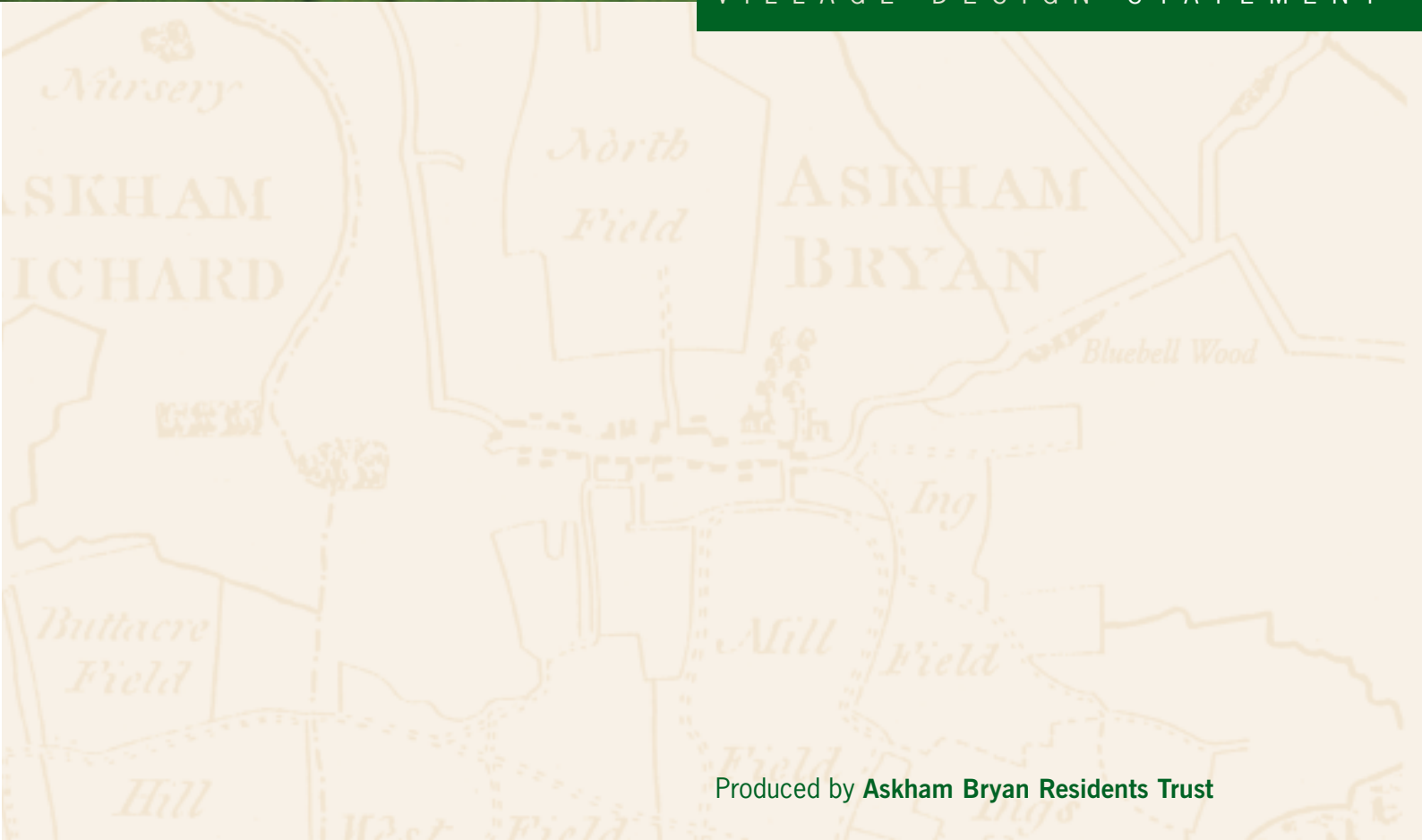


ASKHAM BRYAN



VILLAGE DESIGN STATEMENT



Produced by **Askham Bryan Residents Trust**

1. BACKGROUND

The concept of residents producing and publishing their own village design statement was introduced by the Countryside Commission in 1996. The idea was to encourage local people to identify the features and characteristics of their village which should be safeguarded and to produce a document which could influence the operation of the statutory planning system. Locally Askham Richard, Copmanthorpe, Poppleton and Rufforth have all produced Village Design Statements (VDS).

THE CRITERIA

An effective Village Design Statement (VDS):

- is developed, researched, written and edited by local people.
- is representative of the village as a whole.
- has involved a wide section of the village community in its production.

WHAT DOES IT SAY?

- Describes the visual character of the village.
- Demonstrates how local character and distinctiveness can be protected and enhanced in any new development.

HOW IS IT USED?

- To influence all forms and scales of development.
- With the statutory planning system in the local planning context.
- As supplementary planning guidance.
- Manages change in the village, does not prevent it.
- The end product represents the hopes and desires of local residents and includes some aspirations that are outside current planning regulations.

