Appendix 1 ⬜ Clapham cum Newby Design Guide

The YDNPA and the former Craven District Council (CDC) have both produced design guidance: the Yorkshire Dales National Park Design Guide and Craven District Council Good Design Supplementary Planning Document. As these reflect the broader character and building traditions across the Dales and Craven area, the Clapham Neighbourhood Plan looks to provide additional guidance on the specific character and use of materials within the built environment of the Neighbourhood Plan area. The following guide should be read in conjunction with Policy ENV2, Development Quality and Design.

Walls – materials and surface finishes

New build

New buildings should respect the scale and form of the local vernacular with a presumption in favour of traditional materials and finishes. No building should be more than 2 storeys high, except in the case of a significant major building. The roof pitch should be between 30o and 40o, reflecting the roofing material used, unless justification for a steeper or shallower pitch can be provided.

Where the external face is of exposed stonework, this should be locally sourced hard limestone or similar, typical of the northern part of the Neighbourhood Plan area; or of the millstone grit found in the southern part of the Neighbourhood Plan area.

Rubble stonework should generally be flush pointed to the face of stone and only recessed when a drystone appearance is aimed for.

Where buildings are rendered this should either be a wet dash or roughcast render or for more significant buildings a smooth finish to mimic ashlar render would be acceptable.

Works to existing

Where existing buildings of traditional solid-wall construction are being altered or converted, the use of traditional lime-based mortars and render finishes should be used to ensure the traditional breathable performance of the walls is maintained. The new mortar or render should look to replicate the colour and texture of any existing lime-based mortar.



Flush pointing limestone



Semi dressed and coursed gritstone with sandstone dressings



Left: lime roughcast render & sash window Right: rubble stonework & casement window



Smooth render lined out to imitate stonework



Drystone walling



Local stone slate



Flatter stone slate

Roofing

New pitched roofing should either be stone slates or true slates, unless an alternative finish can be justified. Stone slates should match the local thicker stone slates or the dark brown flatter slates from the north of the region.

True slates should be Westmorland Green or Grey slate or Welsh Blue. Imported or man-made slates should be avoided. Alternative finishes, such as lead or other metal sheet roofing, would be considered where they can be justified.



True slate to diminishing courses

Doors and Windows

Windows should be true sliding sash or opening casement, and should in every case be set back from the face of the building to throw them into relief.



× Less appropriate man-made slate



✓ zinc roof to extension (Austwick)

Purpose-made, good quality timber doors and window frames are important elements for retaining the historic character of a traditional building. UPVC will only be acceptable where their detail and appearance is compatible and they can be shown to be from a sustainable source.



✓ sliding sash



✓ opening casement

Timber doors and windows and their frames should have a painted, rather than stain finish, unless this can be justified for historical reasons. Off-white and muted greys and greens are preferable. If unpainted, doors and windows should be left to weather and silver with age or treated with a clear, rather than staining wax or oil-based finish. Muted greys and greens are preferable.



Windows set back with grey/green paint finish



× Windows too far forward with stained finish

Sustainable Design

Maximising energy efficiency should be a prime consideration and the YDNPA Design Guide and the CDC Good Design Supplementary Document include detailed guidance on this, including reducing energy consumption, renewable energy technologies and the requirement for a sustainable design and construction statement.

Reducing Energy and Resource Consumption

New design should look to achieve high standards of thermal insulation and fabric performance, with careful material specification. Layout and design should also look to maximise natural daylighting and the benefits of solar gains during winter months.

Use of low carbon heating and cooling systems will be a requirement, along with the use of on-site renewable energy generation, such as solar power where appropriate.

The inclusion of rainwater harvesting and rainwater recycling should also be included where practical.

Where proposals involve introduction of insulation to a traditional building, the choice of material and detailing must be carefully thought through, as research has shown that some insulating techniques can lead to entrapment of moisture and problems with damp later. Generally, use of breathable insulating materials that are compatible with the performance of traditional solid-wall buildings is preferable.



Affordable housing with solar panels

Waste and recycling

The layout and design of any new development should include clear provision for storage and collection of waste and recycling, with the use of carefully considered bin stores or screening to minimise the visual impact.

Layout and Setting

Consideration also needs to be given to the layout of any new housing in the context of its immediate setting. This is particularly important in relation to the villages of Clapham and Newby where there is a defined street pattern.

