Yorkshire Dales National Park Design Guide

June 2026



New housing in West Witton, Wensleydale
(Credit: Stephen Garnett)

YORKSHIRE DALES
National Park

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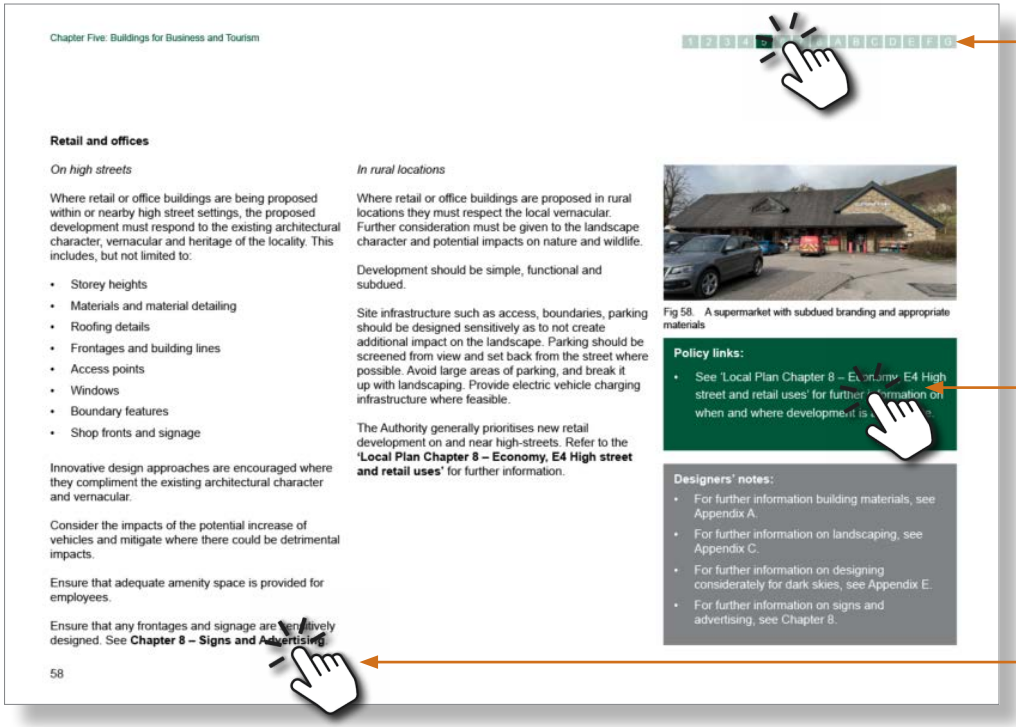
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Navigating this document

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Chapter One:
Purpose of the Design Guide

Purpose of this Design Guide

This Design Guide sets out principles for good design within the Yorkshire Dales National Park. It is intended for anyone involved in planning, designing or delivering development in the Dales, including homeowners, architects, developers and planning professionals.

The Yorkshire Dales is a unique place of great landscape beauty and ecological diversity, rich in iconic buildings and picture-postcard villages and towns. It is also a working landscape, shaped and sustained by farming, as well as a place of recreation for millions of visitors. Both activities underpin the local economy. The farmers, landowners and dales communities are the stewards of this distinctive heritage. The area is rightly protected for the benefit of all, as a National Park.

It is therefore crucial that new development fulfils the needs and expectations of residents, businesses and visitors without undermining the special qualities that make the Yorkshire Dales nationally important. This balancing act is addressed by the **National Park's Local Plan**, which sets out the strategy, and policies that guide decisions on planning applications.

The aim of this Design Guide is to support high-quality design that responds to local context, protects heritage and contributes positively to the future of the National Park. By following the guidance, you can help maintain the special qualities that make the Yorkshire Dales such an exceptional place to live, work and visit.

Status of the Design Guide

This Design Guide is part of the Local Plan and is also a Supplementary Planning Document giving advice to those seeking planning permission on the form of development that is likely to be acceptable. It is also a material consideration in determining planning applications and appeals and should be read in conjunction with the design policies in the Local Plan.

It replaces the previous Design Guide which was Adopted in 2017.

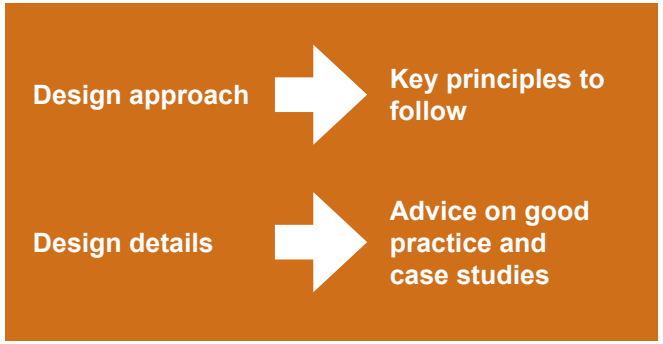
Aims of the Design Guide

The National Park Authority wants to see more innovative, imaginative and creatively designed development that makes a positive contribution to the rich built heritage of the National Park. General advice is given at the beginning of the guide on what are considered to be key components of good design in the National Park context.

The chapters that follow address the most common forms of development in the National Park. Each chapter is split into two sections:

- **Design approach** – sets out the key principles that designers need to address.
- **Design details** – provides more detailed guidance on how to address design issues. This section gives examples of good practice and successful case studies.

At the end of the guide, there are appendices containing detailed guidance on materials, planning for wildlife, landscaping and renewable energy that are common to all forms of development. There is also a glossary of terms used in the document.



Area covered by the Design Guide

The Local Plan and the Design Guide cover the whole of the Yorkshire Dales National Park. The map opposite shows this area.

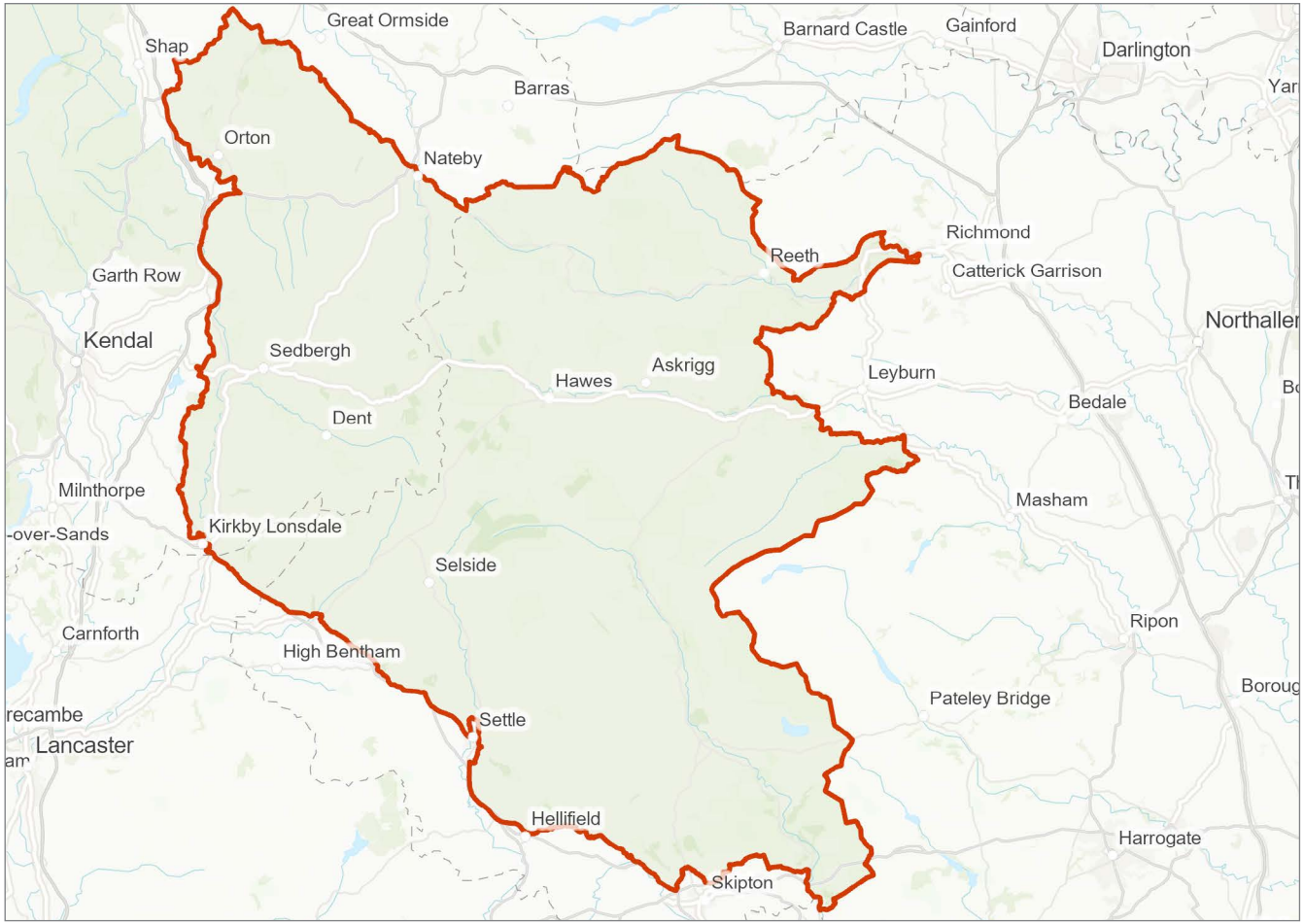


Fig 01. Extent of the Yorkshire Dales National Park.
Esri, TomTom, Garmin, FAO, NOAA, USGS, ©OpenStreetMap contributors, and the GIS User Community.

Key:

Yorkshire Dales National Park

Relationship with other documents

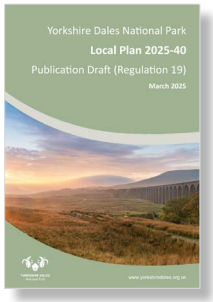
This Design Guide is aligned to local policy and guidance, including the National Park Management Plan and the Local Plan and Designing Rural Futures.

It has also been written to be fully in line with the principles of the draft Design and Placemaking Planning Practice Guidance (which is consolidating the National design guide; Design process and tools planning practice guidance; National Model Design Code part 1; National Model Design Code part 2).



The National Park Management Plan

The Yorkshire Dales National Park Management Plan sets out the vision, strategic policies and outcomes for the National Park over the long term. It ensures that National Park purposes are being delivered. It is a plan for the whole National Park – its communities, businesses, visitors and the many organisations that operate here. It requires all who have an interest in the National Park to work together to achieve its aspirations. The National Park Management Plan is a material consideration when determining planning applications.



The Local Plan

The Local Plan sets out the National Park Authority's strategy for managing the development of land. The law requires planning authorities to determine planning applications in accordance with the policies in the Local Plan unless there are good, material reasons to do otherwise. The Local Plan has a diverse range of planning policies that apply to new development.



Designing Rural Futures

Designing Rural Futures provides a framework for rethinking rural housing, setting-out a holistic and flexible approach to design, sustainable construction and community-focused development. It aims to guide how new homes and settlements can be created in ways that reflect local character, support modern rural life and deliver environmentally responsible growth within the National Park.



Design and Placemaking Planning Practice Guidance (Draft)

This draft Planning Practice Guidance (PPG) outlines and illustrates the government's priorities for well-designed places, and how planning policies and decisions should support this. Four existing guidance documents have been consolidated into a single streamlined resource, now called the draft Design and Placemaking PPG. The four existing documents are: National design guide; Design process and tools planning practice guidance; National Model Design Code part 1; National Model Design Code part 2.

Chapter Two:
Design in the Dales

Statutory purposes and duty

A National Park in the UK is a protected area designated for its outstanding natural beauty, wildlife, and cultural heritage. These parks are established under the National Parks and Access to the Countryside Act 1949 and managed by National Park Authorities.

National Parks contain the most beautiful, spectacular and dramatic countryside in the UK. They are landscapes of national importance, and their designation gives them the highest status for the conservation of landscape and scenic beauty. They also provide fantastic opportunities for recreation and millions of visitors enjoy their special qualities every year.

The Yorkshire Dales National Park was designated in 1954 and is one of ten National Parks in England. It now extends to 841 square miles (2,179 sq.km) of rural North Yorkshire, Cumbria and Lancashire.

The Statutory Purposes of English National Parks are set out in Section 61 of the Environment Act 1995. These are:

- **To conserve and enhance** the natural beauty, wildlife, and cultural heritage of the national park.
- **To promote opportunities** for the understanding and enjoyment of the special qualities by the public.

The purposes are underpinned in law by the Sandford Principle that the first purpose should take precedence over the second in cases of irreconcilable conflict between the two.

National Park Authorities also have a duty under Section 62(1) of the Environment Act in taking forward the national park purposes, [to] **seek to foster the economic and social well-being** of local communities within the National Park.

The Statutory purposes and the duties are taken into account in all planning decisions within the Park.

The National Park has special qualities that justify its designation, and make it a distinctive place both locally and nationally.

Special qualities of the National Park

Development proposals are assessed based on the extent to which they affect the special qualities of the National Park.

In most cases, development can be managed to ensure that new buildings have a beneficial impact or, at worst, a neutral one. This guide recommends an approach to designing new development based on a thorough understanding of the context of the site, including the special qualities, and responding to it in a positive way.

A brief overview of the special qualities are described opposite. A more complete list of the special qualities can be found in the National Park Management Plan and also on the Yorkshire Dales National Park Authority website.

Landscape

The Yorkshire Dales' landscape has been shaped by geology, natural processes and long-standing human activity, creating a varied and distinctive character with dramatic features and beautiful views. The area's unique landscape character is created by the particular combination of many elements:

- The managed moorland.
- Pastures and valley grasslands.
- Small woodlands.
- Dispersed villages and farmsteads the local building materials.
- Strong field patterns.
- Drystone walls and field barns.
- While these features run throughout, each dale has its own distinct form and character.

Nature and Wildlife

Over a quarter (57,000 hectares) of the Yorkshire Dales National Park is made up of nationally and internationally important wildlife habitats – the largest area of any National Park. Rich and diverse wildlife and habitats are an important characteristic of the National Park. These include:

- Flower rich hay meadows, pastures which are scarce nationally and rare limestone habitats.
- Extensive areas of moorland that are internationally important for wildlife and carbon storage.
- Small areas of broadleaf woodland.
- Nationally important populations of a number of bird species.
- Rare lime loving plants.
- Scarce invertebrates and important mammals.

Cultural Heritage

The Yorkshire Dales' cultural heritage reflects a long history of settlement, land management and community life, which continues to shape the landscape today.

It includes an exceptional range of archaeology and the remains of former rural industries, alongside a strong tradition of livestock farming with distinctive local breeds. Numerous small villages, hamlets and scattered farmsteads create a dispersed settlement pattern closely connected to the landscape.

A defining feature is the distinctive built environment, where local building traditions create a consistent character, including traditional farmhouses and a relatively high density of stone field barns.

Cultural heritage is also expressed through self-reliant communities and qualities such as dark night skies that contribute to the National Park's sense of place.

Further information:

- National Park Management Plan.
- Full list of the special qualities of the Yorkshire Dales National Park.

Design approach

This section provides advice on the design approach to new development.

The National Park Authority is keen to ensure that sufficient new development is built to meet local needs as this is important for the long term sustainability of communities within the Park. The challenge for the Authority, and designers, is to ensure that new development works with the special qualities of the National Park.

New development should fit within its context and also enhance the appearance of the area. Designers are encouraged to consider innovative and distinctive responses to the landscape, or village context of the site. The first step should be to carry out a context appraisal.

Although inspiration can be drawn from local building traditions and the landscape, it is not necessary to always copy the past. The National Park Authority does not wish to impose a one size fits all approach but encourages a site-specific response. Clearly, there are some locations of such scenic, historic, or architectural importance that require a very sensitive approach to new development. Equally, there are other locations where there is scope for a bolder or more challenging approach. The emphasis in both situations should be on the quality of the design.

Features of well-designed places

As set out in the **Design and Placemaking Planning Practice Guidance**, well-designed places are shaped by distinct features that work together to define their character.

The seven features of well-designed places shown on Figure 2 reflect government's and the National Park Authority priorities and provide a common overarching framework.

The seven features of well-designed places are:

- **Liveability** – healthy, mixed and integrated communities
- **Climate** – mitigating and adapting to change
- **Nature** – enhanced and optimised
- **Movement** – accessible and easy to move around
- **Built Form** – a compact and connected pattern of development
- **Public Space** – safe, social and inclusive
- **Identity** – attractive and distinctive

Each of the seven features includes design and placemaking outcomes and corresponding design principles that have informed the development of this design guide and decisions on development proposals.

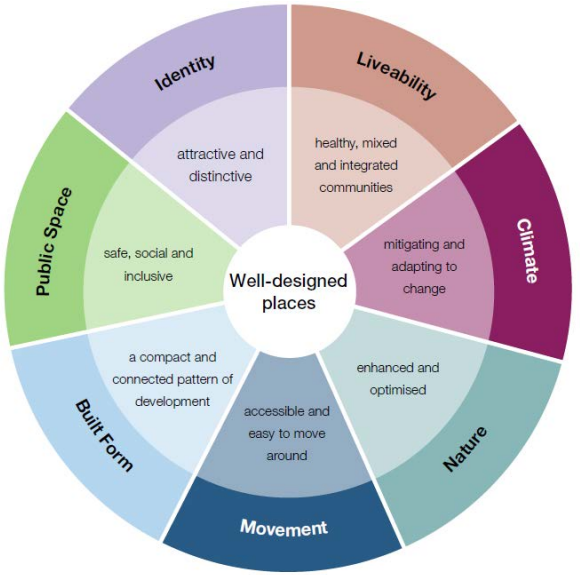


Fig 02. Seven features of well-designed places (extract from the Design and Placemaking Planning Practice Guidance - Figure 2)

Design process

Proposed new development in the National Park should follow the design process outlined in the figure opposite.

At each stage of this process, proposals should respond to the special qualities of the National Park, including its natural beauty, wildlife and cultural heritage. These qualities should be treated as integral to the design, shaping decisions from the earliest stages.

Similarly, nature and the landscape design should be an essential consideration from the start (step 1 of the process in the figure opposite) and at every stage thereafter.

You should discuss your proposals with the National Park Authority before they become too fixed.

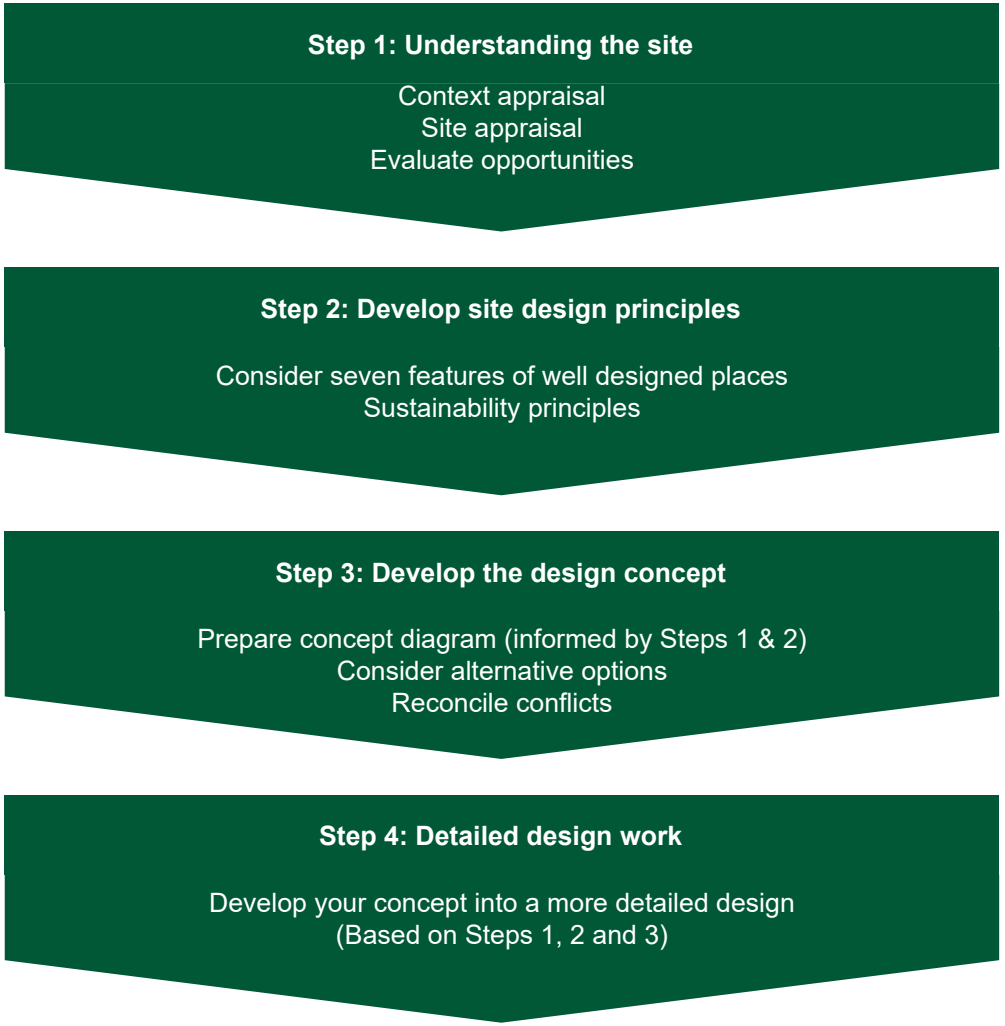


Fig 03. Design process diagram

Understanding the context

In the initial design stages of a new development, the proposals should be informed by a careful understanding of its context. As a starting point, the initial designs should respond to three key themes: ‘landscape’, ‘locality’ and ‘site’.

Landscape

- How does the site or village sit within the wider landscape?
- What does the site or village contribute to the character of the wider landscape?
- How should these factors influence the disposition of buildings, spaces, landscape planting, tall and low buildings, and renewable energy installations?

Locality

- What is the prevailing arrangement of buildings and spaces (grain of development) around the site? Is it high or low density, loose knit with large spaces, linear or clustered, in narrow burgage plots with outbuildings behind?
- What defines the local building types? Are buildings terraced or detached?
- What is the plan form of surrounding buildings and how much space is around them?
- Is there an established building line? Is it regimented or staggered?
- What is the predominant orientation of buildings? Do they face the street?
- Do buildings front the pavement or have a front garden?

Site

- Are there important views into and out of the site?
- What is the nature of the land? Is it flat, sloping or a mixture?
- Are there important trees, hedgerows or drystone walls?
- Is existing car parking located on plot, on the street or in communal areas?
- Is there existing vehicular and pedestrian access?
- Are there any distinctive features that can be retained and re–used e.g. walls?

Once this analysis has been carried out, the designer can use the information to inform a development layout that can integrate readily into the settlement.

Designers’ notes:

- Refer to the Landscape Character Assessments for further information on the landscape character in respective locations.

Chapter Three: Housing

Design details

This section provides advice on the quality of design expected by the National Park Authority.

The towns, villages and dales of the National Park each have their own character, formed by a prevailing architectural style, building materials and the way in which buildings are arranged.

This established pattern should give a cue to how new development can be laid out to reinforce the established sense of place.

Key factors

The National Park Authority expects designers to adopt the following approach to the design of new housing:

- **Undertaking** a context and site appraisal – assessing the physical, environmental, economic and social characteristics of a place. **Chapter 2** provides further guidance.
- **Respond** positively to the landscape and built context of the site.
- **Respect** and take inspiration from the building traditions and distinctive architecture of the area.
- Take full advantage from **site features,** surrounding landform, orientation, building design and materials, landscape planting, renewable energy and energy saving technologies, and sustainable drainage features to produce a sustainable home or housing development.
- Take full opportunity for new landscape planting and **improving** wildlife habitat.
- Minimise external lighting and design out unnecessary light spill to **protect the dark skies** of the National Park.
- Provide an **inclusive, safe and accessible** development that integrates well into the **community**.
- Apply **placemaking principles** (layout, amenity, materials).



Fig 04. New houses being built at the rear of the Rose & Crown Inn at Bainbridge by Randall Orchard Construction

Site layout

A layout shows how routes and blocks of development are arranged and relate to one another to create streets, open spaces and buildings. It defines:

- The structure of the proposed development in response to the existing settlement pattern.

- The grain, which is the pattern of the proposed development blocks and plots, the broad distribution of different uses, and their densities or building heights.

A good design will address the inter-relationship between all the elements rather than each characteristic in isolation:

- Buildings should have a positive relationship with the spaces around them, as well as connecting with the adjoining streets or landscape.
- Cues should be taken from the pattern and layout of surrounding development.
- Uniform and repetitive forms of suburban housing layout e.g. a regimented arrangement of properties, or open plan development around a cul-de-sac or turning head, are not likely to be appropriate within the National Park.
- Affordable housing should be designed and integrated so that it is visibly indistinguishable from market housing. Local policy expects affordable units to match the size, layout, design quality, materials, plot proportions, garden provision and parking arrangements found elsewhere in the development. These homes should be distributed throughout the site rather than concentrated in a single location, and they should not be placed exclusively in areas with lower amenity or reduced quality. This approach ensures a consistent standard of place-making and supports a balanced, inclusive community.
- Adopting too many identical house types, where there is no benefit to the overall architectural integrity of the scheme, or locality, from repetition, should also be avoided.
- Buildings should be arranged to maximise solar gain and energy conservation, using landscape features or ancillary structures such as garages to give shelter.

Policy links:

- Local Plan Chapter 4 – Core Policies, CP6 Design.
- Local Plan Chapter 4 – Core Policies, CP8 Landscape character.



Fig 05. The houses are set back and framed with dry stone walling for clear public-private definition, with frontage planting. Setts on the street define the residential street's boundary. Long Preston. (Credit: Stephen Garnett).

Designers' notes:

- Begin with the site context and reflect surrounding settlement patterns.
- Avoid suburban, uniform or repetitive layouts such as regimented streets or cul-de-sacs.
- Do not let unit numbers drive the layout.
- Avoid unnecessary repetition of house types.
- Arrange buildings to maximise solar gain and use landscape or ancillary structures for shelter.

Movement and access

Housing layouts are directly influenced by the position of the access onto the public highway and by design standards set by the highway authority for roads, turning spaces and car parking.

However, highway specifications are among a number of factors that need to be addressed and it is equally important that housing layouts deliver quality places for people to live in that are not car dominated.

Local Highway Authorities:

- North Yorkshire Council
- Westmorland and Furness Council
- Lancashire County Council

Policy links:

- 'Inclusive Mobility', Department for Transport
- Yorkshire Dales Equality, Diversity and Inclusion Policy

Vehicular access

The vehicular access to the site will require sensitive treatment to ensure that the development integrates into its surroundings without appearing to be designed according to rigidly applied highway engineering standards.

Many of the traditional villages are characterised by narrow lanes and closely arranged buildings. Many fall short of current highway standards.

There are a number of design factors to be considered:

- Junctions with the public highway should be low key and appropriate to the site context. Access junctions with concrete kerbs and wide footpaths with service strips either side of the junction would look out of place in most rural or village settings.
- Existing roadside features, such as drystone walls, that contribute to the character of the area should be retained where possible.
- Internal roads should follow the pattern of access routes in the vicinity of the site.
- Streets should be designed to reduce road speeds and create a safe environment for all users. The use of shared surfaces and courtyards will help to give the development a less formal or planned character as well as reducing vehicle speeds.
- The choice of surface materials for roads, paths and other surfaces will also make a significant difference to the appearance of the development.
- Many National Park villages do not have street lights. Where they are required, they should be discreetly positioned and dark sky compliant.



Fig 06. Aynham Close, Grassington - Simple and legible street with drystone wall boundaries, wide footway and no road markings.

Active travel

Walking, wheeling and cycling should be considered first, creating safe, direct, convenient and accessible routes for people of all ages and abilities, that minimise exposure to air pollution. This will help make walking, wheeling and cycling the first choice for short local journeys, including as the first stage of longer onward journeys by public transport.

- Streets should be designed with good sight-lines and well-placed junctions and crossings to encourage active travel.
- New housing should integrate into its surroundings by connecting with, and making use of, existing routes, as well as creating new ones.
- Providing safe pedestrian access is an important element of inclusive design. Footpaths should be overlooked by windows on nearby houses, preferably ones at ground floor level.
- Avoid creating blind tunnels and dead-ends as they are generally uninviting and can create problems associated with crime and anti-social behaviour.
- Public rights of way should be protected, enhanced or extended to link them to the wider network of pedestrian and cycle routes.
- Secure cycle storage should be provided in an easily accessible and appropriate location.
- Paths, active travel routes and the public realm in general should be designed to be inclusive for all. There should be no barriers to access for those with visual and mobility impairments.
- Bound surfaces provide a preferable surface treatment for walkers, wheelers and cyclists. This is especially the case for those with visual and mobility impairments.



Fig 07. Overlooked active travel links at Showfield Gardens, Sedbergh.



Fig 08. Clearly signed PROW in Linton.



Fig 09. Permeability and directness for walking, wheeling and cycling. Sedbergh.

Designers' notes:

- Active Travel England Standing Advice Note: Active travel and sustainable development
- 'Inclusive Mobility', Department for Transport

Parking

Housing layouts need to incorporate a range of parking solutions appropriate to the site context and the type of housing proposed. A single parking treatment is likely to result in the visual dominance of the car and uninteresting, regimented layouts. Car parking should, where appropriate, be accommodated in a mixture of on–plot, on-street and in small communal courtyards to add variety and enable parking areas to be discreetly integrated into the development.

Where on-plot or on-street car parking is proposed, landscaping (both hard and soft) can balance the visual impact of parked cars.

- For example, where car parking is the front of a property, it is advisable to allocate at least an equal amount of frontage to an enclosed, landscaped front garden to avoid the car being the dominant visual feature.
- Drystone walling can also screen vehicles from open view and provide security.
- Communal car parking courtyards should be small, discreetly sited and overlooked by ground floor windows.





Fig 10. Parking on individual plots and courtyard parking for apartment buildings. Dry stone boundary wall visually ‘contain’ the cars ensuring that they do not become the dominant feature of the street. New tree planting within the layout will help to soften the appearance of the development over time. Developer: Yorkshire Housing Association. (Credit: Stephen Garnett).

Policy links:

- Local Plan Chapter 5 – Infrastructure, Access & Connectivity, AC1 Infrastructure needed to support development.
- Local Plan Chapter 5 – Infrastructure, Access & Connectivity, AC3 Sustainable travel and vehicle movements.

Designers’ notes:

- Use a mix of parking types to avoid car-dominated layouts.
- Soften on-plot and on-street parking with hard and soft landscaping.
- When parking is in front of a home, match it with an enclosed, landscaped front garden.
- Use drystone walls to screen vehicles.
- Keep communal courtyards small and overlooked.
- How parking is arranged has a fundamental effect on the quality of a place.

Landscape design

Creating a successful place depends on a coherent landscape design that integrates development with its setting. Well-designed planting and green spaces soften the visual impact of new buildings, supports their assimilation into the wider landscape, and enhances biodiversity through appropriate species selection and the creation of green corridors.

Appendix C provides detailed guidance on delivering high-quality hard and soft landscape designs.

Green infrastructure should be considered alongside any blue infrastructure and utilities from an early stage in the design process.

Gardens and amenity

The following principles should be followed for garden and amenity space within housing developments:

- Provide safe, usable private amenity space for all homes with minimum 10m length. Avoid disparity of garden and amenity spaces between plots and ensure that they are proportionate in size.
- Family housing should include gardens large enough for children's play.
- Homes for older residents may provide smaller, low maintenance outdoor spaces.
- Allow space for outdoor storage, play equipment, and waste and recycling bins.
- Position buildings to ensure privacy, good outlook and adequate natural daylight.
- Maintain minimum separation distances: 21 metres between principal windows and 14 metres between a principal window and a blank or gable elevation.
- Gardens and amenity are important for wildlife and nature. Ensure wildlife friendly planting is chosen and provide adequate space for all planting, including trees, to mature.

Boundary treatments

Clearly define public and private spaces using walls, robust planting or changes in materials.

- Use drystone walls and hedges for public boundaries and prominent internal boundaries.
- Boundary treatment needs to be considered early in the layout to avoid creating heavy enclosure or disrupting public views with high fencing, such as close boarded fences or hit-and-miss fences. Plot design should demonstrate how this can be handled with, for example, taller more obstructive fencing limited to boundaries between homes and softer, lower treatments used where they face the public realm or open green spaces.
- Consider alternatives such as pleached trees to give height if required.
- Avoid close boarded panel fencing due to its suburban character, especially where publicly visible.
- Avoid creating small, informal leftover areas with no clear use; they should be large enough to incorporate into the site's greenspace/tree planting, or within private gardens.

Publicly accessible spaces

Publicly accessible spaces can include play areas, open green spaces, areas for recreation, orchards and other community infrastructure. They should follow the following principles:

- Promote safety, inclusivity and minimise opportunities for crime. Ensure public spaces benefit from good natural surveillance through active frontages and overlooked streets and squares.
- Provide clear, well connected pedestrian routes instead of enclosed alleyways or cul-de-sacs without through movements that are accessible for wheeling and mobility impaired people.
- Provide adequate rest and play opportunities for people of all ages and abilities.



Fig 11. Publicly accessible amenity area with benches and planting. Showfield Gardens, Sedbergh.

Materials and plant species selection

The layout should provide sufficient space for significant and durable planting that will mature and frame the site in the landscape.

Planting within the site, as well as around the boundaries, should be given the same priority, to ensure that a high quality environment is created and development is visually softened.

Planting schemes and green spaces should reflect the character of their location within the National Park and be resilient to climatic change.



Fig 12. Planting of native species hedgerow - which will blend the site into the surroundings and soften the boundary treatment when it matures. Showfield Gardens, Sedbergh.

Street trees

The layout should provide sufficient space, both underground and above ground, for street trees to reach maturity without excessive management.

Larger scale proposals should aim for the 3:30:300 rule:

- 3: A person should be able to see at least 3 trees from their home.
- 30: Every neighbourhood should have a minimum of 30 percent tree canopy cover.
- 300: Everyone should live no more than 300 metres from a high quality public green space.



Fig 13. Street tree planting, within private front garden. Long Preston.

Sustainable drainage systems (SuDS)

The Authority will support schemes which are designed in accordance with the four pillars of SuDS to create sustainable development.

The four pillars of SuDS are:

- **Water quantity:** Managing the volume and rate of surface water runoff to reduce flood risk.
- **Water quality:** Improving the quality of runoff by filtering and treating pollutants.
- **Amenity:** Providing spaces that contribute positively to the character and usability of a place.
- **Biodiversity:** Enhancing habitats and supporting ecological value.

Minimising the areas of hard surfacing within new development will reduce the impact of surface water run-off. Using permeable surfacing, for example gravel instead of paved surfaces, enables the water to drain away more naturally and prevent flooding.

SuDS should also promote and enhance biodiversity and habitats for wildlife as part of the landscape masterplanning. Ponds, for example, provide a varied wetland habitat for different plants and species.

Developers will have to provide robust justification for not using SuDS within developments.

It is important to consider how SuDS features and publicly accessible open spaces are integrated into the layout safely, while still providing amenity value. Well-designed SuDS should be incorporated into the landscape without creating hidden edges, steep banks or enclosed pockets that cause safety issues. Likewise, publicly accessible open spaces should be overlooked, legible, safe, well connected and supported by clear access routes, avoiding isolated pockets or areas screened by tall or dense planting. When designed thoughtfully, SuDS can contribute to a usable and enhanced landscape.

More detailed design guidance on SuDs is available from the local lead flood authorities.

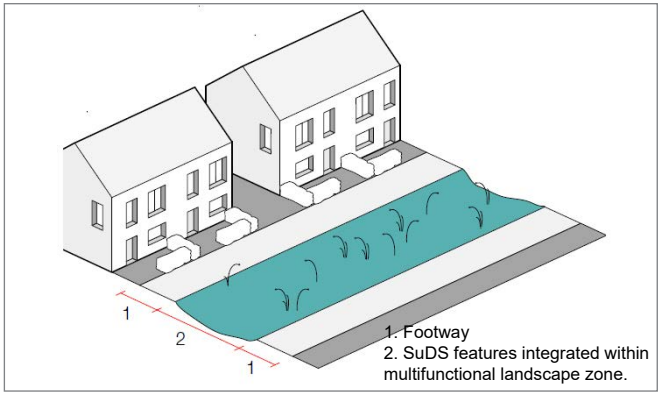


Fig 14. Example of how SuDS can be integrated within the public realm. (Image credit: Design and Placemaking Planning Practice Guidance, Figure 58).

Local Lead Flood Authorities:

- North Yorkshire Council
- Westmorland and Furness Council

Policy links:

- Local Plan Chapter 4 – Core Policies, CP4 Flood risk.
- Local Plan Chapter 4 – Core Policies, CP5 Sustainable drainage – Foul and surface water.

Nature

A key element of sustainable development is that it contributes to nature recovery. The layout should incorporate enhancements to biodiversity and offset any vegetation lost as result of the construction of the development together with SuDS features to create a comprehensive green infrastructure for the site.

Key nature considerations for the layout are:

- Select native, locally appropriate species to enhance biodiversity, support local habitats and strengthen ecological connectivity across the site.
- Incorporate SuDS features such as swales, basins or ponds to manage surface water naturally, improve water quality and create valuable wetland habitats.
- Reduce hard surfacing and use permeable materials to limit surface water run-off and support natural infiltration.
- Provide dense, thorny planting (such as holly) to screen equipment, protect vulnerable areas, and deter crime without relying on visually intrusive built structures.
- Use planting buffers to reduce noise from vehicle movements or commercial activity, particularly where the development is close to residential properties.
- Avoid creating leftover, unmanaged spaces; all landscape areas should have a clear purpose for amenity, biodiversity or screening.
- Ensure lighting design and plot layouts minimise disturbance to wildlife by directing light downward, avoiding overspill, and reducing illumination near hedgerows, water features and bat foraging corridors.
- Incorporate simple habitat features such as bat and bird boxes, species-rich grassland, native hedgerows and varied planting structures to provide year-round forage and shelter.
- Position buildings and ancillary structures to retain existing ecological features, including mature trees, hedgerows and watercourses, using them as anchors for the site's green infrastructure.
- Provide street trees to enhance both biodiversity and the amenity value. Integrate tree planting within car parks to provide shade and to soften the hard landscaping.

This approach ensures development contributes to a high quality, locally distinctive environment where nature, landscape character and new communities can thrive.

Designers' notes:

- Refer to Appendix B for further information on Nature.
- Refer to Appendix C for further information on Landscaping

Policy links:

- Local Plan Chapter 4 – Core Policies, CP9 Biodiversity conservation and enhancement.

House design

Dales houses have an identifiable character, which is visually different from other parts of the country. New house designs should therefore aim to reinforce and contribute positively to local distinctiveness.

The National Park Authority expects well designed houses to be sustainable, of high quality, tenure blind and appropriate for their context. This can be achieved by taking inspiration from the surrounding architecture and by paying attention to their scale, proportion, massing and the use of materials.

Traditional Dales houses

The distinctive character of dales houses is largely a product of the local climate, the availability and qualities of local natural materials and local building traditions. Although there are exceptions, they tend to be robust, solid and functional buildings with little architectural ornamentation.

Although houses, grouped in a village or dale, will share some of these broad characteristics, closer inspection can reveal a high degree of variety - no two houses will be the same. This creates a problem in planning larger housing sites as modern housing types, with their uniform appearance, can look too repetitive and out of place in an informal built environment.

Designing for Accessibility and Inclusion

Whilst the traditional context and distinctive character must be respected, new housing should also align with modern accessibility and inclusivity requirements for people with varying needs.

Thoughtful design can enable people of different ages and abilities to live comfortably, by incorporating features such as (but not limited to) level or gently graded access, adaptable internal layouts, and well-positioned parking close to entrances where required. Elements such as these should be integrated carefully so that they sit naturally within the local vernacular and landscape setting.

Considering accessibility at both the individual dwelling level as well as the site level will help allow for an inclusive and accessible development.

For further guidance, refer to: **Access to and use of buildings: Approved Document M.**

Layout and orientation

The layout of a traditional Dales house tends to be straightforward:

- Without complex projections on multiple elevations.
- A strong tendency for narrow and rectangular plan forms, even single cell width houses. This is a practical design as narrow plan buildings with south facing windows enable daylight penetration.
- The narrow width of the house also has a significant effect on the shape of the roof, allowing a low, shallow sloping pitch.
- Avoid a deep, square plan as it can produce a squat, bulky design, often with a higher, more dominant roof that is out of proportion in relation to traditional houses with narrow plan forms. Deep plan layouts do not allow natural light to penetrate through the building.
- A narrow plan house may need to be longer to provide the same floorspace as a square plan house. Although long, narrow houses are typical, the apparent length of the building can be reduced by introducing a step back or step down to create a subservient element.
- Additional floor area can be provided on new build narrow plan houses by introducing single storey offshuts or extensions.
- Oriented to follow the arrangement of surrounding development where possible, providing this does not result in houses turning their backs onto access roads or main highways. Active frontages are important in creating welcoming, pleasant places to live.



