will conserve its relationship with the landscape as well as informing design elements such as: the extent of curtilage; parking and access arrangements; choice of building materials; boundary treatment and landscaping.

### *Setting*

Understanding the landscape setting is a key factor in determining the extent to which a converted building and a new use will integrate into its surroundings.

Planning Policy Statement 5: Planning for the Historic Environment (CLG 2010) defines setting as, *'The surroundings (in which a heritage asset is experienced). Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'*

### *Footnote:*

<sup>9</sup> Detailed advice on the importance of landscape character in the design process is contained in both Parts 1 & 2 of the Design Guide.



Isolated farmsteads set within small-scale and irregular fields characterise the landscape

The relationship between a building and the immediate locality can make the difference between a good scheme and poor one – particularly within a protected landscape like a National Park.

Despite their often exposed and open rural locations, old farmsteads are rarely visually obtrusive with their simple forms sometimes following the contours of the land itself and their traditional materials harmonising with the wider countryside. A sensitive conversion respects the ties that a building has with its farmstead and works to harmonise with features in the landscape rather than against them. To understand the setting you should consider the way in which the building relates to:

- - existing landscape features such as slopes, ridges, tracks, streams, trees, hedges, field patterns or walls;
- - other buildings (where located within a group or a settlement) in terms of their size, scale and consequent impact on amenity;
- - the spaces between existing buildings; and
- - views into and out of the site, particularly from public vantage points.

#### *Character*

The distribution of farmsteads and their dates of foundation are intimately linked to the historic field and settlement patterns of the Park. Understanding and appreciating how farmsteads have developed and grown over time can help to inform choices made at the design stage and result in a more sensitive scheme of conversion.

Longhouses, where humans and animals shared the same entrance, were prevalent in much of Yorkshire until the eighteenth century, but surviving examples are mostly confined to the North York Moors. Characteristically, those built in the seventeenth century were entered from a passage which served also as the main entrance to the domestic quarters of the building. During the eighteenth century, increasing social pressures led to the provision of a separate entrance to the byre with some completely demolished to make way for domestic use. Different social and economic pressures subsequently led to numerous variations in the evolution of the traditional longhouse – including demolition, enlarged rooms or rebuilding with an additional storey.

Longhouse – access to both the domestic accommodation and the byre were provided via a single passage way (seventeenth century)



Separate entrance provided to the byre and fire area added during the eighteenth century

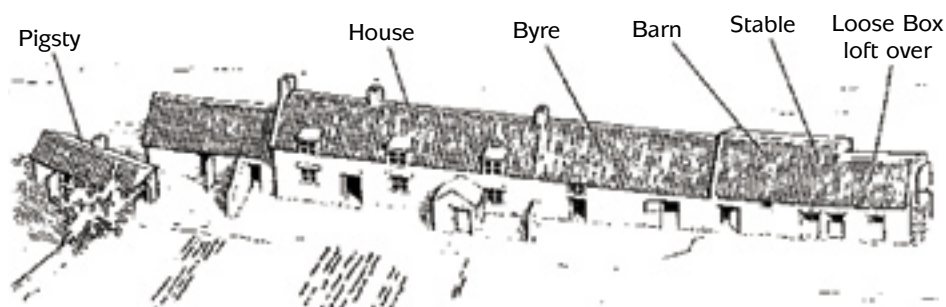


House re-built and second-storey added (mid-eighteenth to early nineteenth century)



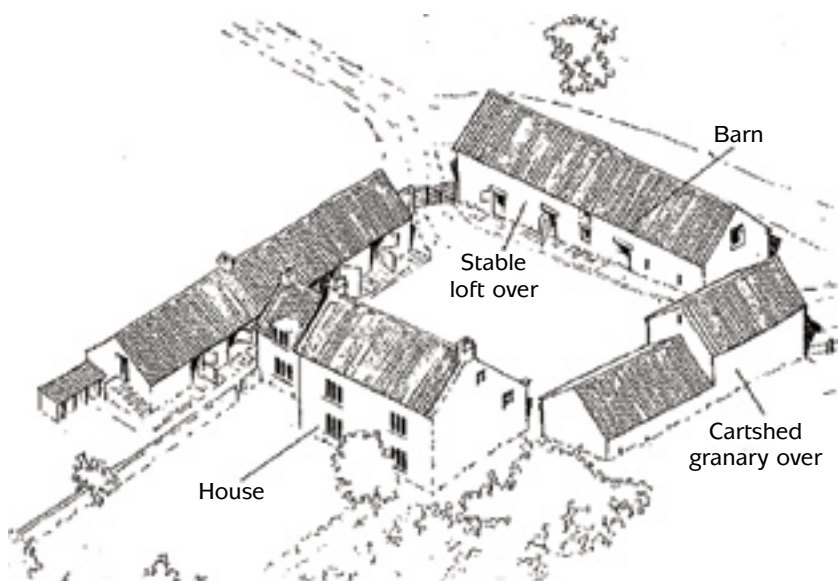
Linear arrangements are predominant on small-medium sized stock/dairy farms of the uplands

Linear farmsteads, in which house and farm buildings are attached and in line, were predominant on small to medium sized farms of the uplands to the north and south of the moors.



Larger lowland farms were usually based around a courtyard arrangement<sup>10</sup>. Within these farmsteads, some of the more common characteristic building types included: threshing barns; combined granary/cart sheds; stables and hay barns.

Courtyard arrangements are associated with larger and/or arable farms of the lowlands



The character of farmsteads is the result of their historical function and development. A significant number of the Park's farmstead buildings date from the nineteenth century and in many areas experienced little change between the late nineteenth century and the Second World War.

Farm buildings were typically designed to serve one or more functions whether it was for crop storage and processing or for the housing of livestock, with the function often dictating the size and scale of a building and the architectural characteristics of its design.

**Footnote:**

<sup>10</sup> Source: Living buildings in a living landscape: finding a future for traditional farm buildings (English Heritage, 2006).

Extensive blank walls and uninterrupted roof lines are characteristic features of many traditional barns



Barns are often the oldest and the largest building to be found on farms and were essentially used for the storage of cereal crops. This function is reflected in the built form of the structure, which tends to incorporate large interior voids with large barn doors to allow access for carts and to induce draughts for winnowing. With the exception of ventilation slots and the occasional pitch or owl hole, they are also characterised by their lack of openings.

Increasing evidence suggests that threshing barns originated (from at least the seventeenth century) as combination barns, which incorporated other functions in the main body of the barn such as the housing of livestock. These ranged from the end bays of the barn or the ground floors of split-level buildings. Multi-functional two-level barns, including bank barns and their variants, were increasingly adopted from the late eighteenth century.

Cart shed with granary above



Cart sheds were a common element in all but the smallest farms and increased in numbers from the nineteenth century, reflecting an increase after 1800 in the number of farms with carts. They housed not only carts for transporting muck to fields, the harvest to the steading and grain to market, but also the implements needed on the farm. It could also accommodate a coach or pony trap. Left outside, wooden implements could shrink and crack in the sun, while rain and snow caused iron to rust, jamming any moving parts. Cart sheds are generally characterised by (semicircular arched) open frontages facing away from the farmyard and often close to the stables and road giving direct access to the fields. Whilst the number of openings varies from between one and six, two or three are the most common. Cart sheds have been found as additions to barns, but are more commonly found as detached single or double-storey buildings, in the case of the latter invariably with a first-floor granary



Circular stone  
wheelhouse  
(with sides  
filled-in at a  
later date)

After the barn, the stable is often the oldest building on the farmstead. The high value of horses to the running of the farm meant that stables were usually well built and often placed near the house, with easy access to the fields and given a certain level of architectural and decorative treatment. Stable interiors are often characterised by wooden stall divisions; a manger and hayrack and cobbled/flagged floors (later with engineering brick) sloping to a drainage channel. Externally, stables were usually two-storey with a hay loft above with openings and ventilation to the first-floor loft and an external staircase. Stables were generally well lit with windows (where possible opening to the east to catch the early morning light) to allow sufficient visibility for horses to be harnessed and groomed.

Gin Gangs (Wheelhouses) were built from around 1785 to 1851, peaking in 1800 to 1830 and were used mainly to drive farm machinery.



The gin (short for “engine”) was the horse mill driving a small threshing machine with the horse doing the ‘gang’, or going. The gin gang was always attached to the main threshing barn, where the gin was situated. It was almost always of one storey construction and it could be circular, polygonal or square. Within the gin gang, a team of two or four horses walked in a circle, rotating a central post which, by a system of gearing transmitted power to the threshing machine.

With the advent of portable steam-threshers as ‘up-to-date’ machinery, wheel houses gradually became redundant.

Over time many wheelhouses have been prone to demolition and surviving horse wheels that are in a structurally sound condition are difficult to find within the National Park. Where wheelhouses have been retained and repaired they have been successfully adapted for alternative uses.

### 2.3 Structural Condition

The condition of a building is a key factor in the decision as to whether conversion and adaptation will be permitted. Although many traditional rural buildings are typically of robust construction, prolonged periods of disuse and neglect can ultimately take its toll, often resulting in structural instability.

Many years of neglect can take its toll on the structural stability of a building and therefore its ability to be converted without substantial re-construction



A sensitively designed conversion will always be based on a sound structural survey and detailed investigative work.

A common problem in adaptive work is that ground levels need to be altered in order to direct moisture away from the building or internal levels have to be reduced to provide a sound basis for a new floor. This can often expose the shallow footings or the base of the wall and trigger the need for underpinning of the structure.