Layout and design should also look to incorporate private green amenity space, appropriate to the setting, as well as protecting and enhancing existing public amenity space and biodiversity, including the planting of new areas of native woodland, sympathetic to the landscape.



New housing following the existing building pattern with good amenity space and planting (Aynam Close, Grassington)

Accessibility

Improved accessibility, as part of new development, is encouraged through the introduction of new footpaths and cycleways.

The choice of surface material needs to reflect their location, especially within the Conservation Area of Clapham. Where not in an existing area of hard landscaping, an aggregate finish of limestone chippings or crusher run is likely to be most appropriate.



Limestone crusher run path to Nature Trail

Scale, Form and Innovative Design

New design must also consider the scale, form and massing of its setting and any existing buildings. With considered use of the weight and texture of the materials used, successful design can respect the proportion and massing of existing buildings, without being a pastiche of the original. Innovative designs that are of low carbon footprint and include the use of contemporary materials or technologies, will be supported where they offer more sustainable and affordable housing, and can produce a more sensitive, complementary solution.



Traditional scale and form using modern materials, (arts centre Orkney)

Infrastructure and Technology

In line with CDC's Local Plan and changes to the Building Regulations, any new building development or conversion of existing structures with associated parking must have safe, accessible and convenient access to

- EV plug-in and other ultra-low emission vehicles' charge points
- Any new development should also support connection to the existing B4RN fibre optic broadband network where available.

Consideration should also be given to the sensitive location of communication infrastructure with the sharing of equipment / mast sites where appropriate, to reduce the visual impact both within the villages and on distant views.



EV plug-in charge point

Dark Skies

The Neighbourhood Plan supports reducing light pollution where possible and external lighting should only be installed in new developments when needed for safety and should be angled downwards, preferably operated by proximity sensors.



Milky Way composite image, Norber Ridge from Thwaite Lane, Clapham.

Photograph: Matt Gibson

Legend for the former Craven District Council (CDC) Inset Maps 10 - 12

Craven Local Plan (2019)



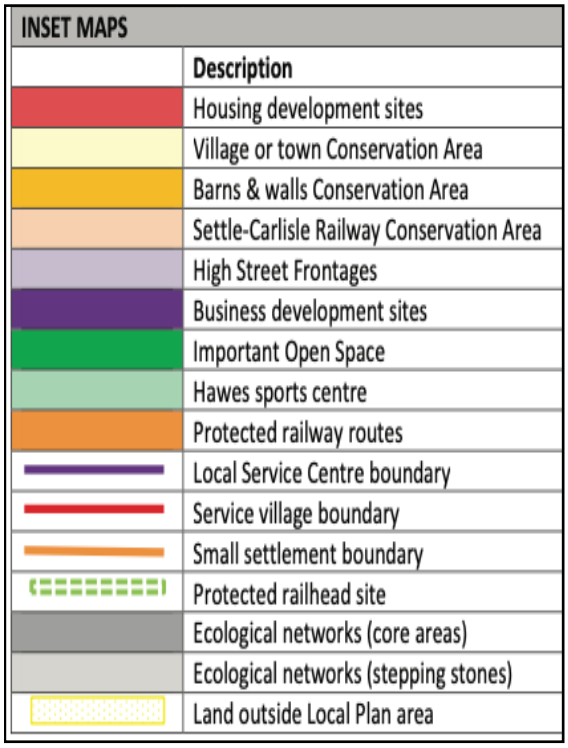
Inset Map 10 - Clapham, (Updated 2023)