Fig 15. Floor area can be increased by using an offshut with a catslide roof. New houses at Castle Bolton. Architect: M Tempest. (Credit: J. Potter)

Scale, proportion and massing

When designing a new house, careful attention should be given to the size, scale and mass of the house so that it fits in with the local character or context of the site.

The scale, height and mass of a new house should respect the prevailing character of the locality. Height is particularly important in determining the impact of a development on views and skylines:

- The majority of traditional buildings in the Yorkshire Dales are of two storey height with a shallow pitched roof. There are some notable exceptions, such as three storey town centre buildings in Sedbergh.
- Buildings have a basic functional, human scale, simple proportions and little detailing.
- Building Regulations standards for room heights can influence the overall height of new housing. Where new houses are sited next to older traditional housing, the difference in height can be a significant factor in the housing being out of scale with neighbouring buildings.
- Incorporating the first floor rooms partially within the roof-space will allow the building height to be kept lower than if the first floor ceiling is closer to the eaves level.
- Overly large buildings that dominate landscape features or views will not be acceptable.
- Large footprint bungalows in large plots are rarely an appropriate form of dwelling in the National Park because their proportions conflict starkly with that of traditional buildings and they are an inefficient use of land.
- However, there is considerable scope for single storey dwellings that follow a narrower plan form, either with shallow, double pitched roofs or mono-pitched. Such buildings could be employed in an informal courtyard or farmyard type layout.
- Dales houses have balanced proportions, having neither an overly horizontal nor a vertical emphasis. This balance is due to a number of factors – a relatively low building height, a shallow pitched roof, and low eaves, which give a horizontal emphasis; balanced by gables, chimneys and windows with a vertical emphasis
- Massing can be broken down to traditional proportions through the use of gabled projections on the rear, single storey offshuts, double pitched roofs, etc.



Fig 16. Apartment building in Grassington. Gabled projections reduce the massing and drystone boundary walls in the foreground brings down the height.

Policy links:

- Local Plan Chapter 4 – Core Policies, CP6 Design.
- Local Plan Chapter 4 – Core Policies, CP8 Landscape character

Windows and doors

The arrangement of windows, doors and other features on traditional houses tends to be symmetrical. Barns and other functional buildings that have been converted to dwellings will have openings arranged for functional reasons (e.g. for forking hay, feeding animals, etc).

- Dales houses owe their simple, robust character in large part to their high solid-to-void ratio – a higher proportion of their external surface area consisting of solid masonry as opposed to window and doorway voids. Designers should aim for a solid-to-void ratio of 3:1 on the principal elevations of new dwellings.
- Openings on gable elevations are not so common, particularly if the elevation faces the prevailing weather, and a much higher solid-to-void ratio is necessary.
- Windows tend to be individually smaller than in other parts of the country and windows tend to be smaller on north facing elevations than those facing the sun.
- Windows at first floor level tend not to be taller or wider than those beneath, a hierarchy that produces balanced proportions.

The disruptive effect of wider windows on the proportions of the house can be addressed by dividing the window by solid mullions.

Typical window frame styles in this area include Yorkshire (horizontal) sliding sashes, vertically sliding sashes or side opening casements. Designers should choose a style which is appropriate for the character of the area and the proportions of the building. Glazing bars should be integral to the frame and not be stuck on the glazing.

An important detail of traditional windows is a deep recessed window frame. This protects the window frame from the prevailing weather and gives the external face of the building depth and interest. A minimum reveal of at least 100mm should be adopted for windows and doors in new housing.

Modern asymmetrical frames, storm casements, top hung or bottom hinged casements or mock sliding sashes give a very poor visual appearance and are not appropriate.

Doors should be simple, vertically boarded or timber panelled, with or without partial glazing. Doors and windows should be made from timber following traditional patterns. If properly maintained, good-quality timber can last much longer than uPVC, as well as producing a much better visual quality. Generally, uPVC doors are rarely an appropriate accompaniment to natural stone walls.



Fig 17. Simple casement window. (Credit: Stephen Garnett)



Fig 18. Doors: simple and dark coloured. (Credit: Stephen Garnett)



Fig 19. Simple door with small glazed panel. (Credit: Stephen Garnett)



Fig 20. Windows: simple, recessed. (Credit: Stephen Garnett)

Walls

Architectural details, such as stone quoins, lintels, cills and mullions, will add structural integrity and interest to elevations if the context is appropriate:

- In many small villages, a lot of traditional houses have a simple, unadorned character and in such a context, a new house with lots of dressed stonework (cills, lintels, corbelling, water tabling etc) will look overdressed.
- In some areas, features such as stone window surrounds will be common and should be carried through in new development.
- New stonework for quoins, cills, lintels etc should ideally be textured (sandblasted or tumbled at the quarry) to give a weathered appearance. This will help the new development to blend in and avoid the machined appearance of modern materials. Concrete or reconstituted stone should be avoided.



Fig 21. This housing development at Pant Head, Austwick is good example of how modern housing can fit into its context through a considered design. Developer: Maximus Developments Ltd.

Materials

The built environment of the National Park is strongly characterised by the almost universal use of natural local stone for walling and roof coverings. If new development is to reinforce this local distinction, and fit in with its surroundings, then the designer needs to pay close attention to the type of stone and how it is used.

Although the use of local stone in new development is important, there will nevertheless be scope for the use of other appropriate materials.

For more information on materials and traditional construction methods, see **Appendix A**.

Roof shape

The roof height and shape is heavily influenced by the span of the building, its type of construction and limitations of the roof material.

- Most buildings in the Yorkshire Dales have double pitched roofs at an angle of around 30 degrees.
- Roofs are mostly symmetrical although cat slide roofs – where the roof is extended down from the eaves to cover a later extension – are common.
- A mono-pitched roof is a good way of providing a wider internal layout without requiring a larger, higher, more dominant roof.
- Roof pitches are also determined to some extent by the size of the slates. The longer the slates, the longer the overlaps between them and the lower the pitch.
- Traditional buildings also tend to have a low eaves height, a feature that should be carried through in new buildings to ensure height and proportions are appropriate.
- Hipped roofs are less common.
- Flat roofs are only appropriate in certain and very specific cases. Mono-pitched roofs are sometimes found on small, single storey buildings.

Typically, dormer window projections are not a characteristic element of traditional architecture within the Yorkshire Dales. Dormer additions on modern house types often create visual clutter and can push the architecture further away from the simple, coherent forms that characterise traditional buildings. However, buildings within the Cumbria area have a more Lakeland style of architecture, which can include these features. For new housing in the Cumbria area, dormer windows should generally be sited centrally within the roof slope, have a front facing gable and be proportionate to the overall size of the roof and building.

The examples of roof types illustrated apposite are provided for general reference only. Their inclusion does not imply that they are suitable in all circumstances.

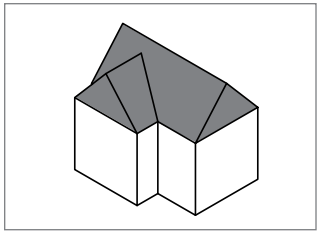


Fig 22. Cross-gable roof

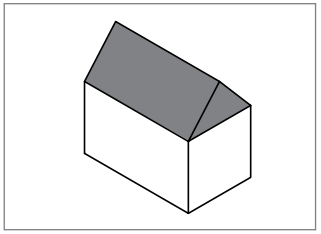


Fig 23. Gable roof

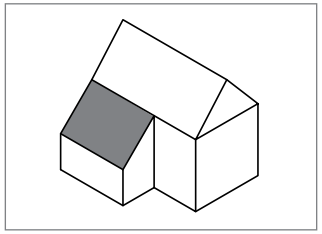


Fig 24. Catslide / Outshut / mono-pitch roof

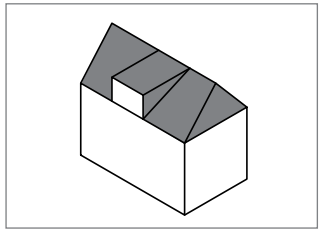


Fig 25. Dormer roof

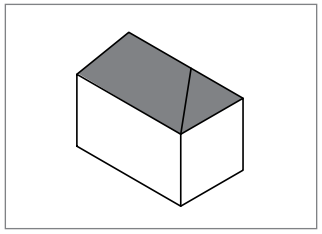


Fig 26. Hipped roof

Roof details

Roofs of traditional buildings are typically simple and uncluttered and the roof-scape of a village, viewed from higher vantage points in the landscape, can be affected by poorly designed roof details:

- In sensitive locations, the design of rooflights should follow the conservation style i.e. having a traditional size and vertical proportions, black metal frames with central glazing bar, and be fitted flush with the roof surface.
- Chimneys are usually capped with short pots, but in some places the use of stone flags (supported by stones at the corners of the stack) are an interesting variation that could be repeated in new development.
- Many chimneys are formed with stone slab copings or water tabling to help shed water.
- Many chimneys on new-build homes are non-functional and included purely for aesthetic purposes. Where they are proposed, their proportions, detailing and materials should reflect the appearance of a genuine chimney to avoid the visual imbalance created by undersized or poorly finished stacks. Real chimneys are usually built from the same stone as the walls of the building and are nearly always positioned straddling the ridge of the roof, at the gable ends of the building.
- Flues need to be black and as discreetly sited as possible, while ensuring their design and positioning comply with Building Regulations.
- The junctions of walls and roofs are usually treated very simply, especially on gable ends, without significant roof overhang, or the use of barge or fascia boards, either decorative or to support guttering.
- Verge copings or water tabling (flat stones lying along the edge of the roof at gable ends) are characteristic of some settlements but not others.
- Details such as shaped kneelers and corbels should be used in a restrained way to ensure the building does not appear overdressed.
- Traditionally roof guttering has been made from cast iron or timber, painted black and attached to the masonry on rise and fall brackets. New housing should follow the same approach.
- Aluminium or steel gutters painted black will be required in historic locations; black plastic may be acceptable elsewhere.
- Gutters should not be attached to fascia boards but should be fixed by brackets directly to the masonry.
- Solar panels should ideally be sited on lower ancillary buildings (e.g. garages), on single storey offshoots or ground mounted. They should have a black, non-reflective finish with a dark metal surround and should be fitted with brackets that give a low profile and not stand proud of the roof slope.
- It is preferable that solar panels and rooflights are in roof valleys or on less publicly visible roof slopes.



Fig 27. Simple, uncluttered roofs. The chimneys are non-functional, however they are positioned well and are proportionate to the roof profile and building's proportions. Long Preston.

Energy

Proposals for new housing will need to demonstrate that the development is sustainable:

- Existing buildings consist of embodied energy arising from the previous manufacture of materials and construction activities. A starting point for developing a brownfield site should therefore be the retention and re-use of any existing buildings on the site. If that is not possible, then at least the materials should be retained and re-used/recycled in the new development.
- Siting new houses in sheltered positions within the natural contours of the land, or where there is protection by trees, will help to reduce energy required to heat the building. Ancillary buildings such as garages can also be sited to shelter living accommodation.
- New housing should follow solar gain principles to maximise natural light and solar energy opportunities. Maximising daylight reduces the need for artificial lighting and passive solar gain reduces the need for heating. The layout of housing sites should maximise the potential for solar gain by orientating principal elevations to within 30˚ of due south.
- The main living and working spaces can be arranged with larger windows facing south where they can benefit from direct sunlight. Service rooms such as bathrooms, hallway or utilities can be located towards the north side of the property where only small windows or rooflights would be needed.
- Blank gable elevations that face west will help to protect windows to main rooms on the principal elevations from prevailing wind and rain. This should reduce energy consumption and weathering of window frames.
- Porches can provide shelter from the wind and rain and prevent heat being lost from main living spaces.
- Incorporating high levels of insulation will help to minimise energy use and prevent extremes of temperature.
- New development will need to meet the energy efficiency requirements of the Building Regulations. However, designs that go beyond national standards will be given significant weight in the planning process.

Designers' notes:

- Refer to Appendix D for information on sustainable energy

Renewable energy

The most common renewable energy technologies installed in new housing developments are solar panels and air source heat pumps. Small scale hydro-power installations and wood fuel biomass boilers are more commonly used for individual houses in remote locations.

Renewable technologies will be an expectation for new housing development. Their incorporation needs to be considered at the earliest design stages to ensure their effective implementation. Layout, building orientation and the placement of trees or other features should allow renewable energy systems, such as solar panels and air source heat pumps, to function effectively without creating future pressure to remove vegetation or cause potential issues for neighbouring properties. Early planning and design will ensure that they work effectively in their context in the short and long term.

New residential development should provide an EV charge-point or cabling for any home with its own parking. Equipment should be placed discreetly against buildings or boundaries, avoiding main frontages and sensitive views, with cable routes added where future provision may be needed. See **Appendix D** for further information.

Designers' notes:

- Refer to Appendix D for further information on sustainable energy



Fig 28. Solar panels discreetly located on the roof of an ancillary building, so as to minimise the effect on a listed building. Coverdale. (Credit: Stephen Garnett)



Fig 29. Air Source Heat Pump, discreetly positioned. (Credit: Stephen Garnett).



Fig 31. Black framed, ground mounted solar panels. Sedbergh. (Credit: Richard Talbot).



Fig 30. Privately owned electric vehicle (EV) charge point. (Credit: Stephen Garnett).

Water

Too much or too little rainfall can create significant challenges for residents of the National Park, and future climate changes are likely to increase these pressures. New housing proposals should demonstrate resilience to these conditions and aim to reduce their potential impacts. New development should be designed to minimise water use and manage rainwater effectively to help limit flood risk.

Many villages in the National Park rely on private water supplies sourced from local springs. During dry periods, these supplies can become constrained. Housing proposals in such areas will need to show that they can secure a reliable water source without adversely affecting existing users, and that overall consumption will be kept to a minimum.

Water use can be reduced through measures such as rainwater collection and greywater recycling for uses such as toilet flushing or garden watering. Consider inbuilt provision for greywater recycling within the housing design. More comprehensive rainwater harvesting systems can further reduce demand on local supplies while also helping to manage surface water run-off.

All new housing development will require separate drainage systems for foul and surface water. Developers will need to demonstrate that water, sewerage and drainage infrastructure has capacity for the development without adversely affecting the environment.



Fig 32. Rainwater collection

Designers' notes:

- Refer to Appendix D for information on sustainable energy

Chapter Four:
Householder Development

Design approach

Proposals for householder development should begin with a clear understanding of the existing dwelling, its setting and wider context. Where a property is listed or sits within a conservation area, the architectural and historical qualities of the building and its setting or the place form an essential part of that context.

Good design responds positively to these factors. The scale, height, proportions, massing, form, materials and overall appearance of any extension or alteration should sit comfortably within the architectural and landscape setting and be sympathetic to neighbouring buildings. Proposals should conserve or enhance the architectural, archaeological and historic interest of the site and its surroundings.

Key factors

The National Park is renowned for its distinctive built heritage. Traditional Yorkshire Dales houses have locally-identifiable characteristics. Each dale has its own distinctive built heritage – ranging from tightly built linear villages to those with stone houses spread around a green, from the close-built, lime-washed cottages of Dent to the remote farmhouses of Swaledale.

This local distinctiveness has remained largely intact, despite changes in building technology. It is therefore important for local cultural identity that new development does not undermine these qualities but respects and references them. This principle is underpinned by the guidance set out in the NPPF.

The key factors that the National Park Authority expects to see addressed in proposals for householder development are to:

- Respect and retain the character of the original house in the vast majority of cases. Additions should respect its scale, mass and proportions and follow or complement its architectural style.
- Address architectural mistakes of the recent past, such as large picture windows or poor materials, when improving modern houses, so that they make a positive contribution to the character of the area.
- Ensure extensions and improvements do not compromise neighbours' privacy, light, and the enjoyment of their property.
- Respect the scale, proportions and character of the house and consider how neighbours would be affected when making proposals for developments within garden spaces.
- Not harm the character and visual quality of the landscape when annexing land from adjacent fields to extend the garden area.
- Include wildlife and nature enhancements.

Policy

- The National Park Authority can advise where planning permission is required or where permitted development rights apply. Seek early engagement with the Planning team.

Sustainable design

The need to demonstrate that proposals are sustainable extends to householder developments as well as larger scale schemes.

Although proposals for extending and redeveloping existing dwellings are relatively small in scale, they offer opportunities to maximise solar gain through the orientation of windows and solar porches, take advantage of natural ventilation, and benefit from shading or shelter from prevailing weather.

Designers also need to consider energy efficiency measures and incorporating renewable energy technology to meet Building Regulations requirements. These measures should be designed-in at an early stage so that they are an integral part of the design. Extensions, garages and outbuildings offer good opportunities for installing renewable energy equipment, such as solar panels, without altering or detracting from the appearance of the main house.

Solar panels

Taking the opportunity to incorporate solar panels into the roof of extensions and outbuildings is particularly important where this avoids siting them on the roof of the main building. Solar panels can be prominent in the stone slate roof-scape of villages, particularly in open valley landscapes. Siting solar panels on lower buildings makes them much less conspicuous in long distance views, as does the use of black, non-reflective panels with black frames.

Heat pumps

Heat pumps can often be sited more discreetly when positioned alongside extensions or on less prominent parts of the property, rather than on the main building itself. When placed near the main building, they can appear intrusive. Locating them on lower or secondary structures, combined with choosing quieter units and providing effective screening, helps reduce their visibility in both close and long view.

EV charging

Retrofitting electric vehicle charging at existing homes is now common as households move to EVs. Most properties need a check on electrical capacity and the installation of a suitable charge point. As with new development, the visual impact on the building frontage should be considered in all locations, and especially within conservation areas.

Sustainable drainage

The Yorkshire Dales is an area that suffers during prolonged rainfall from river and surface water flooding. Designers and homeowners are encouraged to help reduce the impact of flooding by adopting sustainable drainage techniques. The flow of water can be slowed down by allowing water to soak into the land or through storage and re-use.

Proposals that include some of the drainage features listed below are more likely to be considered sustainable:

- On-site soakaways.
- Permeable surfaces (e.g. drives, paths etc).
- Green roofs.
- Water collection and recycling systems (e.g. water butts).
- Channels and rills.
- Water gardens and ponds.

Designers' notes:

- Appendix D provides further information on sustainable energy

Design quality

Different, new and progressive thinking will be welcomed where it is a positive response to the National Park context. Extensions and alterations to dwellings present an excellent opportunity to introduce contemporary designs and materials, even on traditional buildings. An innovative approach may also be necessary to make better use of small spaces or to avoid affecting neighbours.

The need to respect or respond to the scale and proportions of the original house is likely to dictate the form of the extension.

The treatment of elevations, openings, and use of materials also offer scope for the designer to adopt a more contemporary approach. The key will be to ensure that the design responds positively and sympathetically to its context.

For example, an extension with a typical lean-to or pitched roof could include robust timber or steel uprights with deeply recessed architectural glass. The form would be traditional, the materials contemporary, but the overall effect would be a simple and solid addition to the house.

Less subtle approaches may not be appropriate, particularly where context is ignored. For example, the use of brightly painted cement render with a smooth finish, or randomly sized openings that conflict with the proportions of the house may not produce a design that responds positively to the built environment or the landscape.

The impact on dark skies should be considered when proposing glazing and rooflights. See **Appendix E** for further information.

Policy links:

- Local Plan Chapter 4 – Core Policies, CP6 Design.
- Local Plan Chapter 4 – Core Policies, CP8 Landscape character.

Policy links:

- Local Plan Chapter 4 – Core Policies, CP6 Design.
- Local Plan Chapter 4 – Core Policies, CP8 Landscape character.

Design details

This following pages provide detailed guidance for designers who are less familiar with the Park or who require more advice on the quality of design expected by the National Park Authority.



Fig 33. Modest extension to a relatively new house in Hudswell, Swaledale. It is set back from the front wall of the house, is clearly subservient to it but reflects the construction of is, similar materials. However, the older solar panels with silver edges are quite prominent. Matt black would be preferable. (Credit: Stephen Garnett).

Extensions: Introduction

The distinctive architecture within the National Park reflects local building traditions shaped by the regional climate and by the historic availability and limitations of local materials.

As a result, houses in the Yorkshire Dales tend to have a simple two storey form with a pitched roof. Many follow a narrow plan with a shallow roof pitch, which was originally influenced by the use of large natural stone slates.

Traditionally, extensions to these houses were approached in the most straightforward and uncomplicated way. Any proposals for extending or altering these buildings should follow the same principle.

The key to a well designed extension lies in ensuring that its scale, massing and proportions respect those of the original house.

It is essential that extension do not appear to overwhelm the house but should be subservient to the house and in proportion to it.

Traditional Yorkshire Dales houses tend to have balanced proportions – the overall character or emphasis is neither overly vertical, nor horizontal. The shape and pitch of the roof, the shape of windows and doors and the amount, or ratio, of solid wall to openings define the characteristics of the house; these features should follow through within in an extension.

The following pages provide advice on the different types of extensions to help ensure that extensions complement the scale and proportions of the original house.

Single-storey side and rear extensions

In order to retain the character and integrity of the original house it is important to ensure that the house does not become overextended. The impact of numerous extensions and alterations, taken together, can be to overwhelm the original house.

An extension that respects the proportions of the existing house, the proportions and arrangement of its fenestration and openings and its external appearance will produce a more harmonious composition.

This may be achieved by:

- Ensuring that size of the extension, roof pitch and shape of windows maintain the vertical or horizontal emphasis, or balance of the house.
- Retaining a high solid-to-void ratio (greater wall surface area than windows and doors) although there may be instances where a well thought out design can introduce larger areas of glass or large doors and yet maintain the solidity and character of the original house.
- Maintaining symmetry and balance where that is a feature of the house.

The distinctive architecture and character of the Yorkshire Dales would be undermined if extensions and alterations that fail to respect or complement the building traditions and distinctive architecture of the area.

This does not prevent new or innovative design that takes inspiration from the Yorkshire Dales context but means that some types of extensions and alterations are less likely to be acceptable. Examples include:

- Dormer roof extensions (few buildings have dormers outside of the western areas of the National Park).
- Flat roofed extensions.
- Wraparound extensions.
- Bay windows.
- Picture windows.

The cat slide roof is a typical feature of traditional Yorkshire Dales houses which allows for a longer projection and simple roof construction.

Well designed extensions ensure that their roof's scale, massing and proportions respect those of the original house.

Traditional Yorkshire Dales houses tend to have well balanced proportions – the overall character or emphasis is neither overly vertical, nor horizontal. The shape and pitch of the existing roof should be complimented within any proposed extensions.

Care should be taken in where to site roof slopes to respect the building's proportions and ensure there isn't any unnecessary blocking of natural light.



Fig 34. The timber doors in the outshot extension reflect the use of timber elsewhere on the listed building but has a contemporary design and finish.
(Credit: Stephen Garnett)

Two-storey side and rear extensions

The following design parameters should be followed for proposed two-storey extensions:

- The length of two-storey side extensions should be less than half the length of the house.
- Setting the extension back slightly from the corners introduces a visual break between the original house and the extension. Setting back also avoids obscuring details such as stone quoins and ensures that the extension does not dominate the house.
- The ridge of the extension roof should run at a lower level than that of the house, emphasising the hierarchy of the original house over the subordinate extension.
- The width of two-storey rear extensions should be less than the width of the house and the ridge of the extension roof should be lower than the ridge of the main house.



Fig 35. It is possible to add large extensions and yet still respect the proportions of the main house as this two-storey rear extension demonstrates. The clever use of a smaller 'link' element ensures that the extension does not overwhelm the house. Malham. (Credit: J. Potter)

Features

Subservience

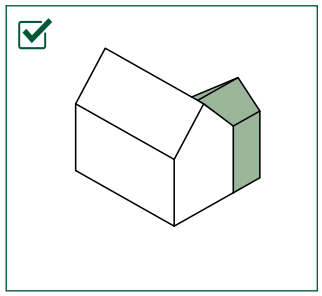


Fig 36. Extensions should be subservient and secondary to the primary building

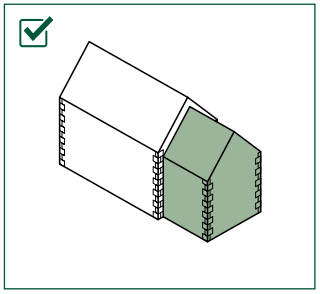


Fig 38. Extensions should compliment the primary building

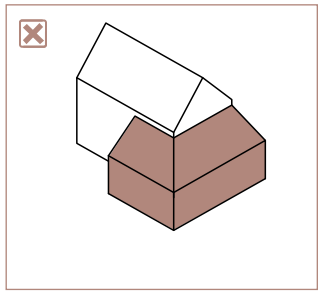


Fig 39. Wraparound extensions are generally not acceptable

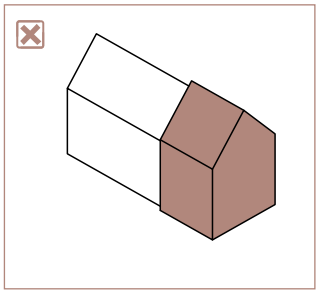


Fig 37. Extensions should not dominate the primary building

Window to wall ratio

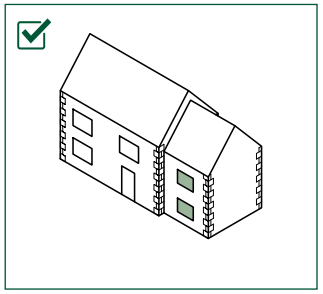


Fig 40. Extensions should respect and compliment existing window to wall proportions

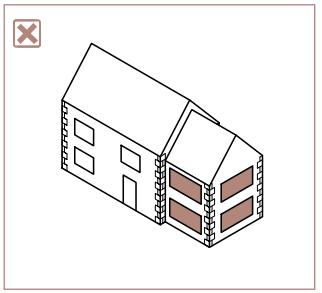


Fig 41. Windows and openings that don't respect the proportions detract from the building's character

Roof pitches

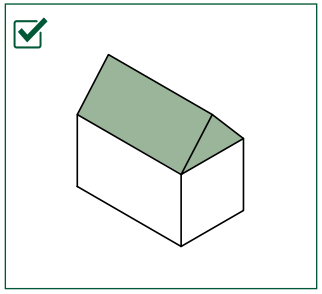


Fig 42. Roof pitches should respect the building's proportions and context

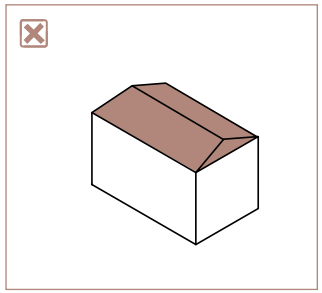


Fig 43. Roof pitches shouldn't be overly shallow for the building's proportions and context

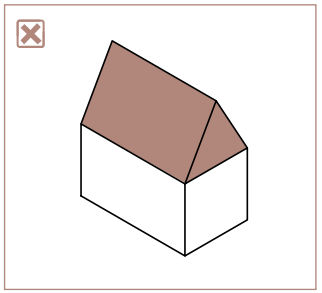


Fig 44. Roof pitches shouldn't be overly steep for the building's proportions and context

Note: These diagrams are for illustration purposes only. Proposals will need to respond to their specific context.

Roofs types

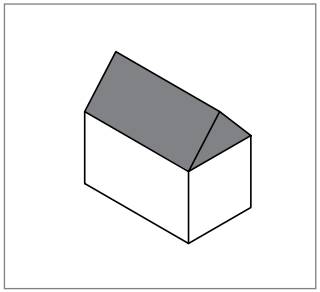


Fig 46. Gable roof

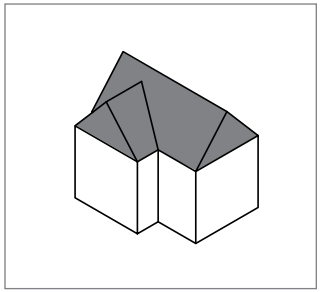


Fig 45. Cross-gable roof

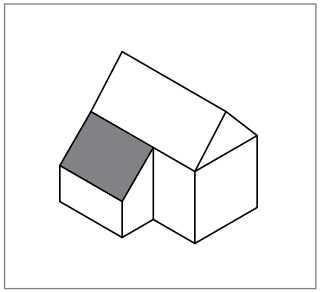


Fig 47. Catslide / Outshut / mono-pitch roof

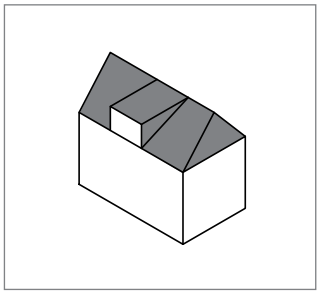


Fig 48. Dormer roof

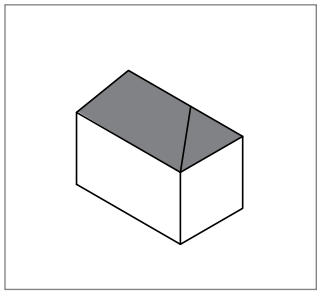


Fig 49. Hipped roof

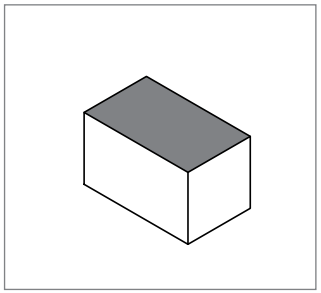


Fig 50. Flat roof

The examples of roof types illustrated above are provided for general reference only. Their inclusion does not imply that they are suitable in all circumstances. Each proposal must demonstrate an appropriate response to its specific context. Engage with YDNPA for further advice on acceptability of proposals.

Designers' notes:

- Note: All the diagrams on these pages are for illustration purposes only. Proposals will be assessed on their own merits in relation to how they respond to their context.
- Engage with YDNPA for further advice on acceptability of proposals.

Conservatories, garden and sun rooms

Large glazed conservatories of a lightweight timber or uPVC plastic fabrication generally look out of place on traditional Yorkshire Dales houses that are typified by their solid, robust appearance and natural local materials. This type of conservatory is often associated with practical problems. They can get too hot in summer, too cold in the winter, and have a limited lifespan when exposed to the extremes of regional weather.

A more practical, economic and architecturally appropriate solution is the more solid garden room or sun room extension. This can incorporate some solid walling with some floor-to-ceiling glass in timber framing and a solid roof, perhaps with low profile or recessed rooflights.

Conservatories, garden rooms and sun rooms should follow the traditional forms of extension and, if possible, utilise more robust materials such as thick timbers or steel. A conservatory will have a more sympathetic appearance if timber frames have a natural (not stained) finish and steel frames are coated in a muted colour that complements the natural stone of the house.

Designers' notes:

- Conservatories are not particularly compatible with the rural nature of the National Park, or with the architectural character.
- Engage with the YDNPA planning team for further information and guidance on the acceptability of proposals.

Residential amenity

The term amenity is used here to describe the qualities that residents can reasonably expect to enjoy in their homes and gardens. It is usually applied to qualities like privacy, natural daylight, outlook and quiet enjoyment. These qualities are taken into account and their protection given significant weight in considering planning applications.

The following are key considerations when designing householder extensions:

Privacy

- Take care when designing extensions or inserting new windows to ensure neighbouring privacy is not adversely affected.
- Avoid windows that directly overlook a neighbour's windows; use a minimum separation distance of 21 metres between principal windows.
- Avoid windows that look directly onto the part of a neighbour's rear garden where a reasonable level of privacy is expected.

Outlook

In villages with tightly arranged houses and small private gardens, the enjoyment of outdoor space often depends on open views and a sense of connection to the wider landscape.

Although planning policy does not protect private views, extensions that heavily enclose or oppress a neighbour's garden are unlikely to be acceptable. To avoid harming a neighbour's outlook, avoid:

- Long extensions that enclose views from a neighbour's garden or create a ring of high boundary walls.
- Tall boundary-side extensions that appear overbearing or dominant from a neighbour's window or sitting-out area.
- Two storey extensions that are not set in from the boundary by at least 1 metre or that extend too far along the boundary.

Light

- Assess two storey extensions for their potential to overshadow neighbouring properties, including impacts on natural light to windows and the rear garden.
- Distinguish between direct sunlight and natural daylight when evaluating effects on neighbours.
- Avoid tall extensions on site boundaries that would block a neighbour's direct sunlight; the impact depends on the height and length of the extension.
- Use the 45-degree rule: draw a 45-degree line from the centre of the neighbour's nearest window; a two storey extension should not cross this line.
- In densely built areas, ensure extensions do not enclose neighbouring gardens or significantly reduce the amount of visible sky from neighbouring windows.
- The roof type, pitch and orientation can also be a factor which can mitigate a neighbour's access to light.

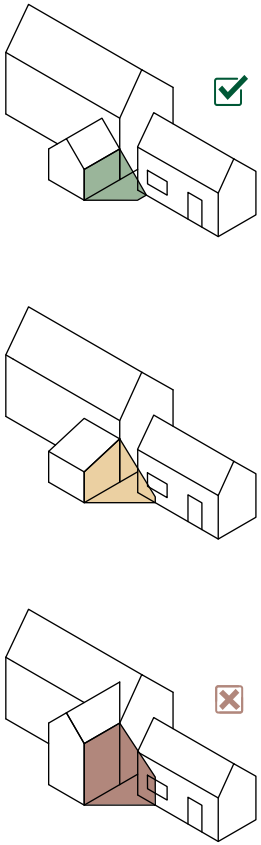


Fig 51. The 45 degree rule, extension size and massing, as well as consideration of roof type, pitch and orientation ensures that a neighbour's access to light are not impacted

Designers' notes:

- The 45 degree light rule is important. Proposals must demonstrate compliance.

Note: These diagrams opposite are for illustration purposes only. Proposals will need to respond to their specific context.

Gardens, outbuildings and boundaries

Gardens and the spaces around houses are now being used more innovatively than in the past. They provide a range of ways to collect or drain away rainfall sustainably and can host a number of renewable energy technologies.

In recent years, garden buildings have become popular as offices, summer houses, annexes etc as well as providing more traditional storage space or hobby workshops.

Garages and garden buildings also offer opportunities for introducing more contemporary designs that complement traditional buildings.

The most common issues that the designer needs to address are:

- **Scale:** Garages and outbuildings should be subservient in scale to the house. The proportions of the building should respect those of the house. Wide double garages are a suburban feature that will rarely complement the proportions of a traditional Yorkshire Dales house.
- **Neighbours:** Large buildings can have an overbearing or enclosing effect on neighbouring gardens. Avoid introducing windows to garden structures that overlook the neighbouring garden or house.
- **Materials:** Traditionally, domestic outbuildings would have been constructed from the same materials as the house. This general principle should be followed although there is scope for introducing materials such as glass, timber and steel used sensitively to complement the character of the house and area.
- **Use:** If the intention is to use a garden building as an office, workshop or living accommodation, check with the planning office to find out whether planning permission is needed.

Planning permission is required to change the use of agricultural land to garden and in most cases, the main consideration is how this would affect the wider landscape.

As a general rule, the amount of land taken should be modest and fit within existing landscape features rather than pushing the garden into open farmland. The extended garden should also be capable of enclosure and screening by a drystone boundary wall or hedge and appropriate landscape planting.

Consider existing trees within the property boundary. Any proposed paths, garden buildings or similar features positioned near trees should be designed and constructed using no-dig methods to protect root systems and avoid long-term harm to tree health.



Fig 52. Inset solar panels on an ancillary building in Coverdale (Credit: Stephen Garnett)



Fig 53. Garage proportions and materials respect the surrounding buildings. Coverdale. (Credit: Stephen Garnett)

Chapter Five:
Buildings for Business and Tourism

Design approach

This chapter provides guidance on the design of new commercial, industrial and retail buildings, live-work units and sustainable self-catering visitor accommodation such as camping pods. This section outlines the key factors the National Park Authority expects to be addressed in a proposal for commercial development.

Key factors

The National Park Authority takes a positive approach towards development for new and existing businesses. This is reflected in the policies of the Local Plan that allocate sites for new commercial development and support the expansion of existing business premises. Good design and quality in building have advantages for businesses. For instance, well-designed building layouts and external spaces can improve the efficiency of businesses, while attractive building design and sensitive landscaping help create an environment that gives customers and investors confidence.

Most commercial development will either involve the construction of new buildings in established or new business parks, other sites within or close to villages, or the conversion of a traditional building to a commercial use.

The key factors that the National Park Authority expects to see addressed in proposals for new commercial buildings are:

- The protection of the natural beauty of the landscape and the reinforcement of local distinctiveness by taking inspiration from local vernacular and building traditions. The operational needs of industrial and commercial enterprises are not necessarily incompatible with the purposes of the National Park, however a creative design approach is often required to meet the requirements of both.
- Ensuring that the design and siting of new commercial development has regard to the amenity of residents and any other users of neighbouring land and buildings, particularly in relation to noise, odour, obtrusive light, air pollution and dust, overshadowing and physical impact.
- The creation and use of sustainable drainage (SuDS) to address surface water run-off from the development and to create wildlife habitat.
- The achievement of high quality and sustainable design, as reflected in the choice of materials, landscaping, and the form and scale of buildings and outdoor space.

Designing for all

Incorporating inclusive design features from the outset (such as appropriate access, seating, facilities etc) not only improves accessibility for people with diverse needs, but also strengthens commercial viability by attracting a wider audience and enhancing the overall user experience. Thoughtful, inclusive design supports participation, encourages repeat visits and helps create destinations that are open to everyone.



Fig 54. Modern sports hall at Sedbergh School with curved roof to reflect the Howgill Hills to the north. Uses a combination of traditional and modern materials with stone and steel and with a green roof. The architecture reflects the importance of the school in Sedbergh. (Credit: Janet Perry)

Designers' notes:

- For detailed advice on converting traditional buildings to a new use, see Chapter 6.

Small scale renewable energy generation and sustainable design

Incorporating small-scale (or 'micro') renewable energy technologies into commercial premises often makes good business sense by reducing long-term energy costs and avoiding volatility and uncertainty in terms of the cost and supply of non-renewable sources of energy.

Small-scale renewables in commercial premises will also contribute towards achieving national carbon savings targets and contribute to a more sustainable operation of the business more generally. Examples of small-scale renewables that are generally suitable on or within business premises include:

- Roof-mounted solar panels (for water heating).
- Roof or ground-mounted photovoltaic (PV) panels (for electricity generation).
- Air and ground source heat pumps (for electricity generation).
- Biomass boilers (for heat generation).

Renewable energy installations need to be sited as far as is practicable on commercial buildings or within commercial premises where they will have the least visual impact on the premises themselves and also the surrounding landscape, and removed once they are redundant.

New commercial buildings and premises should consider the use of rainwater harvesting facilities and sustainable drainage.

All new commercial development should include adequate provision for collection and recycling of waste materials.



Fig 55. The Dales Bike Centre at Fremington uses a ground source heating system and bike washing facility supplied by a water recycling system.

Design quality

There are many established commercial and industrial sites that offer scope for creative design solutions.

In seeking to meet the commercial and operational needs of the business, the National Park Authority encourages designers to consider different, new and progressive ideas for development that acknowledge and complement the Special Qualities of the National Park while offering a stimulating and innovative design approach.

Proposals for new commercial buildings could incorporate sustainable design features such as underground buildings, passive heating, natural ventilation and green roofs. There are also sites where contemporary materials such as COR-TEN steel, architectural glass, steel, aluminium, zinc, copper, concrete etc. could be used in modern buildings to complement traditional materials and their surroundings.



Fig 56. Traditional building with modern treatment, reflecting site's historical industrial (quarry) use. Recessive dark cladding to lessen impact, use of traditional stone below. Solar panels on roof. (Credit: Stephen Garnett)

Design details

This section provides detailed guidance for designers who are less familiar with the Park or who require more advice on the quality of design expected by the National Park Authority.

General principles: Size, form and layout

The size, form and layout of new buildings for Business and Tourism tend to be influenced by the operational needs of the business. Nevertheless, the siting and design of the building, and the treatment of the rest of the site, should respect its context.

New buildings on sites in villages or in the countryside need to fit sensitively into the landscape or village setting. Designers should follow the approach to appraising the site context set out in **Chapter 2.**

There are a number of design factors that should be considered:

- The design should **reflect local building characteristics** - be simple, functional and robust.
- Quality in design detail, materials, and finish will be expected.
- For smaller businesses, a building following the scale and proportions of a traditional barn may be appropriate.
- For manufacturing or distribution businesses requiring a large floorspace, a low agricultural-type building may be acceptable. These buildings should include low stone walls with Yorkshire timber boarding above and dark coloured roof sheeting.
- Steel, timber and glass can be used to give a contemporary feel whilst remaining sympathetic to local building characteristics. Consider leaving timber untreated and using muted pastel shades such as sage green, petrol blue or grey for powder coated steel frames.
- Green roofs may be required for new buildings that are prominent in the landscape. See **Appendix A** for further information on green roofs.

New buildings on plots in existing business parks should be dealt with in the same way. It is important that business parks are developed in a coherent way.