For a building to be considered for conversion it must be of sound construction, permanent and capable of adaptation without the need for substantial dismantling and reconstruction. Applications for planning permission will therefore need to be supported by a structural survey and accompanying condition report obtained from a suitably qualified professional.

## 2.4 New Uses

The best option for retaining the integrity of the historic landscape is to keep traditional rural buildings in active use. If we value the continued existence of the built heritage and its contribution to the wider landscape, ways must be found to arrest the decline of such buildings and to protect and perpetuate their future.

This previously redundant barn has been successfully converted into a new use and secured the long term future of the building



The key to this future lies with keeping buildings ‘alive’ either by adapting them to different agricultural uses or by facilitating their careful conversion to new uses. Whilst this process of change is inevitable if buildings are to survive, enormous care must be exercised to ensure that where appropriate their character and setting are protected.

Redundant buildings offer a wide range of opportunities for conversion to other uses, but must comply with the overall policy framework set out in the Core Strategy and Development Policies document. Some new uses can be more ‘disruptive’ than others and careful consideration should be given to the appropriateness of any given proposal.

Provided that a building is of permanent and sound construction and capable of re-use without significant repair or rebuilding works, finding a new use is an important way of facilitating its retention.

### Economic Uses

Current national planning guidance<sup>11</sup> favours the re-use of appropriately located and suitably constructed buildings in the countryside for economic purposes – where this would meet sustainable development objectives. Industrial and commercial uses bring employment to rural areas and their adaptation generally cause the least harm to the fabric and character of the building to be converted. This is on the basis that the regulations governing conversion to a non-residential use generally necessitate fewer alterations – particularly to the valuable large internal open spaces which characterise bigger barns.

Activities relating to low-key uses such as offices, studios, light industrial workshops, training, research facilities or similar are likely to be most acceptable provided that they can operate without creating high levels of noise, pollution or vehicle movements.

### Residential Uses

Where conversion to a commercial use is not feasible, conversion to a residential use might be an acceptable alternative – subject to planning policies.

Conversion to residential use must respect the original character of the building

#### Footnote:

<sup>11</sup> The provisions of a new National Planning Policy Framework are currently being developed with the intention of replacing all existing PPG and PPS Guidance. Reference should therefore be made to the most up-to-date guidance available.



There is little doubt that conversion for residential purposes remains the most popular option for the re-use of traditional rural buildings. However, it is also the most difficult and challenging - as well as potentially the most harmful. This is due to the inherent need to adapt the physical fabric of the building to provide habitable accommodation through internal subdivisions, the creation of upper-floors, attendant openings in walls for windows and doors and the need for domestic flues and other pipe work.

Externally, the setting of the building can also be compromised by the addition of domestic/urban paraphernalia. Domestic landscaping, garden sheds, greenhouses, patios and inappropriate boundary treatments can all jeopardise the character of a building and undermine its rural setting.

It should be remembered that there will be some instances where certain buildings will not be suitable or capable of re-use or adaptation because their poor condition or scale precludes this or because they are of such intrinsic value that a new use cannot be absorbed without serious detriment to the fabric of the building or the landscape. In these instances planning permission will not be granted for their conversion.

### 2.5 - Subdivision

In any conversion, the way a range of buildings is subdivided is of paramount importance. This is most obvious in residential conversions, particularly where multiple dwellings are created.

Generally speaking the division of buildings into readily identifiable 'components' such as barn, cart shed or stable and allocating a house to each, is generally the most appropriate approach to take, although this might not satisfy the needs or wants of the developer.

In the case of large buildings where there is no option other than to subdivide, cues to divide should be taken from the disposition of internal partitions or the arrangement of external features such as windows and doors and be based around vertical rather than horizontal living arrangements.

The individual components of this subdivision are readily identifiable



### 2.6 - Achieving High Standards of Design and Craftsmanship

Matching and facilitating new uses to an existing building, assessing and managing the impact of proposed changes and undertaking sensitive and appropriate repairs require the skills and knowledge of professionals who are qualified and experienced in conserving historic buildings. The careful selection of a proficient designer and craftsman at the very outset can mean the difference between a good quality conversion and a poor one.



## 3 Adaptation: Design Guidance -

### 3.1 General Principles

**The following design guidance relates primarily to the conversion and adaptation of existing traditional farm buildings to residential uses, although many of the principles can also be applied to proposals for the conversion of other traditional rural buildings within the National Park including former schools, mills or chapels.**

The conversion of traditional rural buildings is guided on the one hand by the original structure and materials of the building and on the other the requirements and adaptation needs for an altered use. There is a balance to be struck between facilitating the practical requirements of a new use and maintaining the special character of the building. Reconciling the two in a mutually acceptable way can be a difficult challenge and require a combination of thoughtful design and in some cases innovative solutions.

Simplicity in approach should be combined with high-quality design in order to ensure that the key and defining characteristics of the building are retained.

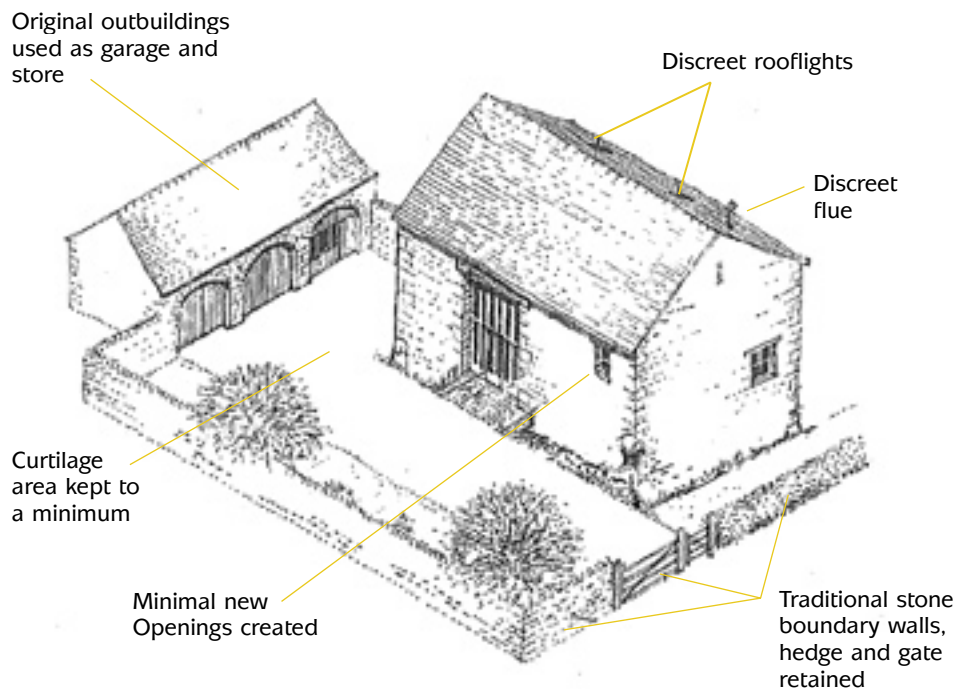
Traditional rural farm buildings are generally characterised by key features such as:

- - uncluttered exteriors with extensive blank walls;
- - roofs with unbroken lines and few (if any) openings;
- - a robust build with simple joinery;
- - the original fabric of the walls, floors and roof structure;
- - original window frames, doors and shutters (although there may be - other fittings of interest too - both inside and out); -
- - un-partitioned interiors that are characterised by large - proportions and uninterrupted space and voids, long sight lines and - exposed structural elements; and -
- - hard-surfaced yards and open-field surroundings.

A sensitive scheme of conversion is more likely to be achieved if the following general principles are considered as part of the design process:

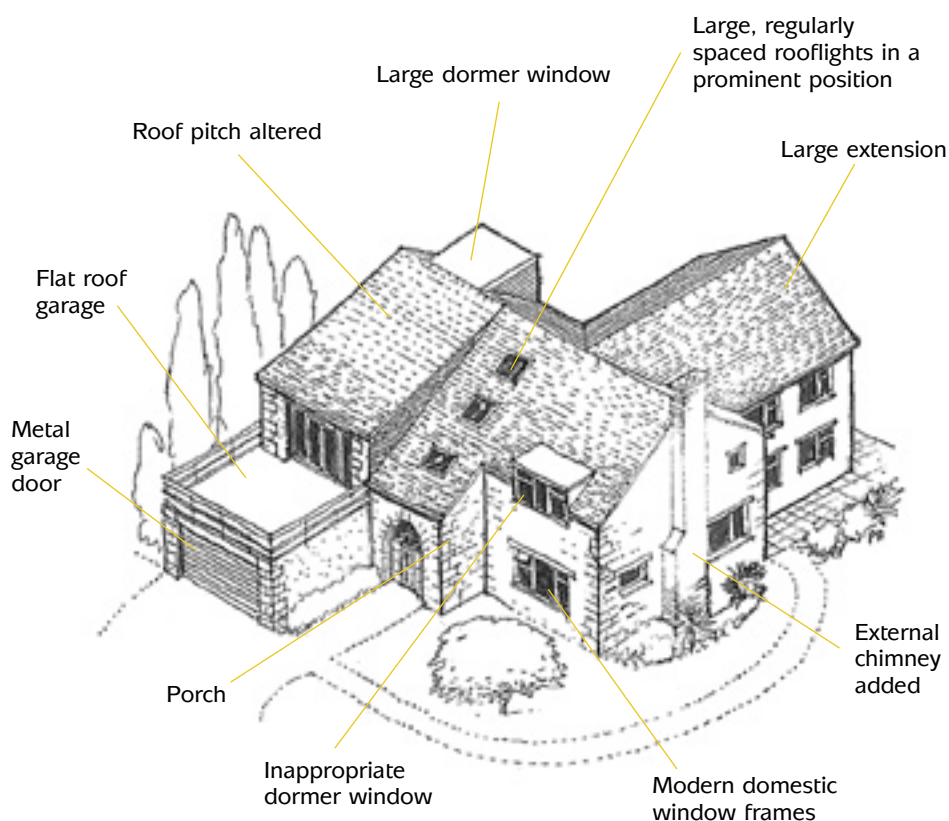
- - Respecting the basic shape and traditional design of the original building.
- - Making as few alterations as possible to external walls. If changes are required locating them away from main elevations – for example, in an internal courtyard.
- - Maintaining the character of the roof by limiting the number of alterations.
- - Incorporating purpose made timber joinery into openings.
- - Retaining farmyard areas as single open spaces.
- - Integrating boundary treatments, car parking, access and services into the proposal as a whole.
- - Using adjacent outbuildings for uses associated with the conversion for example storage, garaging etc.
- - Minimising the amount of clutter within garden areas.
- - Retaining existing mature trees and vegetation where possible.
- - Letting the existing building dictate the nature of the conversion.
- - Designing simple internal layouts around existing features.