CDC Inset Map 11 - Newby

CDC Inset Map 12 - Keasden

Legend for the YDNPA

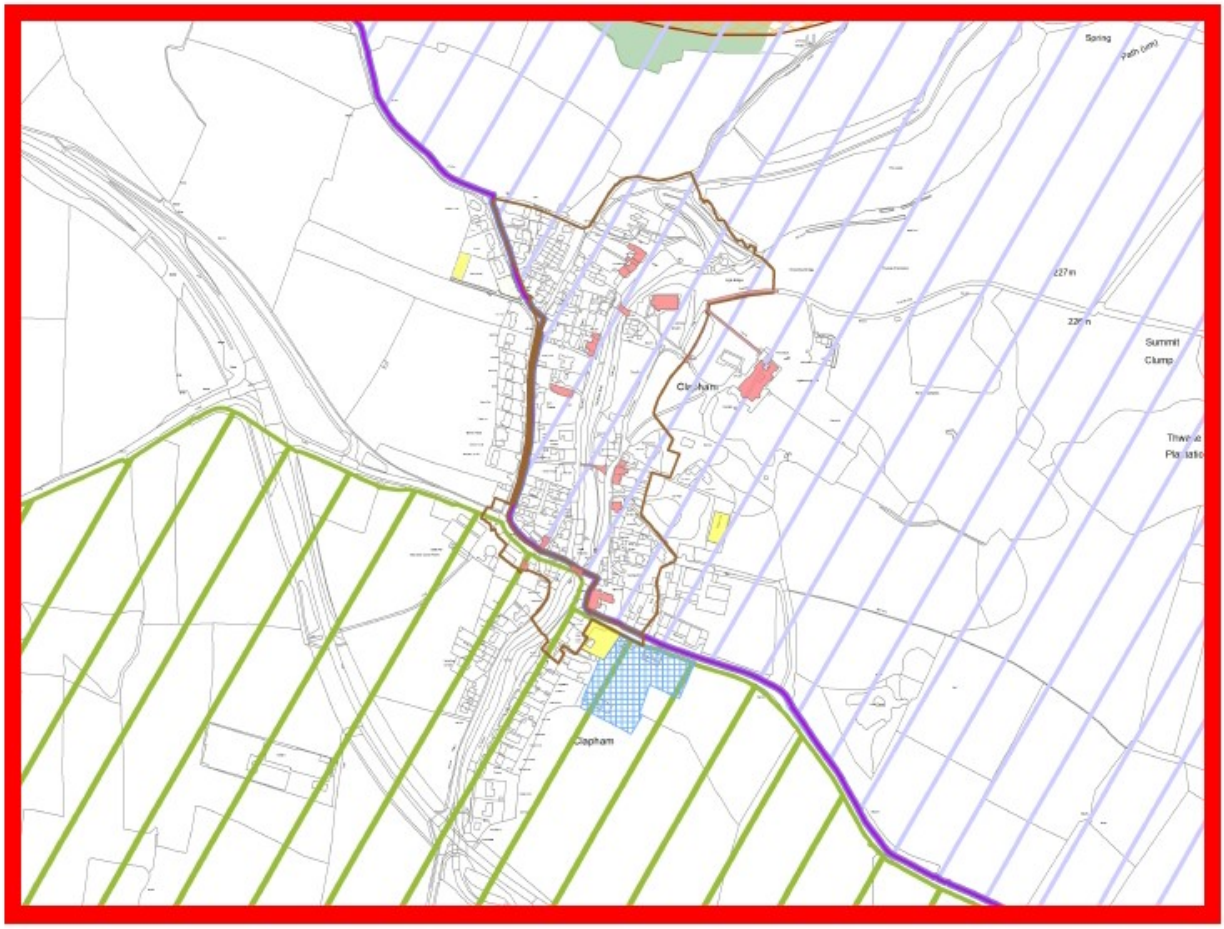
Inset Policies Map 19 - Clapham



Source: YDNPA Local Plan

Figure A.3.5

INSET MAP No. 10: CLAPHAM (1:5000)