Piecemeal development can result in a hotchpotch of different building styles and materials. New buildings should try to reinforce a sense of place, as a coherent and well designed business park can benefit all businesses.

Designers' notes:

- See Appendix A for further information on design details and materials.

General principles: External site design

The treatment of the land around the building is likely to be as important as the design of the building in ensuring the development functions well and fits into its context.

The road access, manoeuvring space, loading and unloading areas should not dominate the appearance of the site

Car parking areas should be broken up into smaller areas around the building rather than in a large car park. Smaller areas can often benefit from being screened by sensitive landscape planting or by drystone walls. Permeable surfaces should be used for parking and paths to help with the sustainable drainage of the site and to avoid surface water flooding.

Where the business involves the storage of materials or equipment in the open, the designer should consider its visual impact and how it can be screened. Where the storage of external materials is unavoidable, they are better kept close to existing buildings and not stacked higher than single storey eaves height. Boundaries such as stone walls or landscape planting can also aid in screening outside storage areas.

External lighting should be the minimum necessary for safety and security. The rare dark sky environment of the National Park is cherished by local people and recognised internationally. It can be preserved by thoughtful lighting design. Refer to **Appendix E** for further details.

Safety and security is better addressed by ensuring that activity at the site can be seen by passers-by rather than by introducing excessive security fencing and CCTV installations. Contact the Police Architectural Liaison Officer for advice on innovative solutions.

Designers' notes:

- For further information building materials, see Appendix A.
- For further information on landscaping, see Appendix C.
- For further information on designing considerately for dark skies, see Appendix E.
- For further information on signs and advertising, see Chapter 8.

General principles: Landscape design and nature

Landscape design

The appearance of Business and Tourism buildings should be complimented by a well thought out landscape design. Applications for business and tourism development should be accompanied by a comprehensive landscape design.

Although there is no substitute for high quality design and appropriate siting, sensitive and complimentary planting can be used to good effect to both screen and soften the appearance of materials, vehicles and areas of hardstanding often associated with the operation of commercial buildings and premises. Landscaping for commercial premises should consider the following:

- Incorporate dense, prickly native shrubs such as holly to screen and secure vulnerable areas including ground-floor windows and outdoor equipment storage.
- Provide screen planting to mitigate noise from vehicle movements and commercial activity, particularly where development may affect neighbouring properties.
- Ensure landscape proposals address potential impacts arising from any expansion or intensification of commercial activity.
- Ensure that the specifications and siting of landscaping schemes adjacent to commercial premises does not undermine safety and security by providing climbing aids, obscuring signage and lighting or restricting vehicle and pedestrian visibility.
- Plant species should be appropriate for the character of the site within the National Park and resilience to climate change should be considered in their selection.
- Where possible, surfaces should be permeable.

Designers' notes

- Refer to Appendix C for further information on Landscaping.

Nature

Where a landscape design is to be produced for any commercial development, it should incorporate and clearly indicate a range of biodiversity mitigation and enhancements that are appropriate to the site, its surroundings and the nature of the commercial development involved, including any landscaping features associated with the provision of on-site biodiversity net gain (where this is a requirement). The design should also seek to establish and/or supplement appropriate links between areas of habitat (i.e. 'Green corridors').

Any SuDS features such as ponds, basins and swales should form an integral part of the landscape design, supported by the use of complementary planting.

The landscape design should incorporate enhancements to biodiversity and offset any vegetation lost as result of the construction of the development together with SuDS features to create a comprehensive green infrastructure for the site.

Key considerations for the landscape design are:

- Select native, locally appropriate species to enhance biodiversity, support local habitats and strengthen ecological connectivity across the site.
- Incorporate SuDS features such as swales, basins or ponds to manage surface water naturally, improve water quality and create valuable wetland habitats.
- Reduce hard surfacing and use permeable materials to limit surface water run-off and support natural infiltration.
- Provide dense, thorny planting (such as holly) to screen equipment, protect vulnerable areas, and deter crime without relying on visually intrusive built structures.
- Use planting buffers to reduce noise from vehicle movements or commercial activity, particularly where the development is close to residential properties.
- Avoid creating leftover, unmanaged spaces; all landscape areas should have a clear purpose for amenity, biodiversity or screening.
- Ensure lighting design minimises disturbance to wildlife by directing light downward, avoiding overspill, and reducing illumination near hedgerows, water features and bat foraging corridors.
- Incorporate simple habitat features such as bat and bird boxes, species-rich grassland, native hedgerows and varied planting structures to provide year-round forage and shelter.
- Position buildings and ancillary structures to retain existing ecological features, including mature trees, hedgerows and watercourses, using them as anchors for the site's green infrastructure.

This approach ensures development contributes to a high quality, locally distinctive environment where nature, landscape character and new communities can thrive.

Designers' notes:

- Refer to Appendix B for further information on Nature.

Small industrial, storage and workshop units

Location and site planning

Small industrial, storage and workshop units should be located on allocated employment land, brownfield sites or small greenfield plots at settlement edges, where landscape mitigation can be adequately provided.

It is important to avoid isolated rural locations which are visually exposed as this would harm the landscape character. Where feasible, buildings should be positioned close to existing structures and within land that already carries some degree of built or disturbed character (e.g. former quarries, existing yards or industrial groupings).

Building form, scale and massing

Small industrial and workshop units should be simple, functional and visually recessive, avoiding unnecessary height, bulk or sprawling footprints. The built-form should be uncomplicated, subdued and consistent with local vernacular. Where multiple units are proposed, they should be grouped together to contain their visual impact and reduce the extent of supporting infrastructure requirements such as roads, drainage and lighting.

Materials and external appearance

Timber cladding, muted metal sheeting, stone plinths and darker roof finishes are appropriate if carefully detailed. Avoid reflective or brightly coloured finishes, highly reflective surfaces, glossy colours or prominent commercial branding. Existing site features such as heritage walls, mature trees or historic structures must be preserved.

Access, servicing and vehicle movements

Where larger vehicles require access on to the site, ensure that this area is set back from the highway and screened where possible. Locate the development nearby existing highways to reduce the impact of additional access routes.

Support active and sustainable travel where possible. If the site is near settlements, provide cycle parking, footpath links and electric vehicle charging infrastructure where feasible.

Landscape and nature

- All proposals should be able to demonstrate that harmful visual and landscape impacts have been avoided or appropriately mitigated through a careful consideration of: the siting, scale, form and layout of buildings and external spaces; an appropriate landscaping scheme; and, the choice of materials (including their colour and external finishes).
- Use hedgerows, trees and natural screening to soften edges and ensure the development blends with its surroundings.
- Protect and enhance biodiversity: Development must incorporate features for wildlife such as bat or bird boxes, habitat planting and green infrastructure.
- Keep external lighting to the absolute minimum needed for safety, respecting the National Park's dark skies designation.



Fig 57. Modern materials used in a sensitive way for a workshop unit. (Credit: Stephen Garnett).

Designers' notes:

- For further information building materials, see Appendix A.
- For further information on landscaping, see Appendix C.
- For further information on designing considerately for dark skies, see Appendix E.
- For further information on signs and advertising, see Chapter 8.

Retail and offices

On high streets

Where retail or office buildings are being proposed within or nearby high street settings, the proposed development must respond to the existing architectural character, vernacular and heritage of the locality. This includes, but not limited to:

- Storey heights
- Materials and material detailing
- Roofing details
- Frontages and building lines
- Access points
- Windows
- Boundary features
- Shop fronts and signage

Innovative design approaches are encouraged where they compliment the existing architectural character and vernacular.

Consider the impacts of the potential increase of vehicles and mitigate where there could be detrimental impacts.

Ensure that adequate amenity space is provided for employees.

Ensure that any frontages and signage are sensitively designed. See **Chapter 8 – Signs and Advertising**.

In rural locations

Where retail or office buildings are proposed in rural locations they must respect the local vernacular. Further consideration must be given to the landscape character and potential impacts on nature and wildlife.

Development should be simple, functional and subdued.

Site infrastructure such as access, boundaries, parking should be designed sensitively as to not create additional impact on the landscape. Parking should be screened from view and set back from the street where possible. Avoid large areas of parking, and break it up with landscaping. Provide electric vehicle charging infrastructure where feasible.

The Authority generally prioritises new retail development on and near high-streets. Refer to the **'Local Plan Chapter 8 – Economy, E4 High street and retail uses'** for further information.



Fig 58. A supermarket with subdued branding and appropriate materials

Policy links:

- See 'Local Plan Chapter 8 – Economy, E4 High street and retail uses' for further information on when and where development is appropriate.

Designers' notes:

- For further information building materials, see Appendix A.
- For further information on landscaping, see Appendix C.
- For further information on designing considerately for dark skies, see Appendix E.
- For further information on signs and advertising, see Chapter 8.

Small-scale (sustainable) self-catering accommodation

Camping pods and shepherds' huts

Small-scale, self-catering accommodation is a popular, sustainable and affordable way to enjoy the National Park on a short-stay basis. This type of accommodation has basic facilities, is single storey and typically of timber construction, with common types including shepherd's huts, camping pods, and yurts.

In order to be considered a sustainable form of self-catering accommodation within the National Park, this type of accommodation needs to be reversible and must not exceed 21m^2 (e.g. 3m x 7m) per unit.

This type of accommodation does not necessitate significant earthworks or land re-contouring and does not have a defined curtilage or associated development. The sites must be screened and must not cause any adverse impacts on the landscape setting.

Site access infrastructure for small scale, sustainable accommodation such as camping pods and shepherds' huts must be designed and sited sensitively within the landscape. Consider siting them where they link with wider footpath networks. The design of this type of accommodation must ensure:

- Wildlife, habitats and root zones are protected.
- Dark skies policy is respected (see **Appendix E**)
- Facilities are suitable and environmentally responsible (energy, recycling, biodiversity improvements) and noise, lighting and traffic impacts are controlled.
- Avoid extensive hardstanding and minimise built structures such as large verandas.
- Avoid hot tubs and formal fire pits, which create a more commercial feel to the site.
- Aim for informal, natural, landscape-led sites rather than relying on perimeter planting.
- Steer clear of the holiday park aesthetic: treat each pod or hut as an individual structure placed within a natural field or landscape to avoid the feel of a fully developed site.



Fig 59. Site behind existing drystone wall, planting added to reduce impact on landscape. The weathered timber sits within the landscape more sensitively than the orange treated timber. (Credit: Stephen Garnett)



Fig 60. Good scale, located with backdrop of exiting trees. (Credit: Stephen Garnett)

Campsites

Campsites for tents can be permitted, provided the following key criteria are met:

- The site fits into the landscape and is properly screened.
- The number of pitches are appropriate for the location and existing infrastructure.
- Noise, lighting and traffic impacts are controlled.
- Wildlife and habitats are protected.
- Dark skies policy is respected (see appendix E)
- The site is capable of effective management without the construction of a new dwelling.
- Facilities are suitable and environmentally responsible (energy, recycling, biodiversity improvements).
- For touring caravan sites: pitches will be restricted to short stay holiday occupancy only. Caravan storage will not be permitted other than in specific screened areas to be agreed with the Authority.

Refer to **'Local Plan Chapter 8 - Economy, E8 Camping and touring caravan sites'** and **'Local Plan Chapter 8 - Economy, E9 Non-permanent self-catering visitor accommodation'** for further information on acceptability.

Designers' notes:

- New static caravan sites are not accepted.
- Tree-houses are not accepted.
- Woodland or riverside locations are unacceptable due to the potential impacts on landscape and wildlife.
- Site access infrastructure should also be sensitively designed
- Shepherds huts and camping pods must not exceed 21m^2 per unit.

Policy links:

- Local Plan Chapter 8 – Economy, E8 Camping and touring caravan sites.
- Local Plan Chapter 8 – Economy, E9 Non-permanent self-catering visitor accommodation.

Live-work units

Live-works units are primarily commercial buildings with an element of residential accommodation. They can provide a solution for small businesses wishing to move to the area without the cost of finding living accommodation in addition to business premises.

Live-work units are particularly suitable for craft based businesses that need a workshop, storage, an office or display space together with living accommodation. Internet businesses that require storage space would also be suited to the live-work format.

The Local Plan encourages the development of new build live-work units to be inside housing development boundaries.

New build live-work units should fit in just like other development. For sites within villages, the unit may need to be designed to fit into the context of traditional Dales buildings. The best approach to follow is likely to be a design that takes its cue from traditional functional buildings such as barns, stables, workshops etc. The basic barn form with added lean-to elements can provide generous floorspace for employment and living accommodation.

In such cases, the approach should be to design a building that has a simple functional character as opposed to a building that has the appearance of a dwelling.

A number of live-work units could be provided in a courtyard layout to contain parking, materials, displays or noisy activity.

The design must ensure residential amenity is protected, including managing noise, traffic, and other operational impacts so that the business component does not compromise living conditions.

In considering the detailed design and layout, developers will be required to demonstrate a functional separation between the domestic space and the work area, unless this would prejudice the viability of the employment function.

For further information on where and when live-work units are acceptable, refer to **'Local Plan Chapter 8 – Economy, E7 Live/work units'.**



Fig 61. Live-work units on the Reeth Dales Centre business park comprising workshop, display/sales space, office and living accommodation. Developer: Randall Orchard Construction. (Credit: A. Burden)

Policy links:

- Local Plan Chapter 8 – Economy, E7 Live/work units.

Chapter Six:
Converting a Traditional Building

Design approach

This section outlines the key factors that the National Park Authority expects to be considered in the conversion of traditional buildings.

Traditional farm buildings are predominantly used as an example within this section, however the guidance is equally applicable to other buildings such as former schools, churches, chapels and mills. The approach is applicable to all types of use, from high intensity, such as residential or live-work uses, to low intensity such as a camping barn.

Traditional buildings, in particular farm buildings, make a distinctive contribution to the character of the landscape and National Park as a whole. Most traditional farm buildings within the National Park are simple and functional structures built from local materials. They are, however, highly diverse in their size, form and appearance from their historical function. Many farm buildings have become redundant and are falling into disrepair, so adapting them for a new use may be an option to secure their long term future. This can also in turn reduce the demand for new development in the National Park.



Fig 62. Traditional barn within the landscape in Swaledale. (Credit: Stephen Garnett)



Fig 63. Unconverted small barn, Wharfedale. (Credit: Stephen Garnett)

Policy links:

- Local Plan Chapter 6 – Archaeology & Built Heritage, AB1 Heritage assets.
- Local Plan Chapter 6 – Archaeology & Built Heritage, AB2 Conversion of traditional buildings – acceptable uses.
- Local Plan Chapter 6 – Archaeology & Built Heritage, AB3 Conversion of traditional buildings – building treatment.
- Local Plan Chapter 6 – Archaeology & Built Heritage, AB4 Demolition and alteration of traditional farm buildings

Designers' notes:

- Engage early with YDNPA for advice on the acceptability of potential conversion projects.
- Heritage Statements are often required. Further guidance for Heritage Statements can be found in Appendix F.

Converting a traditional building: Five principles

One of the statutory purposes of the National Park Authority is to conserve and enhance cultural heritage. To fulfil this purpose for development affecting historic buildings, a sensitive approach is needed.

Converting traditional buildings often involves navigating a wide range of constraints, and expectations need to be managed from the outset. Heritage assets, listed status, conservation areas, materials, massing, character and position in the landscape can all limit what is feasible. The age, structure and historic significance of these buildings frequently require careful negotiation between design ambition and the respect for the existing. The design process should therefore acknowledge that conversions may demand compromise between ambition versus what is achievable.

To aid designers, the Authority expects traditional building conversion projects to adhere to the following five key principles (based on Historic England's 'The Conversion of Traditional Farm Buildings – A Good Practice Guide):

Principle 1:

Understanding the context, character and significance.

Principle 2:

Understanding the conditions and construction.

Principle 3:

Conserve and enhance architectural and historic interest.

Principle 4:

High design standards.

Principle 5:

Minimal intervention.

Principle 1: Understanding the context, character and significance

Traditional buildings were typically originally built to serve one primary purpose, such as an agricultural use. Adapting a traditional building to a new use requires an understanding of the building, its local setting and its relationship with the landscape and architectural heritage. It is important that these aspects inform the proposed building adaptation to ensure that the character of the building and its setting are not harmed.

Before considering any requirements of a new use, it will be necessary to identify and assess the architectural and historic elements that make the building important and give it character. To do this, it is essential to take advice from an archaeologist or historic buildings consultant who is experienced in working with traditional buildings.

The Historic Environment Record held by the National Park Authority may contain useful information about the building. Any additional information gathered can also be added to this record. When planning proposals affect heritage assets, the expectation is that the relevant historic environment record will have been consulted and that the assets will have been assessed using appropriate expertise where necessary.

Further guidance on Heritage Statements can be found in **Appendix F**.

There are three stages to assess a building's significance and capacity for change:

- **Stage 1, Site survey:** A description of the building and the surroundings.

  Assessment of the building should begin with its landscape context. Is the building a prominent feature in the wider landscape? How would its conversion to a new use affect the landscape? What would be the impact of lighting, renewable energy installations, creating a curtilage (garden), car parking, etc.? What is the physical relationship of the building to other buildings in the landscape? Does it form part of a tightly knit or dispersed group of structures, and how would its conversion affect the relationship? Are there modern buildings or structures whose removal would benefit the setting of the traditional building and the landscape?

  When looking at the immediate surroundings of the building, the designer needs to assess what historic and modern spaces there are, and how the site has developed over time. This work should be carried out thoroughly as some features may be less easily identifiable, such as earthworks or buried remains, but it is important that they are taken into consideration as they too are part of the history of the site.

  When assessing the building, it is important to look at the original plan form and function to understand how it has developed. The construction materials are likely to have been locally sourced, but may also include re-used features from elsewhere, for example date stones or window surrounds. Individual features may be evidence of the development of the building. All information needs to be recorded and analysed so that the architecture and the history of the building can be understood.

- **Stage 2, Assessing significance:** The designer should assess the building's architectural and historic significance through considering its characteristics, appearance and features, the development of the site and its importance in the landscape.

- **Stage 3, Assessing the capacity for change:** Once the site and its significance are understood, the impact of different uses can be assessed in order to narrow down the options. The expectations should be given careful consideration, and the standard of intervention should be shaped by the factors outlined above rather than attempting to predetermine the design.

Principle 2: Understanding the conditions and construction

A survey of the building will identify its structural soundness to establish if it is capable of adaptation with no more than minor structural work.

The survey should ensure that the best conservation solutions are at the heart of the assessment, and so should be undertaken by someone with specialist expertise of working with historic structures.

Surveys should also consider the methodology for carrying out any conversion works to ensure that the works involve minimal disturbance, protection of features and use of compatible materials.

It is important to acknowledge that there can be conflicts between conserving a historic building and meeting current building regulations, for example in relation to natural light or means of escape. These regulatory requirements should be considered at an early design stage to ensure that the building has the capacity to accommodate the proposed new use.

Principle 3: Conserve and enhance architectural and historic interest

It is essential that a scheme is designed to conserve and enhance the existing structure and its architectural and historic interest. Of equal importance is the need to consider the surroundings of the building, as many Yorkshire Dales buildings, in particular field barns, are integral features of a high quality landscape.

The building should be suitable for the proposed new use so it can be converted with no more than minor alteration. The expectations for the level and of use and capacity for adaptation of the building should be shaped by the size and inherent characteristics of the building, rather than the predetermined end-user requirements of a potential future occupant.

A balance often needs to be struck between the conservation of the original building and the demands of a new use.

Conversion proposals present a unique opportunity to create new and interesting designs which use the features of the building to enhance the converted space.

Principle 4: High design standards

A traditional building requires sensitive repair, compatible materials and a bespoke design to integrate the new use without harming the characteristics and features identified. Off-the-peg solutions will rarely be compatible with the building.

Achieving a successful scheme, which works long term for the building, will require skill and experience in working with traditional buildings.

Principle 5: Minimal intervention

The best new use for traditional farm buildings is invariably a low-key use which has a minimal impact on the fabric of the building and its setting. However, often the greatest demand is for more radical changes.

High intensity uses such as living accommodation can involve changes that would significantly and irreversibly alter the character of a building and its surroundings.

For some buildings, any intervention, however minor, can have a severe impact and may mean the building is unsuitable for adaptation. However, many buildings can be adapted providing there are realistic expectations about what a building can accommodate. The key is to adapt the building in the least intrusive way possible and allow the building and its setting to guide what is achievable.



Fig 64. The Courtyard, Settle (the top image shows 'before' and the bottom image shows 'after'): a sensitive conversion of a former farmstead to provide retail units and a café, utilising original openings and features.

Designers' notes:

For further reading and guidance, see:

- YDNPA: Traditional Farm Building Toolkit
- Historic England: The Adaptive Reuse of Traditional Farm Buildings
- Historic England: The Maintenance and Repair of Traditional Farm Buildings
- Historic England: Adapting Traditional Farm Buildings
- The Historic Environment Record.
- Heritage Statements are often required. Further guidance for Heritage Statements can be found in Appendix F.

Design quality

Uniqueness

The unique nature of traditional buildings can present a challenge requiring an innovative solution. The scope for significant change to a historic structure is often limited and the aim should be to achieve a solution that has the conservation of the building at its heart.

Innovative designs that include the use of contemporary materials, technologies or design, can often produce a more sensitive, complementary and authentic development, than a pastiche or standardised solution.





Fig 65. Tithe Barn at Bolton Abbey is a sixteenth-century barn that has been restored and adapted for use as a wedding and events venue. The restoration respects and celebrates the architectural features of the historic barn. (Credit: PBA Architects)

Field barns

Field barns are among the traditional farm buildings most at risk of losing their historic character.

Many were built between the seventeenth and mid-nineteenth centuries, often accompanied by drystone boundary walls, creating the distinctive barns-and-walls landscape that is now a recognised special quality of the National Park.

Originally constructed in areas to provide winter shelter and hay storage, most field barns have seen only limited agricultural use since the modernisation of farming practice. They now typically serve as basic storage or occasional shelter for livestock.

Field barns and associated landscape features should be conserved to maintain the character of the National Park.

Conversions to high-intensity uses such as dwellings, offices, live-work units and retail are typically not permitted in isolated field barns with minimal infrastructure, or barns in visually prominent locations.

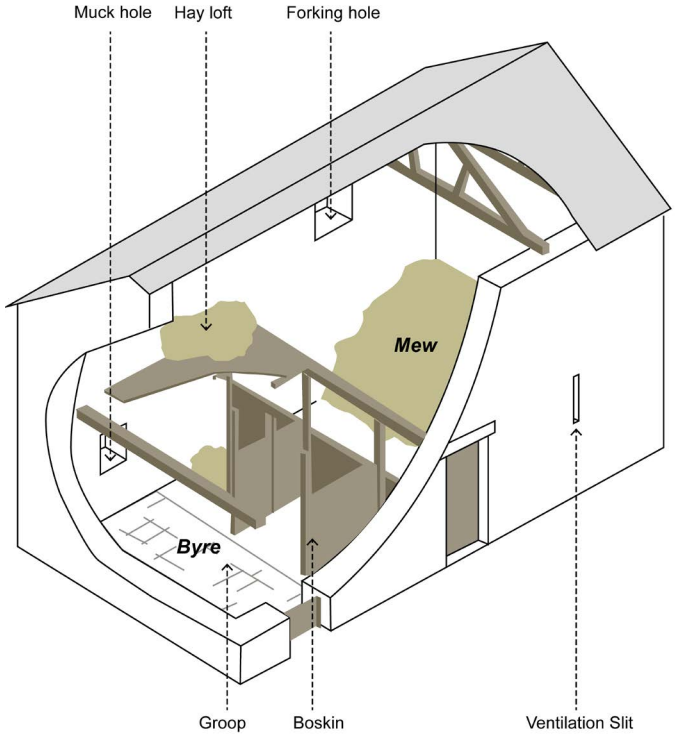


Fig 67. The components of a typical traditional field barn.



Fig 66. Field barns in Swaledale.
(Credit: Moorland Roamer - stock.adobe.com)

Policy links:

- Local Plan Chapter 6 – Archaeology & Built Heritage, AB2 Conversion of traditional buildings – acceptable uses.

Design details

Barn conversions

Traditionally, barns were built to be functional and simple with compact massing, a typically narrow footprint, limited openings and robust materials such as stone walls, timber doors and slate or stone-flag roofs.

Their curtilage was equally restrained, consisting only of the immediate ground needed for livestock movement or hay storage, rather than any form of domestic space. Any conversion must therefore begin by understanding these architectural qualities.

Maintaining the historical and architectural character of traditional barns is important. Avoid enlarging the barn's massing or introducing extensions that disrupt the original form. The barn's original form should remain the primary visual element with the original use, form and relationship with the surrounding land remaining clearly legible, and retaining any associated historic enclosure or yard and the walls that surround it.

Curtilage must stay modest and respond to the context. Features such as wide terraces, ornamental planting, parking courts, close-boarded fences, extensive or raised patios and decking and decorative light can quickly erode the character of the barn and should be avoided, or at minimum well considered in their implementation, modest and discreet.

For more isolated or visually prominent barns, curtilage alterations should be extremely limited, as new infrastructure can harm the wider landscape setting.

For the surrounding landscape, use materials that reflect the working landscape (gravel, grass, stone), avoiding overly engineered surfaces.

Building materials must complement the existing stone, slate and timber, using restrained detailing so the conversion does not read as a modern development inserted into an old building shell.

The aim is to ensure that, once converted, the building reads as a traditional Yorkshire Dales barn in both its form and setting, complementing the local character that the original barn has helped shape.

Applicants will need to provide a professional Heritage Assessment to identify the building's original features and how these will be protected.

A structural survey is likely to be required and should follow the best conservation practice for the building. It is advisable to seek early advice from the Authority on the acceptability of potential proposals.

The following pages provides further details on building elements.

Policy links:

- Local Plan Chapter 6 – Archaeology & Built Heritage, AB2 Conversion of traditional buildings – acceptable uses.
- Local Plan Chapter 6 – Archaeology & Built Heritage, AB3 Conversion of traditional buildings – building treatment.

Conversion of traditional buildings: Building elements

Internal features

Interiors are often vulnerable to alterations as they may have important features that are incompatible with a specific modern use (e.g. cow stalls, historic surfacing, haylofts etc). Much of the original character of the building can be lost by adding new walls and floors into open spaces and covering existing features or surfaces, such as stone walls and flagged or cobbled floors. However, it can be difficult to apply the principle of minimal intervention to the interior as this is usually where the most change is needed to incorporate a new use. Nevertheless, there may be an opportunity to create an interesting and unique feature or space.

Designers should consider the following when looking at interiors:

- Retain floor-to-ceiling open spaces, including double height spaces, with exposed original roof timbers for an attractive and light space.
- Historic internal features, such as stone flags or stall divisions, are interesting and characterful features that could be retained. If they can't be retained, they should be relocated and recorded.
- New interiors work best when they are simple, high quality and work with internal spaces and features.
- Use compatible materials, such as breathable vapour permeable treatments to walls, floors and roofs.



Fig 68. Internal features of Tithe Barn, such as the timbers and sections of walling, are retained to maintain character.

Designers' notes:

- Interiors are sensitive to change and easily lose historic character. Avoid adding new partitions or coverings that hide original features.
- Retain open volumes and exposed roof timbers where possible.
- Keep historic elements like stone floors or stall divisions where possible.
- Use simple, high-quality interiors that complement existing spaces.

Walling

Traditional dales buildings are almost exclusively built of stone masonry. Few openings and uninterrupted stonework is a defining characteristic of farm buildings in the National Park, in particular barns, and reflects the local geology from which the stone is quarried.

External walls were built in solid construction, with an internal and external stone face and a rubble core in between. Through-stones were used to connect the outer with the inner face at intervals, providing stability to the structure, and often project, giving a distinct character to the building. The stonework was either laid dry or bonded with lime mortar. The pattern of the stonework contributes to the character of the building and can range from simple rubble masonry to skilfully coursed stonework. A distinctive feature of buildings in the North of England from the mid-18th Century to the mid-19th is 'watershot' masonry where the stones are laid at an angle to shed rainwater from the building.

Particular features in the walling are uncommon although some buildings have integrated dovecotes or owl holes.

Existing walling and its features should be left undisturbed. Where repairs are required, these should be carried out sensitively and the original fabric reinstated using compatible, breathable materials.



Fig 69. Rubble masonry walling with no openings on a traditional barn.



Fig 70. Internal walling retained. Tithe Barn.

Designers' notes:

- Features like dovecotes or owl holes are rare but significant.
- Retain existing walling.
- Further information on materials can be found in Appendix A.

Openings

A common issue when converting traditional buildings is the insertion of new openings, or the alternation of existing openings, which can detract from the character of a building. The lack of openings is a defining characteristic of barns and other traditional buildings in the National Park. Achieving appropriate levels of daylight without compromising the character of the building can be a challenge, and so the capacity of the building should first and foremost be guided by the number and size of openings.

Original openings are predominantly in the form of cart or byre doors, ventilation slits, owl holes, putlock holes and forking and muck holes. Their configuration and the detail of their surrounds are important elements of a building's character, often representing its original function and sometimes later development phases.

Reveals (the depth a window or door is set back from the external wall) are typically deeper than they are in modern buildings, as a way of providing additional protection from adverse weather. A deep reveal is an notable feature of traditional farm buildings, creating shadow lines and minimising the reflection from glazing. The depth of reveal needs to be retained and similarly applied to any new openings where appropriately proposed.



Fig 71. A minimal number of openings are characteristic of traditional barns. Alterations to the exterior of the building must be kept to a minimum, using existing openings for windows and doors. Barn conversion near Newbiggin-on-Lune. (Credit: Stephen Garnett)

Designers' notes:

- Avoid new openings wherever possible.
- Preserve the existing arrangement and detailing of historic openings.
- Retain deep reveals.

Window design

The windows of traditional farm buildings were typically unglazed for functional and financial reasons. Instead, openings were often fitted with timber shutters or louvres. Where glazed windows are present, sometimes without any opening lights or with only an inward-opening hopper light at the top, they are generally simple and robust. Many traditional buildings also have evidence of old window frames, which should guide the design and positioning of replacement windows.

Standard domestic-style windows will not fit with the agricultural character of traditional buildings.

New window frames should be purpose-made to suit the form and character of the building. As an alternative, a new window without glazing bars, set in a deep reveal and painted a dark colour or left unstained or unpainted, may be effective in retaining the appearance of a dark unglazed opening.

Narrow ventilation slits can be glazed with a recessed fixed double-glazed unit without any rebuild around it. Other openings can also be fitted with fixed glazed units.



Fig 72. Simple, narrow deeply recessed window frames with dark, recessive colour, reflecting the agricultural origins of the building. (Credit: Stephen Garnett)

Policy links:

- Local Plan Chapter 6 – Archaeology & Built Heritage, AB3 Conversion of traditional buildings - building treatment.

Designers' notes:

- Further information on materials can be found in Appendix A.

Door design

Traditional barn doors are usually made from vertically boarded timber, a straightforward form that can be retained or accurately replicated without difficulty.

Because agricultural buildings generally have few opportunities for natural light, introducing partial or full glazing within existing door openings can be an effective way to increase daylight. The success of this approach depends entirely on careful detailing.

Thoughtful framing, appropriate colours and the use of recessed glazing can help ensure the result feels consistent with the building's agricultural character.



Fig 73. Tithe Barn: Timber main doors remain set back and original surrounds are retained.



Fig 74. Converted barn in Thorpe. The door is recessed and the original surrounds are retained. The colour is dark helping the door visually recess into the building.

Designers' notes:

- Door openings are can be a source of daylight.
- Glazing can be effective if carefully detailed to suit the building.

Cart doors

Many barns, especially threshing barns, have large cart door entrances. The treatment of these large openings are often the best opportunity to introduce light to the interior and are also an important design consideration for conversions.

Reflection and light spill from large modern glazed areas detracts from the historical character of the building, so setting back new glazing is essential. Where practical, the reveal should match the depth of the external wall, or be deeper.

A simple and functional design is often best, such as glazed doors and fixed sidelights, with a strong vertical emphasis and fixed-frame sections. Innovative design solutions are also encouraged.

Where historic cart doors exist, it is important that they are retained. Where there is a large porch area, this should be left ‘unconverted’ so that the large doors remain functional and the original surface, such as cobbles or flagstones, can be retained.



Fig 75. Good examples of recessed cart doors entrances retained in Wharfe and Arncliffe. (Credit: Stephen Garnett)

Materials and finishes

Purpose-made, good quality timber doors and window frames are important elements for retaining the historic character of a traditional building. By contrast, uPVC should be avoided because its difficult to use it to replicate the frame profile, details, finish and opening mechanisms of traditional windows and doors. It is also typically supplied in standardised domestic colours that do not fit the appearance of a historic building.

Painting doors and frames, or leaving them unstained to weather and silver with age, is usually the most fitting treatment. Paintwork in muted darker shades, such as dark green can work well as can bolder, locally traditional colours such as ox-blood red. A cohesive palette of colours on a group of buildings or within an estate helps to ensure the buildings relate to each other. White, cream and other light shades of woodwork should be avoided for barn conversions as this can create an overly domestic appearance at odds with the agricultural character of the building. Wood stains can also be used as treatment of timber doors and frames, although natural wood colours should be used.

Summary of exterior doors, windows and openings

Designers should consider the following factors and how they affect the exterior of the building:

- The internal layout of a building should be guided by the position of existing openings to achieve daylight and Building Regulation requirements; there may be a possibility of re-opening blocked up former openings. Expectations of the building's capacity should be guided by the building and the site.
- Existing openings should only be blocked up where unavoidable, using sympathetic materials and ensuring that the original opening remains readable (e.g. by retaining lintels, jambs and straight joints), original shutters can also be retained.
- Any new openings must be clearly justified having first explored alternative internal layouts, utilising borrowed light from existing openings and having regard to Building Regulation requirements.
- Where new openings are unavoidable, their position, size and design should be sympathetic to the character and significance of the building and should also be clearly legible as a modern intervention. Avoid altering existing openings as this interferes with legibility.
- New openings should be limited to discreet positions where they will not be readily visible from public vantage points and should respect the privacy of neighbour.
- Domestic-style openings should be avoided as these are usually incompatible with the character of traditional farm buildings.
- New openings must not harm historic features of the building, either through direct interference or by affecting their context.
- Door and window opening reveals should aim to be at least 150mm.
- Cart doors should be heavily recessed to at least the depth of the external wall.
- Doors and window frames should be made of timber; their design and finish should avoid being overly domestic in style.

Designers' notes:

- Avoid uPVC.
- For further information building materials, see Appendix A.

Roofs

Traditional dales buildings typically have stone-flag or sometimes slate roofs made of local stone and laid in graduated courses, although there are a few examples of blue or green slates imported from Wales or Cumbria. The stone-flag roof is an important feature that adds to the solid character of the buildings and their integrity within the landscape.

Roof timbers are often of special interest, although some buildings were re-roofed more recently. Historic timbers (earlier than the 19th century) are recognised by being hand-cut, rather than machine-sawn, and sometimes have carpenter marks for their assemblage. From the 19th century onwards, mill-sawn timbers became more used. Some old roofs and other timber structures (e.g. floors, ceilings) may also incorporate re-used timbers, such as remnants of former cruck blades (for thatched buildings), which are rare and of high significance.

The following factors should guide decisions about the roof:

- The eaves height and pitch of the roof should remain unaltered.
- Existing slates should be re-used if they are in good condition.
- Any additional slates should be carefully sourced to match the existing in type, finish and size.
- Where an entirely new roof is necessary, natural stone flags will need to be sourced. See **Appendix A**.
- Original roof structures, including old re-used timbers, should be retained, repaired and left exposed to the interior.



Fig 76. Roof structure of barn near Newbiggin-on-Lune. (Credit: Stephen Garnett)

Policy links:

- Local Plan Chapter 6 – Archaeology & Built Heritage, AB3 Conversion of traditional buildings – building treatment.

Rooflights

Traditional dales buildings rarely have any glazing within their historic roofs, although glazed slates or tiles are sometimes present.

The introduction of modern rooflights into plain roof slopes can have an intrusive impact on the traditional building and its surroundings. The reflective qualities of the glass can form a disruptive contrast to the dark, matt and natural appearance of the stone.

Before adding rooflights, designers must consider the following:

- They should only be added where clearly justified having first explored alternative internal layouts and having regard to the Building Regulation requirements.
- They should be sited on discreet/non-publicly visible roof planes to minimise the impact on the roof.
- Their number and size should be the minimum necessary.
- Light spill should be mitigated through the size and number of rooflights, use of low VLT glass and as a final resort the use of automatic black out blinds.

Rooflights should be of a conservation type, sensitively designed to minimise their impact by being flush with the roof plane.



Fig 77. Carefully placed rooflights, flush with the roof plane. Wharfe

Designers' notes:

- Rooflights can create light pollution. For more information on the approach to dark skies in the context of the National Park, see Appendix E.

Chimneys and flues

Like rooflights, chimneys are not typical features of traditional farm buildings and their introduction can significantly detract from the agricultural character of the building. Where a projecting flue is required, it should be justified, carefully designed and sited to minimise its visual impact.

Flues should be positioned discreetly, preferably on non-publicly visible sides of the building and should terminate below the ridgeline. Painted or powder-coated finishes in a dark unobtrusive colour, such as black or dark grey, will reduce the prominence of the flue. Ensure compliance with Building Regulations in the positioning of flues.



Fig 78. Flue on barn conversion, coloured black and sited to minimise its visual impact with the trees behind.
(Credit: Stephen Garnett)

Designers' notes:

- Chimneys and flues are not typical for historical farm buildings such as barns.
- Where flues are required, ensure they are dark and matt and positioned away from publicly visible areas where possible.

Extensions

Traditional buildings proposed for conversion should be large enough to accommodate the new use without significant extension or the retention of modern additions. If the building is too small for the use proposed, it is likely to be unsuitable for that particular use. For example, smaller outbuildings are usually unsuitable for residential conversion but can provide additional space for storage or services when converting another larger building within the vicinity.

There may occasionally be a good case for adding an extension as part of a conversion, for example where the extension would safeguard some aspect of the significance of the traditional building but the expectation should be to fit all of the habitable accommodation within the traditional building. Consideration should also be given to the storage needs of the new use and ensure there is space within the building.

Where an extension is necessary to serve a new use, they should remain subordinate to the historic structure in scale, form and position. The design and materials used should be sympathetic to the character of the traditional building, whilst avoiding pastiche and being clearly distinct from the original building and clearly legible as a later (and ideally reversible) addition. Conservatories, sun rooms and porches are typically domestic in style and should be avoided, particularly on farm buildings.



Fig 79. Simple extension to converted buildings at Feetham Holme. (Credit: J. Potter)

Policy links:

- Local Plan Chapter 6 – Archaeology & Built Heritage, AB3 Conversion of traditional buildings – building treatment.

Surrounding site

Outside areas

The immediate surroundings of a traditional building will invariably make an important contribution to its character. A successful conversion scheme respects and retains the relationship a building has with the surrounding landscape, historic features and other structures.

Most traditional farm buildings have no associated curtilage, although occasionally there will be a yard area formed by buildings and boundary walls or hedges. Creating a curtilage which has a minimal impact on the setting of the building, whether for parking or garden, is therefore likely to be a challenge.

Existing boundary structures and vegetation often present an opportunity to contain and screen parking and paraphernalia associated with the use of the building. Existing historic yards and enclosure associated with the building should be retained and used for the garden/outside space, and parking areas if large enough. Any historic boundaries such as walls or hedges should be retained to contain the outdoor space and preserve these historic features.

Where there are no existing enclosures, the introduction of parking areas and gardens should be the minimum necessary to serve the building and not have a negative impact on the immediate and wider setting. New curtilage should avoid wrapping around a building completely, so the building retains a physical and visual connection to the landscape it once served.

The landscape setting of the building should help inform the best position and form for any outside area. Any existing landscape and nature should be enhanced.

New outbuildings such as the addition of garages, sheds and other curtilage structures are likely to have a negative impact on the setting of the traditional building and so should be avoided. However, provision for storage needs to be considered as part of the design of the internal layout of the building to avoid pressure for new ancillary buildings post-completion.

When landscaping the setting of a converted traditional building, it is important that the style reflects and fits with its immediate and wider surroundings. With former farm buildings, especially those of high landscape value, the less that is done is generally best. In some cases, particularly where a medium or low intensity use is proposed, it will be preferable to retain or reinstate the agricultural setting, such as the pasture land surrounding the building. Whilst provision for outdoor seating and access paths are an understandable requirement for a converted building, large areas of hard standing, gardens or formal landscaped spaces will invariably detract from the character of the former field barn are unlikely to be acceptable. Proposals should also take account of existing level changes across the site to ensure that the building and any associated garden spaces can be accessed without the need for large patios, retaining walls or steps that would introduce a visually engineered or urban character to the setting.

Car parking and amenity space can be contained within existing enclosures and screened using drystone walling or hedging where appropriate. Newly created external areas should be kept to the minimum area necessary and sited so that they do not compromise existing boundary lines. Existing boundaries, such as stone walls and hedging, as well as historic surfaces, should be retained and repaired. Where new surfacing is required, the materials should be sympathetic to the character of the traditional building.