THE ASKHAM BRYAN PROCESS

The development of the Copmanthorpe VDS was outlined to a public meeting in the village hall and there was an unanimous view that it could be beneficial for Askham Bryan. Nine residents present volunteered to form a group to start the process. To gauge the support from the villagers The Askham Bryan Residents Trust was created. 101 of the 169 householders in the village were recruited, paid a membership subscription of £1.00 and completed a brief summary of their personal opinions about the village character and facilities with suggestions and priorities for change. The comments indicated that a comprehensive Parish Plan ought to be developed. This VDS is the first stage in the process.



Subsequently 26 residents took part in photographing the characteristics of the village followed by two days of displays in the Village Hall which attracted over 60% of the resident population. They completed the questionnaires which formed the basis for the consultation on the first draft; this was circulated to every household. 58 formal endorsements were returned. Throughout the process the villagers have been kept informed by a series of leaflets delivered to their homes and by update meetings.

A further questionnaire seeking to identify residents' concerns and priorities for action has been distributed and will form the basis for the impending Parish Plan.

STATUS

The document was accepted as draft Supplementary Planning Guidance to the City of York Council's draft Local Plan (as amended) on 30th June 2005.

2. VILLAGE HISTORY

Askham Bryan is situated 5 miles south west of York. With its ancient Norman church and distinctive wide grass verge village street much of its character remains.



St Nicholas' Church at Askham Bryan was built in the 12th century in the Norman period. Its dog-toothed arched porch doorway and east wall are of Norman origin. The oval window, above the three slit windows, is also known as 'Vesica Piscis' and represents the Greek word for 'fish' - an old Christian symbol. In the middle of the 12th century the Archbishop of York had his private vineyard on the south facing slopes at the west end of the village. Across from the church stands the Vicarage, a fine 19th century house, a glebe and village pond. The present lychgate was erected in 1998 to replace the original of 1897 built to commemorate the Diamond Jubilee.

Recorded in the Domesday Book, the village began life as a very small settlement with farms and smallholdings. In 1600 the village had 12 farms on Main Street and several trades of tailors, shoemakers, millers, blacksmiths, three publicans and wine merchants. The village school was built in 1857 by 'The Friends and Guardians of the Poor of the Village'. Later the Church of England adopted it. In 1862 it had 69 children and by 1967 only 12. Subsequently the school closed and the buildings were converted to dwelling houses.

The distinctive Almshouses were built in 1862 by the late John Barstow Esq,. The building was sold and made into a single dwelling in 1960.

By the end of the 19th Century the village consisted more of clusters of buildings, separated every so often by open fields and the extensive grounds of Askham Bryan Hall.

In the 1960s there was a series of small developments created on farmland and the demolition of artisans' cottages. The infill process has continued but there is relatively little of the suburban style expansion found in some villages.

Residents and individual owners play a crucial role in maintaining the traditional village character. Minor changes (such as windows, boundary treatments etc) are often made at their discretion and cannot be controlled through the planning process.

The original building of the only public house left in the village dates back to 1800. In 1881 it was the Barstow Arms but in 1901 it became The Nags Head. It attracts customers from a wide area. The last shop closed in 1990 and the garage in 2000.

The Askham Bryan College was built on the Ainsty Ridge in 1938 on the south facing slopes. It was first used to train the Women's Land Army. Courses in general agriculture and horticulture began in 1948 and currently some 4000 students, full time and part time enrol each year and about 160 are resident in the college.

In 2000 the village had a resident population of 421 in 169 households. Of these, 123 houses are owner occupied and 46 are either rented or tied to local employment. The Agricultural College is the principal employer in the Parish. In addition the five working farms and two small workshops provide employment in the village.

"Today the village is highly regarded for its peace and tranquillity"

Askham Bryan retains a strong rural character with most of the traditional properties on Main Street still backing on to open countryside.

The A1237 by-pass, built 17 years ago, reduced significantly the through traffic and wild ducks have returned to the pond.

3. THE CHARACTER OF



Askham Bryan is one of a number of small rural villages around York. It is surrounded by open countryside and lies within the York Green Belt and the entire village is a designated conservation area (Appendix 1).

The rural setting of Askham Bryan largely survives with open countryside coming up to the informal irregularly shaped outer edges of the village that evolved naturally from the traditional pattern of plot boundaries. The Hagg Farm buildings are visible in the open countryside. The village is clearly separated from the urban spread of York by a mile wide band of cultivated fields and copses of native trees and hedges. Askham Bryan is one of the few villages around York which has remained small. As a result it has retained a good sense of community and in spite of its proximity to the City of York it has retained a strong rural feel.

The village continues to enjoy the existence of a number of working farms

There is generally minimal intrusion from urban items such as street furniture, road markings and street lighting. Half of the village is a no-through road so traffic levels are greatly restricted.