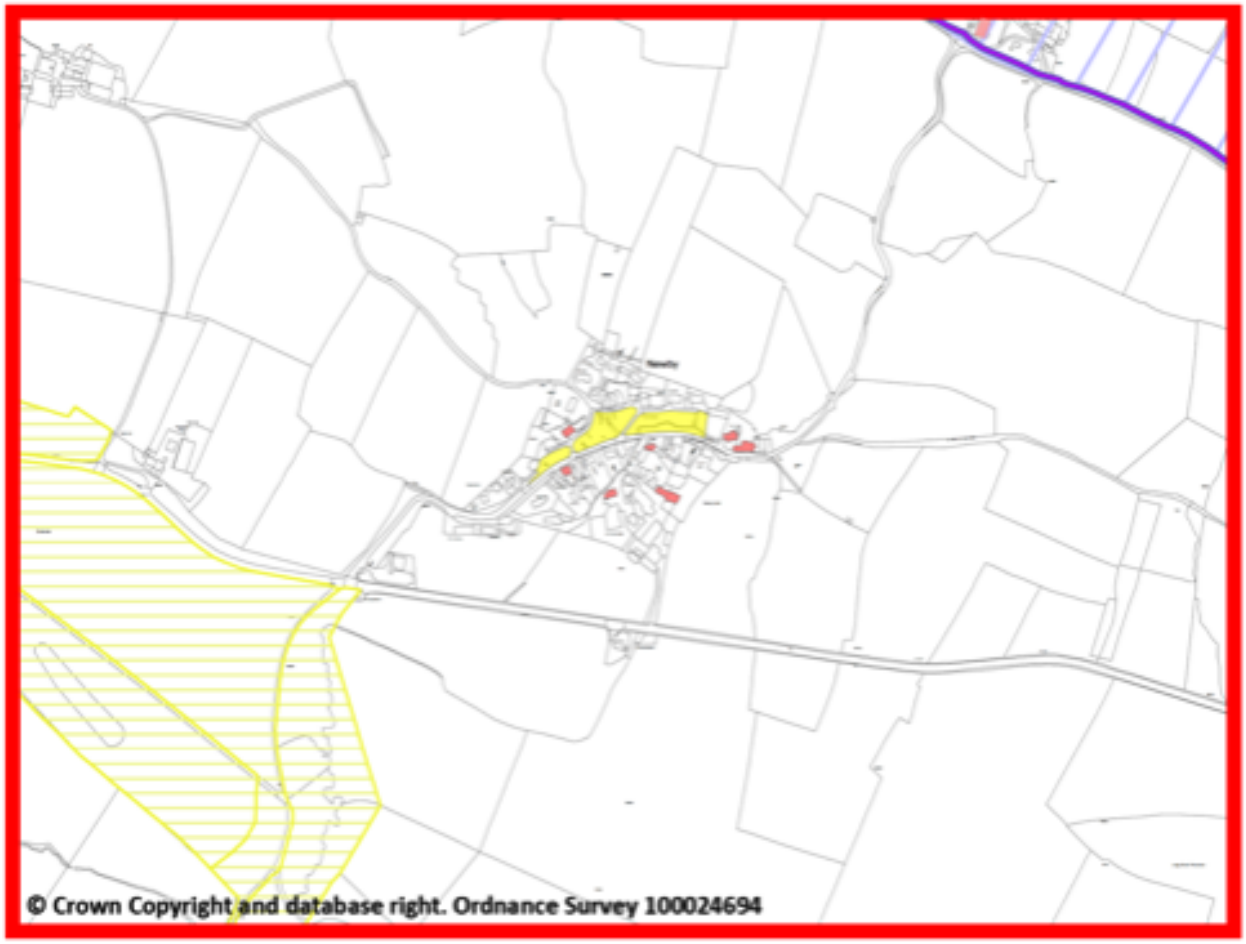
CRAVEN LOCAL PLAN - Adopted 12 November 2019*

***The former allotments are now an approved development site.**
This map has been updated to show the new allotments as open space

Since the Infrastructure Delivery Plan was undertaken, the allotments in Clapham have been relocated; a site visit from the local authority confirmed the allotments have been relocated and are in use.