Semi-permanent or permanent structures such as pergolas, hot tubs, fire pits and ornamental water features can erode the setting of such buildings. Consideration also needs to be given to the impact of any activity and lighting associated with these features.



Fig 80. Curtilage (garden) area kept within old stone walling with the character and setting of the barn in the field retained. (Credit: Stephen Garnett)

Access

In many cases, the design approach for vehicular access to a traditional farm building may be obvious; the building may lie within a farm group with a clearly defined and suitable access track or a roadside barn may already be served by an existing road.

However, more isolated barns generally have no existing or appropriate vehicular access and providing a new track could have a significant impact on the landscape setting. For many uses, the presence of a suitable existing access will be fundamental to the acceptability of any conversion. New access roads are so intrusive within the landscape, that if one is required, a change of use application for the building will rarely be accepted.

Where they are proposed and accepted, the following factors will help to minimise the impact of the access routes:

- Access tracks should follow the contours of the land and existing field boundaries.
- Avoid removing traditional boundaries and interfering with the height and position of roadside walling; reinstate boundaries where practicable.
- Natural materials, or surface dressing reflecting the colour of the local soil or stone, will generally be the least intrusive, whilst tarmac, concrete and artificial blocks should be avoided.
- Consider using surfaced tyre track widths (‘wheelings’) with grass down the middle instead of using hard surfacing along the entire width of the track.
- Where altered tracks or access junction works are likely to harm the undeveloped character of the area, consider alternatives to direct access such as detached parking areas nearer to the road.



Fig 81. Minimal curtilage of a barn conversion in Swaledale.

Services and other pipework

Most conversions will require connections to off-site services such as electricity, telecommunications, water and drainage, together with on-site amenities like oil and gas tanks, bin storage, external lighting and septic tanks.

Additions such as overhead line connections, fuel tanks, refuse and recycling bins, meter boxes, antennae and pipework can all be visually intrusive and detract from the character of the building and its setting. A separate planning permission may also be required for the inclusion of these, so it often makes sense to consider their inclusion in the scheme from the outset.

New services such as mains electricity or telephone connections should be underground where possible and their impact on any archaeological or wildlife interest within the route considered.

Fuel tanks and bins should be sited discreetly and appropriately screened within walled enclosures. Additions to the building such as aerials, satellite dishes and meter boxes should also be positioned discreetly.

Traditional farm buildings were often designed without gutters and other pipework; however, they will normally be required when the building is converted. Guttering should be simple in design, such as metal half-round guttering, painted matt black, and supported by rise-and-fall brackets fixed to the masonry. Fascia boards are unlikely to be acceptable.



Fig 82. Galvanised downpipes and gutters which give a non-domestic character and are visually minimally intrusive against the stonework. (Credit: Stephen Garnett)



Fig 83. Simple, black, half round gutter with rise and fall brackets. (Credit: Stephen Garnett)

Landscape design

Landscape proposals should preserve and enhance the historic setting of the traditional building.

Ensure that the landscape proposals incorporate the following:

- Agricultural character of the site is reinforced. Avoid suburban features such as close-boarded fencing, ornamental shrub beds or decorative paving, extensive patios and steps, and creating level areas with retaining walls.
- Use drystone walling to define boundaries and maintain the traditional enclosure pattern. Where new planting is required, use native species of local provenance that reflect the surrounding landscape character.
- Keep external areas simple and functional. Avoid introducing extensive new hardstanding; where hard surfaces are necessary, choose materials that match or complement the existing farmyard palette, such as compacted gravel or stone.
- Integrate parking and domestic garden spaces discreetly so that the converted building maintains its rural appearance. Domestic paraphernalia should be screened from wider views through low hedging, careful siting or subtle boundary treatments.
- Protect wider landscape views by ensuring extensions, outbuildings or domestic curtilage boundaries do not visually encroach into open fields or harm the building's relationship with the surrounding landscape.
- Incorporate Sustainable Drainage Systems (SuDS) where possible, ensuring they are designed to appear natural and to reflect the local landscape character.
- Avoid unnecessary external lighting and ensure any essential lighting is low-level, downward-facing and carefully directed to prevent light spill into the wider landscape.

Designers' notes:

- Refer to Appendix C for further information on Landscaping.

Nature

Protecting and enhancing existing habitats must form an integral part of any traditional building conversion within the National Park.

Consider the following within your proposals:

- Establish whether protected species such as barn owls, nesting birds or bats are present before development begins. Protected species legislation must be followed and survey work carried out by qualified specialists.
- Retain existing wildlife access points where feasible, including openings into roof spaces, eaves or traditional stonework.
- Provide new habitat opportunities through integrated bat tubes, bird boxes and swift bricks. Use external boxes only where integrated units cannot be accommodated or where species require specific external conditions.
- Ensure wildlife features are durable, discreet and positioned to provide appropriate shelter, stable temperatures and safe access.
- Assess the impact of any external lighting on wildlife. Avoid lighting key habitats, roosting areas and commuting corridors; limit light levels and direct fittings downward to minimise ecological disturbance.

This approach ensures development contributes to a high quality, locally distinctive environment where nature, landscape character and new communities can thrive.

Policy links:

- Local Plan Chapter 10 – Natural Environment, NE1 Protecting wildlife sites, species and networks.
- Local Plan Chapter 10 – Natural Environment, NE2 Protecting irreplaceable habitat, trees, hedgerows and walls.

Designers' notes:

- For more information about incorporating wildlife-friendly measures into conversions, see Appendix B.
- Integrated bat and bird boxes, as well as universal swift bricks should be used wherever possible, ahead of external units.
- Ensure any internal or external lighting does not effect habitats.

Sustainability

Insulation

Before considering energy saving measures such as insulation, it is important to understand that historic buildings do not function in the same way that modern buildings do. They are constructed to allow moisture to move between the inside and outside the building.

Traditional buildings are constructed with permeable materials, such as lime mortars, which allow moisture movement and thus erosion of sacrificial parts which can be easily maintained, for example by re-pointing masonry joints.

Ventilation of the building's interior is vital as it helps moisture to travel out of the building. A lack of ventilation and inhibited moisture movement is likely to cause damp and mould issues. Introducing modern impermeable materials such as cement mortar and impermeable membranes can cause significant problems - with moisturising becoming trapped inside the building, causing damp and potentially eroding parts of the structure or features.

The introduction of insulation to a traditional building must be carefully thought and considered to avoid trapping moisture where the insulation touches the inner face of the external wall.

It is invaluable to consult a specialist builder or experienced architect with experience converting historic buildings.

Designers are advised to:

- Research which insulation techniques are appropriate to the particular traditional building to avoid problems with damp later.
- Use natural and traditional materials or products, such as lime-crete flooring, hemp-lime plaster or sheep wool insulation; these can be more effective than introducing non-permeable or non-breathable materials.

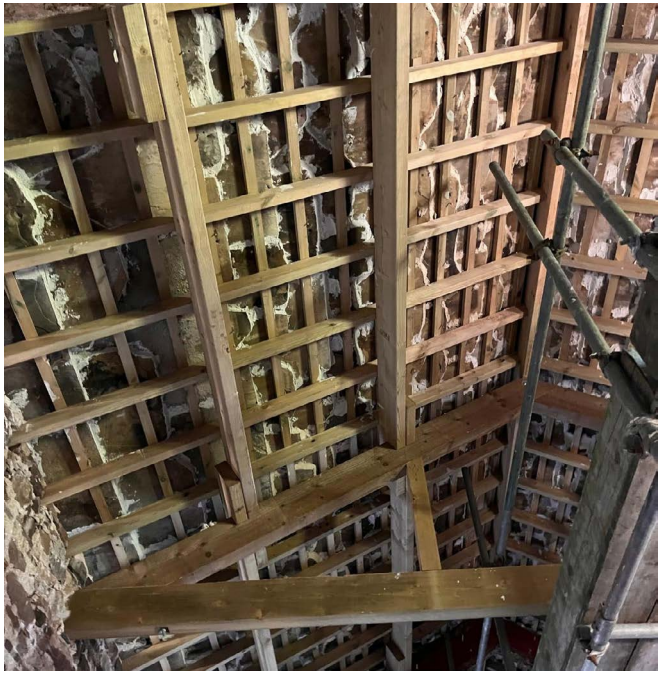


Fig 84. Lime torching applied to the underside of a barn roof to weatherproof and insulate it.

Designers' notes:

- Gain advice from a specialist builder or architect to avoid future issues.
- Use appropriate insulation which works in tandem with the existing materials.

Sustainable energy

Sustainable energy technologies will contribute to cutting greenhouse gas emissions and reduce energy bills. The type of technology chosen and the siting and design of the installation needs to take account of the traditional character and the surroundings of the building.

Proposals should not irreversibly damage the historic fabric, and views of the building and the surrounding landscape should not be compromised. It is also important to examine whether there are any practical alternatives that would have less impact. For example, the external mounting of photovoltaic cells or solar panels can harm the character of the traditional building and may only be permitted where they can be sited discreetly, with minimal impact on the character of the building and its setting. Alternatively, where there is sufficient space to install them, ground source heat pumps are a good solution as they have a minimal visual impact. The impact of any installation be lessened through design, size and finish.

Designers' notes:

- For further guidance on sustainable energy, refer to Appendix D.

Chapter Seven: Agricultural Buildings

Design approach

Key factors

This section relates primarily to the construction of new farm buildings and related farm development and sets out the key factors the National Park Authority expects to be addressed in proposals for farm development.

Designers' notes:

- Some permitted development rights do apply to farming activities, but because the National Park is a designated area, these rights are more limited compared to non-designated locations. The National Park Authority can advise where planning permission is required or where permitted development applies.
- Applicants should seek early engagement and advice from the Yorkshire Dales National Park Authority.

In recent years, a range of factors including the economics of dairy and upland farming, harsher winter conditions, farm diversification and the increasing importance of renewable energy technologies have contributed to a rising demand for new farm buildings and their associated development.

The National Park Authority recognises the role of farmers playing their part as custodians of the beautiful National Park landscape. Long-term success of farm businesses are essential not only for the quality of the landscape but also for the economic and social wellbeing of the communities within the Park.

The contribution of farming to the local economy and the community is significant. That being said, new development associated with farm enterprises should be designed and located in a way that avoids harm to the landscape, wildlife or the historic environment of the National Park.

Farmers are encouraged to consider the reuse or adaptation of existing traditional buildings as a first step if there is the option to do so, unless these structures are clearly unsuitable for modern requirements. Any proposal for new agricultural development should be appropriately justifiable.

Where new farm buildings are required, a number of key considerations must therefore be addressed to ensure that the impact of farm development is neutral or, where necessary, reduced through effective mitigation measures, including:

- **Siting:** New agricultural buildings and other structures should be sited in places where they are not dominant or discordant features in the landscape.
- **Design:** Large agricultural buildings need to be designed so that their apparent scale is sympathetic to the landscape and surrounding buildings.
- **Materials:** The materials and finish of buildings and structures should blend in with the colours and shades/tones of the natural landscape or village.
- **Planting:** Proposals should include good landscape planting to soften the visual impact of new development and improve the landscape setting of the whole site.
- **Lighting:** Agricultural buildings should be designed to avoid light pollution by keeping the number of rooflights to a minimum and by screening open-sided buildings. External lighting should be kept to the minimum necessary for safety and security.

Context appraisal

Agricultural buildings can create a significant impact on the local landscape and heritage if poorly designed in the landscape context. Designers should ensure that they are following the context appraisal methodology as set out in **Chapter 2**.

Further to the context appraisal set out in **Chapter 2**, designers should further consider the existing farm buildings to help inform the siting and design of any new proposals. Considerations can include:

- What contribution do existing farm buildings, walls or structures etc. make to the character of the landscape? Are they prominent or do they nestle within the shape of the land or a group of trees?
- How are buildings in the farm holding arranged? Is there a predominant orientation of buildings and spaces, perhaps for historic or practical reasons? Is the group closely arranged or dispersed?
- Are the existing buildings all of a similar height? Which materials are used? Which materials work well in the landscape and which should be avoided?
- Will the new building or structure be publicly visible? Are there public rights of way that pass close to the site that need to be protected?
- Are there features of the site that should be retained? (e.g. drystone walls, hedgerows, sheepfolds, trees, flagged or cobbled surfaces).

Policy links:

- Local Plan Chapter 4 – Core Policies, CP8 Landscape character

Design quality

There is scope for innovative thinking in the design of farm buildings and structures, particularly where considerations such as landscape impact or the integration of renewable energy technologies need to be addressed.

Selecting appropriate materials and implementing a well-planned landscape scheme can make a significant difference. These factors often determine whether a farm building becomes visually intrusive or contributes positively, or at least neutrally, to its surroundings.



Fig 85. Farm building in Threshfield with vertical timber boards on the upper facade, and stone on the lower facade.

Design details

This section provides more detailed guidance for designers who are less familiar with the Park or who require more advice on the quality of design expected by the National Park Authority.

Agricultural buildings

Introduction

Agricultural buildings in the Yorkshire Dales sit within one of the most distinctive farmed landscapes in the country, shaped over centuries by livestock rearing, field systems and traditional structures. New buildings must therefore respond sensitively to this setting, recognising that while modern farming requires efficient, fit-for-purpose structures, their design and siting play a direct role in maintaining the character, biodiversity and visual quality of the National Park.

New agricultural development should demonstrate clear functional need, minimise landscape impact, respect traditional building construction and contribute positively to nature-friendly farming, carbon reduction and environmental resilience. Good design of new agricultural buildings brings these aims together: placing new buildings where they can be absorbed into the landform, using subdued materials, managing lighting, and integrating habitat enhancements. In doing so, agricultural buildings can continue to support the viability of farming while safeguarding the qualities that make the Dales nationally important.

Designers are advised to ensure that their proposals meet with the National Government guidance on animal welfare requirements.

Siting and setting

Siting of new agricultural buildings are largely driven by the practical needs of the farming operation, including access and the intended use of the building and surrounding land. However, the effect of the development on the landscape will be a significant consideration in any planning application. The following points should be taken into account to minimise the visual and environmental impact of the building:

- Wherever possible, new buildings should be located alongside existing structures within the established developed farm building area. It is preferable to keep the building group as compact as practical requirements allow and to avoid dispersing buildings and other structures across a wide area.
- Existing landscape features such as trees, hedges, landform, existing buildings and stone walls should be used to assist with screening.
- The form of the land should be followed rather than overridden. New buildings should not appear harsh or unduly dominant within their setting.
- Siting on skylines or steeply sloping ground should be avoided. On sloping land, buildings should be set into the ground rather than elevated.
- Development should remain within existing field boundaries and should not extend over historic features such as walls, sheepfolds or tracks, particularly where these elements are long-established and reflect the evolution of farming practices or the history of the holding.

Developers and planners should consider how future expansion of farm buildings will be managed and integrated. Any anticipated new yards or structures should be positioned in a way that can be effectively screened and aligned with the existing layout, ensuring the long-term form of the farm remains coherent. This level of forward planning helps avoid incremental, poorly related additions and supports a more orderly and visually appropriate evolution of the site.



Fig 86. Agricultural building to house cattle near West Burton. The buildings relate well to the main farmhouse, existing access track and services and do not break the skyline. (Credit: Gail Dent)

Designers' notes:

- It is good to consider that if future buildings were to be added, would they be able to be sited easily within the existing development?

Scale and massing

The scale and massing of modern farm buildings are typically shaped by animal welfare standards, operational needs, construction efficiency, economies of scale and the intention to accommodate future requirements. These factors have contributed to a move towards larger, more ventilated structures. Such buildings can exceed a human scale and appear visually dominant within their setting and the wider landscape.

It is therefore important to balance functional needs with an appropriate fit within the surroundings. This can be achieved in several ways:

- The perceived size and mass can be reduced by dividing the structure into smaller components. This may involve varying the roof-line, using different ridge heights or physically separating elements of the building.
- Large rectangular buildings with a single uninterrupted roof span should be avoided where possible. Narrower spans reduce roof height, and extensive roofs can be broken into double pitched forms.
- New buildings should relate well to existing structures of a similar type. Buildings of different sizes can be grouped effectively provided their proportions remain consistent.
- Roof pitches should be kept in line with those of surrounding buildings, avoiding pitches that are noticeably steep or shallow.



Fig 87. A broken ridge line and narrow span will reduce the apparent size and mass of the building.

Materials and finish

Modern farm buildings are commonly constructed using a portal frame, with the walls clad in breeze blocks or concrete panels, timber boarding and a pre-coloured fibre cement roof.

Cladding the upper sections of walls with vertical timber boards (Yorkshire boarding) with gaps between the boards is an established and appropriate approach in the area. This method provides necessary ventilation and offers a more suitable visual finish than many alternative cladding materials. The timber can be treated with a dark brown matt wood stain where required by site conditions, or it may be left untreated to weather naturally to a silver-grey. Red or orange timber stains should be avoided.

Concrete panels have a stark white/light finish which is inconsistent with the surrounds. It is recommended that prominently facing walls, unless well screened by existing buildings, topography or features, should have the lower section of the walls stone faced in a natural stone of a similar appearance to that of the nearby boundary walls. Ensure the correct local stone is used to match stone used within the context. Pre-coloured concrete panels or blockwork should be used only where external walls are not visible from public areas. Where coloured panels are used, they should be in natural earth tones such as dark brown or dark grey.

Where lower walls are exposed concrete panels or blockwork, the timber boarding should be taken further down the elevation than would be the case with stonework. This will help to screen the concrete and soften the appearance of the facade.

The removal of historic field boundary walls elsewhere on the farm holding in order to source the stone for the cladding is unacceptable. This would have a harmful landscape impact in this context. Details of the type and source of any stone to be used should be provided as part of the application process.



Fig 88. Farm building in Threshfield with vertical timber boards on the upper facade, and stone on the lower facade. The height of the stone element of the facade is at a similar height to the external boundary wall.



Fig 89. Concrete panels are used, however the facade would benefit from the timber panels extending further down to soften the visual impact. (Credit: Gail Dent)

Policy links:

- Local Plan Chapter 4 – Core Policies, CP6 Design.

Designers' notes:

- Avoid yellow or red wood stains
- Avoid reflective materials. Use matt materials instead.
- Use natural timber board façades, paired with local stone on the lower wall.
- Where concrete blockwork is used on the lower wall, bring the timber board further down to make the concrete visually less prominent.
- Ensure that the stone sourced is local and reflects the colour and style with the surrounding buildings.

Roof

The roof is a visually dominant feature of a modern agricultural building, but there are opportunities to minimise its visual impact:

- The use of integral, pre-coloured, fibre cement roofing sheets has a wide range of visual benefits. It is the least reflective roof material and is available in a wide range of colours. It should generally be darker in colour than the walls and in most locations; the best roof colours to use are dark, regressive colours such as dark brown or dark grey.
- Slight overhangs at the eaves can help to protect the cladding, and can also create a shadow line making the building less prominent
- Try to avoid having the building all one colour as this tends to emphasise its size. Avoid using green coloured materials, especially lighter greens, as they tend to clash with natural greens.
- Rainwater goods should be pre-coloured black, dark brown or dark grey.



Fig 90. Simple, dark and matt roofing sheets reduce the visual impact of the structure.



Fig 91. Traditional slate roofs are dark and matt

Rooflights

Rooflights are necessary in buildings that accommodate livestock, although they can make the roof more noticeable. A regular pattern of reflective or internally illuminated panels set against a darker background will naturally draw attention. There are, however, ways to lessen this effect:

- Rooflights should be placed on the least publicly visible roof slope. Where a double-pitched roof is used, positioning them within the valley created by the two pitches can help reduce visibility.
- A small number of larger rooflights will generally be less conspicuous than multiple rows of smaller units while still providing adequate natural light. As a guide, no more than one roof light per side per bay is advisable. A single row located just above the eaves is preferable to several rows or higher placement.
- Glass-reinforced plastic rooflights tend to appear less reflective than polycarbonate alternatives once weathered.
- Depending on a building's location within the landscape, gable openings may offer a better solution than numerous rooflights. An overhanging roof can also help reduce the impact of internal light visible through these openings.

Designers should consider the effects of light pollution escaping from the rooflights and should mitigate this where possible. Refer to **Appendix E** for further information on reducing light pollution to maintain the exceptional dark skies within the National Park.



Fig 92. Minimal rooflight which is not too reflective.

Policy links:

- Local Plan Chapter 4 – Core Policies, CP6 Design.
- Local Plan Chapter 9 – Landscape, L6 Dark night skies.

Designers' notes:

- Refer to Appendix E for further information on reducing light pollution.
- Rooflights should be designed so that they minimise reflectiveness and visual obtrusiveness.
- Gable openings may offer a better alternative where appropriate.

Doors, windows and openings

The design principles applied to the main facades and roof forms of agricultural buildings should be carried through to the treatment of doors, openings and windows and gates.

Where possible, doors and openings should be recessed into the building. This helps to avoid protruding elements that disrupt the overall form and creates a more coherent appearance within the elevation.

Materials used for doors, window frames and associated elements should be dark in tone, matt in finish, non-reflective and complementary to the primary cladding materials where possible. This reduces visual contrast and ensures these elements sit comfortably within the wider composition of the building, rather than drawing unnecessary attention.



Fig 93. Traditional Yorkshire boards with spacing for ventilation. Threshfield.



Fig 94. Functional, non-reflective doors which blend in with the building and also provide ventilation. Threshfield.

Designers' notes:

- Recess doors and openings where possible to maintain a clean building form.
- Use dark, matt materials for doors, window frames and related elements.
- Ensure these materials complement the primary cladding to reduce contrast.
- Aim for a coherent elevation where openings do not draw unnecessary attention.

Gullies and pipes

Gullies, downpipes and other drainage components should be finished in dark grey or black with a matt finish. Lighter or reflective pipework creates strong visual contrast, particularly when sunlight reflects off the material, which draws attention to these elements.

Using darker, non-reflective finishes helps the pipework sit comfortably within the overall design and supports the building's ability to blend more effectively into the surrounding landscape.



Fig 95. Black and matt gullies and downpipes do not draw attention or reflect sunlight.

Designers' notes:

- Drainage components should be finished in dark grey or black with a matt finish.
- Light or reflective pipework creates unwanted visual contrast and glare.
- Dark, non-reflective finishes help pipework blend into the overall design and surrounding landscape.

Gates

Similarly to doors, windows and gullies; gates should be matt and non-reflective. Natural materials such as timber are preferential, especially where interfacing with a timber boundary fence, hedgerow or stone wall.

Where this is not feasible and metal gates are required, they should be matt and non reflective, and not artificially coloured.



Fig 96. Timber gate



Fig 97. Matt / non-reflective brushed steel (Credit: Gail Dent)

Designers' notes:

- Gates should be matt and non-reflective.
- Timber is preferred.
- If metal is used, it should be matt, non-reflective and not be coloured

Silage clamps, silos and slurry stores

Silage clamps

Silage clamps must be designed so that the base and walls are suitable for the conditions of the site and to ensure effluent cannot escape. The following points should be considered:

- The clamp should ideally be located between other agricultural buildings and be roofed over.
- Ideally they should be set into rising land as this will reduce the apparent wall height.
- Native tree and shrub planting should be used to minimise the apparent wall height of the clamp. For more information about suitable native species, see **Appendix B**.

Silage clamps and slurry stores must adhere to Government Guidance - Storing Silage, Slurry and Agricultural Fuel Oil.

See link: **https://www.gov.uk/guidance/storing-silage-slurry-and-agricultural-fuel-oil.**

Silos and hoppers

Animal feed silos and hoppers have a modern and industrial appearance and can be particularly stark features in a natural landscape. If existing traditional buildings cannot be used to store feed, then the following should be considered:

- Silos and hoppers are best located next to other agricultural buildings within the farm complex.
- Feed silos and hoppers should be pre-coloured by the manufacturer in a dark matt colour e.g. dark brown or dark grey. This is preferable to a bare metal structure or painting in-situ.



Fig 98. A dark brown metal feed hopper



Fig 99. Reflective, bare metal hoppers are discouraged due to their reflectiveness - which can be seen from a distance and causes detriment to the landscape setting. Hoppers can be positioned directly against the building which helps its screening.

Slurry stores

Slurry stores tend to be large, round, metal or concrete structures and can be unsightly and prominent features in the landscape. Steps can be taken to minimise their impact:

- Ideally they should be sited next to existing agricultural buildings within the farm complex for logistical and visual screening purposes.
- They should be sunk into the land to reduce their prominence unless ground conditions prevent this.
- The upper, external walls appearance can be softened and screened by subtle earth bunding, drystone walling, native hedgerow and native tree planting.
- The external walls should be pre-coloured in a dark colour – grey or brown – with a matt finish and should not carry a manufacturer's logo.



Fig 100. This slurry store near Carperby is partially below ground level. The external walls are pre-coloured dark green in a matt finish. It is also partly screened by a dry stone wall and other farm buildings.

Slurry bags

Slurry bags should be partially buried to manage expansion and prevent overspilling, and particular care given to siting. They are best positioned between buildings, to the rear of structures, or screened by tree cover or hedgerows outside root protection areas. The height of the slurry bag when at capacity should be below the height of surrounding buildings and topography, and finishes should be dark, matt and non-reflective to reduce visual impact.

Regulatory requirements mean slurry bags must provide six months of storage capacity and must be designed and located in a way that prevents any risk of leakage into nearby watercourses.

Although slurry bags are often regarded as temporary infrastructure, their appearance and placement can create a disjointed effect if not planned carefully. A clear, coordinated strategy is therefore essential to ensure they are positioned sensitively within the wider farm layout and landscape setting.

Yards

Farmyards operate as part of the wider farm unit, with their layout and structure supporting the day-to-day movement of livestock, vehicles and machinery.

The relationship between the yard and surrounding buildings should be considered early to ensure that circulation, access and safety requirements are met without creating unnecessary visual or functional conflict.

Boundary treatments within the yard also need to be practical. In some cases a standard fence will not provide the level of containment required, for example where bulls or more robust livestock are housed. A concrete wall or similarly durable structure may therefore be necessary.

Yards should be positioned between buildings or set behind hedgerows or stone walls so that they remain visually discreet while still fulfilling their functional purpose.

Landscape design

Protecting the existing landscape character must be a fundamental principle when introducing or adapting agricultural buildings within the Yorkshire Dales National Park. New development must be fitted carefully into the established field pattern, boundary structure and rural setting to ensure the landscape's integrity is maintained.

The following are key considerations in the siting and planning of agricultural buildings to protect landscape character:

Existing boundaries

- Retain and strengthen existing boundary treatments wherever possible, as they form an essential part of both the farmstead character and the wider landscape structure.
- Preserve existing drystone boundary walls; retain hedgerows for their visual, ecological and screening value.
- Avoid relocating traditional walls to reduce construction costs; doing so results in the loss of established features, wildlife habitat, and disrupts historic landscape patterns.
- Position new buildings to avoid cutting through or encroaching upon historic boundaries, ensuring the original field layout remains legible.

Proposed boundaries

Apply a clear hierarchy of boundary treatments to ensure consistency and an appropriate relationship with the rural landscape:

- Stone walling is usually the preferred and highest-quality option.
- Hedgerows with post-and-wire fencing in appropriate sites.
- Post-and-wire fencing as the simplest, visually lighter solution for new boundaries.
- Avoid post and rail fence unless in keeping with local character.

Designers' notes:

- Seek guidance from YDNPA when boundary treatments are proposed adjacent to highways.

Screening

- Use existing landscape features such as trees, hedges and walls to help break up and soften the mass of new buildings within key views.
- Avoid screening new buildings with dense or formal tree belts; instead, rely on existing features and sensitively positioned supplementary planting.
- Use excavation spoil to create subtle bunds that can be planted to provide partial and natural screening.
- Plant informal groups of trees and shrubs that reflect local character and scale rather than regimented arrangements.
- Ensure newly planted trees and shrubs are protected from livestock, weather and trampling, and provide a maintenance programme to replace failed plants.

Hedgerows

- Retain existing hedgerows as priority landscape features for their visual, ecological and historical value.
- Reinforce gaps with native species of local provenance to strengthen field patterns and wildlife corridors.
- Maintain hedgerows through appropriate trimming and cyclical management to retain structure, density and habitat value.
- If appropriate to the local character use new hedgerow planting to help reduce the scale and height of new agricultural buildings in wider landscape views.



Fig 101. Managed hedgerows



Fig 102. Established hedgerow (Credit: Stephen Garnett)

Designers' notes:

- For more information on landscape planting and details of appropriate landscape planting, see Appendix C.

Nature

Protecting and enhancing existing wildlife habitats must form an integral part of any agricultural building addition or conversion within the National Park.

The following should be considered for any proposals:

- Establish whether protected species such as barn owls, nesting birds or bats are present before any development begins. All required surveys must be undertaken by qualified specialists and legal protections must be followed.
- Retain existing access points used by wildlife, including openings into roof spaces, eaves and traditional stonework, wherever feasible.
- Provide replacement or enhanced habitat through integrated bat tubes, bird boxes and swift bricks. Use external boxes only where integration is not possible or where specific species require external placement.
- Ensure all wildlife features are durable, discreet and located to provide suitable shelter, stable temperature conditions and safe movement.
- Assess the impact of any external lighting on wildlife; avoid lighting key habitats, roosting features and commuting routes. Use low-level, downward-facing fittings to minimise ecological disturbance.

This approach ensures development contributes to a high quality, locally distinctive environment where nature, landscape character and communities can thrive.



Fig 103. External bird box attached to the agricultural building's facade.

Designers' notes:

- For more information on nature, refer to Appendix B.
- See Appendix E for information on dark skies and sensitive lighting.

Lighting of the site and buildings

The dark skies and landscapes of the National Park are one of the National Park's special qualities. To protect this quality, proposals for farm development should be designed to avoid light pollution.

Adequate lighting is clearly necessary for safety, security and good animal husbandry. However, the design, number, position and intensity of light needs to be appropriate for the location and the environment.

There are a number of guidelines to minimise light pollution in the landscape that designers should follow:

- Proposals for new farm development should demonstrate where new external lighting is needed. It will need to be justified and should be the minimum necessary.
- Light pollution at night is most obvious from rooflights and open sided cattle buildings. The number of rooflights should be minimised on new buildings and open sides screened where possible by buildings, planting or topography.
- Light fittings should be directed downwards and shrouded to avoid light spill into the surrounding countryside. Avoid floodlighting.
- A smaller number of well positioned, low powered lights will be better than one single, high powered light.
- Sodium lights should be avoided for external lighting as they can have a yellow/orange glow that can appear out of place in the countryside
- Lighting should be set low down below the eaves height to reduce light spill and ideally limited to doorways and access points Internal lights can be suspended to reduced the number of lights needed and to avoid light spill through rooflights.
- External lighting at upland sites or in exposed positions on the valley side can be very prominent. External security lights in such positions should be avoided or landscape planting introduced to reduce their impact on wider views in the landscape.
- Motion sensors or timing switches will minimise the time lighting is on.

Policy links:

- Local Plan Chapter 9 – Landscape, L6 Dark night skies.

Designers' notes:

- A lighting plan is to be provided by the developer to the local authority for any new agricultural development. This should information on the positioning of lighting and their technical specification.
- For more information on the approach to lighting design in the context of the National Park's dark skies, see Appendix E.

Farm and field access tracks

Access tracks can have an effect on the surrounding landscape, so their necessity, location and design must be assessed with care.

Initial consideration should be given to whether a track is required at all, as unnecessary infrastructure introduces avoidable visual impact. Where a track is justified, its alignment should take account of both operational needs and the wider landscape impact.

The preferred route for the farmer may differ from the route that is best to minimise impact on the landscape. A balance should be taken between protecting the landscape and providing the most functional track for the farming operation.

Existing features such as stone walls can provide useful alignment corridors, allowing the track to sit more discreetly within the landscape. Where trees are present, root protection areas must be respected. Any trees located within 16 metres of the proposals will typically require surveys along with an associated tree care plan or arboricultural statement as part of a planning application.

The construction and specification of the track should be as restrained as practicable. Removing existing boundaries should be avoided. Wheel tracks may be laid (‘twin wheeling’) instead of a full-width surfaced track, keeping the intervention narrow and proportionate to the size of the vehicles using it.

A grassed centre should be retained where possible to reduce the visual impact. Where changes to landform are required, details of any cut, fill or excavation should be provided to demonstrate how the work will be managed.

Natural materials or surface dressing reflecting the colour of the local soil or stone will generally be the least intrusive and should be compatible with the surrounding character of the area. Non-permeable surfacing such as tarmac, concrete and artificial blocks should be avoided. Light-coloured materials such as limestone gravel should be avoided as to not create a strong colour contrast.

A landscape scheme of appropriate scale should accompany the proposal to show how the track will be integrated into its setting.

All new tracks require consent. Early engagement with the National Park Authority is recommended, as the level and type of supporting information required for a particular proposed access track can be advised. Cross-sections, drainage details and associated assessments are commonly requested to ensure that any new track is functional, environmentally responsible and appropriately sited within the landscape.



Fig 104. ‘Twin-wheel’ access track

Designers’ notes:

- All new tracks require planning consent from Yorkshire Dales National Park Authority.

Sustainability

Why take a sustainable approach?

There are often good practical land management and business reasons for adapting or improving the design of farm development to incorporate simple, sustainable design features.

Farms offer good opportunities to benefit from solar energy, hydro energy and wind energy that can reduce energy costs. Managing water supply and run-off in a more sustainable way also reduces the risk of flooding and provides water for stock.

Solar energy

New farm building roofs tend to incorporate modern roofing materials so it is worth considering incorporating solar panels. Solar panels should be black, non-reflective and with black surrounds and mounting frames.



Fig 105. Black framed solar panels on the roof of a workshop (Credit: Stephen Garnett)

Wind turbines

Wind turbines of a domestic or human scale could be a good solution for many off-grid remote properties and isolated farms where mains electricity is unavailable. The key factors to be considered will be the impact on the local landscape, potential for noise in tranquil areas and potential conflict with birds or bats. Planning permission will be required.

Small and short wind turbines with a power rating up to 15kW and a height of 15m should be capable of successful assimilation into the National Park landscape and produce sufficient energy to run the heating and electricity supply for a farmhouse. Existing landscape features such as trees, buildings and the topography of the land can help to minimise the visual impact of small turbines. Turbines should be finished in a colour that blends in with the landscape.



Fig 106. A small wind turbine, discreetly located near house

Hydro power

Many farm holdings have watercourses crossing their land. If there is a sufficient flow of water all year round with the scope for a good connection to the National Grid, there may be an opportunity to install a micro or small scale hydro scheme. Redundant farm buildings can be used to house any associated plant/machinery.

High head hydro schemes tend to be the most suited to the National Park. A typical scheme would utilise water from an upland stream which is taken downhill using underground pipework to reach the turbine. The turbine is often enclosed in a powerhouse. Hydro power schemes can be complex and expensive and so they need to be designed, installed and managed carefully to avoid any unacceptable impact on the environment and on neighbours.



Fig 107. Archimedes screw - an example of a community renewable energy scheme

Sustainable drainage and water management

The National Park suffers from problems of flash flooding and rainwater run-off following heavy rainfall. The erection of large farm buildings and concrete surfaces can add to these problems by covering permeable land and introducing positive drainage which speeds up water run-off and flooding.

Natural drainage systems that use cost effective solutions with low environmental impact to drain away surface water run-off should be considered. These will enable the collection, storage, and cleaning of rainwater before allowing it to be released slowly back into watercourses or to be reused on the farm for animal watering or for washing.



Fig 108. Rainwater collection system sited against an agricultural building

Policy links:

- Local Plan Chapter 4 – Core Policies, CP7 Energy requirements.

Designers' notes:

- See Appendix D for further information on Sustainable Energy

Chapter Eight:
Signs and Advertisements

Design approach

Visitors are attracted to the National Park for its scenic countryside and attractive towns and villages. It is important for businesses and the health of the local economy that these qualities are protected, and where possible, enhanced.

Signs are important for advertising of local businesses, services and tourist attractions. This needs to be balanced with respect for the countryside and local architecture.

This chapter provides design guidance on all types of signs and advertisements that require advertisement consent. This section sets out the key factors the National Park Authority expects to be addressed in proposals for new signs.

Policy links:

- Local Plan Chapter 4 – Core Policies, CP6 Design:
  "The Authority will permit development proposals that deliver high quality design incorporating good visual appearance…"
- Local Plan Chapter 8 – Economy, E4 High street and retail uses:
  "In dealing with changes to high street uses, the Authority will also have regard to the impact on high street character and appearance in terms of advertising, shop front design and signage."



Fig 109. The Devonshire, Grassington.
(Credit: Stephen Garnett)

Key factors

Advertisements and signs should function well and be sensitively designed and sited to fit into the locality. Designers should consider all of the following components of an advertisement and how they work together:

- Size and dimensions
- Shape
- Colour
- Materials
- Lettering
- Illumination
- Means of fixing
- Location
- Visual impact (including cumulative)
- Public safety

Well designed and appropriately-sited signage can enhance the environment whereas signage that is poorly designed can detract from it.

The adage ‘less is more’ should be applied when considering the design, scale and quantity of all new or replacement signage.

Too many signs or signage that is over-sized can result in a cluttered and untidy appearance that detracts from the appearance of the business and its premises. Such insensitive signage is often harmful to the character and visual qualities of a place, which can be off-putting to visitors and potential customers alike. Conversely, a single, well-designed sign can often result in a more positive effect than lots of mismatched signs of all different shapes and sizes.

The general approach should be for subtle, proportionate and high-quality signage which is appropriate to the context within which it is located, whether that is within a settlement or the open countryside.



Fig 110. Signs can add vitality and interest to the street scene but sometimes a restrained approach can be more effective. Signs in Grassington.

Design details

This section provides more detailed guidance for designers who are less familiar with the Park or who require more advice on the quality of design expected by the National Park Authority

Shopfront signs

Shops and their frontages are important in making a town or village an attractive, pleasant place to visit. The quality and appearance of shopping environments can shape a visitor's experience and their perception of the National Park. Historic shopfronts and well designed new ones can add to visual interest and character of a place and encourage greater retail activity.







Fig 111. Shopfront signs in Hawes








Fig 112. Shopfront signs in Grassington

Traditional shopfronts

Traditional shopfronts are often important architectural and historic features of heritage assets such as listed buildings and conservation areas, and contribute to the character of a place.

Traditional shopfronts are also a diminishing resource and every effort should be made to retain and maintain their appearance, including their architectural details such as stall risers, pilasters, consoles, and cornices.* A key factor in relation to any works is to maintain the character and proportions of the traditional shopfront. The repair and maintenance of the existing shopfront is always preferable, and often more cost effective than replacing it in its entirety.

In circumstances where the repair or partial replacement of a traditional shopfront is not feasible, the replacement should follow a traditional design, ideally of painted wood construction and with a balanced and well-proportioned appearance.

The design of any wholly new shopfront (whether traditional or modern) should respect the scale and proportions of the building and the size and arrangement of existing openings. Some buildings will be able to incorporate a single, large display area whereas others may need a more considered, proportionate approach.

Designers' notes:

- * Descriptions of traditional shopfront features can be found in the glossary.
- The repair or partial replacement of an existing traditional shopfront is always preferable, and often more cost effective than replacing it.
- Where replacement is necessary it should follow a traditional design, ideally of painted wood construction and with a balanced, well-proportioned appearance.
- Architectural features of traditional shopfronts such as stall risers, pilasters, consoles, and cornices should be retained.
- The design of a wholly new shopfront should respect the scale and proportions of the building and the size and arrangement of existing openings.



Fig 113. A traditional shop front with hand painted lettering. Elijah Allen & Son, Hawes.

Fascia signs

The fascia is an important part of the shopfront often located above the ground floor windows of the building and is designed to be the main location for a shopfront sign. A well designed fascia sign can therefore enhance the character and appearance of a high quality shopfront. To achieve this, new fascia signs should ideally:

- Be of a suitable size, in proportion with the shopfront and scale of the building.
- Fit neatly into the fascia, clear of any architectural features of the building including framing details such as cornices and corbels.
- Be legible and easy to read.
- Consist of hand painted lettering or raised metal / timber letters with a matt finish.
- Contain a basic level of information i.e. business name only.
- Consist of dark-coloured letters on a light background.

Designers' notes:

- Avoid obscuring the architectural detailing of the shopfront.
- Avoid the use of projecting box signs that fit over the shop window or architectural features of the host building.
- Avoid oversized lettering and too much information.
- Avoid the use of plastic or highly reflective materials.
- Avoid garish colours which will present a poor quality image.
- Avoid poorly designed Illumination.
- Avoid unnecessary or excessive graphics and logos.



Fig 114. Modern signage which is simple and legible. Hawes.

Digital signs

The use of digital signage to advertise businesses and products has grown in popularity as the technology has become more widespread and the costs of producing, operating and maintaining such signs has decreased.

Digital signage relies predominantly on LEDs which produces artificial light in a range of different colours often with moving/flashing elements. This type of lighting can have a harmful impact on the wildlife, heritage and 'dark skies' of the National Park and its use is not recommended and will not be supported.