Conversely, insensitive and inappropriate conversions are often characterised by the following:

- - Extensions to the existing building.
- - Inserting too many new window/door openings into elevations.
- - Changing the shape of original openings and regularising the - window pattern. -
- - Inappropriate alterations to the roof.
- - Introducing porches, conservatories and other alien features.
- - Removing mature vegetation.
- - Increasing and domesticating the curtilage area of the building.
- - Incorporating visually prominent parking layouts with extensive areas of tarmac or paving.
- - Over-intensifying the use of the available interior space.
- - Poorly positioned utility installations.



The design of any conversion should not materially alter or compromise the character or setting of the original building.

### 3.2 Design Guidelines

#### External Features

##### 3.2.1 Openings

Traditional rural buildings are often characterised by long, uninterrupted elevations of masonry. Where openings exist they are usually small and functional: ventilation slits; stable and byre doors and windows; hayloft loading doors and the like, and form an important element of the building's character.

The pattern of openings is a direct product of the historic function of the building over time, its size and character. Traditional rural buildings were essentially cheap and functional with openings and other features provided only where they were essential. Given that many buildings were used as a means of shelter or for storage, openings were generally kept to a minimum with more exposed elevations having fewer openings than those which provided light, ventilation or access.

Traditional agricultural building with few openings and long unbroken roofline



#### Design Guidelines:

- - The insertion of new openings in otherwise blank elevations or where there is no physical evidence of previous openings should, where possible, be avoided - particularly where they are visible from public vantage points such as footpaths and roads.
- - Original openings that have been blocked-up in the past should be re-used in preference to the creation of completely new openings, especially where they have been blocked-up in an unsympathetic manner or using an inappropriate material.
- - Where new openings are unavoidable, they should be kept to a minimum and great care taken in their positioning, scale and proportions.
- - Where it is unavoidable to block-up an existing opening, material that is sympathetic to the existing building should be used and recessed to emphasise and evidence the position of the original opening.
- - Existing openings are quite often asymmetrically located on an elevation and in positions which will require careful thought when planning the configuration of internal spaces.
- - New openings should not interrupt or impact on existing architectural features.
- - The utilisation of openings in elevations which would compromise the privacy of adjacent (residential) development should be avoided.

### 3.2.2 Doors

In farm buildings, doors were typically small and constructed from simple vertical boarded timber. They were often hung with plain metal strap hinges with metal hinge pins and had simple metal ring or latch handles. Such doors were usually designed without doorframes – instead having a rebate in the stone or brickwork into which the door closed. Where doorframes did exist they were generally of stout and robust construction.

Many doors were designed to open outwards and fold back against the wall of the building so as not to restrict the internal space.

Large doorways can often be a prominent feature and focal point of traditional farm buildings and provide an opportunity for the design of light and airy interiors. Full height glazing with a strong vertical emphasis sub-divided into thirds or fifths is a more appropriate method of treatment than halves or quarters.

Where light is not needed or there is no evidence of a previous infilling, vertically boarded timber might be an option for treating an existing doorway opening.

Right: Simple outward-opening vertical timber doors in a rebate with strap hinges

Far Right: Large openings act as a focal point and provide an opportunity to allow light into the building



#### Design Guidelines:

- - Where possible, existing original doors (and doorframes) should be retained and repaired and new openings avoided. -
- - The use of standard 'domestic style' off-the-peg doors will rarely be appropriate and should not be used. -
- - Where practicable, existing ironmongery detailing such as strap hinges, ring or thumb latches should be retained or replicated.
- - New work to infill a door opening should be set back from the face of the wall to visually demonstrate its strength and thickness.
- - New doors should be constructed from vertical timber boarding using purpose-made joinery and set within a stout, robust frame.
- - Where a number of doors exist, the glazing of each one should be avoided.
- - Large door openings should be vertically orientated and simple in detail but robust in construction using purpose made joinery. The introduction of full height glazing can often provide a good source of light into a building that might otherwise be restricted by a lack of openings.
- - Where existing door openings are to be closed or glazed, they should be treated in such a manner that the full extent of the original opening retains its identity.
- - Where new glazing is introduced, the existing door, if it exists, can either be retained and tied back to the wall or retained in working order to provide additional security when the building is empty.

Old ironmongery should be retained where possible

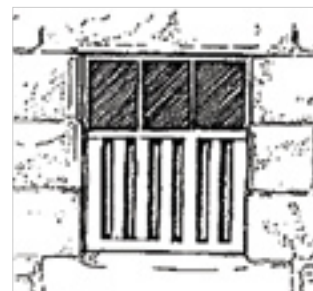
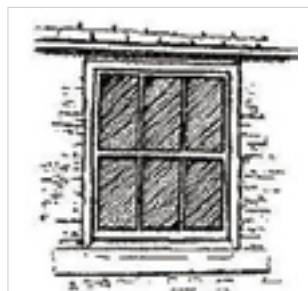
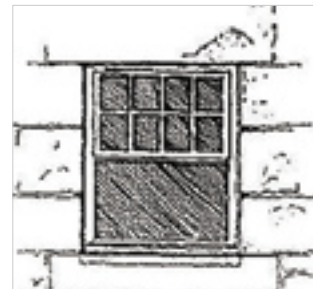
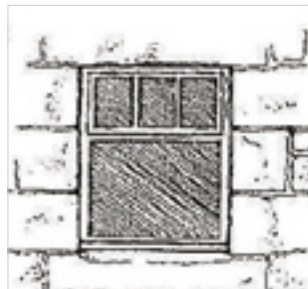


### 3.2.3 Windows

In historical terms, window openings were important to the functioning of a building and were characteristically simple and 'unfussy' in their design. Windows frequently lacked any form of glazing due to cost and practicality and consisted of internal shutters or simple iron or timber bars often inserted directly between lintel and sill or set within simple frames.

Most windows were manufactured from timber and were painted in traditional colours or in some instances the Estate livery. Where joinery previously existed, window frames tended to be large and robust in construction. Common styles included the inward opening hopper light above a single fixed pane and pivot windows.

Common window types: Top hung casements (top); six light pivot (bottom left) and hopper (bottom right)





### Design Guidelines:

- - Where possible existing original windows should be retained and repaired.
- - New timber windows should be purpose-made to fit within the full extent of existing openings. Standard 'off-the-peg' units (which often have prefixed sills) will not be appropriate and should not be used.
- - The use of uPVC window frames will not be acceptable.
- - Symmetrical or regular window patterns, which are a feature typical of modern domestic dwellings rather than humble traditional rural buildings, should be avoided.
- - Glazing should be set as deep into the reveal of the existing opening as practicable in order to create shadow lines, minimise reflections and lessen the visual impact.
- - Double glazed units can usually be successfully incorporated into a traditional building except where important historic windows survive - e.g. in a former church, mill or school.

#### 3.2.4 Roofs

Traditional rural buildings are typically characterised by long, clean unbroken roof profiles with very little or no glazing (although glazed tiles/slates are occasionally used within the National Park). As a highly visible element of a building the roof forms a sensitive and important part of its character and any alterations or additions should be avoided.

The most common materials of construction were orange/red clay pantiles or black/blue slates - although thatch and stone tile roofs can be found within the Park.

Verges were simple with a slight overhang and devoid of bargeboards. Likewise, eaves rarely had much of an overhang and no soffit or fascia board. Unless regularly maintained, roof coverings will more than likely require some kind of repair or replacement. Sourcing a good (single) stock of second hand material for repair or reinstatement works can be a significant challenge. In these instances a compromise might be the concentration of sound original tiles on a single pitch and using replacement stock for the remainder.

Whilst new, non-interlocking pantiles are available; they are usually machine manufactured and therefore tend to be uniform in appearance - unlike hand-made tiles which are less regular and visually more appropriate. Concrete tiles or other substitute materials are not traditional and should be avoided entirely.

The biggest threat to the roofscape is the demand for daylight into converted upper-floors and roof spaces. Rooflights are not traditional features and can significantly harm the appearance and simple character of a traditional rural building.