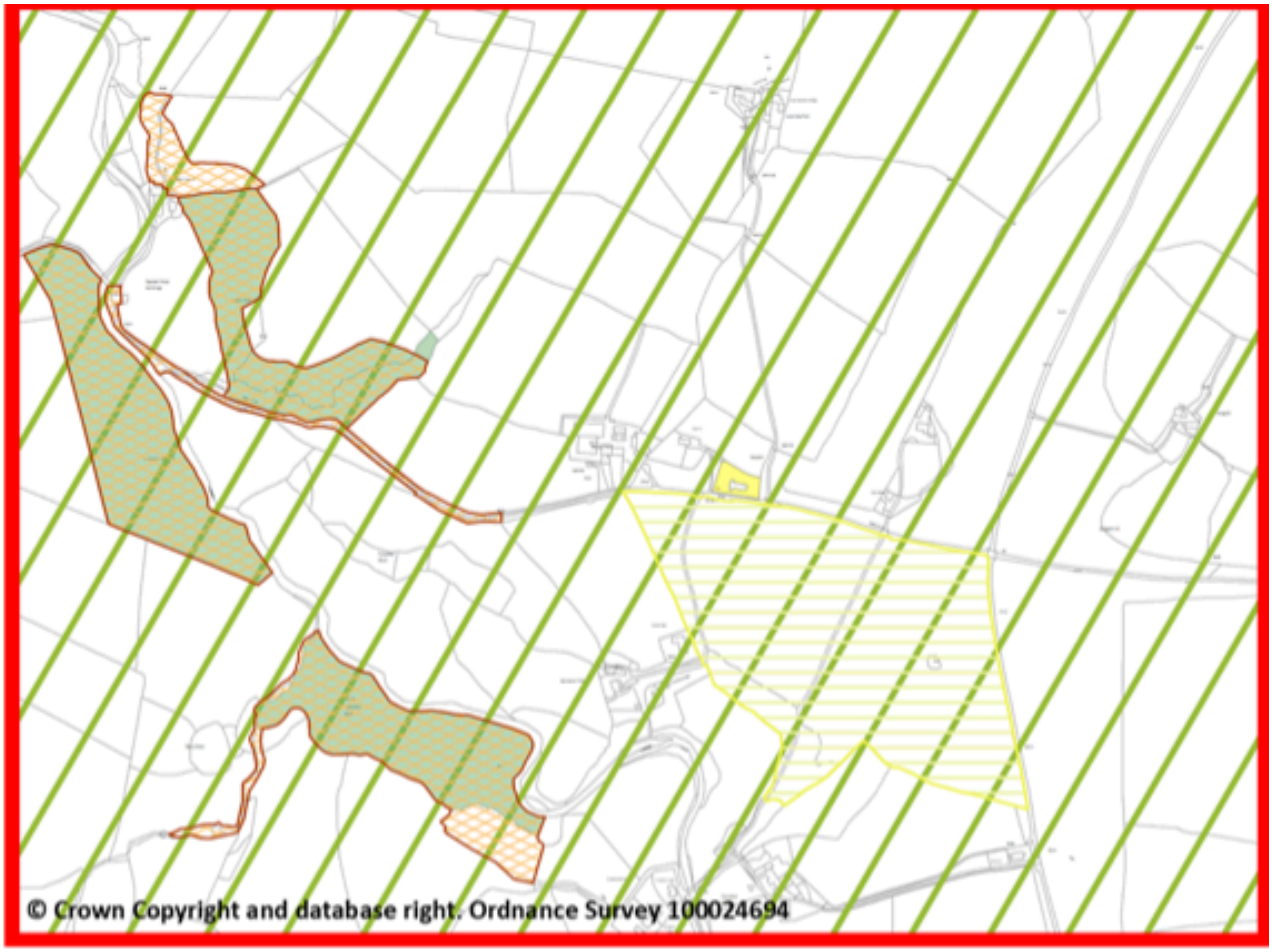
The allotment relocation was completed in September 2020. This designation of the new allotment site as Local Green Space, assists in the provision of allotments in North Craven as the 'new' allotments are 60% larger than those on the former site.