Designers' notes:

- Avoid digital signage: LED-based digital signs can harm wildlife, heritage and dark skies in the National Park, therefore their use is not supported.

Hanging signs

This type of sign is normally used to identify a shop from longer distances. It is a traditional approach which works well when the sign is designed to compliment or enhance the character of the building.

In a traditional setting such as within a conservation area or attached to a listed building or non-listed historic building, hanging signs should generally:

- Be located above the fascia sign but below the cill.
- Under any first floor windows.
- Be fixed by a matt black coloured metal bracket secured into the mortar joints of the stonework or brickwork.
- Be of a design and have proportions appropriate to the character and appearance of the building.
- Consist of traditional materials including timber and metal in a muted colour scheme.
- Be limited to one per shopfront / business.

Designers' notes:

- Avoid obscuring architectural features such as windows.
- Avoid the use of oversized signs that are out of proportion with the shopfront.
- Avoid materials with glossy finishes such as acrylic and Perspex.
- Avoid designing signs which contain too much information.
- Avoid chunky box signs.
- Signs must not be illuminated.



Fig 115. A simple and relatively muted hanging sign with an ornate bracket in Hawes.

Signs on glazing

Poorly applied window vinyl or stickers can obscure the shop window and detract from the character and appearance of the building and the local area. Applying too many of these types of advertisements can over-emphasise the commercial character of the building or obscure views of activity inside, creating a ‘dead’ frontage.

Generally, such advertisements should be avoided. However, carefully considered vinyl or symbols applied to the glass may be acceptable in certain use cases if they are minimal in nature and have a high quality appearance. This can be an appropriate form of advertisement where the frontage does not have a fascia or traditional frontage.

Etched glass can often result in a more attractive and subtle form of advert which will ensure a degree of privacy to the internal shop space, which unlike vinyl and stickers that can yellow, peel, or shrink over time, provides a more permanent form of window. Where etched glass is not appropriate, small vinyl can be used to give a similar effect.

Designers’ notes:

- Window vinyl or stickers should ideally be avoided.
- Where they are required, avoid applying too many such signs and ensuring that any letters or symbols applied to glass are carefully designed, of minimal size and have a high quality appearance.
- Use etched glass wherever possible as a more attractive alternative to window vinyl and stickers.



Fig 116. A good example of vinyl signage on glazing: Simple signage, with muted colours and minimal information maintains a clean aesthetic. Hawes.



Fig 118. Simple vinyl lettering on the cafe window does not obscure views inside. Sedbergh.



Fig 117. A good example of signage: Simple lettering on clear glass (or other appropriate transparent materials). This allows for the signing of the business, while not obscuring from the stonework. Hawes.

Buildings without traditional shopfronts

Businesses within the National Park sometimes operate from buildings that have no formal or obvious shopfront. This is often the case where a building has had a previous residential or agricultural use, for example, barn conversions.

Traditional and modern shopfronts often don't exist within such buildings despite their current commercial use, and due to the character and layout of such buildings, the introduction of a formal shopfront is unlikely to be suitable or appropriate.

In such situations, the use of alternative forms of advertisement, such as individually applied letters, are likely to be more appropriate, where their design, proportions and finish are in keeping with the character and appearance of the building and its surroundings.

Designers' notes:

- It may be necessary for national businesses with a corporate identity to tone down colour schemes and produce signs in more subtle or discreet form and materials, particularly in conservation areas or on listed buildings.



Fig 119. A good example of simple individual lettering at the Sedbergh Spar store.

Advertising signage (non-highway signage)

In the National Park, the erection of advertising, or similar signs outside settlement boundaries is discouraged. Unauthorised advertising, or similar signs increase clutter and can lead to the urbanisation of the rural landscape, detracting from the scenic beauty of the National Park. The consent of the Local Highway Authority is required to erect signage within the highway boundary.

To erect a sign outside the highway boundary, but adjacent to the highway, may require advertisement consent from the National Park Authority, who will take into account the sensitivities of protected landscapes, amenity and public safety when applications for signs are assessed. The cumulative effect of signs should also be considered; if consent is given for one sign, a precedent may be set for the erection of more, further cluttering the countryside.

Designers' notes:

- Non-highway / advertising signs should be carefully considered, with subtle designs that are appropriate within the context of their surroundings.
- Non-highway signs can require approval through the planning process. It is recommended that you check with the Planning Authority before erecting any such signage.
- Any non-highway signs placed adjacent to the highway must not resemble or try to resemble any of the signs outlined in The Traffic Signs Regulations and General Directions (TSRGD).

Temporary signs

The use of temporary signs is not permitted within the National Park unless specifically approved by the Planning Authority.

Designers' notes:

Housing Development Signs (TSRGD 2016):

- Housing development signs are included within the Traffic Signs Regulations and General Directions 2016 (TSRGD) include provisions for housing development signs.
- Temporary housing signs must comply with diagrams 2701 or 2701.1 from TSRGD 2016 and be yellow with black lettering.

Temporary Advertisements on Street Furniture:

- The Town and Country Planning (Control of Advertisements) Regulations 2007 govern the display of outdoor advertisements in England.
- Full details regarding the control of advertisements can be found here: https://www.legislation.gov.uk/uksi/1992/666/contents/made

Tourist direction signs (brown signs)

Tourism ‘brown’ signs provide an important opportunity for both tourist-related businesses and local economies. Their primary purpose is to guide those wishing to visit a tourist destination along the most appropriate route for the later stages of their journey, or to show facilities a tourist would not usually expect to find in that area.

The objective of ‘brown’ signs is to meet the local and strategic needs of visitors and road users in general. Their implementation needs to be consistent with safe and efficient traffic management and with minimal impact on both the built and rural environment.

Designers’ notes:

- New ‘brown’ tourist signs will only be permitted within the National Park where justification can be clearly demonstrated.
- For most tourist destinations, signing is only appropriate within 2 or 3 miles of the attraction.
- Redundant ‘brown’ signs should be removed promptly (e.g. when a business closes).



Fig 120. Brown signs in Grassington

Free-standing signs

These types of sign are often used as a means of directing traffic or pedestrians to a nearby location or for providing information. They can consist of finger-post, hanging or pole mounted signs.

The design, proportions and siting of these signs should take into consideration the character and context of the protected landscape in which it is to be located, particularly when sited outside of settlements, and should ensure that they do not obscure or detract from key views. A direct and simple design approach is often best and more relevant to the needs of passing pedestrians and motorists than a sign containing large amounts of text or unclear fonts/graphics.

Designers' notes:

- They should contain basic information such as the business name and directional arrow and preferably be constructed of timber and erected on timber posts.
- A restrained colour scheme with a matt painted finish can be subtle but effective when viewed against a backdrop such as drystone walls, trees or buildings.
- Where there are a number of businesses, a single combined sign will avoid unsightly clutter.



Fig 121. Yorkshire Dale National Park visitor centre sign. Timber and appropriate for the setting. Grassington.



Fig 122. YDNP Visitor centre parking information board. Timber and simple and at eye-level. Grassington

‘A’ boards

Double-sided boards (known as ‘A’ boards) are usually placed on the forecourt of a business or other areas of land surrounding or adjacent to the business premises. Poorly located boards can have a negative impact on the character and appearance of an area and in some instances can also prove to be a distraction or physical impediment to passing pedestrians and distract motorists.
‘A’ boards often add to ‘visual clutter’ of an area when combined with other signage and street furniture.

Displaying advertisements such as ‘A’ boards on adopted highway land (including public footways/ pavements, carriageways and verges) requires permission from the Local Highway Authority as well as the National Park Authority. The Local Highway Authority has the power to remove unauthorised items (including signs) that they consider to be dangerous or a distraction to motorists.

An appropriately designed and sited hanging sign attached to a building is often a more attractive and safer means of advertising a business than the use of ‘A’ boards. However, if ‘A’ Board use is considered to be necessary (based on the constraints of the premises and its location or the needs of the business) no more than one ‘A’ board per business should be used and its design should ensure that only basic information is displayed using clear and legible font(s)/ wording.

Banner signs and flags

Advertisement hoardings and banner signs can have a negative impact on the local environment. They can be visually intrusive and detract from the appearance of the countryside, particularly if they are large and made from synthetic materials such as plastic.

Flag advertisements displayed on free-standing poles can have a similarly negative visual impact due to their height which makes them visible over large distances. It can be difficult to make out the wording on flags due to their movement and consequently, flags are a poor form of advertisement for the purposes of attracting or directing customers and visitors, as well as detracting from the appearance of the countryside.

Banner signs and flags can be an aggressive form of advertising when used as permanent signage and are rarely appropriate in the National Park.



Fig 123. Well positioned ‘A’ board: Visible, yet does not restrict the footway. Basic information is displayed and it blends aesthetically with the colours of the shopfront and streetscene. Grassington

Yorkshire Dales National Park brand

The Yorkshire Dales National Park logo comprises the Swaledale ram's head and provides a strong identity for the National Park. The logo promotes the location of the National Park, provides a sense of place, and is a strong brand which is recognised nationally.

The National Park Authority is keen that local businesses and communities have the opportunity to use the National Park logo to highlight their association with the area. We have developed five eye-catching versions specifically for this purpose, based on the established ram's head design.

The Yorkshire Dales National Park logo is a valuable asset and, as such, has been protected by trademark. In order to use it we will be asking people to enter into a legal licensing agreement.

The agreement acknowledges that you will undertake to use the logos respectfully and appropriately and will be registered with the Intellectual Property Office (IPO) which issued the trademark.

Only those who have applied for and received a licence from the Yorkshire Dales National Park Authority and IPO to use the trademark may do so.

https://www.yorkshiredales.org.uk/park-authority/living-and-working/tourism-in-the-dales/for-tourism-businesses/business-support-and-promotion/our-brand/

Designers' notes:

- The locator logos must not be used in any way which brings the Authority or National Park into disrepute, or which goes against National Park policies or purposes.
- Promotional material or merchandise that bears only the National Park logo is not permitted. It must be accompanied at all times by the business/seller's own logo – for example, on a letterhead or on packaging. It must always be made clear who the business/seller is, that these are not National Park Authority goods, nor Authority-endorsed. If interested in selling National Park-branded items, please contact our Retail Manager.
- The logos must not be distorted, altered in shape, cropped or added to. Guidelines to help ensure correct application will be provided.
- The logos are not for resale, and must not be passed on to anyone who is not licensed to use them.
- If the logos are misused, further action may be taken, including the removal of rights.

Appendix A:
Design Details

Introduction

Whilst geological and natural processes have initially created and shaped the Yorkshire Dales, humans have fundamentally changed it by making use of the local stone, leaving scars in the landscape for new buildings and new structures.

Historically, local stone was extensively used for building walls, roofs, bridges and other structures, as well as paving external and internal surfaces. It is a significant contributor to the distinctive character of the built environment of the Yorkshire Dales. Only since the advent of the railways in the mid-19th century have materials been imported and introduced into the National Park on any significant scale.

This appendix describes the design details, materials and treatment of individual building elements.



Fig 124. Stone, rendered and whitewashed buildings in Ravenstonedale. (Credit: Stephen Garnett)

External walls

Stone walls

Most traditional buildings in the National Park are built from local sandstone and limestone. The type of stone used generally reflects the underlying geology of the area and, more than any other component, the use of local stone establishes the character of the building and its relationship to the landscape and the built environment. However, in some areas there is an occasional mix of other materials brought in historically from further afield by the railways, particularly in Wensleydale and Ribblesdale. These tend to be the exception to the prevailing material and unlikely to be suitable for new development if a local distinctiveness is to be preserved, unless that is the defining character of that locality.

The type of stone to be used, the coursing, the dressing or finish and pointing, together with the quoins (corners) and the door and window surrounds - cills (base of the opening), lintels (head of the opening) and jambs (sides of the opening) are all important factors which, done well, provide a consistent and quality appearance to a new building.

Type of building stone

Sourcing new or reclaimed stone to achieve a good finish can be a challenge. Matching reclaimed stone is an option where the stonework needs to tie into existing weathered stonework. However, reclaimed stone is not always available.

Repair works and extensions can be carried out well in newly quarried stone providing the right type of stone is sourced and the design allows for a clear visual break between old and new.

Choosing the right type, shape and the finish of the stone will be key to achieving a good match.

Where practical, the use of a locally sourced stone of corresponding type to the typical stone used in the area is the right approach. Building stone is no longer quarried in the National Park but new sandstone, gritstone and limestone are still available from working quarries just outside its boundary. Imported foreign stone, whose consistency, longevity and performance is unknown, is likely to weather very differently from local stone and should not be used. Artificial stone should also not be used.

Walling materials



Fig 125. Sandstone, Linton. (Credit: Stephen Garnett)



Fig 126. Snecked sandstone, Hudswell. (Credit: Stephen Garnett)



Fig 127. Limestone, Malham.



Fig 128. Ravenstonedale – local stone with pink hue. (Credit: Stephen Garnett)

Coursing

There are many ways of laying stone but they can generally be separated into three categories of walling:

- Random rubble (uncoursed walls built from irregular shapes and sizes of stone). This is common in limestone prevalent areas such as Malhamdale, but there are examples of sandstone and gritstone buildings throughout the Yorkshire Dales.
- Brought to course (similar to random rubble but is roughly levelled to courses usually corresponding to the height of the quoins) This is possibly the most common form of walling of sandstone and gritstone buildings within the Yorkshire Dales
- Coursed (each stone is laid to a course but each course can be constant or variable). Coursed stonework is commonly found on more ‘polite’ or Victorian town-style architecture.



Fig 129. Random rubble walling. Long Preston.



Fig 130. Coursed masonry, Long Preston.



Fig 131. Brought to course, Sedbergh

Watershot masonry

This style was popular in Victorian times and involved squared, dressed stone laid sloping slightly downward to allow water to run off the masonry. Usually only applied to the front (public) elevation.



Fig 133. Watershot masonry. Bainbridge (Credit: BB)

Stone dressing

Dressing is the detailed hand tooling of a stone surface to give it a certain surface texture. This can range from fine parallel lines to being so pronounced with a deeply chiselled profile (vermiculated) that it provides a relief. Traditionally, stone dressing was carried out by stonemasons using hand tools, but with industrialisation, machine tooling was introduced. Today the dressing of stone surfaces is still done by hand, but with power tools, such as pneumatic chisels.

New stone is also readily available as quarry dressed where the quarried stone has been roughly shaped but the exposed face left uncut and rough, which can be a good match to the hand-quarried stone seen on traditional Yorkshire Dales buildings and bridges. Where a more refined stone finish is appropriate, a sawn-edged machine surface rarely gives a good finish and further hand dressing is usually required.



Fig 132. Retained historic door surround, Sedbergh (Credit: BB)

Designers' notes:

- Quarry dressed stone has a rough, uncut face suitable for matching traditional buildings.
- Machine-sawn edges rarely provide a good finish; additional hand dressing is usually required.

Pointing and mortar

Pointing is the finish of the joints between the stones, after the stonework has been completed or during maintenance works to repair old pointing that has failed or eroded. The choice of mortar used for both setting and pointing is dependent on the type of construction.

Whereas modern cavity walling usually involves the employment of cement-based products, it is essential for traditional solid wall construction that lime mortars are used (see 'Lime' below). The style of pointing is dependent on the type of masonry: Whereas rubble stonework generally has a less accurate or even purposefully 'slobbered' appearance, it is important that coursed masonry is neatly pointed to emphasise the linear pattern(s) created by the coursing.

The colour of the mortar to be used should conform with that of the stone, although this is less easy to achieve where there are significant variations in the colour of the stone. The sand/lime/cement mix of the mortar can achieve the appropriate colour. For example, a pale grey limestone wall requires a light grey mortar, achievable through the use of silver sand and lime within the mortar mix. A buff sandstone wall requires a buff coloured mortar with a proportion of yellow or brown sand within the mortar mix. The incorporation of course sand in the mortar mix provides subtle variation in colour and texture.

Different mixes are appropriate to different buildings, for example lime mortars were historically used in traditional buildings. On all stone (and brick) buildings, the mortar needs to be softer than the stone or brick so that the mortar erodes (and can be re-pointed) rather than the stone (or brick)

Historic buildings are solid wall structures and need to be breathable to prevent trapped moisture and consequently stone erosion and internal damp. Modern buildings work under a completely different system being watertight cavity wall structures. Problems arise when both construction methods are mixed as they are incompatible. Mortar used in new builds is usually cement-based although it is possible and often desirable to use lime-based mortars to achieve a good finish. Lime mortars do not need movement joints.

Designers' notes:

- Choice of mortar depends on construction type: Modern cavity walls typically use cement-based mortars. Traditional solid walls require lime mortars to maintain breathability.
- Mortar must always be softer than the stone or brick to allow for repointing without damaging the masonry.
- Coursed masonry should be neatly pointed to emphasise the linear patterns of the coursing.
- Cement-based mortars are common in new builds, but lime-based mortars are often desirable for a high-quality finish.
- Mortar colour should complement the stone, achieved through the sand/lime/cement mix.
- Historic solid wall structures need breathable lime mortar to prevent trapped moisture, stone erosion, and internal damp. Modern cavity wall systems are watertight and incompatible with traditional methods. Mixing construction systems can lead to significant problems.

Pointing and mortar continued

There are different methods of pointing stonework appropriate to the Yorkshire Dales.

- **Flush pointing:** This is bringing the mortar to the stone face then brushing it to give it a rough finish. Flush pointing is traditionally used for pointing, or repointing traditional stonework in the Yorkshire Dales. The joints or gaps between the stones should be relatively narrow (no more than 10-15mm) so that the stone face is the predominant feature of the wall.
- **Slobbered mortar:** This was commonly used in the Yorkshire Dales to afford additional protection to masonry as well as smoothing-out uneven/ rubble stonework.

Drystone buildings are not uncommon in the National Park but they tend to be functional buildings like barns or workshops. However there are many typical Cumbrian drystone slate houses in the western parts of the Park.



Fig 134. Flush pointed masonry, Grassington.



Fig 135. Drystone masonry, Grassington.



Fig 137. Lime pointing. Near Newbiggin-on-Lune. (Credit: Stephen Garnett)



Fig 136. Slobbered mortar, Austwick.

Quoins and surrounds

Quoins are masonry blocks at the corner of a wall. They provide strength to the vulnerable corner of the wall but are often developed as a decorative feature, creating an impression of permanence and strength, and reinforcing the onlooker's sense of a structure's presence. In typical Yorkshire Dales buildings the quoins wrap around the wall with their longest sides oriented horizontally, first left, then right about the corner.

Window and door surrounds throughout the National Park include the use of mullions, cut stone cills, lintels and jambs, flag cills and lintels and quoined jambs.

Both quoins and surrounds will often be of a more durable material than the walling, such as a gritstone, although they can be of the same stone type as the external walls. There are, however, examples throughout the Yorkshire Dales of limestone buildings with sandstone quoins and surrounds and vice versa.

New stone quoins and surrounds can appear in harsh contrast to the stonework if they are machine cut with no tooling. Tooling the face of the masonry by hand, using either powered or non-powered tools, depending on the context, can give a good finish.



Fig 138. Quoins can come in different shapes and sizes. The image on the left is a modern building in Long Preston, with the image on the right being a traditional building near Malham.



Fig 139. Machined stone lintel and cill on a modern house. Long Preston.

Lime

Virtually all historic buildings were constructed using lime mortars, allowing both breathability and movement of the structures, which means that damp evaporated harmlessly from the interior and buildings were able to settle over time without causing structural cracks.

From the mid-19th century onwards, the use of cement and gypsum became more common, making it possible to build much faster, which is why their use became so widespread. However, these materials are unsuitable for traditional solid wall construction, as they set very hard and are impervious to moisture; consequently, damp can enter the interior through external (often hairline) cracks caused by the movement of the building and/or moisture will evaporate through the softer stone (instead of the sacrificial mortar joints), potentially causing long term damage to the stonework.

Lime was not only used for mortars but also renders, plasters, and lime washes so moisture could be more effectively wicked out of the building, as well as for aesthetic purposes.

Lime-based products in the Yorkshire Dales were often locally produced, thus there are variations in appearance which are also of historic interest. Consequently, when working on old structures, it is paramount that lime is used to match the historic mixes. Modern lime products include putties, natural hydraulic limes (NHLs) and ‘hot’ limes.

A common ratio for lime mortars/plasters/renders is 1 lime: 2 sharp sand: 1 soft sand, and, for plasters, an additional ¼ to ¼ goat hairs, depending on the coat. Lime wash is diluted 1 lime: 2 water. For setting mortars of non-hydraulic limes, brick dust or other pozzolanic additives may be included to help setting deep inside the wall. It is important that all lime products only contain additives that are compatible with the properties on an historic structure, which means that cement, gypsum and other water-repelling materials must not be included.

Whilst using lime is not more difficult than cement, it does require a craftsperson who is experienced and skilled in its use, as wrong application will ultimately result in its failure



Fig 140. Limewashed buildings. Dent.

Lime washed stone or render has both functional and aesthetic tasks to fulfil. As with the mortars, the choice of product is dependent on the type of construction. Whereas modern cavity walling usually involves cement-based or gypsum-based products, it is essential that for traditional solid wall construction, lime-based materials are used. In contrast to modern products, which generally have a flat appearance, lime-based finishes are aesthetically more pleasing and organically in keeping with traditional Yorkshire Dales houses.

In the past, such materials were employed externally not only to protect the stonework from the elements, but also to make an architectural statement. Houses were rendered and/or lime-washed (often the wall would have lime render with a lime-wash finish) to become landmark buildings, or in more densely settled towns and villages so that daylight was more effectively reflected from the narrow alleys into the interiors.

Unfortunately, since the Victorian times, the removal of lime wash, plaster and render in order to display the stonework underneath has become fashionable, and in many cases this has not only resulted in a loss of historic lime finishes and inferior appearances, but also damp issues as the now exposed, poor quality walling was never designed to deal effectively with moisture movement.

The most obvious solution is to reinstate the breathability of the structure by re-introducing lime pointing and plaster and, where appropriate, lime wash and/or render. Intrusive modern methods, such as tanking the interior, are likely to only cause further problems elsewhere in the structure and accelerate decay there, and are therefore not recommended.

Other materials

The use of high quality alternative materials to stone can be an option for new construction particularly in non-vernacular designed buildings and extensions, providing they fit well with the local distinctness and character. This is usually achieved through the use of natural materials, where the texture and final weathered finish of a product matching the natural tones of the Yorkshire Dales.

There are no barriers to the use of any material provided it is used appropriately with the aim of harmonising with the existing built environment of the National Park and providing it is sustainable sourced. There is a wealth of materials that could be considered; this guide concentrates on only a few materials that have been used successfully in the National Park.

Timber cladding

Durable, locally sourced timber cladding or shingles can be a sustainable external walling material for lightweight additions.

Timber shingles are made from split logs and have an appearance more like timber tiles than boards. As a cladding material, timber can blend well with both traditional and contemporary design depending on how it is incorporated and finished.

The following points should be considered:

- Design for durability by using naturally durable local timber species including oak, European larch and Douglas fir.
- Ensure that all timber is sourced from sustainably managed forests. The FSC sign is a mark of sustainable timber. This is the trademark of the Forestry Stewardship Council and indicates that the wood used to make a product comes from a forest which is managed to strict environmental, social and economic standards.
- Unstained timber boarding and shingles will naturally weather with age to a silver-grey colour which can blend in well with the weathered local natural stone of the Yorkshire Dales.
- They should be installed with careful attention to joints, junctions and tie-in details. Oversized barge boards and overly visible seams should be avoided.



Fig 141. Grassington fire station in Threshfield with timber cladding weathered to a silver-grey colour.

Glass

Structural glass can be incorporated into new structures and extensions to give light and airy interiors Although, where they are used should be carefully considered to avoid light spill. Light pollution and reflection from large expanses of glass can be reduced by deeply recessing the glazing and using non-reflective or opaque glass.



Fig 142. Glass and steel with stone and slate at Grassington Bus Shelter

Metal

More commonly used in roofing, there is a variety of metals available, with different attributes. Steel and aluminium have high strength and low density properties which make them suitable for use in lightweight glazed additions to buildings. They have a natural, built-in durability and are also usually treated to further withstand weathering. This coating can be in a range of colours which can enhance the appearance of the material.

Metal can also be used as a cladding material. Once weathered it can produce attractive finishes such as the bluish patina of zinc or the light green patina of copper. It is durable, corrosion-resistant and has the ability to form complex shapes.

Weathering steel, such as COR-TEN, is a weather-resistant steel originally developed to negate the need for painting. Left exposed to weather for several years, the steel takes on a rust-like appearance that can blend well with the muted tones of the landscape.

Render

In addition to the use of traditional lime render, modern render has been extensively used in post-war housing and is found in some of the towns and villages in the National Park. Outside of Cumbrian areas, it is largely the exception to the prevailing stone and as such is discouraged, particularly in proposals for multiple houses. Where it is appropriate, a roughcast render on blockwork will give a more rustic finish than smooth render, although natural stone-lime based renders and mortars are preferable. Bellcasts over windows and doors and drip beading on large areas of rendered walls should be avoided.

There are examples in the Yorkshire Dales of historic render and imitation ashlar finishes which still survive and should be retained.

Limewashed stonework has a distinctive character which cannot be replicated by rendered blockwork. Where the finish is proposed to match or tie in with limewashed stonework, new limewashed stonework should be used.



Fig 143. Restrained use of render on Sedbergh Medical Centre

Roofing

Natural flags and slates

Since the 16th century, roofing slates have been used extensively in the Yorkshire Dales. The predominant roofing slate in the Yorkshire Dales is carboniferous sandstone flags, known locally as stone slates.

Stone slates within the Yorkshire Dales are not true slate such as the Welsh or Westmorland slate in that they are sedimentary rather than metamorphic. Small areas of true slate do occur such as Ingletonian slate found around Ingleton on the western side of the National Park but these are localised, geological pockets.

Although interspersed with the blue and grey true slate, stone slate remains the prevailing roofing material, resulting in a strong homogeneous roof-scape, a major defining characteristic of the built environment in the Yorkshire Dales.

The supply of local stone slates is limited, with few working quarries remaining. The availability of reclaimed stone slates is also limited and an expensive option for larger developments. Sourcing reclaimed slates can be questionable and there is evidence of poaching from roofs of Yorkshire Dales barns.

Historically blue, green or grey slates were imported to the area from elsewhere in the country, mainly Wales and Cumbria (Cumberland and Westmorland), and are particularly found in areas closely linked to the railway, such as Wensleydale and Ribblesdale, and with the Cumbrian part of the National Park. Working quarries in Cumbria and Wales still produce slate.

All slate roofs should be laid in diminishing courses with the narrower, lighter ones near the ridge and the wider, heaviest ones at the eaves. There are also examples within the Yorkshire Dales of blue or grey slate roofs with a course of stone slates at the eaves. Slates imported from around the world are also widely available, although they are not usually an appropriate substitute. They are geologically different from Yorkshire Dales stone, often producing a poor match to the colour, finish, texture and size of traditional flags and slates. They can also be less durable and the colour can wash out or bleed. Materials should be sourced locally. Where they are imported, they should be sustainably and ethically sourced imported flags - BES6001 sustainable sourcing and BES6002 for ethical labour sourcing, Environmental Product Declarations (EPDs) etc.



Fig 144. Natural local sandstone flags laid in diminishing courses. (Credit: BB)



Fig 145. Traditional blue slate roof (Sedbergh).



Fig 146. Westmorland slate, Newbiggin-on-Lune (Credit: Stephen Garnett).

Artificial stone flags

In recent years, concrete and reconstituted stone tiles have been used with varying degrees of success.

Pressure for alternatives to the traditional stone flag has improved the range, quality and appearance of the artificial stone flag considerably and several manufacturers have designed products specifically tailored to mimic the Yorkshire sandstone flag. These include colouration to give an aged appearance. On larger developments, where sourcing a natural stone flag would be unviable, these modern imitations are a practical solution. The environmental impact should be considered when sourcing from larger manufacturers or manufacturers from far away.



Fig 147. Artificial stone flags in Grassington.

Timber shingles

Timber shingles are a sustainable roofing material generally available in cedar or oak. Timber is a renewable resource which creates little or no pollution and is very lightweight and easy to handle. Life expectancy is thought to be up to 50 years, although some maintenance works would probably be required throughout the lifetime, and durability could be affected by the wet climate of the Dales. The life expectancy of the timber also depends on the quality of the wood and the fitting of the shingles.

There is little post-medieval precedent in the Dales for a product of this type, but the low reflectivity of the material and the grey colour of weathered shingles make it a potentially suitable option.



Fig 148. Scargill Chapel, Kettlewell. A Grade II* Listed Building designed in the 1950s by ecclesiastical architect G G Pace. The expansive roof is covered with cedar shingles which have weathered to a grey tone that harmonises with the limestone screes and walls of the landscape.

Metal roofs

The use of corrugated iron sheets to roof larger agricultural buildings was common throughout the 20th century. Powder coated metal of an appropriate colour (such as anthracite grey) may be an acceptable substitute on agricultural or some larger industrial buildings, depending on their context. The impact of light coloured roofs when viewed from higher ground should be carefully considered. Generally a darker roof will help to anchor the building in the landscape. Pale coloured or shiny finishes should be avoided as they reflect sunlight and make the building stand out. Fibre cement roofing sheets have the advantage of having a textured matt finish.

Other sheet roofing materials such as steel, zinc, copper or lead can be successful if used in moderation. Many of these metal roofs weather quickly to give an appearance of being long established on the building, but then remain inert without substantial further degradation for a long period.

Green roofs

Green roofs have become more common in recent years and are a good option where conventional roofs may be problematic, such as sites in open, undeveloped landscapes; where rainwater run-off needs to be attenuated, or as an alternative to large roof expanses on commercial buildings.

Green roofs are generally built from metal sheeting or concrete, which is then covered with soil, and low growing, self-regenerating plants which will produce a natural carpet effect. This finish is only suitable on flat or very low pitched roofs, and can significantly reduce rainwater run-off. Supporting structures need to be strong enough to cope with the increased weight from water and snow in and on the soil covering.

The detail of green roofs are very important. There can be maintenance, access and safety requirements.

Green roofs provide an opportunity for biodiversity and habitat creations. In order to achieve this, they should be actively managed and maintained to promote species richness and encourage use by wildlife. They should be planted with appropriate species for their setting. Consult the National Park Authority Planning department for early engagement.



Fig 149. Sedbergh Sports Centre green roof. (Credit: Janet Perry)

Windows and doors

Wooden windows and doors

Most windows and doors in the Yorkshire Dales are traditionally made of timber, although there are examples throughout the National Park of leaded windows.

Visual appearance

The visual appeal of timber cannot be imitated. Timber is a natural, sustainable resource – many original Georgian and Victorian windows are still being used today. Well-maintained and well-made timber windows can last the lifetime of the building in which they are installed.

Sustainability

Timber has the lowest environmental impact of any window or door material. It has the lowest embodied energy of all such materials; the total energy used to manufacture timber windows and doors is significantly lower than that of other materials, making timber the most sustainable material. Not only is timber a renewable resource, it is recyclable and easily disposed of and therefore poses little cost to the environment overall.

Maintenance

The practical benefits of using timber by far outweigh any other material; timber is repairable, adaptable and durable. A timber window is relatively easy to repair at a low cost. Although timber windows need regular maintenance, a high quality wood and the craftsmanship of the joinery will increase the durability of the timber.

Good quality, well-maintained timber windows can last indefinitely. Developments in timber finishing products and modern coating systems means that maintenance is quick and simple. However, some paints can give an impermeable finish which, if damaged, can trap moisture in the wood leading to hidden rot. The choice of paint is therefore important. Treated and maintained correctly, timber windows can last up to three times longer than other materials, possibly even longer.

Thermal efficiency

Timber is one of the best natural insulators. With a very low thermal conductivity, timber windows are extremely thermally efficient minimising heat lost through the window frame. Timber doors and windows are comparable with other materials in terms of energy efficiency.



Fig 150. A Georgian sash window in Swaledale.

Plastic windows and doors

The use of plastic (uPVC) is generally discouraged as it has several significant drawbacks if applied incorrectly.

Visual appearance

The use of uPVC for windows and doors is discouraged primarily due to the visual impact of the material. Where uPVC window units have thicker and bulkier proportions than timber frames and the uniform shiny, smooth plastic quality of the material compares poorly with the textures and subtleties that give timber windows their unique character and appearance.

Maintenance

Plastic windows have the benefit of not requiring painting. However, the lifespan of this material is not clear and low quality products have degraded or discoloured over time. If a fault occurs with the unit, often the only option is to replace the whole window.

Thermal efficiency

The thermal efficiency of plastic windows is usually comparable with timber and aluminium windows and will depend on the construction of the window.

Sustainability

The manufacture of uPVC windows is an energy-intensive process resulting in high embodied energy. Unlike timber windows, uPVC windows are difficult to repair and normally have a shorter lifespan. They are difficult to recycle and generally end up as landfill waste.



Fig 152. A poor uPVC imitation multi-pane sash window with stuck-on glazing bars and thick frame.



Fig 154. A poor uPVC mock sash window.



Fig 151. A good quality modern uPVC window with narrow glazing bars and a slim frame. Sedbergh.



Fig 153. A good example of a modern uPVC sliding sash window.

Metal windows and doors

Metals such as iron, mild steel, copper alloys, zinc and aluminium have been used since the 19th century in the manufacture of windows, doors and rooflights.

Aluminium frames can be used for modern glazed structures, windows doors. It is durable and very low maintenance material.

The colour of finish used will contribute to how successfully it is incorporated into a development. Powder coated greys or muted colours can complement the colours of natural stone.



Fig 155. Tithe barn: Black aluminium window frame (internal view)



Fig 156. Tithe barn: Black aluminium window frame (external view)

Historic windows

Traditional glazing is commonly considered draughty or thermally inefficient. From a conservation perspective, the original window frames and original handmade glass are usually an important feature of the building, the character and age of which, once lost, cannot be replicated.

Consent will therefore always be required to replace historic windows in listed buildings.

Double glazing can also be very different in appearance from the original windows, even where the window frame pattern has been copied. Double glazing will usually have a thicker frame to accommodate two panes of glass. These panes will usually be separated by a visible spacer bar, often in a contrasting colour to the framework, and modern glass is highly reflective, with a double reflection from two panes.

Steps can be taken to improve the thermal efficiency of the original single glazed windows, including adding draught proofing, ensuring the window frames are well maintained for a good fit or adding secondary glazing fitted internally.

It may be appropriate to replace the glass only with a double glazed unit using slim-profile glazing. Most double glazing has a deep gap (up to 24mm) between the two panes of glass and requires deeper glazing bars than those of traditional windows. Slim-profile double glazing has a much smaller gap between the panes, typically 3-6mm deep. Although this is slightly less effective in reducing heat losses, it allows the exact dimensions of the original glazing bars to be retained. It is preferable for integral glazing bars to be used, as opposed to bonded-on glazing bars with spacer bars.



Fig 157. Secondary glazing aligns with the existing glazing.

Surfacing materials

Natural stone surfacing

Where hard surfacing is necessary to create access, parking and pedestrian routes, natural stone is a good material to link a site to its surroundings. Different stone finishes will be suitable for a variety of uses. For example, cobbles and flags are expensive but give a high quality and traditional finish which may be more suitable for a traditional setting or to define areas. Locally sourced gravels and chippings are a softer and more permeable alternative to tarmac or paved accesses.

Cobbles, setts and flags

Cobbles have been used to surface roads and footpaths for hundreds of years and comprise cobblestones, either set in sand or bound together with mortar. They should be at least twice as deep as they are in width and length and laid on edge. They should have a tightly knit appearance with thin joints.

Cobbles are an effective solid, yet semi-permeable, surface. However, they are not always ideal for parking areas as they can become dislodged.

Setts, usually sandstone or granite, are distinct from cobbles by being quarried or shaped to a regular form, whereas cobblestone is generally of a naturally occurring form.

Natural stone flags are a common and traditional surfacing material for paths and yards throughout the Dales. New sandstone flags are available, both locally quarried and imported from countries such as India, China and Argentina. The difference in cost between locally quarried flagstones and imported flagstones differs significantly. However, care should be taken when using imported flagstones as the finish and colour variations can contrast significantly with local material. The sustainability of sourcing imported flagstones is also questionable.

Cobbles, setts and flagstones are used to great effect on their own or in combination with other materials, such as an aggregate, to break up and demarcate large expanses of hard surfacing. Sandstone or granite setts can also be used as kerb-stones and as dropped kerbs, so avoiding the use of unattractive concrete kerbs.

Gravels and chippings

Local gravel or aggregate can be an appropriate material for tracks and small parking areas where vehicle use is moderate. As a general guide, the finished colour and type of stone used should match that of the underlying soil or rock.



Fig 158. Cobbles in Grassington



Fig 159. Setts denoting the change of street typology. Hill Croft, Long Preston.



Fig 160. Cobble softly denote the carriageway and footway boundary. The cobble against the wall compliment each other. Long Preston. (Credit: Stephen Garnett)

Modern materials

Bound surfacing

It may be necessary to use modern bounded surfaces, for example, tarmac and concrete in certain circumstances, such as where the vehicular use is heavy or an access road is to be adopted by the local highway authority. The uncompromising appearance of large areas of tarmac can have an urbanising effect and ways of softening the visual impact through the use of top dressing or chippings which can break up the colour and add texture should be considered.

Flexible porous bound surfacing can be considered for access tracks, as they provide good drainage performance, allowing water to permeate through the surface and reduce ponding. It can be used to deliver an accessible, stable surface suitable for users including horse riders, cyclists and pedestrians.



Fig 161. Tarmac with stone chippings

Manufactured setts and flags

Artificial block paving and flags are generally less suitable for a rural environment and should be avoided. However, in larger developments where the use of natural stone flags, setts or cobbles would not be feasible, the use of conservation-type paving blocks, which replicate the aesthetics of granite or sandstone setts, may be a more attractive and softer alternative to tarmac.

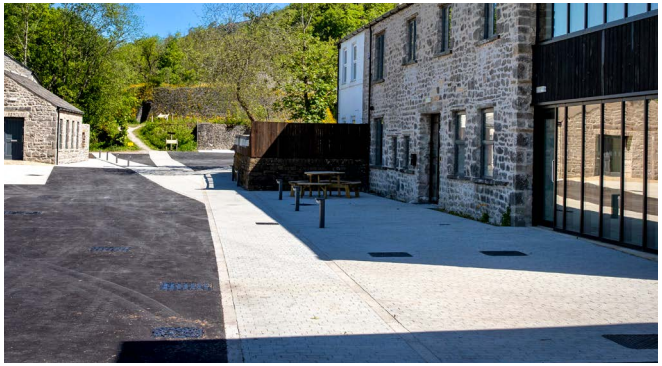


Fig 162. Block paving, Langcliffe Quarry

Reinforced grass systems

The durability of a grass surface can be increased through the use of a reinforcing system. Plastic or concrete systems allow low volumes of car traffic to drive over without damaging or eroding the grass surface so maintaining the appearance of a natural grass surface. The species of grass should be specified by the manufacturer of the system to ensure it is suitable for the intended location. Specific low growing grass that does not need a lot of mowing can be used. Plastic systems are usually more effective than concrete systems as the structure is lighter and green in colour, so lessening its impact. Plastic systems can also be used with gravel.



Fig 163. Grass reinforcement system. Holmbrae Crescent parking area, Bainbridge. Credit: BB

Boundary treatments

The enclosure of external areas, such as car parks and gardens, can be an effective means of integrating a site with its surroundings, visually enhancing a development and can screen activity and parked cars. Boundaries are also used to contain activity, protect privacy and provide security.

The type of boundary treatment, whether it be stone walling, fencing or hedging, should be informed by considering what forms the local distinctiveness of an area and what the boundary treatment is aiming to do, for example, screen car parking, provide shelter or provide privacy.

Stone walling

Drystone walls are so called because no mortar or other bonding material is used to keep the stones together. Sandstone and limestone are a local resource, extensively used in walling and gateposts. The type of stone used should match the prevalent material in the area. Building a drystone wall is a labour intensive skill and as such, the initial cost of construction is much higher than other forms of enclosure. However, with ongoing maintenance, a drystone wall can last hundreds of years.

A typical wall consists of a foundation course, generally of larger stones or boulders known as footings, and two wall faces of large stones. The cavity between the faces is filled with smaller stones or hearting. The wall is capped by a layer of larger stones, often laid partly on edge, known as top stones or coping stones. In most walls in the Dales the two wall faces taper slightly towards the top of the wall and are bound together with one or more rows of through stones or ‘throughs’ which span the full width of the wall. Typically, dry stone walls are between 1.2m and 1.4m high.

Drystone walls use local skills and materials, are durable, relatively easy to maintain and can significantly enhance the setting of a building whilst providing good screening of activity, car parking and other paraphernalia. Drystone walls can also be of some biodiversity value, providing shelter for many different species including flowers, mosses, lichens, birds, butterflies and insects.