The need for a large number of rooflights can often indicate the over-use of the internal space of the building or an excessive amount of internal light level. In the case of the latter, lower levels of light might have to be accepted or alternative ways of introducing light considered - such as the glazing of low level ventilation openings close to an upper floor level.

Long, clean, unbroken roof profiles characterise many traditional rural buildings



Where rooflights are considered acceptable careful consideration should be given to both their numbers and their position within the roof. Whilst small cast iron lights are still available, either new or second-hand, they tend not to meet modern expectations for residential use. Proprietary double glazed and fully weatherproof 'conservation rooflights' are now manufactured in the same style and proportions.

Dormer windows are not normally associated with rural buildings and give an overly-domestic feel by interrupting previously unbroken roof profiles. This can jeopardise the fundamental simplicity of a roof slope and as such they are not considered to be acceptable additions.

#### Design Guidelines:

- - The principal aim should be to repair the existing roof with the least - disturbance or alteration. -
- - Eaves height and roof pitch should remain unaltered and follow the - original pitch of the roof slope. -
- - Soffit and barge boards are not traditional features and are not generally appropriate.
- - Where the repair or reinstatement of a roof is necessary, salvaged or recycled materials should be used where possible.
- - The insertion of rooflights should be avoided. Where their use is considered to be unavoidable, they should be of minimal number and proportions, located in discreet positions (avoiding views from public vantage points), be of a 'conservation style' and sit flush within the roof slope.
- - Incorporating dormer windows into a roof slope or ridgeline is not - appropriate. -

Right: Traditional non-interlocking handmade tiles have an irregular appearance

Far Right: Rooflights are available that match the characteristics of the traditional cast iron type and as such have a low profile and slim glazing bar



### 3.2.5 Chimneys & Flues

Although some specialised farm buildings did carry a masonry chimney - particularly those designed to facilitate some kind of powered process or boiler; they are not a common feature of most agricultural buildings. In view of this, the construction of stacks on conversions will almost always be inappropriate.

Discreet flue located to the rear of the building, painted black and below the ridge line. Note the vents, gas and soil waste pipes also located to minimise their cumulative impact



Adapting an agricultural building for domestic or commercial use will invariably involve the need to provide some form of heating for its occupants and a requirement for a means of ventilation. Whilst boilers with balanced flues can negate the need for a projection through the roof slope, careful consideration should still be given to its position on the external elevation from which it protrudes.

The proposed internal arrangement of the building will dictate the likely external position of a flue and this should be carefully considered in the design process to ensure that it is located in the least prominent position possible.

Where a projecting flue is required to facilitate an open fire or a solid fuel stove etc, its position should be such that its visual impacts are minimised. Painting a stainless steel flue in a dark colour can reduce the likelihood of sunlight reflecting from its shiny surface whilst minimising its impact.

#### Design Guidelines:

- - Where no evidence of a chimney exists, introducing a new masonry - chimney will not be acceptable. -
- - Where possible, existing chimneys should be used to house heating flues.
- - Flues should be discreetly located to avoid visual harm.
- - Flues should be painted or powder coated in a dark unobtrusive colour such as matt black/grey.
- - Clay ridge flues or ventilation tiles should be considered as alternative means of ventilation.

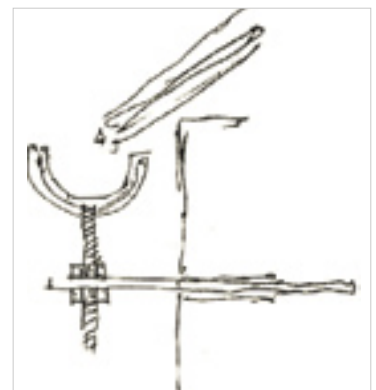
Right: Farm buildings are generally characterised by a simple verge. The way roofs have been detailed is a vital part of their character

Far Right: Cast iron half round guttering supported by (modern) rise and fall brackets driven directly into masonry without the need for gutter boards

### 3.2.6 Rainwater Goods -

The simple form and character of traditional rural buildings is maintained in the detailing of rainwater goods. Whilst buildings of a higher quality would have incorporated half-round cast iron gutters fixed directly to the wall (no fascia board) by means of rise and fall brackets at the eaves level, the roof of poorer quality buildings would have simply extended slightly beyond the eaves leaving water to drain away from the base of the wall.

Whilst plastic gutters offer a cheaper alternative to the use of other alternative materials, they are less robust, vulnerable to distortion and snow slip and will usually not last as long.



#### Design Guidelines:

- If the original building previously had no rainwater goods, the application of new gutters and downpipes should be kept to the minimum necessary.
- Robust high quality fittings (such as cast iron) are preferable to plastic.
- Rainwater goods should be discreet and where possible located away from main elevations.
- New guttering should be painted black and hung on rise and fall support brackets.
- Fascia boards are not common features.

### 3.2.7 Walling & Finishes

Materials used for the construction of main external walls were generally those that were available locally. Sandstone, which is generally found in the north and east of the Park, is recognisable by its grainy texture and yellowish/brown tones whilst limestone which is more prevalent in the southern areas is grey/white in colour and has a fossil rich texture. The widespread use of both types of material across the National Park gives strength to the character of the buildings and a local distinctiveness that features widely in the landscape.

The failure of a roof covering can often mean that water has entered the wall head and the cycle of wetting and frost can weaken the top courses of stone. Years of weathering can also impact upon the face of existing masonry (particularly sandstone) and lead to a 'flaking' of the stone face. In these instances it is advisable to pick or brush off loose material to leave a sound surface finish.



Right: Well-executed pointing is a crucial part of repairing a traditional building

Far Right: Poor quality mortar and pointing technique



At the base of a wall, damp can affect mortar and ground levels may need to be adjusted to cover footings. It is unlikely that older farm buildings will have had deep trenches excavated for foundations but many buildings of this type have quite shallow footings of large stones which may need sectional underpinning with concrete. In a worst case scenario pieces of stone can be replaced on an individual basis to ensure the continued structural integrity of the building.

The pleasing appearance of an old masonry wall is not so much due to the stones themselves but to the mortar which binds them together and, more specifically, to their pointing or finishing.

Depending on the condition of the building some re-pointing might be required. Re-pointing is usually only necessary when mortar joints have perished and the mortar is breaking down to the extent that its structural integrity is jeopardised.

The choice of mortar used in a repair is very important. Unlike strong cement-rich mortars which tend to trap moisture and accelerate the decay of the stone, traditional lime mortars allow maximum breathability and they don't crack as a result of building movement or temperature change. Poor quality and inappropriate pointing can have a significant visual impact on the character of the building and can ultimately damage the fabric<sup>12</sup>.

Using a colour which blends with a surrounding material can help reduce the external visual impact of new joinery



**Footnote:**

<sup>12</sup> Further information on pointing can be found in Part 2 of the Design Guide: Extensions and Alterations to Dwellings (2008).



Typically, the window (and door) frames of traditional farm buildings were painted in dark colours including browns, greens, reds and greys – all of which had the practical advantage of showing dirt less and requiring less maintenance, unlike the white painted frames of a domestic window which helps to reflect light into a room. Even today, buildings belonging to a particular Estate are discernable by virtue of their colour scheme.

In some exceptional instances black (not brown/orange brown) stained timber can help a recessed window or door blend into a wall by giving an unimpeded interpretation of the original opening. Darker frames tend to compliment the glazing in windows and doors on the basis that glass can appear 'black' when viewed from the outside.

#### Design Guidelines:

- - Extensive re-pointing of walls should be avoided and limited to localised areas.
- - Mortar used in pointing should be softer than the material being bound.
- - Where a hard cement mortar has been applied to historic walling in the past, it may be desirable to remove it for aesthetic and technical reasons.
- - Avoid buttered, recessed, lined or ribbon pointing – all of which can be both visually and structurally harmful to the building.
- - Where the part rebuilding of stonework is proposed, existing materials should be salvaged and re-used where possible.
- - Where it is necessary to make up a shortfall, every effort should be made to use new or reclaimed materials which match the original as closely as possible.
- - Where rebuilding or repair of masonry is required, the coursing of new stonework should match the existing pattern.
- - Softwood joinery should have a painted finish whereas native hardwood oak can be left to weather naturally.
- - Where doors and windows were originally painted they should be re-painted. The new paint colour should be matched to the original paint colour (where traces exist). Where joinery has lost all traces of its paint finish a suitable colour should be adopted (in agreement with the Authority).
- - White painted timber frames are a feature of domestic properties and should be avoided.

Dark colours and recesses can help interpret an opening



## Internal Features:

### 3.2.8 Functional Form

Many traditional rural buildings such as threshing barns and cart sheds are characterised by large, uninterrupted internal open spaces that run from the floor to (exposed) roof timbers. Such voids and the features that they expose are an important part of the character of larger barns and efforts should be made to retain their 'open' quality.



Right: Large voids are characteristic features of many barns

Right, Centre: The number of internal subdivisions should be kept to a minimum

Far Right: Avoid cutting into joints and structural timbers and lowering floor levels

Apart from respecting the spatial character of a building, open plan layouts allow optimum use of light from existing sources which reduces pressure for the creation of new external openings, particularly to the roof. Incorporating subdivisions into large voids to facilitate domestic accommodation can be difficult. Fitting an internal upper floor is one of the more common adaptive challenges with the principal difficulties being the need to remove trusses to allow movement and the need to lower the ground floor to create headroom.