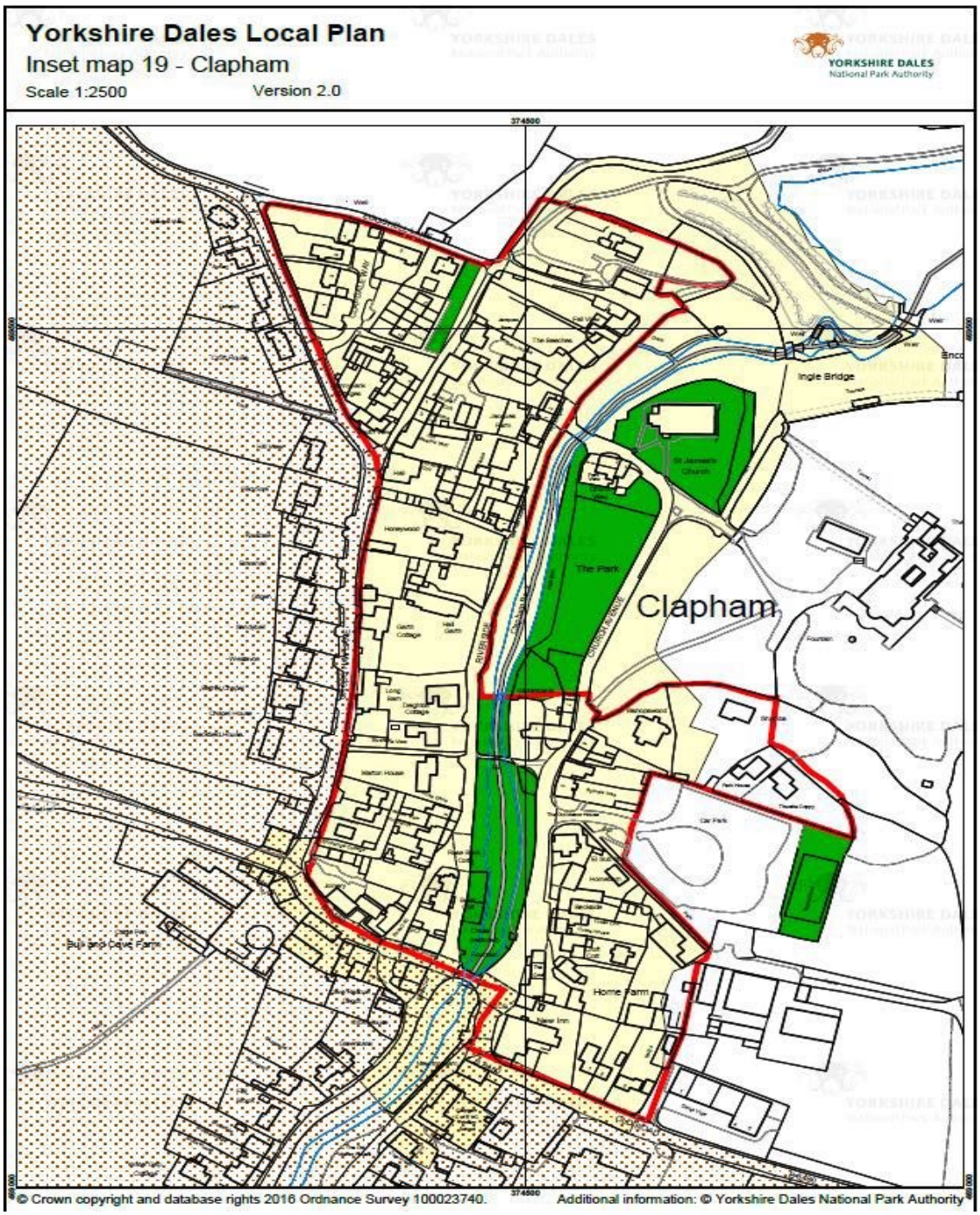
INSET MAP No. 11: NEWBY (1:5000)



CRAVEN LOCAL PLAN - Adopted 12 November 2019

INSET MAP No. 12: KEASDEN (1:5000)





Source: YDNPA Local Plan - Figure A.3.5

(Legend is on the front page of Appendix 2)

Non-designated Heritage Assets - Sources and Spellings

Theme 2 -Tables 2.1 and 2.2

1. Theme 2 - Built and Historic Heritage Assets, includes details of non-designated assets, structures and sites (hereafter referred to as assets), deemed to be of local importance. A local list has been compiled with due regard to the advice given in Historic England's Advice Note 11 (second edition) of March 2022, particularly paragraphs 64 and 65. In addition Historic England's Advice Note 7 (second edition) "Local Heritage Listing" has been taken into consideration so far as is practicable at this stage of the Neighbourhood Planning process.

2. The Non-Designated Heritage Assets within the Neighbourhood Plan area are split into two geographical sections. Table 2.1 includes those assets that fall within the Yorkshire Dales National Park Authority area; and Table 2.2 includes those that fall outside the YDNPA area but within the Craven District Council (now North Yorkshire Council) Local Authority area.Some assets are also protected by the Forest of Bowland AONB powers. In addition, there are a few 'unprotected' areas that fall within the Parish/Neighbourhood Plan area boundary, as shown on the map at the end of this appendix.