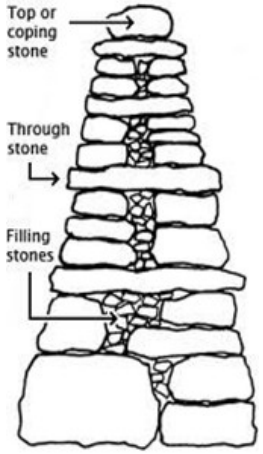


Fig 164. Construction of a typical dry stone wall.



Fig 165. Stone wall on housing site in West Witton. (Credit: Stephen Garnett)

Hedging

The National Park is typically associated with drystone walls. However hedgerows are the dominant field boundary in Dentdale and in the Howgills near Sedbergh and are localised in Bishopdale, Malhamdale, Thornton in Lonsdale, and some areas of upper Wharfedale and lower Swaledale.

Hedging can be used to under-plant fencing as an alternative to drystone wall boundaries, where they are present elsewhere in the local landscape.

For hedgerows to continue to thrive and serve as stock-proof boundaries, they need to be regularly and sensitively maintained. With regular trimming and occasional layering, hedgerows can be maintained in a functional, vigorous state indefinitely. Hedge laying is the traditional form of hedgerow management.

Increasing species-rich native hedgerows is vital, as noted in the National Park Management Plan.

For more information about suitable hedging species, see **Appendix C**.

Fencing

Timber fencing is not a common enclosure in the Dales although timber farm style gates in villages and rural settings are generally the most appropriate.

Where the use of timber fencing is unavoidable, close boarded fencing should be avoided in preference to post-and-rail, which can be under planted with native hedge species. Post-and-wire fencing can be less intrusive where there are similar uses of the land either side and the boundary is for demarcation purposes only.

Ironwork, such as iron rails and gates, is less common in the Dales than in urban areas. However, it is present, particularly around estate land. There are historic iron rails in the Dales which are part of the character and appearance of the area. Ironwork can be appropriate in some contexts, such as those relating to industrial heritage such as railways. Bespoke handmade ironwork from local blacksmiths should be used over poor quality, machine made ironwork.



Fig 166. This domestic fence in Ingleton does not fit the character of the rural location.



Fig 167. Estate-style fencing. (Credit: Stephen Garnett)

Designers' notes:

- For more information on species selection for native hedgerows, see Appendix C.
- National Park Management Plan provides further information on the importance of boundary treatments, including hedgerows.

Appendix B: Nature

Nature in the Yorkshire Dales

This appendix provides essential guidance on integrating wildlife considerations into development proposals within the Yorkshire Dales National Park.

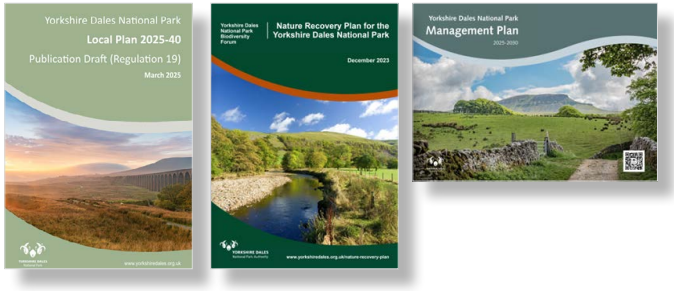
The Yorkshire Dales National Park Authority requires development to conserve and enhance habitats and species in line with the statutory purposes of National Parks as defined in the **Yorkshire Dales National Park Management Plan 2025–2030.** These purposes include conserving wildlife and ensuring that development supports the ecological integrity of the National Park.

The **Nature Recovery Plan (NRP)** adopted in December 2023, sets out long-term priorities for restoring biodiversity and replacing the earlier Local Biodiversity Action Plan. It identifies targeted conservation actions for key species, the restoration of priority habitats, and a coordinated programme of monitoring.

The Yorkshire Dales remains an important landscape for priority bird species and other wildlife, although many species have experienced long-term declines nationally. Development proposals therefore need to demonstrate how existing habitats will be protected and how ecological enhancements will be delivered. This includes retaining traditional nest sites within buildings, integrating artificial nesting features, and supporting insect-rich habitats through appropriate landscape planting.

Development should align with the National Park's wider management objectives which include improving the condition of protected wildlife sites, restoring semi-natural habitats, and creating new wildlife-rich areas through partnerships with farmers, landowners and communities. These ambitions are central to the Management Plan and relevant to all scales of development activity.

This appendix outlines the recommended measures that should be incorporated into design proposals, ensuring compliance with the wildlife policies set out in the **Yorkshire Dales National Park Local Plan 2025–2040.**



Designers' notes:

- Nature Recovery Plan. Page 20: Vision for 2040 for nature.
- National Park Management Plan.

Biodiversity Net Gain (BNG) and Biodiversity enhancement

Biodiversity Net Gain (BNG)

Biodiversity Net Gain (BNG) is a legal requirement in England that ensures development leaves habitats in a measurably better condition than they were before work begins.

It was made mandatory through the Environment Act 2021. Most developments must deliver at least a 10 percent increase in biodiversity, measured using a standardised statutory metric that assesses habitat type, area, quality and location. This gain should, as a priority, be delivered on-site but can also be off-site or through statutory biodiversity credits. Habitats created or enhanced for BNG must be secured for a minimum of 30 years.

Most new development requires BNG. It is advisable to seek advice on whether proposals require BNG as there are exceptions based on the size of development and uses. Engage with the Authority early.

Employing an ecologist early in the design stages will significantly help and support the design proposals meeting the national standards expected for BNG and also the quality expected by the Authority for Biodiversity Enhancement.

Biodiversity enhancement

Aside from Biodiversity Net Gain (BNG) requirements as set out by national policy, the Authority expects to see biodiversity enhancements across all schemes of all sizes within the National Park, whether smaller or larger than the BNG threshold.

The level of enhancement or intervention varies between development type, size and location. For example, a small householder extension may require a bat or bird box, while a larger commercial or industrial unit may require multiple boxes and other mitigation.

Landscaping can also play a significant role in biodiversity enhancement. For example, native species can be planted to compliment and enhance existing planting. Hedgerows and dry stone walls are preferable above fences and can also provide vital shelter and corridors for the movement of wildlife.

Further details are provided on the following pages.

Designers' notes:

- Consult an ecologist for specialist advice and support on BNG and biodiversity enhancement.
- It is important to note that the provision of biodiversity enhancement measures are separate to wildlife mitigation measures as required by the Natural England Licence.
- Engage with the Authority early to understand requirements.

Policy links:

- Local Plan Chapter 4 – Core Policies, CP9 Biodiversity conservation and enhancement
- NPPF

Scale of development

The Yorkshire Dales National Park Authority requires that wildlife and nature considerations are proportionate to the scale of development, consistent with the statutory purposes to conserve and enhance natural beauty and wildlife. The Local Plan (2025–2040) and the and Management Plan (2025–2030) provide the framework for ensuring that development contributes to ecological resilience, habitat connectivity and biodiversity enhancement.

The National Park Authority acknowledges that the contribution new development should make to conserving wildlife needs to be both proportionate and reasonable for the type and scale of development proposed. A house extension should not need to make the same contribution as a larger scale industrial development or housing scheme. Creating space for wildlife in development is often simple and inexpensive.

Following this, an important first step will be to find out whether the development site or adjoining land hosts habitats or species that should be protected, or, if affected by the development, how the impact can be mitigated or compensated for.

There are three important elements to providing protection and enhancements to wildlife:

- **Retention of natural features** - Natural features such as native hedges, traditional walls, watercourses, trees and species-rich grassland should be retained, as they are likely to provide wildlife habitat. It is beneficial to retain even small features as they can be added to with landscape planting and they cannot be retained afterwards. Retaining wild areas will benefit wildlife and reduce the sterile appearance that makes new development stand out in a traditional village or countryside location.
- **Landscape planting** - Planting is a key element of sustainable design and serves a number of purposes. See Appendix C Landscaping. In addition, it can provide valuable space for plants and animals and reinforce existing ecological networks. The Authority can give advice on the native species that are best matched to the site and which offer the best potential for wildlife. New planting will need appropriate management to ensure that it thrives and matures.
- **Nesting and roosting** - Providing artificial nest sites for birds that are reliant on buildings (e.g. swifts, swallows and house martins) is a simple and effective way of supporting birds as they are often directly threatened by new development

  Nesting boxes should be incorporated into the design of the building and illustrated on the planning application plans. A range of bird boxes for garden birds (blue tits, chaffinch and house sparrow) should also be considered. Birds are not the only creatures to use domestic gardens or landscaped spaces; other species such as hedgehogs, bats and bees may also visit in search of food and shelter. A well designed site layout should set aside wild areas and access corridors for these animals.



Fig 168. Red Squirrel, Curlew, Northern Brown Argus butterfly

Designers' notes:

- Refer to the Yorkshire Dales National Park Wildlife page to find out the most up to date related conservation initiatives and articles, including work on bats, bryophytes, bird surveys and habitat restoration that may relevant to your development.
- National Park Management Plan.

Small-scale development

Small projects such as extensions, outbuildings and minor infrastructure works can make meaningful contributions to habitat enhancement. Retaining natural features aligns with the National Park objectives to improve the condition of priority habitats and support species recovery.

Landscape planting should use native species to reinforce existing ecological networks in line with habitat restoration priorities established in the Nature Recovery Plan. New planting must be maintained to maturity to ensure ecological function.

Developers should also integrate artificial nesting features to support building-dependent bird species, consistent with the National Park's objective to stabilise and increase populations of priority species.



Fig 169. External artificial nesting box - Dales Countryside Museum, Hawes.



Fig 170. Integrated / universal nesting brick (right) alongside an external artificial nesting box (left) - Dales Countryside Museum, Hawes.

Small-scale development	Indicative requirements
Householder development.	Integrated (or external) ecological features (but not limited to) bird nest and bat roost boxes.
Conversion of a redundant building to form one or more dwellings.	Integrated (or external) ecological features (but not limited to) bird nest and bat roost boxes, boundary and landscaping enhancements.

Designers' notes:

- Bats are a protected species under European law and barn owls and nesting birds are protected under UK national law. The deliberate disturbance or destruction of their roosting or nesting places is a criminal offence. Further advice from the Authority's Planning Section or Natural England should be sought before proceeding with any development likely to affect these species.

Medium-scale development

Medium-scale proposals provide opportunities to deliver more substantial ecological improvements and Biodiversity Net Gain (BNG) requirements.

Measures such as bat-friendly design, wildlife-permeable boundary treatments, sustainable drainage systems and native tree planting contribute directly to strategic objectives to restore habitats, improve river condition and increase woodland under sustainable management.

Landscape planting should integrate with site drainage and habitat connectivity to advance the aims of the Nature Recovery Plan and Management Plan, meet the four pillars of SUDS and BNG.

Medium-scale development	Indicative requirements
Residential development of 1–9 new dwellings on a site less than 1ha.	Multiple integrated (or external) ecological features such as bird nest and bat roost boxes, boundary and landscaping enhancements.
Where the number of dwellings to be provided is not known and the site area is less than 0.5 hectares.	
Non-residential development where the site area is less than 0.5ha or has a floorspace less than 5000m^2.	



Fig 171. A water feature incorporated into landscaping can provide a rich habitat.

Designers' notes:

- Bats are a protected species under European law and barn owls and nesting birds are protected under UK national law. The deliberate disturbance or destruction of their roosting or nesting places is a criminal offence. Further advice from the Authority's Planning Section or Natural England should be sought before proceeding with any development likely to affect these species.

Large-scale development

Major development is expected to deliver significant ecological enhancement and BNG consistent with the statutory requirements and the Management Plan's objectives for cross-organisational action to support nature recovery. This may include a contribution to improving habitat off-site but the aim of the designer should be to get the best out of the site for wildlife.

All the preceding measures will apply equally to larger developments, albeit on a bigger scale. Designs should integrate habitat retention, creation of new semi-natural habitats, extensive native planting and ecological corridors. These measures support the Nature Recovery Plan objective to expand wildlife-rich habitat across the National Park.

For further information on landscape planting with native species see **Appendix C**.

Large-scale development	Indicative requirements
Residential development of 10 or more new dwellings or residential development on a site of 1ha or more.	Multiple integrated (or external) ecological features such as bird nest and bat roost boxes. On-site enhancement of ecological features or habitat creation measures such as boundary and in-site tree planting, hedgerow creation, pond creation and a financial contribution to secure off-site nature recovery works within the National Park.
Non-residential development where the site area is 0.5ha or greater, or has a floor space of 5000m^2 or greater.	



Fig 172. Managed hedgerows

Designers' notes:

- Bats are a protected species under European law and barn owls and nesting birds are protected under UK national law. The deliberate disturbance or destruction of their roosting or nesting places is a criminal offence. Further advice from the Authority's Planning Section or Natural England should be sought before proceeding with any development likely to affect these species.

Bats and birds

Bats and nesting birds are priority species whose conservation supports the objectives of the Nature Recovery Plan, which identifies species requiring bespoke action to halt long-term declines.

Development must therefore safeguard roosting and nesting sites and incorporate additional habitats where necessary. The mitigation hierarchy should be strictly applied, with priority being given to avoiding the disturbance of habitats. If avoidance is unreasonable, mitigating measures should be introduced. If mitigation is impossible, compensation must be provided.

It is important to note that the provision of Biodiversity Enhancement measures are separate to wildlife mitigation measures as required by the Natural England Licence.

Bats

Protecting bat roosts aligns with statutory duties to conserve wildlife under the National Park Management Plan. Roost access, thermal stability and lighting control should be designed to avoid disturbance. Bat-friendly measures contribute to the Management Plan's wider objective to maintain favourable ecological conditions across protected sites.

Birds

Building-dependent birds are identified as priority wildlife species, and stabilising their populations supports the Park's aim for 85 percent of priority species to have stable or increasing populations by 2035. Developers should retain existing nest sites, schedule works outside the nesting season, and provide integrated or external nest boxes placed in accordance with best practice.

Designers' notes:

Further detailed guidance is available through the Yorkshire Dales National Park Authority's wildlife, planning and nature recovery pages, including the Nature Recovery Plan, Local Plan evidence and species monitoring resources. These documents set out current management priorities, habitat guidance and species-specific conservation actions.

- National Park Management Plan.
- Nature Recovery Plan

Nest and roosting boxes

Bats and birds that are reliant on buildings for nesting or roosting are particularly vulnerable to development. Converting old buildings or improving existing buildings can include works that either remove roosting/nesting places or prevent access to them.

In the majority of cases, the presence of bats and nesting birds at a site does not mean that planning permission is refused. If adequate survey information is provided with the planning application, measures to prevent or to mitigate against an effect on these species can be adopted e.g. ensuring development takes place outside sensitive periods such as nesting, roosting, maternity and hibernation periods. Proposals can also be designed to include measures to compensate for the loss of roosting or nesting places by providing man-made alternatives such as bat, owl or bird boxes.



Fig 173. Swift bricks in residential building in Sedbergh.



Fig 174. Swift brick in Dales Countryside Museum, Hawes.



Fig 175. Swift brick in residential building. Long Preston.



Fig 176. Nesting box at Dales Countryside Museum, Hawes.

Bat boxes

Bat boxes and slates

Integrated bat boxes and slates can be built into the walls and roof of a building. They have the advantage of offering a permanent space for bats with little maintenance and potentially better thermal properties. Integrated boxes are the most preferable solutions.

Bat boxes can be embedded so that they do not impair the airtightness of the building and so are commonly used in new build. Many designs are available including some that have bespoke facades that can match the building's external finish. Only the entrance hole is visible once the building is complete.

It is important to ensure that the design and appearance of the bat box/tube complement the host material in colour and finish.

An alternative to the integrated box is an external bat box, similar to a bird box and suitable for roosting and hibernating. Bat slates can also be inserted into a new roof during construction or re-roofing.

For larger or significant roosts, bat loft space would be required. A bat house is required if the roost cannot be rebuilt.



Fig 177. External bat box (credit: Stephen Garnett).

Fumes from some roof timber preservatives can kill bats. However, Natural England maintains a list of chemicals that it considers appropriate for use in situations where bats or bat roosts are present or likely to occur. See link below:

https://www.gov.uk/guidance/bat-roosts-use-of-chemical-pest-control-products-and-timber-treatments-in-or-near-them#treating-timber-to-protect-against-insects-fungal-growth-or-weathering

Even if 'approved' chemicals are used the timing of treatment is crucial. Treatment between November to March inclusive is generally preferable but only if there are no bats hibernating in the space to be treated. The best approach is to take specific advice from your licensed bat ecologist on this point.

Bird boxes

External nest boxes

Adding a house sparrow terrace or prefabricated artificial nest box to the exterior of the building is a simple and affordable way to create new nest sites. There are a variety of ready-made nest boxes specifically designed for birds that are reliant on buildings for nesting (e.g. house sparrows, swifts and house martins).

These need to be placed underneath the eaves level of the building on the north elevation away from direct sunlight. Artificial nests should be located away from windows and external doorways. Use a woodcrete-type material for external boxes instead of wood for durability.



Fig 179. External swift box (credit: Stephen Garnett)

Universal nest bricks

Universal nest bricks are integrated units built into a building's walls to provide nesting sites for small cavity-nesting birds such as swifts.

They provide durable, secure and attractive nesting opportunities for birds, and are frequently used by multiple species. They typically perform better than many traditional external nesting box designs.

They should conform to BS 42021:2022, which specifies requirements for integral boxes.

Examples of such bricks can be found here: **https://www.swift-conservation.org/swift_bricks.htm**



Fig 178. Universal nest bricks

Access points, lighting and insulation

Access points

Bats and birds are particularly vulnerable to works involved in converting traditional buildings. If bats and birds use the building, conversion, restoration or improvement works should ensure that they can continue to access their roosting or hibernating areas. Access points are usually small cracks or crevices in walls or gaps under slates or ridge tiles and gaps at the eaves or verges. Even very small recesses or cracks can provide sufficient space for a colony to roost and hibernate. The repointing of the external walls of a traditional building should be undertaken with care and some small gaps between the stones should be retained rather than making the building completely air tight. A small gap can provide an opportunity for crevice nesting species of bat, or small birds, to use the voids behind.

Existing access points for bats and birds should be retained during conversion works. Ideally work should be carried out between November and March to avoid disturbing any nesting birds.



Fig 180. The builder restoring this traditional barn at Gammersgill in Coverdale has deliberately left a small gap un-pointed to allow access for bats.

Lighting

Bats are nocturnal animals and have adapted to low light conditions. New or replacement lighting should be the minimum necessary to provide safety or security and should be shrouded or angled downwards and not installed near bat access points and flight paths. For further guidance and support, refer to:
ILP - GN08 Bats and Artificial Lighting

Artificial lighting in proximity to nesting and roosting sites has the potential to disrupt the circadian rhythms of both birds and bats, which may in turn adversely affect their behaviour, reproductive success, and overall health.

The installation or upgrading of loft insulation should not prevent bats gaining access at the eaves level providing the insulation material does not obstruct the point of entry. Breathable Roofing Membranes (BRMs) have been shown to be hazardous to bats which can become entangled in the long fibres that make up BRMs. The advice from Natural England is that bituminous roofing felt is a better alternative as it has a rough surface that bats can grip on to. BRMs are not obligatory under the Building Regulations.

Timber treatments

Further Information:

- Bats - Bat Conservation Trust: https://www.bats.org.uk/
- ILP - GN08 Bats and Artificial Lighting
- Barn owls – The Barn Owl Trust: http://www.barnowltrust.org.uk/
- Bird boxes - Royal Society for the Protection of Birds (RSPB): https://www.rspb.org.uk/
- House martins - Royal Society for the Protection of Birds (RSPB): https://www.rspb.org.uk/
- Starlings - British Trust for Ornithology (BTO): https://www.bto.org/
- Swifts - Swift Conservation: www.swift-conservation.org/

Barn owls

Barn owls benefit from well-designed and well-placed integrated nest boxes.

Integrated nest boxes offer greater shelter and longevity than external boxes, as they protect the owls from exposure. The integrated boxes should be positioned between three and five metres above ground level and oriented away from prevailing winds to maintain a dry, stable nesting environment. Suitable sites include buildings at least four metres high with an opening visible to owls at three metres or more, ideally overlooking open countryside. Traditional farm buildings can provide ideal conditions for barn owls to nest.

Modern barns are often excellent candidates for nest box installation but are usually unsuitable without a purpose-built nesting space. Incorporating a robust internal box with features such as a 150mm entrance hole, secure access for monitoring, and a shallow layer of natural chippings creates a safe and attractive nesting site.

When designed and installed appropriately, integrated barn owl housing supports local conservation efforts and enhances ecological value.

Further Information:

- Further information on the installation of integrated barn owl boxes can be found at the The Barn Owl Trust: https://www.barnowltrust.org.uk/barn-owl-nestbox/barn-owl-nestboxes-building-projects/

Other small-scale ecological features

In addition to bat, bird and owl boxes, small-scale ecological features can be included within sites to support a range of other species.

Simple and relatively affordable interventions can contribute to on-site biodiversity enhancement which include, but are not limited to: Hibernaculum, log piles, insect hotels, bee bricks and hedgehog holes or highways.

Hibernacula

Provides frost-free refuges. Further information can be found at:

- froglife.org
- wildlifewatch.org.uk



Fig 181. Hibernaculum near Station Road in Threshfield

Log piles

Log piles create damp, shaded micro-habitats for invertebrates and decomposers. Further information can be found at:

- wildlifetrusts.org

Hedgehog holes or highways

They allow hedgehogs to move freely between garden spaces. Further information can be found at:

- wildlifetrusts.org

Bee bricks

Bee bricks provide small nesting cavities for solitary bee species. Further information can be found at:

- greenandblue.co.uk

Insect hotels

Insect hotels offer nesting and sheltering spaces for insects. Further information can be found at:

- rspb.org.uk



Fig 182. Insect hotel, Hawes

Specification list: Nest and roosting boxes

Species	Where in development	Where in building	Height	Dimensions	Access/roost details	Comments
Barn owls	A suitable building on the edge of a development which has an access point preferably facing open countryside, away from artificial light.	A dedicated part of a cold roof space. Avoid south facing locations. Integrated nest boxes are recommended by Barn Owl Trust.	Access hole and nesting area no less than 3m above ground level.	The floor area of the nest chamber needs to be 1 square meter, with a minimum height of 600 mm and a minimum drop from bottom of entrance hole to floor of 460 mm.	Entrance hole: 130 mm (w) x 250 mm (h)	Perches should be constructed from wood rather than metal or stone.
Bats	Anywhere providing the access is not illuminated by artificial lighting	Summer nursery roosts tend to be in southerly or westerly aspects as this provides thermal stability. Male roosts and winter hibernation roosts tend to be on northerly aspects. Ideally situated near to commuting/ foraging routes - i.e. linear features.	At least 3m above ground level.	Any size providing some of the area includes crevices which are around 20-30 mm wide.	Entrance hole: 20-50 mm (w) x 15-20 mm (h).	Area should have a rough surface to allow the species to grip. The area should have suitable thermal properties to avoid temperature fluctuations. Ensure that any thermal insulation is specifically designed to be bat friendly. The access point should not be lit by artificial lighting. For external bat boxes self cleaning is ideal for the public.

Species	Where in development	Where in building	Height	Dimensions	Access/roost details	Comments
House martins	Under overhanging eaves with unobstructed access	Artificial boxes are usually mounted on a board which can be fixed under the eaves. Nests are best placed in groups on north and north-east facing walls.	At least 3 m above ground away from obstructions, windows and external ground floor doorways.	180 mm in diameter	A semi-circular hole of 60-65 mm wide and 25 mm high is recommended.	The nest should be under the eaves or an overhang to protect it from the weather. Nests should be fixed in groups to increase the likelihood of use. Place the nests away from areas where droppings may be a nuisance but close to suitable habitat and grazing where the birds can obtain sufficient insects.
House sparrows	Any suitable building	Ideally at eaves level. Avoid direct sunlight.	2 m above ground level	150 mm (w) x 350 mm (h) x 150 mm (d).	A 32 mm round hole is required in the box. The bottom of the hole must be no less than 150 mm from base of box.	House sparrows nest in loose colonies of 10-20 pairs. Locate nests near to deciduous shrubs which may be used as cover, roosting and feeding with areas of grass which are an important source of insects and seed.

Species	Where in development	Where in building	Height	Dimensions	Access/roost details	Comments
Starlings	Any suitable building	Ideally at eaves level. Avoid direct sunlight.	3 m above ground level	180 mm (w) x 400 mm (h) x 180 mm (d). Bottom of hole must be no less than 180 mm from base of box.	45 mm round hole located at 125 mm above the base of the box. Bottom of hole needs to be no less than 180mm from base of box.	Nests can be as little as 1.5 m apart. Locate near open grassland. Ensure there are deciduous shrubs such as hedges nearby which will provide insects and seeds.

Species	Where in development	Where in building	Height	Dimensions	Access/roost details	Comments
Swifts	Anywhere high, shaded and away from disturbance and obstructions to their flight paths.	Out of direct sunlight, such as under deep eaves. Preferably integral to the building but, where this is not possible, then artificial boxes should be placed externally under the eaves, or near to the roof edge or gable. Several potential nest sites should be provided in one area.	At least 5 m above ground and away from obstructions.	400 mm (w) x 175 mm (h) x 200 mm (d).	Access hole at least 65 mm (w) x 30 mm (h) oval or rectangular. The bottom of the hole should be no more than 50 mm from the base of the box.	Swifts are colonial nesters, so where room allows it is preferable to have more than one swift nest incorporated into a building. As a guide: 1 to 4 nests on a house. 4 to 10 on a small block of flats. Multiple boxes on a larger building. The above figures may vary on depending on site specifics.

Species	Where in development	Where in building	Height	Dimensions	Access/roost details	Comments
Barn swallows	Anywhere high, shaded and away from disturbance and obstructions to their flight paths. Not on overhangs, sheltered structures like barns, sheds and garages	Out of direct sunlight	High on eaves or ledges	Dimensions: 12cm x 21cm x 13cm	Nest cups but ideally just provide an overhang for them to self build	Swallows usually need an area of overhang to start building nests and an area of mud that they can use to build the nests.

Appendix C:
Landscape Design

Landscape design

Design approach

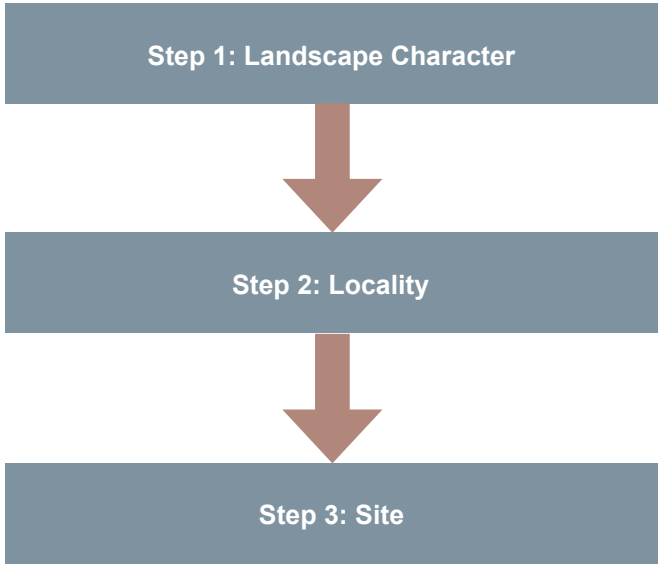
Landscape design within the Yorkshire Dales National Park must safeguard the Park's unique natural and cultural heritage. It must be built into the earliest design stages to ensure new development reinforces historic field patterns, respects landform, protects habitats, and maintains the distinctive rural character that defines the Dales.

This appendix sets out the required approach to landscape masterplanning, soft landscaping, hard landscaping and biodiversity integration across all development types.

Landscape design is a fundamental component of sustainable development within the Yorkshire Dales. It must achieve the following outcomes:

- Protect the Park's special qualities, including drystone walls, traditional barns, species-rich hay meadows, limestone features and the relationship between settlements and surrounding farmland.
- Improve climate resilience by supporting natural drainage, reducing run-off, providing shade, and creating habitat networks.
- Reinforce local distinctiveness through native planting, sensitive boundary treatments and materials that complement the landscape.
- Deliver visual integration by embedding the development into landform and maintaining key views.
- Support social and environmental benefits including walkable communities, wildlife habitat, shade, screening and biodiversity net gain (BNG).

Landscape design must never be an afterthought. It must be integrated from the outset and respond directly to the Park's three-step assessment process.



Three-step landscape analysis

Step 1: Landscape (national scale – NCAs)

Proposals should:

- Identify the relevant National Character Area (NCA).
- Demonstrate how local landform, geology, habitats and cultural patterns identified within the NCA have influenced the development layout.
- Maintain coherence with wider patterns of fields, moorland edges, valleys and settlement form.
- Use the NCA to set baseline expectations for landscape sensitivity and appropriate responses.

Step 2: Locality (Yorkshire Dales LCA)

Proposals should reference the Yorkshire Dales Landscape Character Assessment (LCA) to:

- Identify the key characteristics of the relevant landscape type (e.g. valley pastures, moorland fringe, limestone scars).
- Protect defining features such as barns, drystone walls, hedgerows, green lanes and watercourses.
- Inform planting types, boundary treatments, building placement and open space structure.
- Support Management Plan objectives relating to woodland creation, habitat connectivity, recreation, and heritage conservation.

NCAs set the broad framework; the LCA provides detailed, place specific guidance. Both must be clearly referenced in all design submissions.

Step 3: Site (site-specific assessment)

A detailed site analysis should:

- Map existing landform, slopes, ridge-lines, field boundaries, hydrology, archaeology* and key views.
- Identify existing trees, hedgerows and habitats to be retained.
- Understand how the site relates to adjacent land, settlement form and historic features.
- Determine baseline biodiversity and how development can minimise habitat loss.
- Highlight opportunities for SuDS, habitat creation, building orientation and landscape mitigation.

This must be presented visually within the landscape masterplan.

*** Archaeologically sensitive site – case study**

- Refer to Appendix F for a case study of development near an archaeologically sensitive site.

Design guidance

A number of Yorkshire Dales National Park guidance documents will form a material consideration in the planning application process and should be referred to when developing proposals:

- Yorkshire Dales National Park Management Plan 2025–2030.
- Making a Planning Application with Trees.
- Landscape Sensitivity Assessments for allocated sites.

Yorkshire Dales National Park Management Plan 2025–2030

The Management Plan sets the overarching direction for how the National Park is managed, conserved and developed. It establishes the framework for protecting landscape character, biodiversity and cultural heritage, while supporting sustainable land use and climate resilience.

Making a Planning Application with Trees

Trees and hedgerows form an important part of the National Park's landscape and ecological networks. The Authority seeks to maintain and increase tree cover, resisting the loss of healthy, established planting where it contributes to character or habitat connectivity.

Retained planting also assists in integrating new development into its setting.
Applications for development affecting trees must demonstrate that:

- Existing trees have been properly considered.
- Any proposed removal is clearly justified.
- Replacement planting and mitigation are appropriately designed.

Applications must include information in accordance with BS5837, including:

- A tree protection plan.
- An Arboricultural Impact Assessment.
- An Arboricultural Method Statement.

Landscape Sensitivity Assessments

Landscape sensitivity assessments for allocated sites help the Authority understand how different forms of development may affect these qualities, identifying areas highly vulnerable to change and those with capacity for sensitively designed development.

Sensitivity assessments were produced to provide the evidence base for decision making and ensure proposals meet statutory duties. Applicants should use the sensitivity maps and settlement assessments to identify local sensitivities and demonstrate how their proposals minimise impacts.

Further Information:

- Yorkshire Dales National Park Management Plan 2025–2030
- Making a Planning Application with Trees
- Landscape Sensitivity Assessments for allocated sites.

Landscape design

A landscape design may be required to accompany a planning application. Please consult with the Yorkshire Dales National Park Authority to see if a masterplan is required. They are typically required to accompany larger planning applications.

Landscape proposals should be prepared by a qualified landscape architect and must include all information required by the Yorkshire Dales National Park Authority as part of a valid planning application. This includes:

- **Evidence of consideration of site context:** Record existing views, boundaries, vegetation, habitats and biodiversity.
- **Identify Character Areas:** Confirm the relevant Landscape Character Assessment (LCA) area and its sensitivities.
- **Design response:** Demonstrate how the design reinforces local landscape character, respects landform and avoids excessive cut and fill, supported by appropriate building placement and planting design.
- **Integration of retained features:** Incorporate existing drystone walls, hedgerows, mature trees, field boundaries and other locally characteristic elements into the layout to avoid unnecessary loss of character.
- **Planting strategies:** Use species and arrangements that reinforce rural character and contribute to ecological value.
- **Biodiversity measures:** Include native planting, habitat corridors and wildlife friendly features to retain and enhance biodiversity.
- **A landscape design:** Present a clear design strategy for the retention of features, proposed structural planting, SuDS features, open spaces and boundary treatments in a clear, coordinated plan clearly labelled schedules of species, sizes, densities, and planting methods; details of all boundary treatments; and details of how existing landscape features will be retained and protected during construction.

Designers' notes:

In addition, there are several documents that may accompany applications:

- Tree Protection Plan, prepared in accordance with BS5837.
- Arboricultural Impact Assessment and Arboricultural Method Statement where trees are affected.
- Ecology and biodiversity reporting, including protected species surveys.
- Biodiversity Net Gain documentation, now required for major and minor developments.
- Site/Block plans (existing and proposed), illustrating landform, boundaries, vegetation and the relationship of development to its landscape setting.
- Design and Access Statement for relevant application types, explaining landscape rationale and integration with settlement form.
- Qualified Professionals: employ suitably qualified professionals including landscape architects, ecologists and arboriculturist to advise and provide the correct information.

Soft landscaping

Soft landscaping enhances local character, provides wildlife habitat and ensures a development feels rooted in its place.

Purpose and benefits

Soft landscaping should:

- Add structure, maturity and identity to new development.
- Frame important views and help streets and open spaces blend into the landscape.
- Create shade, reduce wind speed and soften built form.
- Form ecological corridors using hedgerows, meadow planting and native shrub belts.
- Integrate with SuDS features such as swales, basins, ponds and ditches.

Soft landscape strategy

A landscape strategy should balance placemaking with biodiversity obligations:

- Placemaking: Provide usable open spaces, attractive tree lined streets, and connections to surrounding countryside.
- BNG Delivery: Integrate species rich grassland, native tree groups and hedgerows to meet statutory BNG requirements.
- Ensure early collaboration between landscape architects and ecologists.

Zoned approach

- High amenity zones: Near footpaths, seating and play areas; lower maintenance ornamental planting may be used.
- Ecological zones: Species rich meadows, rough grassland, native hedgerows and ponds in quieter areas.
- Transitional planting must ensure visual coherence between zones.



Fig 183. Planting around seating area at St Michael's Lodge, Hudswell. (Credit: Stephen Garnett)

Tree planting requirements

Consider the following:

- Use native species suited to local conditions (e.g. oak, hazel, rowan).
- Plant in groups or belts for maximum habitat value and visibility in the landscape.
- Use the most appropriate tree pit for the site and species. Your landscape architect will be able to advise on the most suitable option.



Fig 184. Newly planted trees within tree pits at Grassington visitor car park.

Wildlife friendly landscaping

A more comprehensive landscaping plan will be required for large sites.

Large sites must integrate landscape planting and SuDS, ecological networks and contribute to the National Park's long term nature recovery strategy.

- Retain existing habitats and create new ones (e.g. ponds, hedgerows, wetland features).
- Provide species-rich grassland, cut only after wildflower seeding (late July onwards).
- Use native hedgerow species: dog rose, hawthorn, hazel, holly and blackthorn.
- Create wildlife corridors via hedges, watercourses, drystone walls and woodland edges.
- Use permeable surfacing and provide roosting and nesting features for birds and bats.

See Nature **Appendix B** for further details

Green roofs and living walls

Green roofs or earth bunded buildings may be a good solution in landscape terms and they can also benefit wildlife if managed and maintained correctly. The type of planting employed on the roof should be considered with wildlife in mind.

- Wildflower meadow roofs support insects, birds and bats.
- Living walls planted with climbing species can deliver habitat in constrained spaces.



Fig 185. Dales Bike Centre green roof

Hedgerows

Hedgerows may be incorporated into the landscape masterplan only where they are appropriate to the specific character of the location and reinforce existing landscape patterns.

In parts of the National Park where drystone walls define the historic field structure, hedgerows may not be a suitable as a substitute for traditional walling. Seek advice from the National Park Service on where this is the case to agree the most appropriate treatment.

Where hedgerows are locally characteristic, particularly in valley bottoms, farmsteads or transitional edges, they may be introduced to:

- Strengthen ecological connectivity and provide wildlife corridors.
- Reinforce the structure of field boundaries where hedgerows historically occurred.
- Provide shelter, enclosure and seasonal interest without urbanising the landscape.
- All hedgerows must be formed from native species of local provenance, and their location, height and management must respect long-distance views and the wider landscape setting.

See a selection of acceptable species further in this appendix.

Outcome

Soft landscaping shall deliver a high-quality environment that is both people-focused, sympathetic to the landscape setting and ecologically resilient, achieving measurable BNG targets while supporting placemaking objectives.

Species selection

The species tables provide guidance on trees, shrubs and ground flora that are appropriate to the landscape character types of the Yorkshire Dales. They reflect verified National Park records and local restoration projects to support distinctiveness, ecological resilience and habitat integrity.

These lists are not exhaustive; other species may be suitable where they align with local character and site conditions. Designers should also refer to Trees and Design Action Group (TDAG) for wider industry guidance on selecting context appropriate and resilient tree species.

The tables reflect the natural variation across the Park's landscape character types, including ancient semi-natural woodland, upland ash and oak woodlands, valley-bottom hedgerows and species-rich hay meadows. Using these locally characteristic species will help new development integrate sensitively into its surroundings while reinforcing the Yorkshire Dales' valued habitats and long-established field patterns.