For timber structures, new floors, where appropriate, should be supported independently of the timber frame and no part of the main fabric removed or altered to facilitate it. Keeping new structures separate allows for easier reversal at a future date.

Internal structures such as stall divisions, feeding bins, harness and hay racks as well as being 'quirky', are also part of the character of the building and should be retained as features and incorporated into the design where possible<sup>13</sup>.

Unlike more formal buildings such as schools and chapels, the interiors of agricultural buildings are often rough and un-plastered with bare floor coverings – although remnants of brick or stone may be in evidence. These original finishes add character to the building and should, where possible be left exposed.

#### Footnote:

<sup>13</sup> In Listed Buildings such features might be protected by virtue of their status and their removal will require Listed Building Consent.

Retention of original features and exposed wall all contribute to the historic character and significance of the building



In some exceptional instances, the architectural quality and importance of the interior might be of such significance that it precludes any subdivision of the building at all.

#### Design Guidelines:

- - As defining internal features, large voids should be retained wherever possible.
- - The design of the building and the position of existing openings and - traditional features should dictate the internal room layout. -
- - The insertion of internal divisions, substantial and/or solid partitions and new upper-floors within buildings which historically lacked them should be kept to a minimum.
- - The removal of, or cutting through of internal joints and structural timbers should be avoided.
- - Original interior fixtures and fittings should be retained and incorporated into the design wherever possible. The Authority will expect some form of justification for the proposed removal of any such historic features.
- - Original floor levels should not be lowered.
- - Where it is possible to do so, some evidence of original stone walling should be retained.

### 3.2.9 Insulation

Adapting a building that more than likely had no form of insulation or heating during its working life, has to be planned carefully so as not to compromise its character.

The introduction of insulation to roofs and walls can have a dramatic affect on interiors, especially where original roof structures are exposed. Furthermore, the imposition of damp courses, membranes, vapour barriers, and the like can fundamentally alter the way the buildings behave and occasionally create more problems than they solve.

*Careful consideration  
needs to be given  
to how insulation is  
added to roofs that  
were previously un-  
insulated*



Continued changes and advances in technology mean that incorporating insulation mechanisms into the fabric of traditionally constructed stone buildings is less problematic than in the past. Lower impact, thinner breathable materials now provide increasingly high levels of performance and cause less detriment to the character of the buildings into which they are installed.

In some instances, the demands of the Building Regulations may be at variance with planning requirements, particularly where they affect the external appearance of the building. In order to minimise the potential for conflict early discussions should take place between respective authorities.



### 3.2.10 Essential Services

In many rural buildings it is unlikely that mains water, gas, electricity or drainage will be available and as such new uses, whether commercial or domestic will normally require the careful planning of new services.

Where external services are provided they tend to be fairly rudimentary. Drainage, where it exists, is often defective. In some cases there is no provision at all for rainwater disposal from buildings; the run-off from the roofs is simply allowed to saturate the ground. Where surface water drains are provided they often run to a nearby watercourse or soakaway whilst foul and waste drainage sometimes take the same route. Where connections exist, electricity and telephone lines are invariably brought in on overhead lines strung from posts.

Utility cables, foul/sewage drainage pipe work, meter boxes and telephone wires can all be visually intrusive and undermine the character of a building if not considered at an early stage in the design process.

Similarly, the last twenty-five years have seen a huge range of technological advances. The introduction of these technologies has subsequently led to the need for the installation of a range of 'equipment' that can be at odds with the traditional character of many rural buildings. Large aerials, multiple satellite dishes and external cabling can easily undermine the rural character of not only the host building, but of the wider setting.

The siting and design of installations required to facilitate access to new technology, including television antennas and satellite dishes, should be carefully considered at an early stage so that they can be positioned in discreet locations that minimise their visual impact.

Right: A small, simple and discrete structure to house gas bottles

Far Right: This satellite dish is sensitively positioned to minimise its visual impact





### Design Guidelines:

- - Site conditions should be fully assessed, particularly with regard to the disposal of foul, rain and surface water.
- - Foul/sewage drainage pipe work should, where possible, be located internally to minimise its impact on the external appearance of the building.
- - Where possible, new services such as electrical mains or telephone and communications cabling should be routed underground and enter the building subterraneously so as to avoid damaging or despoiling the original fabric of the building.
- - In the absence of a mains water supply, holding tanks should be located underground.
- - Installations to facilitate access to new technologies (i.e. TV antennas, satellite dishes etc) should be positioned in discreet locations so as to minimise their visual impacts.
- - Special attention should be given to the positioning of meter boxes and the means of storage of oil and/or gas as fuels for heating installations.

### 3.3 Sustainable Design and Renewable Energy

The conversion of existing buildings to provide accommodation is a fundamentally sustainable process and continues the habit of previous generations in making good use of the space that is available to us.

Adapting an existing building to a new use provides an opportunity for the land, building structure and many of the original materials to be reused which reduces the volume of new resources consumed and the volume of materials for disposal.

In accordance with national planning policy guidance<sup>14</sup>, where it is possible and appropriate to do so, the Authority will encourage innovative and high quality design solutions which incorporate the use of renewable energy technology. This should be done in a way that takes account of the traditional character of the building. For example, on slate roofed buildings there may be potential to incorporate solar panels or solar slates. Similarly, it is likely that many traditional rural buildings will have sufficient external space to accommodate a ground source heat pump which, being underground, will have a minimal visual impact. Further guidance on the various options to incorporate renewable energy into proposals can be found in the Authority's Renewable Energy Supplementary Planning Document<sup>15</sup>.

Incorporating sustainable design and construction principles can also make a significant contribution to the quality of design. Buildings constructed and operated in a sustainable way provide economic benefits as well as social and environmental advantages. Simple energy efficient measures such as: good insulation; natural ventilation; energy efficient lighting and appliances and heating controls can all contribute to the sustainable qualities at little cost to the character of a building.

Schemes should be low-impact and sustainable in environmental terms and subscribe to the best practices of conservation and ecological design. The fundamental aim of conversion and adaptive work should be to recycle the entire original building retaining or restoring the fabric of the existing structure with the minimum of intervention.

Opportunities for incorporating renewable energy technologies and integrating sustainable design features into a scheme of adaptation should be discussed with planning and building control officers at an early stage in the design process.



*A discretely located  
water source heat  
pump (bottom left)*

#### Footnotes:

<sup>14</sup> Planning Policy Statement 22:  
Renewable Energy (CLG 2004).

<sup>15</sup> Renewable Energy  
Supplementary Planning  
Document (NYMNPA -  
April 2010).

## 4 Extensions, Outbuildings and Curtilage

### 4.1 Extensions

Traditional rural buildings are often simple functional structures that were built for a specific use. Simplicity is an important and significant element of their character and appearance. **Traditional rural buildings should be capable of conversion to a new use without the need for any extension.**

If a building merits retention then it must be of a scale which is capable of conversion to a new use in its own right. In the case of residential conversions, extensions which are proposed to accommodate habitable rooms will generally be unacceptable.

In some very exceptional circumstances, there may be a good case for a small addition, for example an ancillary use such as housing for an oil tank, service meters etc. In such instances, simple structures such as lean-to's can adequately provide the necessary space required.

Establishing whether it is necessary to extend a building in order to achieve a viable conversion should be discussed at a very early stage in the planning process.

#### Design Guidelines:

- - Buildings should be capable of conversion to a new use without the need for any extension.
- - In the exceptional circumstances that an addition to the building is unavoidable a single, small, unobtrusive lean-to or similar structure will be most appropriate. Additional structures that are large in scale, dominant or obtrusive will not be acceptable.
- - Materials embodied in an extension should match or be sympathetic to the original structure – artificial materials including concrete, plastics, interlocking tiles will not be appropriate.
- - The full use of all existing spaces within the building(s) should be explored before any consideration is given to its extension.
- - Where new work is introduced, it should be carefully sited and sensitively designed in terms of scale and use of materials, whilst being clearly discernible from the original building.
- - The existing shell and roof of the building should remain intact and - not extended outwards or be raised. -

### 4.2 Outbuildings and Curtilage

#### Outbuildings

Outbuildings such as cart and cattle sheds provide historical evidence of how a farmstead has evolved over time and their retention can help to maintain a coherent record of its development.

Many outbuildings can be put to good use with minimal alteration to provide additional space for storage or new services. Where garaging is likely to be required it is essential that sufficient provision is made at the outset and all efforts should be made to accommodate garages within existing outbuildings.

In some instances there may be a case for converting an outbuilding rather than adding a new extension, but much will depend on its relationship with other buildings and whether or not it is capable of conversion without significant alterations.

### Curtilage

The design of external areas is often of equal importance to the conversion as the building itself. The temptation to alter and modify external spaces can be as great as the demands on the building itself. If not treated in a sensitive manner and with careful thought, introducing private amenity space, particularly where it is delineated, can adversely affect the character and appearance of the building.

A key characteristic of traditional farmsteads is the way in which the landscape often flows up to the edge of buildings without any form of delineated curtilage. This becomes a significant issue where buildings are situated in open countryside; therefore curtilage should be kept as minimal as possible and should not extend into adjacent agricultural land.



For a single house, it is likely that private amenity space (incorporating parking arrangements) can more readily be accommodated by devoting the courtyard area to private use or by sensitively screening off a discreet part of land elsewhere.