3. The Historic Environment Record (HER) held by North Yorkshire County Council includes Non-Designated Heritage Assets and sites which are already found on the National Monuments Register (NMR) within North Yorkshire or are listed as Monuments in the Yorkshire Dales (MYD) by the Yorkshire Dales National Park Authority. The HER team from YDNPA provided from this register an extract which covers the Neighbourhood Plan area and is available as document W5 - CcN HER Extract, from the Clapham cum Newby Parish Clerk.

4. Thanks are due to the YDNPA for liaison and information concerning parts of their Historic Environment Record. Tables 2.1 and 2.2 include a Historic Environment Record column, which provides an NMR or MYD reference where this has been identified. Alternatively further details for including this asset within the local list, have been added to this column. A more detailed search of W5 - CcN HER extract may suggest more references to be added to these

Tables and over time further assets may be identified for adoption by the relevant local authorities.

5. Many of the sites listed in the Tables above are found among the scattered farms and hamlets across Keasden. The more obvious ones were added as a result of residents noting their omission from the list. Their addition led to a more comprehensive search and this has lengthened the list somewhat. Thanks are due to the YDNPA for liaison and information concerning parts of their Historic Environment Record.

Sources for local research, survey and field working

6. Inclusion in Tables 2.1 and 2.2 followed several years research in the Ingleborough Estate records held at the North Yorkshire County Record Office at Northallerton. These voluminous records go back to 1833, covering the expansion of the Estate in great detail. The Estate records are supplemented by records held in the Deeds Registry at Wakefield and by older records held by the Yorkshire Archaeological Society in Leeds. These have all been researched by local residents (from 2005 to the present day and on-going) with the aid of grants from Craven District Council, Awards for All (National Lottery grant scheme) and Clapham Association (the former Clapham Development Association).

7. In the period 2014 - 2018 the Ingleborough Estate Agent sought the help of a local historian in identifying and cataloguing many maps, plans and documents found in Hall Garth, the home of the Estate owner and the Agent's office. This brought to light many additional items which had not yet found their way into any of the several record offices used by the Estate. In addition documents and photographs belonging to residents were kindly loaned and photocopied. Conversations with residents added further information, as did excavations carried out by local archaeologists. Even dowsers have been consulted.

8. Access to all these several sources brought increased understanding of the built fabric, landscape and pattern of past and present land use across the parish. This developing picture was supplemented by surveys, field walking and close examination of the several buildings in the village and wider parish which have already been Listed. As a result many fresh buildings and sites have been carefully compared with local buildings already Listed and are now

considered to be potential additions to the number of Listed Buildings or similar protected sites.

9. In 2016-18 fresh research was carried out into those Clapham parish wills and inventories which have survived from the period 1541-1603. On transcription it was noted that the names of many of the farms mentioned in these old documents had then the same names as they have now though some of the spellings are now different. This emphasised the point that spellings are less significant than the sound which the written word seeks to express. Spellings did not become standardised until basic education became more widespread and printed books became more generally available. The publication of dictionaries by Dr. Johnson in 1755 and of the Oxford English Dictionary in 1885 added authority to this trend.

Correct Spelling of Place Names

10. The task of discovering the correct spelling of place names (as opposed to the general vocabulary) is far more difficult, they are notoriously idiosyncratic. The Ordnance Survey was established in 1791 and their surveyors gradually produced the first authoritative mapping of the entire country The Clapham cum Newby Neighbourhood Plan area was first surveyed by the OS in 1844-50, largely by military surveyors who initially did not know the area. Those maps were published in 1858. Their compilation involved discovering the names of places and features shown on the maps. According to the notes appended to the 1858 edition of sheet 16 of the 1" to a mile Ordnance Survey mapping the surveyors were assisted by sworn meresmen and were careful to examine the evidence of old plans - especially those accompanying enclosure awards. The methods of determining the best spelling of local names, involving the use of Object and Parish Name Books, were exhaustive; with a wide range of authorities being consulted. This suggests that our best authority for old place names and their spellings is the Ordnance Survey map. The spellings in the 2009 edition of these OS maps have been used in the Tables within Theme 2. As stated above, spellings have changed over the years and where there is more than one spelling, this has also been shown in the table, for example; Table 2.2 Scott Hollins farmhouse or Scotthollings or Scot Hollins. The Tables within Theme 2, therefore, also include place names currently used by the Royal Mail as shown in their postcode finder https://www.royalmail.com/find-a-postcode.

Map of unprotected area of Clapham cum Newby Parish