Upland pastures & moorland fringe

Swaledale, Upper Wharfedale, Upper Wensleydale, Arkengarthdale

Landscape character type	Species	Wildlife benefits	Comments
Upland pastures & Moorland fringe	Rowan	Berries are a good food source for birds	Provides landscape interest; copes well with exposure
	Downy Birch	Catkins are early pollen for bees; provides bird shelter	Suitable for exposed sites and shelter belts
	Hawthorn	Blossom & berries support insects and birds	Good for upland hedges and stock-proofing; thorny protection
	Blackthorn	Early pollen; berries feed birds	Forms dense scrub; can become impenetrable if unmanaged
	Holly	Berries feed birds; winter browsing	Evergreen; protects from livestock browsing
	Wych Elm	Flowers and winged fruit feed insects & birds	Regrows from base; seldom reaches mature height due to disease
	Sallow / Grey Willow / Osier	Early pollen source	Suited to wet upland flushes; coppiceable

Limestone dale slopes & pavement fringe

Malhamdale, Ribblesdale, Kingsdale, Craven Limestones

Landscape character type	Species	Wildlife benefits	Comments
Limestone landscapes & Pavement edges	Hazel	Early pollen for insects; nuts for mammals	Characteristic of limestone woodlands; coppiceable
	Hawthorn	Supports birds & insects	Strong hedgerow species in limestone valleys
	Dogwood	Flowers providing pollen	Red winter twigs add seasonal interest; suited to lower slopes
	Guelder Rose	Flowers & berries support insects & birds	Prefers moist limestone soils; visually attractive
	Crab Apple	Blossom for bees; fruit for wildlife	Good as specimen/hedge tree on limestone
	Sessile Oak	Acorns feed wildlife	More tolerant of light limestone soils than pedunculate oak (still marginal)
	Holly	Berries & winter shelter	Evergreen structure for limestone woodland edges

Valley bottoms, hay meadows & settled lowlands

Lower Wharfedale, Lower Swaledale, Lune Valley edge

Landscape character type	Species	Wildlife benefits	Comments
Valley bottoms & Meadow margins	Hawthorn	Blossom & berries support birds & insects	Excellent as field boundary; stock-proof
	Blackthorn	Early pollen; berries	Good for hedgerows; can form dense suckering thickets
	Dog Rose	Flowers & hips feed insects/birds	Ideal in mixed hedgerows; thorny structure
	Elder	Early pollen; berries feed birds	Not strong in exposed landscapes; better in sheltered valleys
	Crab Apple	Blossom for bees; fruit for mammals	Good transition species between pastoral and woodland areas
	Bird Cherry	Blossom & fruit support wildlife	Thrives in wetter valley soils; suitable for roadside planting
	White Willow / Crack Willow	Early pollen; supports bees & butterflies	Ideal for damp meadow edges and floodplain restoration

Riparian zones, wet valleys & river corridors

Throughout Wharfe, Ure, Swale, Ribble & tributaries

Landscape character type	Species	Wildlife benefits	Comments
Riparian zones & Wet valleys	Alder	Early pollen; cones feed birds	Excellent for stabilising riverbanks & wet woodland creation
	Grey Willow	Early pollen for bees	Effective against erosion; thrives in wet soils
	Osier	Early pollen	Suitable for planting in wet meadows and riverbanks; coppiceable
	White Willow	Food for bees & butterflies	Good for amenity and stabilising banks; large-growing
	Crack Willow	Early pollen	Suitable only in wet conditions; prone to splitting if unmanaged
	Bird Cherry	Pollen & fruits support wildlife	Thrives in damp soils; strong riparian character
	Guelder Rose	Supports insects & birds	Favours moist soils; good in riparian hedges

Upland wooded cloughs, gills & ravines

Steep wooded landform throughout Swaledale, Wharfedale & Dentdale

Landscape character type	Species	Wildlife benefits	Comments
Wooded cloughs & Ravines	Wych Elm	Flowers & fruit support wildlife	Common as regrowth; rarely becomes a mature tree
	Hazel	Pollen & nuts for insects and mammals	Traditional coppice species; thrives on slopes
	Downy Birch	Pollen & bird shelter	Works well on steep slopes with thin soils
	Holly	Berries & bird shelter	Evergreen; suited to shady clough conditions
	Rowan	Berries support birds	Iconic upland species; tolerates exposure well
	Bird Cherry	Pollen & fruit for wildlife	Good for damp, shaded clough environments

Farmed & settled dales (villages, farmyards, roadside edges)

Steep wooded landform throughout Swaledale, Wharfedale & Dentdale

Landscape character type	Species	Wildlife benefits	Comments
Settled Dales & Farmsteads	Crab Apple	Blossom & fruit feed wildlife	Suitable for village greens, farmyards and small spaces
	Bird Cherry	Blossom & fruit for birds	Good for approach roads to villages and farms
	Hawthorn	Supports birds and insects	Primary hedge species for settlement edges
	Holly	Evergreen cover & berries	Works well in gardens & village edges; shade tolerant
	Rowan	Strong wildlife value	Good as small specimen tree in domestic or settlement contexts
	Elder	Pollen & berries	Use in sheltered locations only; weak wood structure

Hedgerow species by landscape character context

Used where hedgerows historically occur – generally valley bottoms, farmsteads, roadside boundaries. Acceptable in Dentdale, Lune Valley, Lower Wharfedale and Bishopdale

Landscape context	Appropriate native hedgerow species
Valley bottom farmland	Hawthorn, Blackthorn, Hazel, Holly, Rowan
Farmsteads & trackside boundaries	Hawthorn, Hazel, Elder, Dogwood (site specific), Willow (Grey/Goat in damp soils)
Transitional edges near drystone walls	Sparse hedgerow shrubs only where historically evident: Hawthorn, Hazel, Holly
Not appropriate (open daleside, historic walled fields)	Hedgerows should not be used. Retain or repair drystone walls

Grassland species by habitat type

Species-rich hay meadows, limestone grasslands, upland pastures

Grassland habitat type	Appropriate species
Species-rich hay meadows (nationally important in the dales)	Meadow cranesbill, Sweet cicely, Meadowsweet, Dog daisies
Calcareous / limestone grassland	Bird's-foot trefoil, Fairy flax, Wild thyme, Rock-rose, Small scabious, Mountain pansy, Autumn gentian, Mountain everlasting
Upper pastures and moorland fringe	Heather, Mountain Pansy and upland herbs as above in Calcareous grassland

Designers' notes: Performance Criteria

- Hedgerows should be used only where historically and visually appropriate, with drystone walls remaining the primary boundary treatment.
- Meadow and grassland species must be used in accordance with local soil type (predominantly limestone and neutral meadows).
- Woodland species should follow the composition of nearby Ancient Semi-Natural Woodland or upland ash/oak woodland types

Implementation and construction requirements

The success of any landscape scheme within the Yorkshire Dales National Park relies not only on appropriate design but on the correct implementation and construction practices that ensure long-term establishment, measurable Biodiversity Net Gain (BNG) and the continued protection of the Park's unique landscape character.

Planting must be delivered using best-practice techniques, including proper soil preparation, restoration of soil structure through de-compaction, and the careful management of retained soils to prevent contamination or loss of fertility.

In hard-paved areas, trees must be planted using engineered tree pit systems such as structural soil cells or crate systems to provide adequate rooting volume and allow canopy growth without compromising surrounding surfaces.

All works must follow recognised standards for handling, storing and reinstating topsoil and subsoil, avoid unnecessary disturbance to existing habitats, and be supported by a maintenance regime that enables planting to reach maturity.

High-quality implementation is essential to secure the ecological, visual and functional benefits of the landscape scheme and to ensure that new development contributes positively to the nationally significant character of the Yorkshire Dales.



Fig 186. Newly planted trees within tree pits at Grassington visitor car park.

Hard landscaping

Hard landscape surfaces play a vital role in creating sustainable, context-sensitive developments within the Yorkshire Dales National Park. Material choices should reinforce the Park's distinctive character, support climate resilience, and deliver long-term functionality. This guidance promotes the use of materials that complement local geology, enhance permeability, and maintain visual harmony with the rural setting.

Hard landscaping encompasses all hard surfaces to be retained or formed within the site including paved areas, car parking surfaces, driveways, steps, boundary walls, fences and pathways.

Hard landscaping provides an opportunity to enhance the quality of the immediate surroundings of a site. Natural materials such as stone or gravel often last longer, weather better and suit localities more than artificial materials (See Appendix A: Materials). Asphalt surfaces such as tarmac can often be over used and in an insensitive way creating an urban appearance.

In most circumstances a permeable surface material should be used. Allowing rainwater to leach through the surface rather than run-off to a drain helps to slow the flow of water into rivers and streams and reduce the impact of flooding.

Material selection principles

- Respect Local Character: Use materials that reflect traditional Yorkshire Dales features, such as limestone and sandstone and are prevalent in the context of the site.
- Promote Sustainability: Prioritise permeable surfaces to reduce surface water run-off and support natural drainage.
- Ensure Durability: Select robust materials suitable for rural conditions and long-term performance.
- Complement Natural Setting: Choose colours and textures that harmonise with the surrounding landscape.

Modern materials

Natural materials such as stone or gravel often last longer, weather better and suit localities more than artificial materials (See Appendix A: Materials). Asphalt surfaces such as tarmac can often be used in an insensitive way and can have an urban appearance.

The use of tarmac as the only surface material in a scheme will be strongly resisted but would be acceptable in an area of heavy vehicular use or on an access road to be adopted by the local highway authority.

Recommended materials

Material type	Application	Key benefits
Locally-sourced natural stone	Paths, terraces, public spaces	Durable, visually harmonious, strong sense of place
Gravel or crushed stone	Informal paths, driveways	Permeable, rural character, easy maintenance
Stone setts and cobbles	Courtyards, shared surfaces	Historic authenticity, texture, visual interest
Bound gravel / resin aggregate	Driveways, pedestrian routes	Smooth finish, permeability, natural tones
Grass reinforcement systems	Overflow parking, occasional access	Maintains green character, functional stability

Designers' notes: Performance criteria

- Permeability: Materials should allow water infiltration to reduce flood risk.
- Slip Resistance: Ensure safe pedestrian use in wet conditions.
- Load-Bearing Capacity: Suitable for intended traffic (pedestrian, light vehicle).
- Weather Resistance: Capable of withstanding freeze-thaw cycles and heavy rainfall.

Maintenance Guidelines

Material	Maintenance actions
Natural stone paving	Inspect joints annually; re-point as needed; clean with low-pressure water and biodegradable detergents.
Gravel or crushed stone	Replenish periodically; rake to prevent rutting; control weeds.
Stone setts and cobbles	Monitor for settlement; re-bed stones; remove moss/ algae for slip resistance.
Bound gravel / resin aggregate	Sweep regularly; inspect for cracks; repair promptly to maintain permeability.
Timber decking	Treat with non-toxic preservatives every 2–3 years; check for rot or warping.
Grass reinforcement systems	Maintain grass cover through seasonal reseeding; avoid prolonged heavy vehicle use.

Boundary treatment

Getting the right boundary treatment in the right location is a particularly important aspect of landscaping proposals. Boundaries serve to define ownership, provide security and screening, or establish a new edge to a settlement. The following hierarchy reflects the traditional landscape character of the Yorkshire Dales National Park:

Dry stone walls (Preferred)

Dry stone walls are the preferred boundary treatment. They reflect the historic tradition of the Yorkshire Dales and provide attractive, robust and long lasting boundaries that require little maintenance. Their use is strongly encouraged wherever they are characteristic of the surrounding landscape.

It is acknowledged that the construction and repair of dry stone walls is expensive. Seek advise and permission from the National Park to use an alternative boundary treatment where stone walls are prevalent.

Hedgerows (Area dependent)

Hedgerows occur only in specific dales (Dentdale, Lune Valley, Lower Wharfedale, Bishopdale) see more detail in the soft landscape section above.

Fencing (area dependent)

1. **Post and wire fencing (Context dependent, but acceptable**.
   Post and wire fencing is a more characteristic and acceptable boundary treatment, particularly in rural and agricultural contexts. Its appropriateness will depend on the specific setting and visibility, and it should be used where dry stone walls are not feasible or historically present.
2. **Close boarded fencing (Generally inappropriate).**
   Close boarded fences tend to have a suburban appearance and are not appropriate for publicly visible boundaries within the National Park. Their use should be avoided where they would undermine local character or detract from the rural setting. They may be used in rear gardens where they are not viewed by the public, but should provide adequate holes for wildlife movement.
3. **Post and Rail Fencing (Generally inappropriate).**
   It is only used where required for practicality (e.g. temporary enclosures, livestock, or non prominent boundaries), and should not be introduced in locations where it would detract from traditional drystone wall patterns.

Appendix D:
Sustainable Energy

Sustainable energy

Design approach

The National Planning Policy Framework has set out the purpose of the planning system, of which, it is “to contribute to the achievement of sustainable development”.

The implementation of sustainable energy is becoming an increasingly common and desired within development both from a user perspective, but also from a national and local policy perspective.

There is considerable scope for both incorporating sustainable methods and technologies into new development as well as retro-fitting existing buildings. Sustainable energy and sustainable development can work positively to enhance the special qualities and character of the Yorkshire Dales if carefully implemented. The protection of views, dark skies, traditional building forms and settlement character requires a thoughtful approach, with the most successful outcomes emerging when energy considerations that are built into a scheme from the earliest design stages rather than added as an afterthought.

This chapter introduces the role of sustainable energy within the National Park and highlights the balance between practical energy needs and respect for the surrounding landscape. It sets the scene for more detailed advice elsewhere in the guide, with specific considerations addressed in **Chapter 4 (Householder development), Chapter 6 (Converting a traditional building)** and **Chapter 7 (Agricultural buildings)**.

Policy links:

- Local Plan Chapter 4 – Core Policies, CP7 Energy requirements.

Sustainable development

Designing buildings with sustainability in mind matters because energy use is one of the biggest drivers of operating costs and environmental impact in the lifetime of a building.

Decisions made at design stage determine how much energy a building will need, what type of systems it relies on, and how easily it can adapt in the future. Early, sensible design choices help reduce long term running costs, improve comfort for occupants and support wider carbon reduction goals.

Consideration should be given to the following:

1. **Reuse existing buildings:** Consider whether a new building is required, or whether an existing building can be improved or adapted.
2. **Start by reducing the need for energy:** Good design should make buildings naturally efficient. This usually means making the most of daylight, avoiding unnecessary heat loss or heat gain through appropriate insulation, and using natural ventilation where the building type allows.
3. **Materials:** Local materials typically have lower transport requirements and support local supply chains. Designers are encourage to source materials locally to their development. In general, consider where sustainable sourced materials with low embodied carbon can be used.
4. **Install sustainable energy sources:** This can include solar panels, heat pumps and more. See further sections of this chapter for more information.
5. **Think about the building as a long term asset:** Energy performance is better when buildings are designed to adapt over time. This generally means allowing space for future upgrades to services such as wiring, pipework, heat pumps etc. to ensure that the building is easily adaptable to the latest sustainable energy technology.



Fig 187. Sustainable energy on an industrial unit. Langcliffe Quarry. (Credit: Stephen Garnett)

Solar panels

Solar panels for heating water and photovoltaic cells for generating electricity are now a relatively common and easily accessible technology. The Government has introduced permitted development rights to allow solar panels to be installed without planning permission. These rights have limitations but they still apply within the National Park. Contact the National Park Authority in advance of purchase and installation to find out whether your proposals need planning permission.

Solar panels can make an important contribution to reducing energy costs and energy consumption but, if they are sited in the wrong place, or if care is not taken in selecting the right product, they can harm the appearance of traditional buildings and stand out in the landscape.

Proposals for solar panels on a house, farm, commercial building or as part of a housing development, should address the following points:

- **Ground mounted:** Panels can be ground mounted and hidden behind boundary walls or placed in a tiered array against the walls of a modern farm building. A small number of ground mounted panels are supported. Large arrays of ground mounted panels can be visually obtrusive.
- **Roof mounted:** Garages and outbuildings are often good places for siting solar panels as they are single storey buildings that are less prominent and the appearance of the main house is not affected. Where possible, mount roof panels on frontages which will cause the least visual impact. Solar tiles, where suitable, can offer a discreet and sensitive way to integrate solar technology into a roof.

Panels are typically now matt black with a non-reflective finish, and have a the metal frame finished in matt black. Ensure that these matt and dark panels are being installed.

Incorporate panels into the building design so that they sit within the roof plane. Where retro-fitting, utilise a method of fixing which has a low profile.

The key to successfully incorporating solar panels is to consider them early in the design process rather than add them after the layout and building designs have been finalised. The orientation and design of buildings, particularly ancillary buildings, and open spaces, can be influenced by the opportunity for incorporating solar panels.



Fig 188. Ground mounted solar panels in Marthwaite, near Sedbergh. (Credit: Richard Talbot)



Fig 189. Roof mounted solar panels on an ancillary building in Coverdale. (Credit: Stephen Garnett)



Fig 190. Solar tiles on St Michael's Lodge in Hudswell. (Credit: Stephen Garnett)

Electric vehicle (EV) charging

This section provides guidance for the installation of Electric Vehicle (EV) charging within private land or within Yorkshire Dales National Park Authority managed car parks.

Please note that for information for on-street parking and charging, refer to the Local Highway Authority's guidance.

Car parks (YDNPA or private)

EV charging points will require a site-specific approach to design.

Charging bags and associated charging infrastructure and plant rooms should be adequately screened as to not impact the surrounding heritage or landscape setting.

Electric vehicle charging points are often delivered by a number of providers across an area, each with their own branding guidelines. This makes consistency more difficult to achieve. However, as charging points become a more common feature in the National Park, their visual impact must be considered.

The layout of parking bays in a car park should maximise the ease of the use of the charge point and rapid charging should be prioritised to reduce the amount of time vehicles are on parked.

Further guidance for the design and installation includes:

- Whilst it is important to distinguish EV bays from others, signage should be treated sensitively and kept to a minimum. Painted parking bays can have an urbanising effect on the environment and should be kept to a minimum. However, their role in efficient use of space is critical, and so it is understood that they are likely to be necessary in more heavily used parking areas.
- Branding should be kept to a minimum.
- Illuminated charge points and or logos should not be used.
- Charge points should be placed where they can serve as many vehicles as possible.
- Slow charging points are not generally recommended unless the vehicle is parked for 6-10 hours, such as within a commercial office car park or school etc.



Fig 191. EV charger for visitor use at Grassington Visitor Centre. (Credit: Stephen Garnett)



Fig 192. EV charger for visitor use at St Michael's Lodge, Hudswell. (Credit: Stephen Garnett)

New development

New residential development should include EV charging provision in line with Part S of the Building Regulations, which requires each new home with its own parking space to have at least one charge-point, or the necessary cabling to support a future installation. This ensures that new housing is ready for long term EV use without requiring retrospective work.

In the National Park, the priority is to install this infrastructure in a way that respects the rural setting. Chargepoints should be positioned against existing buildings or boundaries, away from the primary frontages or street elevations where possible. They should be reasonably visually discreet and not be located where there are open or sensitive views. Where future provision is required, cable routes should be included for all parking spaces.

Shared or third party provision of EV charging points may be required for parking courtyards. The siting and screening of any related infrastructure should be considered in the design of parking courtyards.

Retrofitting existing dwellings with EV chargepoints

Retrofitting electric vehicle charging into existing homes is increasingly common, and encouraged, as households switch to EVs. For most properties, the process involves assessing the existing electrical supply, ensuring there is adequate capacity, and installing a suitable charge point.

Similarly to electric charge points in new development, consider the visual impact on the building frontage when choosing a location for a new charge point. Utilise existing driveways or garages as a priority.

Seek advice from the National Park Authority to confirm requirements where proposals on listed buildings, or buildings within conservation areas.



Fig 193. Private EV charge point, discretely located behind a wall. (Credit: Stephen Garnett)

Air and ground source heat pumps

Air source heat pumps draw heat from the outside air using an external unit. The system absorbs heat, compresses it, and delivers it indoors for heating or hot water, with the ability to reverse the cycle for cooling. They are easier to install than ground source systems, but the external unit must be sensitively located to manage noise and visual impact.

Noise from air source heat pumps is an important consideration, and proposals must demonstrate that any impact has been properly assessed and managed.

An environmental health assessment is normally required to show that operational noise will disturb neighbours or cause undue noise pollution, particularly in quiet rural settings where background noise levels are relatively low. This assessment should take account of the unit's location, operating cycles, and any mitigation such as screening or acoustic enclosures.

MCS standards have tightened, meaning noise assessments are now mandatory for all air-source installations.

The Authority will request this assessment for an air source heat pump planning application.

Ground source heat pumps extract heat from the ground using buried pipe loops that take advantage of stable subsurface temperatures throughout the year. A water-based fluid absorbs this underground heat and carries it to the heat pump indoors, where it is compressed and upgraded for space heating or hot water. Because the pipework is buried, visual impact is low, though installation requires sufficient outdoor space and groundworks. Consideration should be given to the impact its construction causes on the landscape.



Fig 194. Discretely positioned air source heat pump. (Credit: Stephen Garnett)

Designers' notes:

- Seek advice from YDNPA whether the heat pump installation falls within permitted development or whether a planning application is required.

Biomass

Biomass boilers that burn wood pellets, wood chips or logs can be utilised at different scales for individual domestic heating as well as on the commercial or industrial scale.

The following elements should be considered in the design and installation of biomass boilers:

- **Siting:** Locate the boiler and plant room where they are discreet, close to the building they serve, and away from sensitive receptors. Keep visual impact low, using existing structures or landform for screening.
- **Visual integration:** Any external plant room or enclosure should be modest, well-screened and sympathetic to its setting, using materials and colours that recede into the landscape. Biomass boilers can be large structures and therefore need to blend with the surrounding area.
- **Flue design:** Extraction flues should, where possible, be incorporated within the roof or in the building itself, with exposed sections being a subdued dark and matt colour. Exposed flues should be on less visible roof slopes.
- **Noise and ventilation:** Allow for noise control through siting or enclosure. Ensure adequate ventilation for safe operation. Ensure compliance with fire-safety requirements.
- **Fuel storage and deliveries:** Provide an unobtrusive, weather-protected fuel store. Size it large enough for sufficient quantities of fuel to reduce delivery frequency.
- **Maintenance access:** Design for straightforward servicing and ash removal without any external clutter, or lighting.
- **Environmental considerations:** They are only to be used with responsibly sourced fuels. Consider the impacts from emissions, deliveries and associated infrastructure, with the ambition of keeping overall environmental footprint low.



Fig 195. Biomass boiler. (Credit: Stephen Garnett)

Hydro-power

What is hydro-power?

Watercourses which includes a significant fall in level produce hydro-electricity by using the falling water to create pressure by diverting it through a pipe or narrow channel down to a turbine and back to the watercourse.

Hydro-power systems have the advantage of consistent electricity production, limited visual impact and very low maintenance requirements. However, they often require significant engineering works in and close to watercourses that can cause noise problems and can have an adverse effect on the ecology of the watercourse and water levels.

Hydro in the National Park

There are different types of hydro schemes. The type most likely to be appropriate in the National Park is a high head scheme in which a relatively small quantity of water is piped down a steep gradient. A typical high head hydro scheme involves water being taken from a river or stream and diverting it through an intake at a weir, along a pressurised pipe called a penstock, which can be buried. The water then runs through the turbine, which is enclosed in a powerhouse that contains a generator and control equipment. The water is then allowed to flow back to the river down via a tail race which takes water away from the turbine.

In designing small scale hydro-power schemes, the following points should be considered:

- Avoid disturbance to natural features of the landscape, including cultural heritage, riverbanks and beds. Pipelines should avoid natural landscape features and make the best use of existing contours. They do not have to descend in straight lines or descend continuously throughout their length.
- All elements of construction within or adjacent to the watercourse should be assimilated into the character of the site, for example, by cladding construction materials with natural stone.
- Existing buildings should be used where possible to house machinery. New buildings should fit in with the appearance of existing buildings in the locality.
- Metal structures should be kept to a minimum and painted in appropriate colours.
- If a new access track is necessary, it should be constructed of materials that will allow partial re-vegetation.
- Aim to avoid the loss of trees and consider opportunities for new landscaping.
- Breached walls should be rebuilt and not replaced with fences.

Designers considering a hydro-power scheme should consult the British Hydro-power Association for further information and contact the Environment Agency for advice on water abstraction and the ecological impact of their proposals.



Fig 196. Archimedes screw - an example of a community renewable energy scheme

Wind

The National Park has very limited capacity to accommodate wind turbines without affecting the natural character of the landscape.

There are no permitted development rights for wind turbines. A planning application is required for any proposals.

If they are accepted, they are to be smaller installations that remain close in height to existing landscape features, such as mature trees or buildings, and they must be sensitively sited.

Choosing the right location for a small scale wind turbine is important. The following points should be considered:

- Find a site that is next to existing landscape features of a similar height, such as houses, trees, farm buildings etc. Wind turbines are less noticeable in the landscape if they are located within or next to a group of buildings or trees rather than standing alone.
- Look at the shape of the land to ensure that the turbine sits well within it. Avoid locations where the turbine will break the skyline.
- Consider local views or vantage points from where the turbine will be seen to help choose a location where it will not be prominent.

Other factors that also need to be considered include the following:

- Will the turbine blend in better if it is painted a matt dark brown, dark grey, dark green or black colour?
- Will the turbine generate noise that would disturb a neighbour?
- Will the turbine effect a habitat of vulnerable species such as bats and birds, including bat flight paths?



Fig 197. A small wind turbine, discreetly located near house

Designers' notes:

- There are no permitted development rights for wind turbines. A planning application is required for any proposals.

Appendix E:
Dark Skies

Dark skies

Dark skies in the National Park

The Yorkshire Dales was designated as an International Dark Sky Reserve in 2020 and is home to some of the darkest skies in the country. This is considered as one of the special qualities of the Yorkshire Dales

The purpose of this section is to help applicants understand how new development can be sensitive to its surroundings through the use of appropriate lighting. The aim is to conserve and enhance the Dark Sky Reserve, ensure the development reduces light pollution and nuisance, protects habitats for our wildlife, improves our health and wellbeing and bring increased economic benefit to our tourist industry. Another huge benefit is reducing the unnecessary consumption of electricity thereby minimising carbon footprint and energy costs for properties and businesses.

The section should be read in tandem with the technical lighting guidance **Good Lighting Technical Advice Note – Designing out light pollution in Cumbria, the Yorkshire Dales National Park and the Arnside and Silverdale AONB** which establishes why appropriate lighting is important, good lighting principles and provides an in depth guide to inform the lighting design process and **Towards A Dark Sky Standard** which provides design advice for both domestic and non-domestic lighting, including light spill from interiors.



Fig 198. Dark skies within the National Park. (Credit: veneratio - stock.adobe.com)

Background

The Yorkshire Dales National Park was designated as an International Dark Sky Reserve in 2020. A Dark Sky Reserve is a designated area of public or private land possessing an exceptional or distinguished quality of starry nights and nocturnal environment that is specifically protected for its scientific, natural, educational, cultural, heritage and/or public enjoyment. Dark Sky Reserves are designated by **Dark Sky International** (formerly International Dark-Sky Association).

The Yorkshire Dales Dark Sky Reserve covers the entire National Park and consists of a 'core' area which, on designation, must meet the criteria for natural darkness and be of a high quality as well as a 'buffer' zone that supports the dark sky in the core and extends from the edge of the core to the boundary of the National Park.

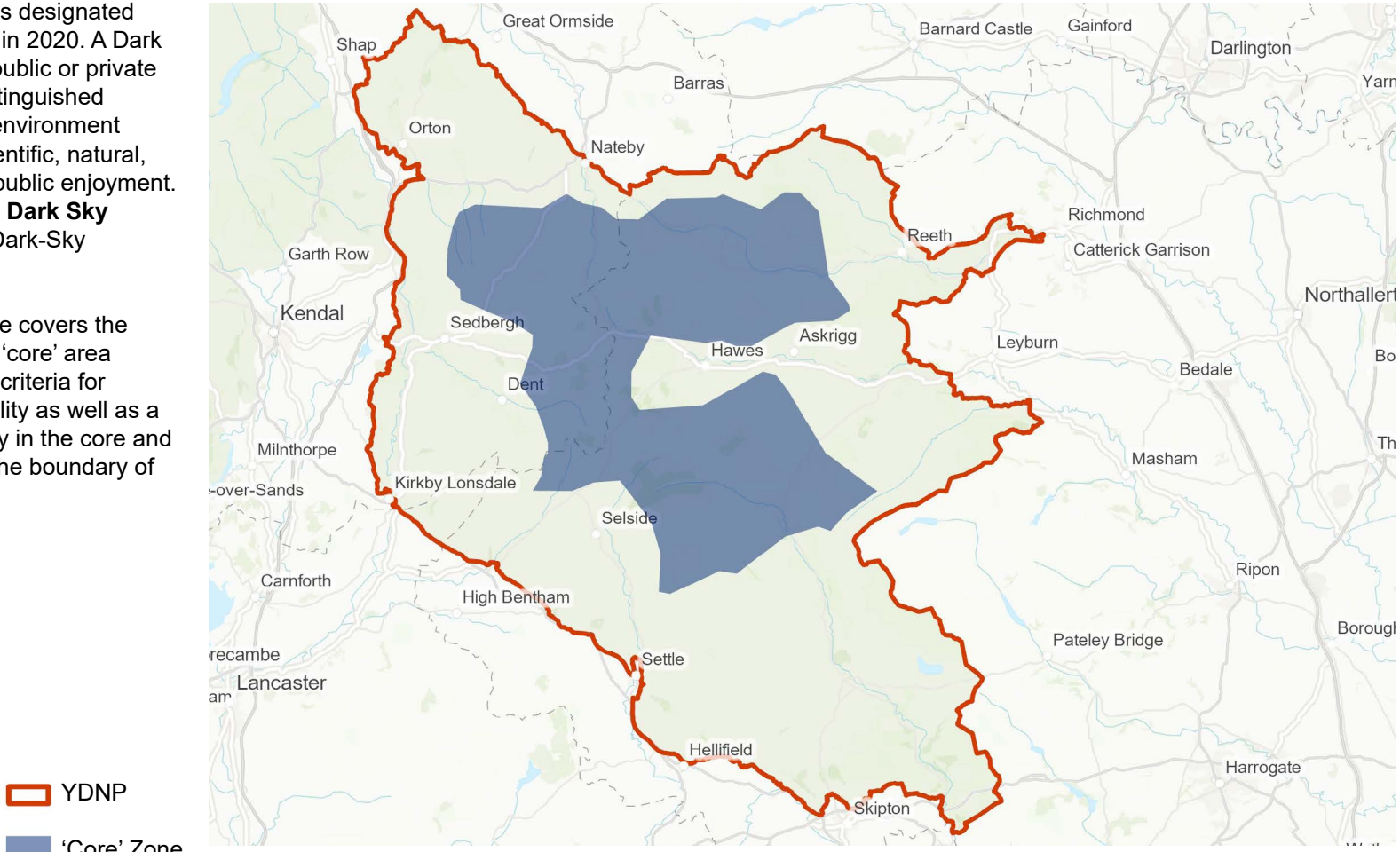


Fig 199. Dark sky 'core' zone
Esri, TomTom, Garmin, FAO, NOAA, USGS, ©OpenStreetMap contributors, and the GIS User Community.

The importance of dark skies and recognition in policy

National policy gives great weight to the protection of the special qualities of National Parks. New development in the National Park is only considered to be sustainable if it does not harm what is special about the National Park; in essence its landscape, wildlife, cultural heritage and other special qualities.

Dark skies are a special quality of the National Park. This special quality is identified in the National Park Management Plan.

The Local Plan policies also aim to protect the dark skies of the area by ensuring development avoids harmful light emissions. It also recognises the importance of dark skies as a special quality of the National Park. The Local Plan policy aims to safeguard the environment from unacceptable adverse impacts on the darkness of the night sky and protect and enhance the dark skies of the National Park.

Policy

- Local Plan Chapter 9 – Landscape, L6 Dark night skies.

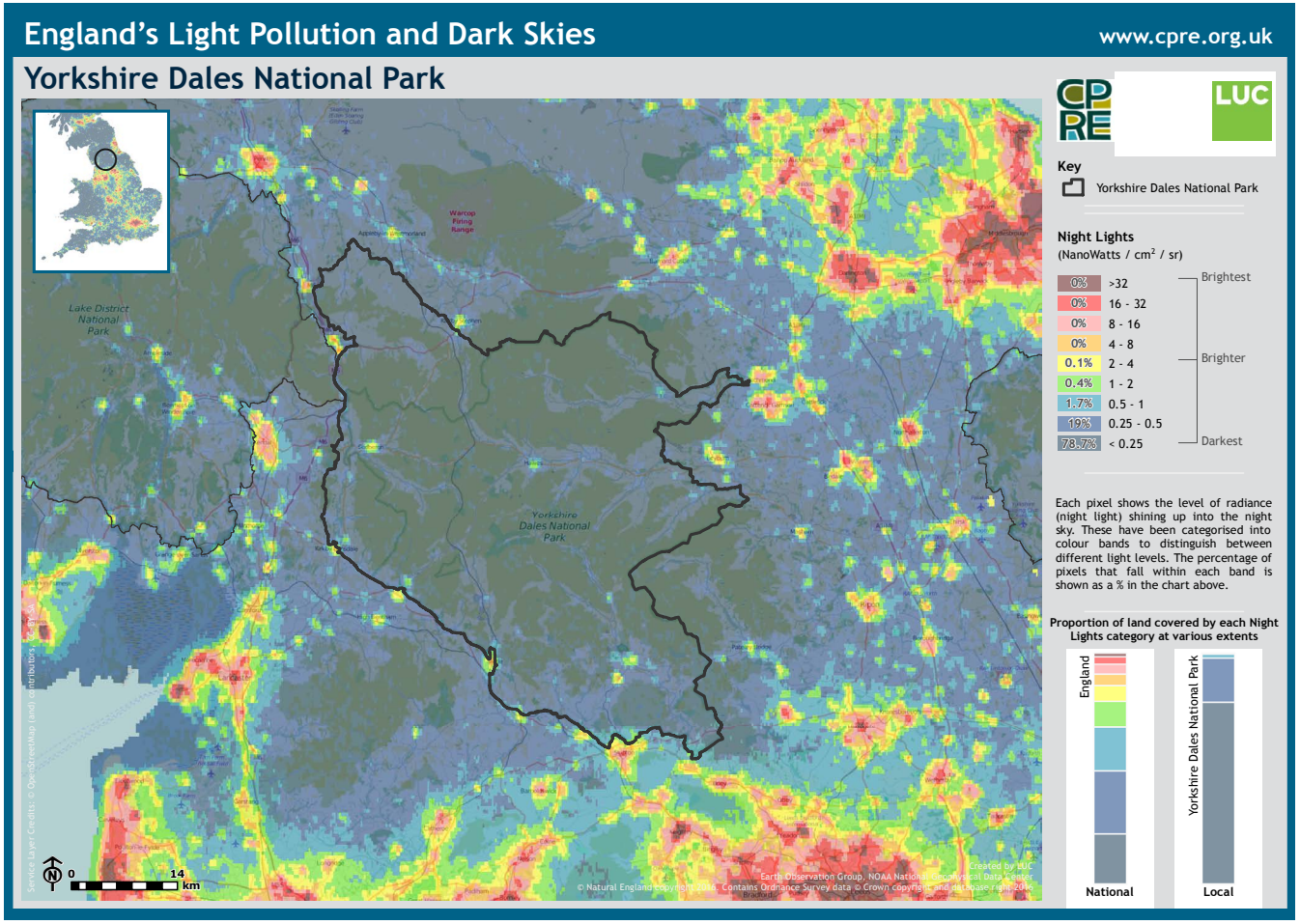


Fig 200. Light Pollution Map. Credit: www.cpre.org.uk.
© Natural England copyright 2016. Contains Ordnance Survey data © Crown copyright and database right 2016.
Earth Observation Group, NOAA National Geophysical Data Center. Developed by LUC

Light pollution

Forms of light pollution

Sky glow

Sky glow is the brightening of the night sky which can be seen emanating from the horizon. It is caused by badly directed light sent above the horizontal and scattered by aerosols and particles in the air. It can also be reflecting from surfaces. This can be avoided by ensuring that lights are directed downwards where the light is needed.

Glare

This is the uncomfortable brightness of a light source when viewed against a contrasting darker background. In less densely populated rural areas, glare will seem relatively more intense than in urban areas. This is particularly noticeable when looking from raised viewpoints into the darker landscape below.



Fig 201. Example of sky glow



Fig 202. Example of glare from a bright light

Light intrusion

Sometimes called ‘light trespass’, this involves light spilling beyond the property or area being lit. Although this pollution generally relates to windows and intrusion into private property, the term ‘light intrusion’ also applies to the trespass of light into natural wildlife habitats

Presence

Additionally, there still exists the possibility of significant impact on dark and sensitive landscapes and wildlife due to the mere presence, number and visual clutter of the lighting - both interior and exterior. When the presence and number of lights itself creates negative impacts. Alternatives and re-siting should be considered.

Impacts of light and light pollution

Wildlife and ecosystem:
Light pollution has an impact on wildlife, by interrupting natural rhythms including migration, reproduction and feeding patterns. From prominent species like bats to small species such as invertebrates, artificial light is known to have numerous direct and indirect effects. Impacts can include:

- Changes in behaviours such as foraging/feeding.
- Issues navigating/effects of migration.
- Reducing nocturnal pollinator visits to flowers.
- Effect sleeping/resting patterns.
- Alters movement and dispersal.
- Earlier emerging plants.

Birds are vulnerable to artificial light, causing them to fly toward lit areas. Research shows that more birds migrating over urban compared to rural areas. This deviation could have a significant impact on energy levels and lead them to stop in suboptimal habitats.

Artificial lighting can cause many problems for bats, including disrupting their roosting and feeding behaviour and their movement through the landscape; in the worst cases, causing direct harm. As all bats in the UK feed on insects, and the loss of food sources is also a considerable threat.

Sky-glow, like light levels, can affect melatonin production in freshwater fish and more generally impact freshwater ecosystems. Marine species like crabs and zooplankton are attracted to artificial lights near the shore from ports or gas facilities, which can disrupt feeding and life cycles.

Artificial lighting has been linked with trees bursting their buds more than a week earlier which can have wider habitat and climate effects.

Hedgehogs and other mammals avoid lighting, limiting their movement in areas of high artificial light.

Light Pollution has been identified as a serious threat in areas containing reptiles and is having a detrimental effect on amphibian populations including frogs and toads.

Human health:
Artificial light, even in LED, contains high concentrations of blue light. This disturbs our circadian rhythms and can disrupt our sleep cycles.

Energy and climate change:
Lighting accounts for a significant amount of emissions in the UK. Lighting is responsible for 5% of global emissions - more than a billion tons of CO_2 emissions per year. Additionally, according to the Energy Saving Trust, lighting accounts for 11% of the average household electricity bill.

Crime and safety:
According to a 2011 study of London street lighting and crime, there is no good evidence that increased lighting reduces total crime. Bad outdoor lighting can decrease safety by making victims and property easier to see. Rather than making people more safe, glare from floodlights increases shadows and doesn't let the human eye adjust to see what's there.

Designers' notes:

Further information on the effects of lighting on wildlife can be found here:

- Buglife: A Review of the Impact of Artificial Light on Invertebrates.
- Bat Conservation Trust: Bats and Artificial Lighting.
- DarkSky.org: Light pollution harms wildlife and ecosystems.
- RHS: Garden lighting: effects on wildlife.

Designing your lighting scheme

You should consider the impacts of lighting from the beginning with the design of any building or structure you propose. Information indicating the position of any lights should be indicated on plans provided as part of an application and where planning permission is granted, conditions are likely to be used to control this.

The ‘Standards and Design’ section of this appendix below provides advice on specific areas, lighting types and mitigation. This section summarises some of the information with the Good Lighting Technical Advice Note and Towards A Dark Sky Standard. Refer to the Good Lighting Technical Advice Note for more comprehensive background information and examples.

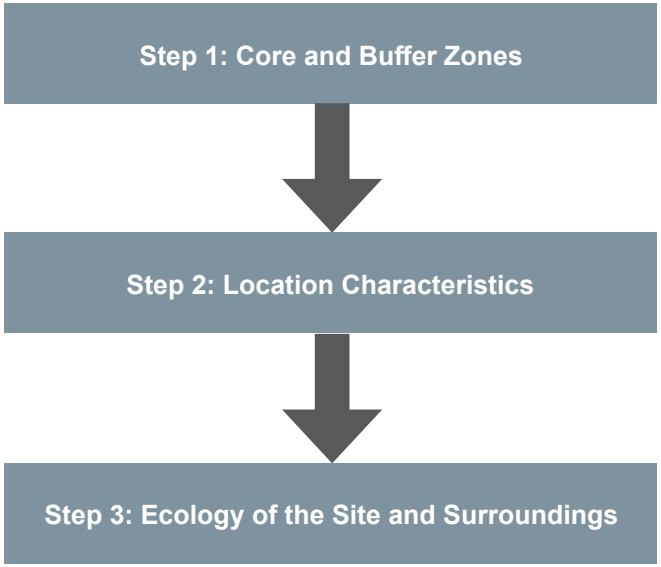
When preparing your planning application, you should aim to go through the process below:

- Context appraisal.
- Lighting needs of the development.
- Standards and design.

Designers’ notes:

- Good Lighting Technical Advice Note
- Towards A Dark Sky Standard
- Yorkshire Dales Lighting Management Plan
- The Yorkshire Dales National Park Authority offer pre-application advice. Mitigating the impacts from lighting should form part of your considerations when you are using this service.

Context appraisal



Step 1. Core and buffer zone

The Dark Sky Reserve is based upon the principles of a 'core area' and a 'buffer zone'. These largely correspond with CIE Environmental Zones E0 and E1 (shown in the table below) respectively as identified within the Authority's adopted Lighting Management Plan. In simple terms the core area contains the darkest skies and the buffer zone exists to protect it by actions being taken in that area to prevent light intrusion from the buffer into the core.

CIE environmental zones			
Zone	**Surrounding**	**Lighting environment**	**Examples**
E0	**Protected**	**Dark**	**UNESCO starlight Reserves, IDA Dark Sky Parks**
E1	**Natural**	**Intrinsically dark**	**National Parks, National Landscapes etc.**
E2	Rural	Low district brightness	Village or relatively dark outer suburban locations
E3	Suburban	Medium district brightness	Small town centres or suburban locations
E4	Urban	High district brightness	Town/city centres with high levels of night time activity

Step 2. Location characteristics

The National Park is made up of a number of landscape character areas that can be seen in the Authority's **Landscape Character Assessment.**

There are a range of geographic distinctions within the National Park that give the area a coherent, distinctive identity that make parts of the area particularly sensitive to light pollution.

- **Uplands:** This area takes in the hills and moorlands of the National Park that form much of the core area of the Dark Sky Reserve and also consist of the Three Peaks and the moorlands to the east of the National Park that also include the major Buckden Pike, Great Whernside and Great Shunner Fell. These areas are largely uninhabited and consequently very sensitive to light pollution. These areas are not particularly susceptible to development other than infrastructure related to communications masts, reservoirs, moorland maintenance or agriculture. The presence of lighting here, in any form, may be harmful and not capable of being fully mitigated; particularly in the core areas.

- **Valley Heads and Slopes:** These are remote locations that are sparsely populated where a single source of light pollution has the potential to have a significant effect upon the dark sky quality of the area. Examples include Littondale, Upper Wharfedale, Upper Swaledale and

Langstrothsdale. Beyond these areas are often very remote valleys such as Whitsun Dale and Stonesdale with virtually no habitations. Where buildings are isolated at the heads of valleys and on remote slopes lighting can have an impact for long distances. The presence of lighting here, in any form, may be harmful and not capable of being fully mitigated, particularly in the core areas.