Outbuildings used for garaging or storage negate the need for new buildings or extensions

The open courtyard provides parking provision for a number of units within a single complex



Original historic flags enhance the setting of the courtyard

Where a number of dwellings are arranged around a single courtyard, delineating adequate individual amenity space can be more difficult to achieve. Generally speaking, courtyards should not be divided-up but left as a common area leading to the 'front doors' of individual dwellings and where appropriate, used to provide vehicular access and parking for the development.

The introduction of domestic paraphernalia such as sheds, greenhouses and manicured gardens/landscaping can undermine the rural character and setting of buildings both within settlements and within the open countryside. Curtilage areas should therefore remain uncluttered and to achieve this it is standard practice for the Authority to remove permitted development rights (see Section 4.5 below) or use legal agreements. Areas for the storage of gardening equipment etc should be incorporated into existing buildings at the design stage to negate the need for new (stand-alone) garages, sheds and general storage buildings within curtilage areas.

Over time the increased dependency on bigger pieces of farm machinery and vehicle transportation has resulted in larger external areas being given over to hardstandings, access and manoeuvring space. The way in which these open spaces are treated as a part of the adaptation process is important on the basis that they provide the context within which buildings are viewed.

Historically, external work areas (including courtyards) would have incorporated cobbles, setts or flagged surfaces, although some would also have simply been laid to earth. Conversion schemes offer a good opportunity to reinstate or repair original hard surfaces that, on the one hand, can provide robust parking and amenity space but on the other a visually enhanced setting that is more likely to accurately reflect the historical character of the building. However, the availability of alternative surfacing materials that could be laid quickly and cheaply has resulted in the creation of large expanses of concrete.

#### Design Guidelines:

- - Traditional outbuildings should be retained, repaired and re-used wherever possible and their demolition resisted.
- - Existing boundaries (walls and hedges) should be retained, repaired or re-planted to delineate curtilage areas.
- - Where new boundaries need to be created they should, where possible, follow existing boundary lines and incorporate existing natural features such as hedgerows, stone walls or footpaths. Their form, type, height and material should reflect those of the associated buildings.
- - Proposals for the provision of amenity space are likely to be resisted where they would adversely affect the appearance or character of the open countryside and/or the setting of associated buildings.
- - The use of tarmac, concrete block paving and pavers in areas of hard-standing are alien in colour and character and should be avoided in preference to gravel, stone slabs, granite setts and cobbles.

### 4.3 Other Extensions and Additions

Conservatories, sun-lounges, greenhouses, porches and porch canopies are all alien features that are not characteristic of traditional rural farm buildings. Their addition can compromise the simple historic character of a building and are therefore considered to be inappropriate and will be resisted.

### 4.4 Vehicular Access and Parking

With careful consideration, access and parking provision for residential conversion schemes can have a minimal impact on the landscape. Retaining existing farm tracks, concealing vehicles in existing outbuildings or using existing landscape features such as walls and hedges to screen parking areas are just some of the ways in which visual impacts can be minimised.

Where new vehicle access and hard standings are required they should be sensitively designed to be discrete in terms of the route and have a minimal visual impact in terms of the surface treatment. The wholesale use of tarmac, the widening of tracks and access ways and kerbing will generally not be appropriate.

Commercial uses can often have a greater impact on landscape setting by virtue of the increased number of vehicles potentially using a site and the requisite access and parking requirements need to facilitate them. Concealing vehicles within existing buildings will be less of an option than arrangements which screen parking from view.

### 4.5 Permitted Development Rights

Permitted development rights are provided by the Town and Country Planning (General Permitted Development) Order 1995 (the GPDO) to allow certain types of development to proceed without the need for a planning application since planning permission for them is deemed to be granted. The kinds of work permitted include most householder development e.g. extensions to dwellings (including conservatories), the replacement of windows and doors, erection of boundary walls and fences, the construction of garages and sheds, the siting of oil tanks and provision of hard standings.

Where a planning application for conversion to a residential use is approved it is highly likely that the consent will be subject to the removal of 'permitted development rights'. This is to protect the rural and agricultural character of the farm buildings once conversion has been undertaken and will require that any future proposals for alterations or extensions to be submitted to the Authority for approval.



## 5 Other Statutory Considerations -

In some instances additional approvals might be required for certain development proposals so it is important to satisfy yourself as to whether or not any of the following situations are applicable to your proposal.

### 5.1 Listed Buildings

Whilst the thrust of the guidance is directed at buildings that are unlisted it should be acknowledged that a number of the National Park's traditional rural buildings are afforded additional protection as a result of their listed status. Listing confers legal protection to buildings of special architectural and historic interest which requires local planning authorities to ensure that any alterations are made in a manner that safeguards the building's special interest.

Listed Buildings<sup>16</sup> are a valuable and irreplaceable part of the National Park's heritage and their preservation is of paramount importance. To this extent the Authority will encourage suitable and sensitive re-uses to ensure their long-term survival.

Listing does not mean that no further changes will be allowed. It is the local planning authority's duty to control changes to Listed Buildings by ensuring that its architectural and historic interest is carefully considered before any alterations are approved. Change can often be accommodated if the special character of the building, which makes it worthy of listing, is understood and respected.

However, there are restrictions on what you can do and any alterations which would affect its special character as a Listed Building either internally or externally will require Listed Building Consent.

In considering whether to grant consent for development which affects a Listed Building or its setting, the Authority will have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Works carried out without consent can result in prosecution. To find out whether a building is listed you should contact the Authority's Building Conservation Officer. More general information on Listed Buildings can be obtained from English Heritage (see Appendix B).

Listed Building Consent and Planning Permission are different types of approval although you may sometimes need both for the same work. It is strongly recommended that you contact the Authority's Building Conservation Officer (see Appendix B) if you have any queries or require advice about proposed repairs, maintenance or alterations to a Listed Building.



Proposals for the conversion of a listed building should be handled in a way that respects its architectural and historic significance

#### Footnote:

<sup>16</sup> Listing also protects any structure (constructed before 1948) within the garden or curtilage of the main Listed Building - including boundary walls.

Simple rustic approach to conversion within a Conservation Area created by the sympathetic appearance of timber left to weather naturally

## 5.2 Conservation Areas

Many of the villages within the National Park are subject to Conservation Area designation. These are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. As with Listed Buildings, depending whether or not a particular building lies within a Conservation Area will influence the way in which it is considered by the Authority<sup>17</sup>.



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

Further information and advice on the implications of Conservation Area designation can be obtained from the Authority's Building Conservation Officer (see Appendix B).

## 5.3 Archaeology

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

Older buildings can quite often be of archaeological interest. In some cases buildings will have been erected over or incorporated into earlier buildings so evidence of these sites is crucial to our understanding of the origins and development of rural settlement across the National Park.

With this in mind it is desirable that disturbance to archaeological features through activity such as underpinning, provision of oil tanks, new floors and landscaping is avoided or minimised. The extent of the likely archaeological significance of a site can be assessed through the commissioning of a simple evaluation to determine the extent and depth of modern made ground, undisturbed archaeological levels and the depth of natural subsoil. On the basis of such results design, layout and construction work can be planned to minimise disturbance. Where an important archaeological site is identified and disturbance is unavoidable there will be a need for archaeological recording to form a part of the scheme.

### Footnote:

<sup>17</sup> Part 1 of the Design Guide indicates those settlements that are subject to one of the 42 Conservation Areas that are designated within the National Park.

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

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

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

#### 5.4 Wildlife and Habitats

It is important to remember that some development sites may support protected species. Old or derelict buildings can provide suitable habitats for protected species such as barn owls, nesting birds, roosting bats and even great crested newts; however undertaking repair and conversion works can have an adverse impact on wildlife.



Traditional rural buildings can provide important nesting and roosting places for wildlife

##### Footnotes:

<sup>18</sup> The level of protection given to European Protected Species (including bats and great crested newts ) which are rare or declining across the EU have been increased to ensure it complies with the EU Habitats Directive. Most notably, an offence will be deemed to have been committed even if the damage to a breeding site or resting place was accidental. These changes were transposed into UK law by amendment to the Conservation (Natural Habitats) Regulations 1994 and came into force on 21 August 2007.

<sup>19</sup> Refer to the Natural England website for further guidance.

Under the Countryside and Rights of Way Act 2000, it is an offence to recklessly disturb bats or recklessly damage or obstruct access to any structure or place that bats use for shelter or protection<sup>18</sup>. Therefore, it should be ascertained whether or not bats are using a particular building before any work can be carried out – especially where a building has been derelict for some time. If bats or other protected species are affected, a Natural England licence may be required in addition to planning permission<sup>19</sup>.

Nesting birds such as martins and swallows are protected under the Wildlife and Countryside Act 1981, which states it is an offence to intentionally or recklessly, kill or take a wild bird, take, damage or destroy its nest whilst in use or being built and take or destroy its eggs. Simple design measures such as retaining access to parts of roof spaces and/or eaves or the provision of nesting boxes can help to mitigate the impacts of new development on birds.

Planning Policy Statement 9: 'Biodiversity and Geological Conservation' (CLG 2005) advises planning authorities to refuse planning permission for development that would harm protected species or their habitats, unless the need for and benefits of the development clearly outweigh that harm. Even when planning permission has been granted for a development, protected species legislation still applies and developers must show that they have taken reasonable measures to avoid harm.

The Authority cannot grant planning permission for development without being satisfied that any protected species on the site are being protected and that mitigating measures are in place.

Further guidance is contained in the Authority's Planning Advice Note 2, 'Planning and Biodiversity', which is available from the Authority's website ([www.northyorkmoors.org.uk](http://www.northyorkmoors.org.uk)) and from the sources highlighted in Appendix B.