However, some remote valley areas do have farm settlements at their heads and recent requirements for new buildings can lead to light pollution from excessive number of rooflights and from external floodlighting. Such sites have the potential to introduce significant additional light pollution, particularly into core area of the Dark Sky Reserve. When development is put forward in such areas detailed consideration should be given to whether a development could rationalise and reduce the existing lighting rather than increasing it, by reducing the number of lights, better positioning them and where essential using light that is better directed.

- **Remote rural, hamlets and isolated buildings:** These include many of the valleys of the National Parks that are sparsely populated but where many residents and visitors experience the dark sky qualities of the National Park. This area also includes many of the main valleys of the National Park that are dotted with small villages and hamlets.

Poorly designed or excessive lighting even for small scale development can have a disproportionate effect upon the night sky and be seen from some distance. Roadside barn conversions and farmstead development can be physically isolated in the landscape. The impact of light spill and the lighting requirements of these uses needs early consideration to design out potential sources of light pollution. Excessive use of banks of glazing in the design of new and converted buildings can result in developments appearing to float in the wider dark landscape drawing the attention of the human eye towards them. Lighting should be well sited, such as on the rear of enclosed elevations, designed to light only the areas that need lighting and using design, shielding and lower lumen lighting to improve upon the existing baseline rather than increasing light pollution. Opportunities to rationalise and reduce lighting should be considered as part of development proposals.

- **Settlements:** Domestic lighting in settlements can have particular impacts upon the character of an area overall, upon wildlife that may visit our gardens and affect neighbouring amenity with poorly placed lighting affecting human sleeping patterns.

First, consider whether an area needs to be lit at all. Many settlements in the Yorkshire Dales National Park are on hillsides, meaning that badly placed lighting can be seen at great distances as well. Rivers and other watercourses near to or within settlements are likely to be important wildlife habitats and it will always be preferable to avoid lighting near to them if it can be avoided.

- **Development outside of the National Park:** Whilst large stretches of the Yorkshire Dales National Park boundary are contiguous with other national protected landscapes, there are still lighting threats to the National Park from development beyond the boundary, particularly from large scale housing, commercial and visitor developments and infrastructure. In accordance with section 62 of the Environment Act 1995 and subsequently Section 245 of the Levelling Up and Regeneration Act 2023 requires neighbouring local authorities have a duty to have regard to and to further National Park purposes in exercising or performing any function, where this will affect land in the National Park.

The National Park Authority encourages consultation on proposed development beyond our boundary and we will recommend that developers and the relevant local planning authority consider the impact of lighting for new development on the dark skies of the National Park.

Step 3. Ecology of the site and surroundings

There are a number of species within the National Park that are nocturnal and rely upon the quality of the darkness. These include barn owls, long-eared and tawny owls. The National Park also supports around 1,000 species of moths and 10 out of the 17 bat species in the UK are found within the National Park. Excessive and inappropriate lighting attracts insects disrupting their feeding patterns and that of the bats that prey upon them. Research shows that light pollution affects the migratory routes of birds and the routes that bats use to hunt for insects. Light pollution interferes with the ability of insects to pollinate (many nocturnal species carry out pollination as well as daytime species such as bees). Features such as caves, trees, meadows and darker corners around buildings where some species may roost are all sensitive and should be taken into consideration when planning your development. Wetlands are also particularly light sensitive and artificial light can negatively affect the breeding patterns of amphibians including frogs and toads. Consequently, particular care needs to be taken around, wetlands, rivers and other watercourses.

The Yorkshire Dales National Park has recently adopted a Nature Recovery Plan, minimising lighting and sensitive lighting where it is required can make a positive contribution towards improving life for a number of habitats species within the recovery plan.



Fig 203. Dark skies within the National Park. (Credit: mountaintreks - stock.adobe.com)

Lighting needs of the development

There are a range of reasons why you may wish to include lighting in your development.

It is worth noting that more lighting does not necessarily relate to greater security; excessive lighting in remote locations allows potential criminals to identify locations that would not otherwise be clearly visible or navigable in darkness. A range of alternative security devices can be used such as motion sensor lighting, securely locking valuable equipment and removing valuable GPS technical devices when not in use.

Internal lights can also have an impact upon dark sky quality where excessive levels of glazing are incorporated into buildings whether they be domestic or commercial and the impacts of excessive glazing should be carefully considered.

Decorative lighting, such as lighting landscape features such as bridges, trees and shrubs is likely to introduce horizontal or upward light pollution, produce light spill beyond the site boundary and be seriously harmful to wildlife.

It is important to consider the needs of people with visual impairments within the lighting design of a development. However, lighting should be provided only where necessary, avoiding the illumination of whole areas by default.

Agricultural development

By definition, many farming communities are in remote parts of the National Park or in places that are set away from settlements. A few of these sites will be located in the Core Area of the Dark Sky Reserve. When new infrastructure is provided, external lighting should be considered from the outset in terms of the siting of the building to sensitive environmental features such as trees and watercourses. External lighting should be kept to the minimum required and be directed downwards to the area it is intended to light. **'Secured By Design: Farm Security and Machinery'** guide provides lots of helpful advice for farmer.

Changes in agriculture and responses to manage pollution to watercourses is resulting in more applications for large agricultural buildings. Where excessive numbers of rooflights and large open areas in the ends or sides of the building are proposed internal lighting can have significant impacts on the quality of the darkness in some of the darkest areas of the National Park. Care should be taken when considering open buildings and what areas they face onto. In addition, the number of rooflights per bay should be limited to a maximum of one per bay on each roof slope.

Domestic development

Whether a new dwelling or existing the lighting needs are likely to be similar. Lighting is generally required for navigational purposes and the extent of lighting required may depend on how isolated the property is from other development and light sources. As a rule of thumb, appropriate lighting could be considered at each external door.

Small scale development

For small scale development such as commercial premises, pubs and business units, the key lighting needs are likely to be task orientated lighting and lighting for navigation. The need and extent of lighting proposed should be clearly evidenced and should be limited to the location and time of any outdoor tasks undertaken at the premises. Aesthetic lighting should be avoided completely.

There is often demand for security lighting at commercial premises. There is no strong proven link between lighting levels and crime rates, and security lighting can have the opposite effect whereby bright lights can create contrasting dark spots to hide in, and result in night blindness in observers. Alternative means of securing a site should be considered first.

Major sites

The majority of such sites are located in or adjacent to settlements and more significant developments in terms of scale are likely to be located in these areas. While they can have particular light pollution effects upon the settlements themselves they can have wider effects upon the wider area and can lead to sky glow where the lighting from a settlement can be seen reflected on the underside of low cloud, an effect that is visible despite the settlement causing the light pollution not being directly visible form a given point.

The Good Lighting Technical Advice Note and **Towards A Dark Sky Standard** include detailed, researched information about how to approach more significant development in relation to larger housing sites and commercial buildings. Detailed consideration should also be given to the effects of new external (and internal) lighting on neighbours and its potential to cause frustration and affect other people's sleeping patterns and enjoyment of their own property.

A number of settlements host significant numbers of trees and are often set on or close to rivers, both elements are home to nocturnal species and inappropriate lighting to watercourses in settlements can affect how species use these key components and corridors within the landscape. The first consideration when planning development is how can these areas be avoided and if development does take place restrict the lighting of such areas.

Other infrastructure

While not always thought of as contributing to light pollution, infrastructure can have specific lighting needs. Structures such as wind turbines and telecommunications masts may need some form of obstruction lighting due to their height and the need to warn aircraft. The vast majority of structures that would be anticipated would be below the mandatory requirements for such lighting but the Civil Aviation Authority can make request for lower structures to incorporate obstruction lighting if they are near to an aerodrome or airport.

Other remote infrastructure such as reservoirs and pumping stations may have lighting requirements but these should be based solely on the operational needs, be sited so that they only illuminate the area required and be movement sensitive rather than being timed to be on permanently during the hours of darkness.

Standards and design

The following pages provide further information on the standards and design of lighting within development.



Fig 204. Follow the five key principles of Dark Sky Friendly Lighting

Installing external lights

The following should be considered:

- Angle lights downward and fully shield all lights Don't allow any unnecessary light to shine near or above the horizon.
- Install lights at the lowest possible height.
- Install and direct lights only where light is needed What is the lighting for? What is its task? Ensure lighting is positioned to avoid disturbing neighbours or wildlife.
- Switch external lights off when not needed Use proximity sensors and night time curfews. Avoid dusk-till-dawn sensors.
- Light to the appropriate luminance. Do not over-light needlessly.
- Use lamps of 500 lumens and less. This is appropriate for most purposes (lumens should be shown on the lightbulb box).
- Avoid bright white and cooler temperature LEDs They are harmful to wildlife. Look for a colour scale on the side of the lightbulb box and aim to stay in the warm red and yellow sector – aim for below 2,700 Kelvin (3000 max).
- Avoid lighting for decorative purposes.
- Consider the cumulative impact with existing lights Avoid increasing the total light output from the site; can a new building/structure reduce the overall lighting already provided at the site?

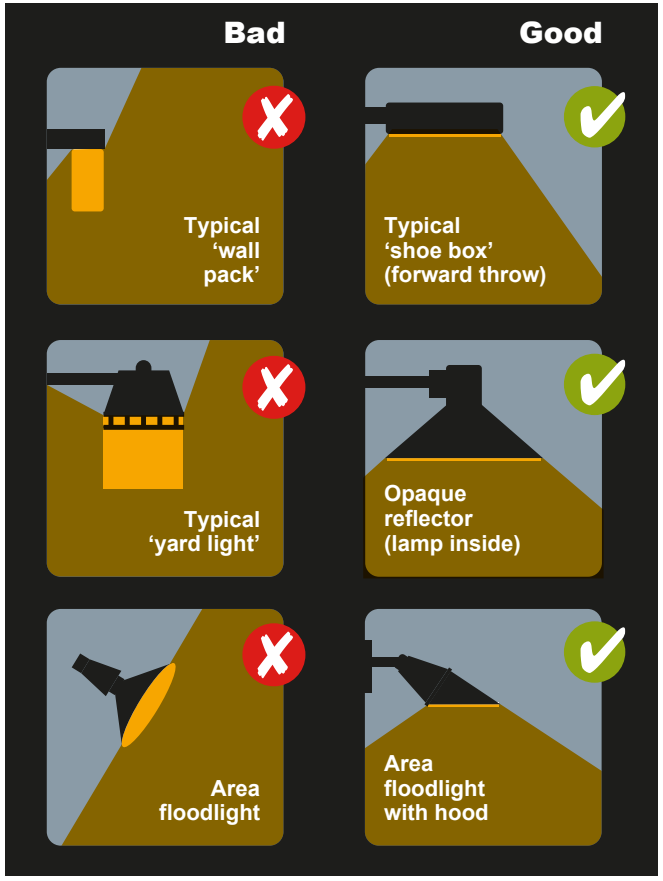


Fig 205. Dark Sky Reserve: Guidance for Farmers - Examples of external light fittings

Designing-out internal light spill

Consider the siting and orientation of the building in the landscape.

Consider how the lighting of a building needs to function and how this would affect the landscape. Openings or glazed areas should avoid facing onto landscape vistas, wildlife habitats or create a nuisance to neighbours. Buildings could be orientated to take advantage of existing light.

Avoid large expanses of glazing.

Consider the size, number and position of windows, glazed doors and rooflights – are they really needed?

Mitigate light spill from glazing.

Recessing glazing, overhanging eaves, tinted glass and louvres can help reduce light spill. Automated blinds can be of use but are a less permanent solution.

Public realm lighting

Is it necessary to have overhead lighting?

Where roadways are not adopted by the local highway authority or where the is no street lighting at present, it may not be necessary for new development to have overhead street lighting or to light public spaces.

Consider low-level lighting.

Where some form of public realm lighting is required for safety/navigation reasons, low-level bollard lighting or lights inset in boundary walls and fences can be used. Public realm lighting should operate at a lower lumen output or be switched off when the area is not in use.

Public street lighting can still be dark sky friendly.

Most public street lighting is installed and maintained by the local highway authority, although street lighting in a number of settlements in the National Park is maintained by the Parish or Town Council. The local highway authority will have their own lighting requirements which includes ensuring that new lighting installations are sympathetic to the environment in which they are located. However, in designing your lighting scheme aim to achieve a glare rating of G6 and a light source colour temperature of 2,700K or less. Night time curfews, part night time switch off between midnight and, 5am and 50% dimming between 9pm and 6am are usually appropriate.

Seeking further advice:

- The Yorkshire Dales National Park Authority offer pre-application advice and this can be seen here. Mitigating the impacts from lighting should form part of your considerations when you are using this service.

Appendix F: Heritage

Heritage

Heritage Assessments guidance

One of the statutory purposes of the Authority is to conserve and enhance the cultural heritage of the National Park. An element of this responsibility is to deliver the conservation and management of archaeological and historic landscape features and the built environment.

These 'heritage assets' are places, landscapes, buildings, structures, earthworks, sites, objects, monuments or buried deposits of heritage interest. They could be of any date, from thousands of years old to very recent.

Some heritage assets are protected by law from damage or destruction through designation (e.g. Scheduled Monuments, Listed Buildings including their curtilage, and buildings and structures within Conservation Areas), whilst others have no formal designation and are defined as 'non-designated heritage assets'. A 'non-designated heritage asset' can include any asset which has not been formally designated, but whose heritage significance still warrants consideration in planning applications. This can range from a fairly low level of significance, up to equivalent significance to a comparable designated heritage asset. It is the decision of the Local Planning Authority as to what constitutes a non-designated heritage asset.

Only a fraction of recorded heritage assets are designated. Many more sites, features and buildings of architectural, historic or archaeological significance are undesignated yet contribute to the Special Qualities of the National Park. They are particularly vulnerable to inappropriate change or loss due to their lack of specific protection.

Along with designated heritage assets, non-designated heritage assets are recorded on the Yorkshire Dales National Park Historic Environment Record (HER), although given the vast number of non-designated heritage assets in the National Park, there are many such assets which have not yet been recorded in the HER, or that have only brief records. Many previously unrecognised non-designated assets are identified through the work of Conservation Officers, through the planning process, and as part of pre-application enquiries.

Local Plan Chapter 6 – Archaeology & Built Heritage, AB1 Heritage assets.

The historic environment is at the heart of the National Park's Special Qualities, and it is important to conserve and enhance it.

Local Plan Policy AB1 requires that where development proposals affect a heritage asset, a suitably detailed assessment of the asset's significance and how the proposal will impact it is required.

Applicants must explain the significance of any affected heritage assets, including the role of their setting, with a level of detail proportionate to their importance. This should be enough to assess the proposal's impact, drawing on the historic environment record and appropriate expertise where needed. For sites with known or potential archaeological interest, a desk-based assessment and, if required, a field evaluation must also be provided. This requirement is reflected in the Local Plan Policy AB1.

Policy links:

- Local Plan Chapter 6 – Archaeology & Built Heritage, AB1 Heritage assets.
- NPPF
- Yorkshire Dales National Park Historic Environment Record (HER)

Heritage Assessments

If a proposed development is likely to affect a heritage asset an assessment of the heritage significance of the site should be submitted with the planning application. The pre-application advice service is a good way of identifying in advance of applying, whether a heritage statement and/or further information will be needed.

Professional guidance and standards exist for all types of cultural heritage report. These have been produced by Historic England and the Chartered Institute for Archaeologists. Where a cultural heritage report of any type is required and is not included in an application, or is lacking in content, the National Park Authority may ask for further information. Without the information we may not be able to approve the development.

Heritage practitioners

As Heritage Assessments are generally based upon the understanding of the origins and development of a heritage asset and the importance of its fabric and features, in many cases they will need to be written by a suitably qualified and experienced professional consultant. This could be a historic buildings specialist or archaeologist. Further information about finding a suitable consultant/contractor is given at the end of the document.

The next pages outline the key types of cultural heritage report that could be required.

Seeking further advice:

- It is expected that all assessments which involve archaeological remains will be produced by a suitably qualified and experienced professional archaeological consultant or archaeological contracting unit.

Heritage Statements

A Heritage Statement is an assessment of the significance of heritage assets and their settings which would be affected by the development proposed.

It should identify the key aspects and features of the building, structure or site which defines its archaeological or historic significance. These are the features which should be retained as part of the development. Any plans should reflect the information in the Heritage Statement. Failure to do this may result in the application being refused.

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What applications require a Heritage Statement?

Heritage statements will be required for applications concerning:

- Development or work that affects listed buildings, scheduled monuments or other designated heritage assets or their settings;
- Development in the curtilage of a listed building;
- Development within or adjacent to a Conservation Area;
- Development affecting a Registered Park or Garden of Special Historic Interest;
- Developments affecting non-designated heritage assets.

The scope and degree of detail necessary in a Heritage Statement will vary according to the particular circumstances of each application. For applications involving a Scheduled Monument or Grade I/Grade II* listed building (or their settings) applicants should also seek pre-application advice from Historic England.

What information should they include?

Depending on the heritage assets affected by the proposals, a heritage statement would need to include:

- A description and location of all assets affected
- An assessment of the significance of the assets, demonstrating an understanding of their historical development
- An assessment of the impact of proposed works/ development on significance, including on the special character and setting of the assets where relevant.
- A schedule of works and justification for the works
- Any mitigation measures, if necessary.

Archaeological desk-based assessment

Where applications involve the disturbance of ground within an area of potential archaeological sensitivity a desk-based assessment may be required. This should contain archaeological and historical information and assess the impact of the proposed development on that interest. The desk-based assessment is usually the first stage of assessment of archaeological potential of the development area. The information provided within it will inform the need for field evaluation of the affected area possibly by means of geophysical survey and/or trial trenching.

A desk-based assessment may be required for works affecting buried deposits in:

- Major development proposals or significant infrastructure works;
- Development within or adjacent to a Conservation Area and/or the historic core of settlements, e.g. on land close to historic churches, or paddocks/crofts on street frontages;
- Minerals applications;
- Developments that require substantial groundworks or re-modelling, e.g. new access routes, landscaping, ponds, terracing, tennis courts, swimming pools, horse training ménages;
- Development affecting known earthworks e.g. field systems, ridge and furrow, early settlement, historic mining and quarrying, historic parkland/garden features;
- Developments within or close to standing features or buried remains of known archaeological interest; and
- Developments that will directly impact on a Scheduled Monument or its setting.

The desk-based assessment would need to follow Chartered Institute for Archaeologists CIfA guidelines and include the results of consultations of:

- The relevant Historic Environment Record (HER);
- Archive research (e.g. historic maps, places, unpublished sources);
- Published sources; and
- Site visit(s).

Historic building appraisal

Proposals for developments to listed buildings or non-designated heritage assets of particular historic interest may require an historic building appraisal. The level of detail required would depend upon the significance of the building and the impact of the works proposed.

An historic building appraisal is a rapid piece of work but it is also a crucial component of the required Heritage Statement.

Typically, an historic building appraisal would include:

- Map regression and basic phasing;
- A description of the key spaces and functions (past and present) of the building;
- Description of specific features of the building e.g. blocked windows, doorways, former eaves lines, boskins, troughs, hay racks; evidence of former uses e.g fire places, bread ovens, forges, evidence of former ecclesiastical use, graffiti and apotropaic marks.
- Photographs;
- Description of significance based on an analysis of the details described above.

Archaeological evaluations and survey reports

Applications for developments that are likely to affect buried deposits of archaeological interest may, in addition to a desk based assessment, need to be accompanied by the results of an archaeological evaluation. Archaeological evaluation might include one or more elements of geophysical survey, earthwork survey, trial trenching, test-pitting, soil sampling or field walking. A written scheme of investigation (WSI) would need to be submitted for approval by the Authority prior to works commencing.

Development applications requiring an archaeological evaluation/survey report are the same as those listed under an ‘Archaeological Desk-based Assessment’. The results of this work should inform the design of the final scheme and further mitigation investigations could be required, should planning consent be granted.

Setting Assessment

Proposals for development within the setting of a heritage asset may require the submission of a Setting Assessment.

An assessment of the impact of any proposal on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance.

Seeking further advice:

- For further information and advice please contact the YDNPA Historic Environment team via: herinfo@yorkshiredales.org.uk
- Archaeological works: a guide for construction companies and householders | CIfA
- Understanding Historic Buildings: Guide to good recording practice
- The Setting of Heritage Assets | Historic England

Finding a consultant:

- Looking for an archaeologist? | CIfA
- IHBC Accredited Practitioners

Archaeologically sensitive site: Case study

Barn conversion in Swaledale: example of a re-design of scheme to preserve archaeological remains.

The original application was for the conversion of a roadside barn in Swaledale to a domestic dwelling. This proposal involved an extension to the barn and the creation of a parking and turning area to the east. This aspect of the development would have significantly extended the original footprint of the building.

The application was reviewed by the National Park Authority's Senior Historic Environment Officer who, using LiDAR images, identified archaeological earthwork platforms and enclosures in the vicinity of the barn, with extensive remains surviving on the southern side of the road. The remains were thought to represent a small former settlement of anything from pre-Roman to medieval origin.

The proximity of these features indicated that there may be archaeological remains close to and around the barn which may be impacted by the proposed design of the development. It was advised that, if this lay out was to be pursued, there would be a requirement for archaeological field evaluation of the affected areas so that the impact of the development on the archaeological remains could be fully understood and mitigated.

Following a site meeting between the Historic Environment Officer and the land owners, in which the archaeological interest in the vicinity of the barn was visited, the development was redesigned to substantially reduce its footprint and locate a track-way access to the barn conversion parallel the road on its north side, to avoid any impact on the earthworks. Earlier designs of the development had included a track-way access and parking on the southern side of the road within the settlement remains which would have been extremely damaging.

Designers' notes:

- Understand and survey the site early. Considering factors such as potential archaeology early in the design process avoids issues later in the design stage.
- Consider LiDAR imaging of the site to review an archaeological features.



Fig 206. Barn conversion in Swaledale

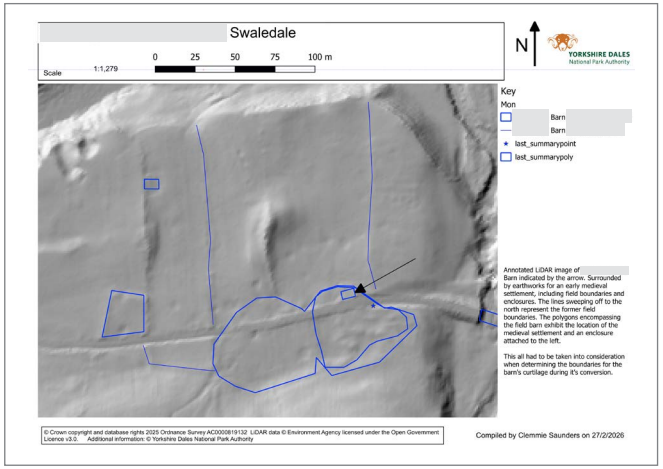


Fig 207. LiDAR scan of the site

Conservation areas

A conservation area is ‘an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’, as defined by the Planning (Listed Buildings and Conservation Areas) Act 1990.

Conservation area status recognises and aims to preserve the individual character of a place. Whilst it is not a barrier to change, Conservation Area designation helps to ensure that future changes respect the area’s character and appearance, and only enhance the local environment.

There are currently 48 Conservation Areas designated by the National Park Authority or its predecessor district council. Most conservation areas are centred on towns or villages although three are extensive and cover areas along the Settle Carlisle railway, Swaledale and Littondale.

The plan opposite illustratively identifies the conservation areas. For further information for each area and to view the adopted conservation area appraisals, refer to:

https://www.yorkshiredales.org.uk/about/heritage/cultural-heritage/conservation-areas/

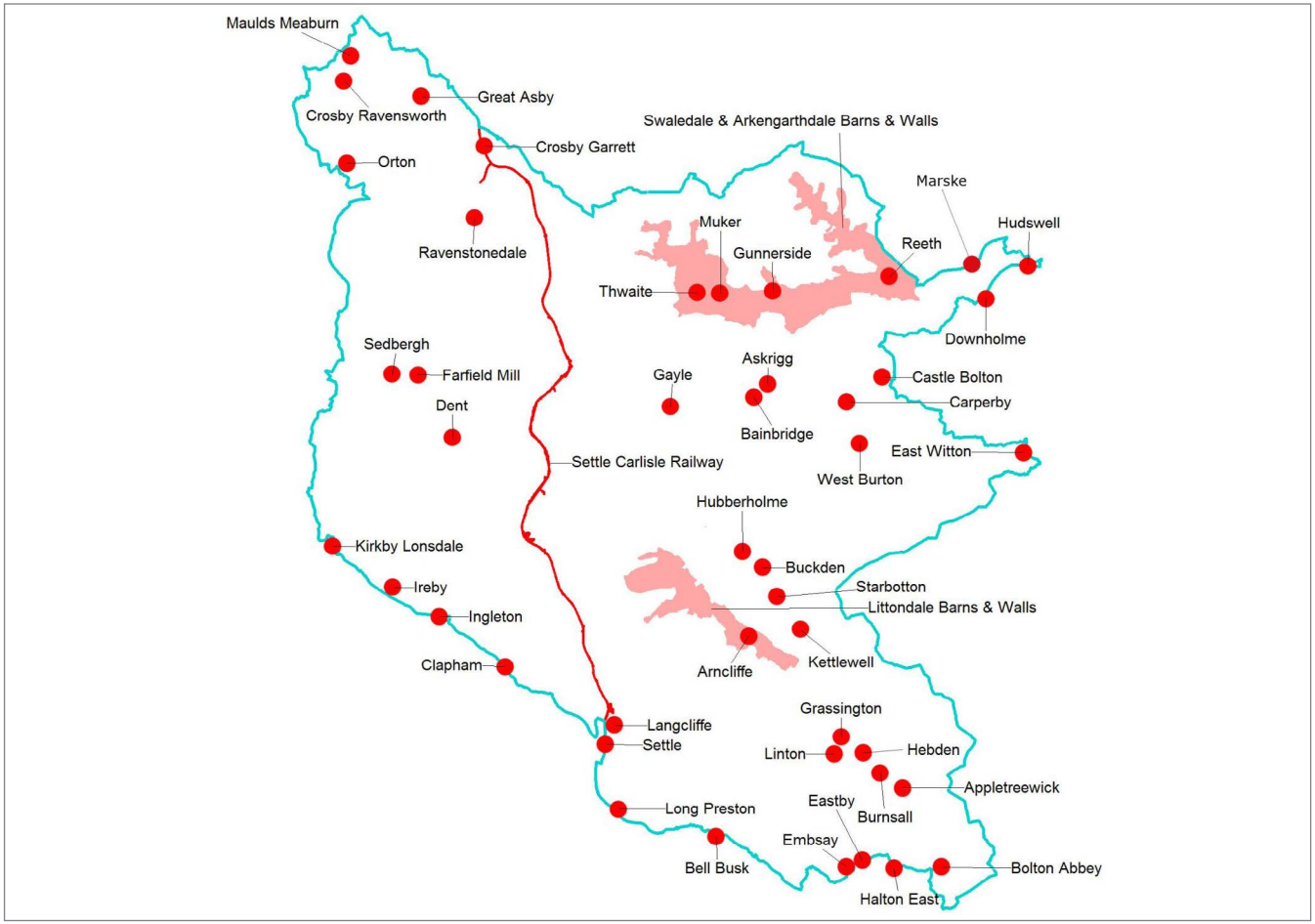


Fig 208. Indicative locations of Conservation Areas (shown in red) within the National Park.
https://www.yorkshiredales.org.uk/about/heritage/cultural-heritage/conservation-areas/

Listed buildings

A listed building is a building or structure of special architectural or historic interest. Buildings of earlier date than the 19th Century are often listed, but more architecturally distinctive buildings dating up to the mid 20th Century can be listed.

As well as buildings, other structures of heritage significance such as lime kilns, bridges, milestones or telephone boxes can be listed.

Listed buildings are protected in law from unauthorised harmful alteration and fall into one of three 'grades':

- Grade I: Buildings of exceptional interest. Nationally only 2.5% of listed buildings are in this category;
- Grade II*: Buildings of more than special interest;
- Grade II: 92% of all listed buildings are in this category.

Legal protection applies to the whole exterior and interior of a listed building including later alterations and extensions and often also affects structures within its curtilage (such as outbuildings, walls or monuments).

There are over 2,100 listed buildings in the Yorkshire Dales National Park. A brief description of each is available on Historic England's database:

https://historicengland.org.uk/listing/the-list

Further information (links):

- YDNPA Listed Buildings
- Historic England
- YDNPA Conservation Areas

Notes:

- Engage with the Yorkshire Dales National Park Authority for further information on conservation areas and listed buildings and structures.

Appendix G: Glossary

Glossary

A

'A' Board
Also known as a 'sandwich board' or 'pavement sign' is a free-standing, top-hinged (usually double-sided) form of signage commonly sited on forecourts or on other areas of land adjacent, or in close proximity, to a business or tourist-related premises in order to attract or direct customers/visitors.

Advertisement:
For planning purposes, an advertisement is defined in section 336(1) of the Town and Country Planning Act 1990 (as amended) as: "any word, letter, model, sign, placard, board, notice, awning, blind, device or representation, whether illuminated or not, in the nature of, and employed wholly or partly for the purposes of, advertisement, announcement or direction, and (without prejudice to the previous provisions of this definition) includes any hoarding or similar structure used or designed, or adapted for use and anything else principally used, or designed or adapted principally for use, for the display of advertisements." The term 'advertisement' is provided in the current Advertising Regulations (The Town and Country Planning (Control of Advertisements) Regulations 2007).

Affordable housing:
Social rented, affordable rented and intermediate housing, provided to eligible householders whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable provision.

B

Banner Signs
A portable, non-rigid form of advertisement primarily constructed out of durable, weather-resistant materials (such as vinyl) when used in outdoor locations. They are usually used as a temporary form of advertisement and can be attached by various means to railings, building frontages or between posts/poles.

Biodiversity:
The variety of life on earth. It is the interaction between all living things and their environment.

Birds and Habitats Directives:
European Directives to conserve natural habitats and wild fauna and flora.

'Brown' Signs
A type of road used in the United Kingdom to direct motorists to tourist attractions, leisure facilities and points of interest in the final stage of their journey. All 'brown' signs have a brown background with white text and symbols.

Brownfield:
Land that has already been developed for a use other than agriculture, forestry, mineral extraction, waste disposal or private residential garden.

Bunding:
An artificial mound or embankment used to screen a site from view or reduce noise emissions.

Byre:
A traditional farm building used to keep cattle.

C

Camping barn:
A place that provides basic bothy-style accommodation such as a communal sleeping area. This type of accommodation Is often referred to as a stone tent.

Cat slide roof:
A roof that projects down from the eaves and is a continuation of the roof plane to cover an outshut/ offshut.

Competent person:
A person with a recognised relevant qualification, who has sufficient experience in dealing with a specialist aspect of development and who is a member of a relevant professional organisation.

Conservation area:
An area designated for its special architectural or historic interest. Local planning authorities have a general duty in respect of conservation areas in the exercise of planning functions and have to pay special attention to the desirability of preserving or enhancing the character or appearance of such areas. (Section 72. The Planning (Listed Buildings and Conservation Areas) Act 1990).

Conservation rooflights:
A type of roof window that is specifically designed to complement traditional buildings. The frame is normally finished in matt black, has a vertical emphasis and incorporates a slender glazing bar. The frame and fittings sit flush with the roof plane. This type of opening has traditional dimensions.

Console/Console Bracket
A type of decorative/ornate bracket often a used in traditional shopfronts and located immediately above the pilasters and to the sides of the fascia (helping to define it). Consoles often have a scrolled or 'S-curve' carved shape.

Conversion:
The adaptation of a building or part of a building for a new use.

Corbel:
A projecting block, usually of stone, supporting a beam or other horizontal roof timber.

Cornice
An architectural feature which is often used in traditional shopfronts to create a horizontal separation between shop front and the upper floors of a building.

COR-TEN steel:
A weather resistant steel product that has been developed to eliminate the need for painting. It has a rusty appearance if exposed to weather.

Curtilage:
Usually an area containing or closely associated to, and used in connection with, a house or building. In relation to a listed building, the curtilage is an important element in determining the extent of the designation, but it is also a complex legal concept. Advice should always be sought from the National Park Authority.

D

DEFRA:
The Department of Environment, Food and Rural Affairs is the Government department responsible for safeguarding the natural environment, supporting the food and farming industry, and sustaining a thriving rural economy.

E

Embodied energy:
The sum of all the energy required to produce any goods or services incorporated or embodied in the product itself.

Etched glass
Involves the obscuring of clear glass usually by creating decorative designs, lettering and logos that can be used as a form of durable branding or advertisement within window glass of shops and other businesses. Etched glass also has the added function of obscuring views and limiting light through window glass. There are two types of etched glass: acid-etched glass and sandblasted glass which provide slightly different finishes.

European site:
This includes Special Areas of Conservation, Sites of Community Importance and Special Protection Areas. (Regulation 8, Conservation of Habitats and Species Regulations 2010).

F

Farm diversification:
A business activity carried out on a farm holding that is ancillary and supports the main farm business.

Fascia
The top portion of the shop front usually consisting of a flat, rectangular timber signboard (fascia board) which incorporates the name, details and/or logo of the shop (the fascia sign).

Forking holes:
An opening at first floor level in a traditional farm building that was originally used to gain access for storage and retrieval of hay.

G

Graduated or diminishing courses:
A traditional style of laying a roof. The largest slates are at the bottom of the roof with the smaller slates at the top. Thicker slates are often used at the bottom of the roof.

H

Habitats Directive:
The Habitats Directive (together with the Birds Directive) forms the cornerstone of Europe's nature conservation policy. The directive protects over 1,000 animals and plant species and over 200 so called habitat types (e.g. special types of forests, meadows, wetlands, etc.), which are of European importance.

Hanging sign:
A type of sign used to advertise a business or product. It is normally suspended beneath a supporting bracket that is able to swing.

Hemp lime plaster:
Plaster is made from high calcium lime blended with hemp fibre. It is breathable, flexible, offers good insulation and is suitable for restoration of internal, solid walls.

Heritage asset:
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. They include but are not limited to conservation areas, listed buildings and ancient monuments.

Historic Environment Record (HER):
Information service that provides access to resources relating to the historic environment of a defined geographic area for public benefit and use.

Hopper:
An agricultural storage structure that contains animal feed in an elevated position that is gravity fed.

K

Kneelers (shaped):
Stone at the bottom end of the coping at the gable end of a roof that projects over the wall below. Usually moulded or carved.

L

Landscaping scheme:
This aims to help fit development into the landscape. Schemes may include hard and soft landscaping and often include tree and shrub planting.

Listed building:
A building or structure designated as being of special architectural or historic interest. The designation extends to any structure or object fixed to the building or within its curtilage where it forms part of the land and has done so since 1948. Demolitions, extensions or alterations that are likely to affect their special character will require approval from the local planning authority.

Live-work unit:
Bespoke building for business use with ancillary living accommodation.

M

Massing: The arrangement of architectural components that determine the bulk and mass of a building.

Mitigation:
Works carried out during or after development to reduce the environmental impact of development.

Muck hole:
A hole at ground floor level in the external fabric of an agricultural building designed to allow the removal of animal waste.

N

Natural England:
The Government agency for advising on the natural environment in England, helping to protect England's nature and landscapes for people to enjoy and for the services they provide.

NPPF:
The National Planning Policy Framework. It includes the Government's planning policies for England and how these are expected to be applied.

National Park Management Plan:
A plan that sets out the collective aspirations for the future of the National Park. All National Park Authorities have a duty under Section 62(1) of the Environment Act to take forward national park purposes and to seek to foster the economic well-being of local communities within the National Park. There is a statutory duty to review the National Park Management Plan at intervals of not more than five years.

O

Open upland:
Land defined in the local plan as upland heath, grass moor, blanket peat, bare rock, and mineral soils plus areas of rough pasture and moorland allotments where they have similar qualities of remote wilderness. Much of the land is managed for game shooting and grazing. It is distinct from more intensively farmed and enclosed land at a lower altitude.

Outshut/offshut:
A traditional local term to describe an extension that projects from the main building often with a cat slide roof.

Over-development:
An amount of development (for example, the quantity of buildings or intensity of use) that is excessive in terms of demands on infrastructure and services, or impact on local amenity and character.

Owl holes:
A structural entrance built into buildings such as barns to allow predatory birds such as barn owls to enter. This type of bird will prey on vermin and is therefore of benefit to the landowner.

P

Pilaster
An architectural feature consisting of a rectangular column located on either side of a shop front, usually projecting out from the external wall of the building, and providing separation between adjoining shop fronts.

Portal frame:
An internal construction method that is used in the building and designing of modern agricultural buildings. The frame is normally made of steel or reinforced pre-cast concrete.

Putlock holes:
Small holes in the walls of structures to receive the ends of poles (small round logs) or beams, called putlogs or putlocks, to form scaffolding. Putlog holes may extend through a wall to provide staging on both sides of the wall.

Priority habitats and species:
Species and habitats of principal importance included in the England Biodiversity List (Section 41, Natural Environment and Rural Communities Act 2006).

Protected species:
A species of animal or plant that is protected by the Habitats Directive from any harm.

R

Rainwater goods:
Pipework and guttering designed to carry rainwater off and away from a building.

Renewable energy:
Energy derived from wind, water or the combustion or decomposition of waste materials.

Rise and fall brackets:
A traditional method of support for rainwater guttering. The brackets are fixed directly to the masonry and can be adjusted along the length of the guttering.

Rotational coppicing:
A method of harvesting energy crops. The harvest can be used to fuel biomass boilers.

S

Sheepfold:
A drystone wall enclosure or pen that offers shelter for sheep.

Silo:
A vertical agricultural storage structure that contains animal feed.

Silage clamp:
A storage area for conserved grass on farm holdings.

Slurry store:
A concrete structure used for the storage of animal waste together with other unusable organic matter.

Soakaway:
A pit filled with hard core, where waste water is piped so that it drains slowly into the surrounding soil.

Sodium light:
A yellow light, typically used in street lighting.

Solar gain:
The increase in temperature in a space, object or structure that results from solar radiation. The amount of solar gain increases with the strength of the sunlight, and with the ability of any intervening material to transmit or resist the radiation.

Solid-to-void ratio:
The proportion of window and door openings to wall surface area in the exterior wall of a building.

Special qualities:
They make up the National Park's unique sense of place. They are a combination of visual qualities of the landscape, the qualities of the natural environment and the cultural heritage giving the added dimensions of a sense of time, depth and history. They also include more intangible qualities such as tranquillity, solitude, wildness, space and inspiration. (P14-16, Yorkshire Dales National Park, Management Plan, 2013-18).

Stall Risers
An architectural feature of traditional shopfronts consisting of panelling below the shop window which forms the base of the shopfront and provides a degree of protection from physical damage. The panelling is usually moulded and of timber construction, but can also be formed as other materials (e.g. tiles; stone).

Storm casement:
A type of window that was introduced post-war. The edge of the window is wider than the opening and forms a protective lip over the frame to protect it against bad weather.

Sun-path diagram:
A diagram that demonstrates the shading effect of a building or structure. The diagram refers to the seasonal and hourly positional changes of the sun and length of daylight as the earth rotates and orbits around the sun. The relative position of the sun is a major factor in the heat gain of buildings and in the performance of solar energy systems.

Sustainable drainage systems (SuDS):
They are designed to reduce the potential impact of new and existing developments on surface water drainage discharges.

T

Through stones:
They increase the strength of a wall. They span both faces of a wall and often project from the face.

Traditional building:
Buildings constructed at any time prior to the early to mid 20th century. During the first half of the 20th century the use of mass manufactured materials began to reach the National Park, but traditional methods of construction still persisted. They are typically of solid stone wall construction with flagged or slated roofs incorporating natural and predominantly locally sourced materials.

V

Ventilation slits:
Narrow vertical openings which allow air to circulate inside a traditional farm building.

Vernacular:
A term to describe architecture based on local needs, construction materials and reflecting local traditions.

W

Wildlife corridor:
A link of wildlife habitat, generally native vegetation, which joins two or more larger areas of similar wildlife habitat. Corridors are critical for the maintenance of ecological processes including allowing for the movement of animals and the continuation of viable populations.

Window Vinyls
Customisable PVC letters, logos and graphics applied to window and door glass of shops and other premises to advertise the business or otherwise provide information regarding its business activities (e.g. open times; contact details)

Winter browsing:
Natural vegetation for animals that feed on leaves, twigs, or other high growing shrubs during the winter months when grass is not available.

Y

YDNPA
Abbreviation for 'Yorkshire Dales National Park Authority'. Also referred to as the 'National Park Authority' or the 'Authority'.

Yorkshire Dales National Park logo
The iconic Swaledale 'ram's head' trademarked logo of the Yorkshire Dales National Park.

Yorkshire sliding sash window:
A sash window that is made of one or more movable panels where the glazed panels are opened by sliding horizontally.

Yorkshire timber boarding:
Vertical timbers that are used to clad the upper walls of agricultural buildings. This method of cladding allows good airflow into the building, improving internal conditions for livestock.

YORKSHIRE DALES
National Park



Kettlewell.
(Credit: Stephen Garnett)

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