## 5.5 Building Regulations

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

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



Building Regulations  
can influence the  
design of your scheme

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

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

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

Building Regulations approval is a separate matter from obtaining planning permission for your work<sup>20</sup>. Where a building is a Listed Building the works required by Building Regulations may also require Listed Building Consent.

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

## 5.6 Public Rights of Way

In the countryside it is common for Public Rights of Way to pass close to rural buildings. The view and appearance of a development from a Public Right of Way has the potential to be an imposition on the special visual qualities of the National Park.

Where a Public Right of Way crosses a site, the likely impacts of a proposed scheme should be carefully considered and designed so as not to impinge on people's ability to enjoy the open countryside.

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

### Footnote:

<sup>20</sup> If you receive Listed Building consent for your development and you are asked to change the design or materials by your Building Control Officer, you may need to re-apply for a variation to your original consent. In this instance you are advised to speak to the Building Conservation Officer prior to any submitted changes. In certain circumstances, Building Regulation requirements may be applied more flexibly in relation to historic buildings so that works do not have an unacceptable impact on their character.



## Appendix A: Key Core Strategy and Development Policies

### CORE POLICY A

#### Delivering National Park Purposes and Sustainable Development

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

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

**CORE POLICY D****Climate Change**

Activities in the National Park will address the causes of climate change and contribute to reducing greenhouse gas emissions, by:

- 1** Reducing the use of energy and the need to use energy.
- 2** Generating energy from renewable sources where these are of a location, scale and design appropriate to the locality and which contribute towards meeting domestic, community or business energy needs within the National Park.
- 3** Requiring residential developments of 5 or more houses and other uses of 200sqm or more to generate energy on-site from renewable sources to displace at least 10% of predicted CO<sub>2</sub> emissions.

The impacts of climate change on the National Park will be mitigated by:

- 4** Directing development away from flood risk areas.
- 5** Facilitating necessary coastal and flood protection works.
- 6** Addressing the management of upland areas to assist in flood storage and carbon retention.
- 7** Encouraging enhancements for biodiversity to buffer, extend and connect habitats.

**CORE POLICY G****Landscape, Design & Historic Assets**

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

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

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

## CORE POLICY J

### Housing

A mix of housing types and tenures will be sought to maintain the vitality of local communities, consolidate support for services and facilities and support the delivery of more affordable housing. This will be delivered through:

- 1** Locating all open market housing, including new build and converted units, in the main built up area of the Local Service Centre of Helmsley and the Service Villages. On larger sites more than 0.1 hectares or where 2 or more residential units are proposed, at least 50% of the resulting units must be affordable including conversion schemes. The 50% target may be varied in the light of the viability of the development, and is an interim figure for a period of 3 years, pending the completion of a general affordable housing viability assessment. Sites of less than 0.1 hectare must meet the definition of a small infill gap.
- 2** Supporting the development of local needs housing located on infill sites or as a conversion of an existing building within the main built up area of the Local Service Villages and Other Villages.
- 3** Restricting new housing development in the Open Countryside to that which is proven as essential for farming, forestry or other essential land management activities, replacement dwellings and conversion of traditional rural buildings for residential letting for local needs.
- 4** Supporting proposals for new development at Botton Village in the eight existing neighbourhoods, (Botton Farm, Lodge, Falcon, Village Centre, High Farm, Stormy Hall, Nook and Honey Bee Nest) where it can be demonstrated that the development is necessary to meet the needs of the existing community and cannot be accommodated through the through the re-use, extension or alteration of an existing appropriate building.

The occupancy of local needs housing will be restricted to:

- A** People who are currently living in and have permanently resided in the National Park for 5 years or more and are living in accommodation that no longer meets their requirements or
- B** People who do not currently live in the National Park but have a strong and long standing link to the local community including a previous period of residence of 5 years or more or
- C** People who have an essential need to move to live close to relatives who are currently living in and have resided in the National Park for at least the previous 5 years or more and require support for reasons of age or infirmity or
- D** People who require support for reasons of age or infirmity and need to move to live close to relatives who are currently living and have resided in the National Park for at least the previous 5 years or more or
- E** People who need to live in the National Park as a result of current sole employment within that parish or adjacent parishes within the National Park.

**CORE POLICY J****Housing (continued)**

All applicants will need to demonstrate to the satisfaction of the National Park Authority that the needs of the identified proposed occupants are genuine, that the proposal represents the most practical and sustainable solution to meet the need identified and why the existing housing stock cannot meet their needs.

**DEVELOPMENT POLICY 4****Conservation Areas**

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

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



**DEVELOPMENT POLICY 5****Listed Buildings**

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

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

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

**DEVELOPMENT POLICY 10****New Employment and Training Development**

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

**A** Within or adjacent to the main built up area of the Local Service Centre of Helmsley, the Service Villages and Local Service Villages the following types of development for employment and training purposes will be appropriate:

- 1** The re-use of existing buildings where the building has sufficient land and storage space attached for the functional needs of the proposed use and it does not adversely affect the character of the area.
- 2** The expansion of an existing facility or business.
- 3** New buildings where there is no other suitable accommodation - available in the locality. -

**B** Within the main built up area of Other Villages development for employment and training purposes will be appropriate:

- 1** Where a site in a Local Service Centre, Service Villages or Local Service Villages would not meet the requirements of the proposed enterprise and there is no existing suitable accommodation in the immediate area.
- 2** Where the proposal relates to the expansion of an existing facility or business.
- 3** Where the proposal relates to re-use of an existing building which has sufficient land and storage space attached for the functional needs of the proposed use and does not adversely affect the character of the area.

**DEVELOPMENT POLICY 10****New Employment and Training Development (continued)**

**C** In the open countryside the re-use of an existing building for employment and training provision will be appropriate where:

- 1** The building is of sound construction and does not require significant alteration or extension to accommodate the proposed use.
- 2** There is sufficient land and storage space attached for the functional needs of the proposed use, including parking.
- 3** The building does not have an adverse impact on the character of the area.
- 4** There are existing adequate access arrangements for the proposed use and level of activity.

**DEVELOPMENT POLICY 13****Rural Diversification**

Proposals for the diversification of existing agricultural businesses will be supported where:

- 1** The scheme will make use of an existing building and complies with Development Policy 8. New buildings will only be permitted if the diversified use cannot be suitably accommodated through the conversion or alteration of an existing building.
- 2** The proposed scheme is compatible with the existing farming activity and is of a scale and nature which will not harm the character or appearance of the locality.
- 3** The existing access arrangements are appropriate for the proposed use.

## Appendix B: Further Advice and Information -

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

### North York Moors National Park Authority:

#### **North York Moors National Park Authority**

The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP

Tel: 01439 770657

Fax: 01439 770691

Email: [info@northyorkmoors-npa.gov.uk](mailto:info@northyorkmoors-npa.gov.uk)

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

Senior Archaeological Conservation Officer

Contact: [Conservation@northyorkmoors-npa.gov.uk](mailto:Conservation@northyorkmoors-npa.gov.uk)

Building Conservation Officer

Contact: [buildingconservation@northyorkmoors-npa.gov.uk](mailto:buildingconservation@northyorkmoors-npa.gov.uk)

Senior Ecology Officer

Contact: [Conservation@northyorkmoors-npa.gov.uk](mailto:Conservation@northyorkmoors-npa.gov.uk)

Trees and Woodland Officer

Contact: [Conservation@northyorkmoors-npa.gov.uk](mailto:Conservation@northyorkmoors-npa.gov.uk)

Development Management

Contact: [planning@northyorkmoors-npa.gov.uk](mailto:planning@northyorkmoors-npa.gov.uk)

Planning Policy

Contact: [policy@northyorkmoors-npa.gov.uk](mailto:policy@northyorkmoors-npa.gov.uk)

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### Archaeology:

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

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

Tel: (0)1904 671417

Fax: (0)1904 671384

## Building Control:

### Local Authority Offices

For Building Control matters in Ryedale, Hambleton and Scarborough Districts contact:

#### **North Yorkshire Building Control Partnership**

Suite 2  
Coxwold House  
Easingwold Business Park  
Easingwold  
York  
YO61 3FB

Tel: 01347 822703  
Fax: 01347 824279  
Email: [enquiries@nybcp.org](mailto:enquiries@nybcp.org)

#### **Redcar and Cleveland Borough Council**

Building Control Section  
Belmont House  
Rectory Lane  
Guisborough  
TS14 7FD

Tel: (01287) 612358  
Fax: (01287) 612367

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

### Other Building Control Related Websites:

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

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

### Useful Publications:

- - Building Regulations: The full set of current Building Regulations Approved Documents can be found at: [www.communities.gov.uk](http://www.communities.gov.uk) -



## Historic Buildings:

### **Institute of Historic Building Conservation**

Jubilee House  
High Street  
Tisbury,  
Wiltshire  
SP3 6HA

Tel: 01747 873133  
Fax: 01747 871718

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

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

37 Spital Square  
London  
E1 6DY

Tel: 020 7377 1644  
Fax: 020 7247 5296

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

### **Useful Publications:**

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

### **The Ancient Monuments Society**

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

Tel: 020 7236 3934  
Email: [office@ancientmonumentsociety.org.uk](mailto:office@ancientmonumentsociety.org.uk)

## Landscape:

### **Landscape Institute**

33 Great Portland Street  
London  
W1W 8QG

Tel: 020 7299 4500

Fax: 020 7299 4501

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

### **Useful Publications:**

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

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## Other Useful Contacts:

### **English Heritage**

37 Tanner Row  
York  
YO1 6WP

Tel: 01904 601901

Fax: 01904 601 999

Email: [yorkshire@english-heritage.org.uk](mailto:yorkshire@english-heritage.org.uk)

### **Useful Publications:**

- 'Energy Conservation in Traditional Buildings' -  
<http://www.helm.org.uk/upload/pdf/89410-EnergyConservation1.pdf?1262863858> -
- Various Climate Change Publications  
[http://www.climatechangeandyourhome.org.uk/live/climate\\_change\\_publications.aspx](http://www.climatechangeandyourhome.org.uk/live/climate_change_publications.aspx)
- 'The Conversion of Traditional Farm Buildings: A guide to good practice'  
<http://www.english-heritage.org.uk/upload/pdf/Traditional-Farm1.pdf?1262864753>  
<http://www.english-heritage.org.uk/upload/pdf/Traditional-Farm2.pdf?1262864753>
- 'Living buildings in a living landscape: finding a future for traditional farm buildings'  
<http://www.english-heritage.org.uk/upload/pdf/Living-Buildings-Long-Version.pdf>

**Natural England**

Natural England  
Hornbeam House  
Electra Way  
Crewe Business Park  
Crewe  
Cheshire, CW1 6GJ

Tel: 0300 060 3900

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

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

**Useful Publications:**

- 'Barn Owls and Development: Guidance for Development Control Officers'  
[http://www.naturalengland.org.uk/regions/east\\_of\\_england/ourwork/standingadvice/protectedspecies/barnowl.aspx](http://www.naturalengland.org.uk/regions/east_of_england/ourwork/standingadvice/protectedspecies/barnowl.aspx)
- 'Barn Owls and Rural Planning Applications: "What Needs to Happen" – A Guide for Planners'  
<http://naturalengland.etraderstores.com/NaturalEnglandShop/IN74>
- 'Bats and Buildings: Guidance for Development Control Officers'  
[http://www.naturalengland.org.uk/regions/east\\_of\\_england/ourwork/standingadvice/protectedspecies/bats.aspx](http://www.naturalengland.org.uk/regions/east_of_england/ourwork/standingadvice/protectedspecies/bats.aspx)

**Bat Conservation Trust**

15 Cloisters House -  
8 Battersea Park Road -  
London SW8 4BG -  
United Kingdom -

Bat Helpline: 0845 1300 228 -

Tel: 020 7627 2629 -

Fax: 020 7627 2628 -

Email: [enquiries@bats.org.uk](mailto:enquiries@bats.org.uk) -

General Guidance: [www.bats.org.uk/](http://www.bats.org.uk/) -

## Planning General::

### Department for Communities and Local Government:

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

### Useful Publications:

- PPS 5: Planning for the Historic Environment (CLG 2010)
- PPS 7: Sustainable Development in Rural Areas (CLG 2004)
- PPS 22: Renewable Energy (CLG 2004)

All available at: <http://webarchive.nationalarchives.gov.uk/+http://www.communities.gov.uk/planningandbuilding/planning/planningpolicyguidance/>

**The Planning Portal:** The Governments 'gateway' to planning information: [www.planningportal.gov.uk/](http://www.planningportal.gov.uk/)

## Sustainable Design::

### Sustainable Homes:

[www.sustainablehomes.co.uk/](http://www.sustainablehomes.co.uk/)

### Code for Sustainable Homes:

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

*Sustainable Design:* [www.breeam.org/](http://www.breeam.org/)

### Energy Efficiency and Renewable Energy:

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

### Water and Drainage:

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

### Biodiversity:

Planning Advice Note 2 – 'Planning and Biodiversity' (NYMNPA)

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

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

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

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

# Appendix C: Glossary

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

## A

**Amenity** A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

## B

**Bank Barn** Two storey barn built into a slope or bank allowing ground floor access to both levels.

**Barge Board** Wide board (on older properties often carved) fitted below tiles of overhanging verge to gable. Sometimes known as a verge board.

**Byre** A cow house in which cattle are tethered.

## C

**Character** Distinguishing qualities, features or attributes.

**Cill** Sloping area below a window or door opening to facilitate rainwater run-off.

**CLG** Communities and Local Government (Department for).

**Conservation Area** An area designated by a local authority under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as possessing special architectural or historical interest. The Authority will seek to preserve or enhance the character and appearance of such areas.

**Context** The setting of a site or area, including factors such as land use, landscape and built form.



**D**

<b>Design Guide</b>	A document providing guidance on how development can be carried out in accordance with the design policies of a local authority often with a view to retaining local distinctiveness.
<b>Design Policy</b>	Relates to the form and appearance of development, rather than the land use.
<b>Development</b>	The legal definition of development is “the carrying out of building, mining, engineering or other operations in, on, under or over land, and the making of any material change in the use of buildings or other land” (Section 55 of 1990 Act); this covers virtually all construction activities and changes of use.
<b>Development Plan</b>	Sets out a local planning authority's policies and proposals for the development and use of land and buildings in local planning authority area. The Development Plan currently consists of the RSS <sup>21</sup> and development plan documents prepared by district councils, unitary authorities, national park authorities and minerals and waste development plan documents prepared by city councils.

**F**

<b>Farmstead</b>	Group of farm buildings generally consisting of a farm house and range of associated outbuildings.
<b>Fascia Board</b>	Vertical board at eaves level to which guttering is often attached.

**G**

<b>Gable</b>	Triangular upper part of the wall at the end of a pitched roof.
<b>Gutters</b>	Open piping at lowest point of roof for the collections of rain water and formed in plastic or cast iron in older properties.

**H**

<b>Heritage Asset</b>	A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment.
<b>Historic Environment</b>	The historic environment is the physical legacy of thousands of years of human activity within the towns and the countryside, in the form of buildings, monuments, sites and landscapes.

*Footnote:*

<sup>21</sup> At the time of writing it is proposed that the RSS will be revoked under the provisions of the Localism Bill and will therefore cease to be a part of the Development Plan.

**J****Jamb**

The vertical portion of the frame onto which a door is secured.

**L****Laithe House**

Linear arrangement of (usually) separate but attached buildings comprising a farmhouse, barn and stable.

**Landscape**

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

**Lintel**

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

**Listed Building**

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

**Local Distinctiveness**

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

**Longhouse**

A building housing both humans and cattle under one roof that provided direct access from the accommodation element to the byre.

**M****Material Consideration**

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

**Mortar**

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

**N****National Park**

Extensive areas of beautiful and relatively wild country.

**National Park Authority**

A legal body charged with conserving and enhancing the natural beauty, wildlife and cultural heritage of a national park; and promoting opportunities for public understanding and enjoyment of their special qualities.

**P**

<b>Pantile</b>	Clay roof tile having a curved 'S' shaped profile.
<b>Permitted Development</b>	Permission to carry out certain limited forms of development without the need to make an application to a local planning authority, as granted under the terms of the Town and Country Planning (General Permitted Development) Order.
<b>Planning Policy Guidance (PPG)</b>	Issued by central government setting out its national land use policies for England on different areas of planning. These are gradually being replaced by Planning Policy Statements.
<b>Planning Policy Statement (PPG)</b>	Issued by central government to replace the existing Planning Policy Guidance notes in order to provide greater clarity and to remove from national policy advice on practical implementation, which is better expressed as guidance rather than policy.
<b>Pointing</b>	The mortar filling between stones and bricks in a wall, which has an adhesive and weatherproofing function.
<b>Public Right of Way</b>	Routes over which, even where in private ownership, the public has a right of passage. They comprise byways, which are open to any user; restricted byways, open to any user other than mechanically propelled vehicles; bridleways, which can be used by those on foot, horse or bicycle; and footpaths which are open to those on foot only.

**R**

<b>Reveal</b>	The part of the side of a window or door opening that is between the outer surface of a wall and the window or door frame.
<b>Ridgeline</b>	The apex of the roof continued along the length of the roof span.
<b>Roof Pitch</b>	Angle at which rafters form an apex from the supporting walls.

**S**

<b>Scale</b>	The impression of a building when seen in relation to its surroundings, or the size of parts of a building or its details, particularly as experienced in relation to the size of a person.
<b>Setting</b>	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

<b>Setts</b>	Stone paving blocks, usually granite.
<b>Significance</b>	The value of a (heritage) asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.
<b>Soffit</b>	The projecting underside of the eaves of a roof.
<b>Supplementary Planning Document</b>	A Supplementary Planning Document is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies contained in the Core Strategy and Development Policies document.
<b>Sustainable Design</b>	Design that seeks to create spaces or buildings where materials, energy and water are used efficiently and where the impact on the natural environment is minimised.
<b>V</b>	
<b>Verge</b>	Edge of a roof which runs from eaves to ridge at a gable (usually cement pointed).
<b>Verge Board</b>	See 'Barge Board'.
<b>Vernacular</b>	The way in which ordinary buildings were built in a particular place, making use of local styles, techniques and materials.
<b>Vernacular Building</b>	A building built without being designed by an architect or engineer or someone with similar formal training, often based on traditional or regional forms.
<b>View</b>	What is visible from a particular point. (Compare to 'Vista').
<b>Village Design Statement</b>	Document produced by a community to identify local character and set out design guidance to help guide new development.
<b>Vista</b>	An enclosed view, usually a long and narrow one.







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