The unspoilt nature of the countryside around Askham Bryan means there are open views east to York and the Minster towers, north to the White Horse at Kilburn and west to The Grange towers in Askham Richard.

The land surrounding Askham Bryan is wholly used for agricultural purposes. Many of the fields around the village remain small and edged with hedgerows. Arable farming is the principal land usage although a number of fields are laid to pasture for grazing cattle and sheep.

Certain aspects of the environs of Askham Bryan have remained unchanged for hundreds of years. Bluebell Wood, a small copse of mature trees at the east end of the village, is over 400 years old. Several narrow lanes follow the length of the rectangular fields to enter Main Street at right angles. Westwood and Chapel Lanes also remain relatively unspoilt single-track roads.

A big change took place in Askham Bryan when the college opened in 1938. Jobs were created for people in the village and the surrounding area. The increase in population in the area had a significant impact on the local environment.

OF THE LANDSCAPE SETTING

DESIGN GUIDELINES

- 3.1** Developments should not be permitted to detract from the rural character and the linear nature of the village.
- 3.2** Developments must reflect, and complement the character of the immediate surrounding area particularly with regard to scale, density and mix of designs.
- 3.3** Key views from the village towards York Minster, the White Horse at Kilburn, the Grange towers at Askham Richard and the south aspect from Chapel Lane contribute to the setting of the village. Any new development should respect, maintain, or provide views through to these features and the open countryside.



- 3.4** Public open spaces including Bluebell Wood, Church and Low Hall environs, Pond, Glebe, Playing Field and the Green are integral to the historic character of the village. They should be protected from any development and safeguarded for their social and community value.



- 3.5** Working farms are a significant element of the character of the village and only development which could be argued contribute to their continuing viability should be considered.
- 3.6** No development should be permitted which would interrupt the open character and setting of the village approaches.
- 3.7** The survival of traditional plot boundaries with informal paddocks and gardens that extend back from some frontage properties along Main Street is a rare feature and any encroachment should be discouraged.
- 3.8** The established set back building line on Main Street should be maintained in any future developments.
- 3.9** Existing footpaths, boundary ditches and narrow lanes must be preserved.
- 3.10** Only necessary development related to sporting activities (eg pavilion or changing rooms) should be permitted on the playing field. This must be well sited and appropriate in scale and design.

4. NATURAL ENVIRONMENT

Askham Bryan is a village, that despite its proximity to the City of York, sits firmly and comfortably in the countryside. This rural aspect is valued by the inhabitants.

The village is fortunate in having a rich natural environment of trees, hedges, grassed areas and ponds which provide a network of green corridors conducive to sustaining a wide range of flora and fauna. Hares, hedgehogs, rabbits and squirrels are common and roe deer emerge occasionally from the copses on the western outskirts of the village.



The large mature trees, beech, chestnut, oak and yew, lining Main Street and in the long established gardens scattered through the village, attract a wide variety of common birds as well as owls, jays and woodpeckers.

The wide grassed verges on Main Street and the narrow hedged lanes provide refuges and habitats for a wide range of small mammals and a rich mixture of wildflowers. The cared for gardens throughout the village provide colour for much of the year and are sources of sustenance for the wildlife.



This natural abundance combines with the mixed but generally harmonious character of the buildings. The rural setting within farmed fields makes the village a pleasant and attractive place to live.

Open spaces give variety to the village street and allow the surrounding fields to be seen between the houses. To the west the public footpath linking Askham Bryan to Askham Richard skirts a medieval wood and ancient boundary ditches. The eastern approach passes Bluebell Wood which is shown on a 17th century map of the village.

The village pond, which is partially circled with hawthorn and willow, hosts families of mallards and moorhens.

DESIGN GUIDELINES

Developments must respond sensitively to the existing natural environment in the following ways:

- 4.1 Must preserve existing trees and encourage planting of native hedging and broadleaf species wherever appropriate.
- 4.2 Make provision for forms of sustainable land drainage systems (PPG25) which have no adverse impact on local flora and fauna.
- 4.3 Existing mature trees and hedges in and around the village should be preserved and protected wherever possible.
- 4.4 There should be no encroachment on the distinctive existing wide grass verges on Main Street.
- 4.5 Back garden subdivision or tandem developments should only be considered where they are not detrimental to the village character and would contribute to the overall quality of the conservation area.
- 4.6 Sustainable developments in the form of green building design and re-use of building materials would be encouraged on appropriate sites in the village.

5. BUILDING CHARACTERISTICS

Throughout Askham Bryan the great variety of building styles seem unrelated. However, when viewed collectively these form the underlying character of the village. The winding Main Street of this linear village is a strongly unifying element, threading together sections of different character, some of which have changed gradually during the 20th century.

The individual form and proportion of buildings and the space around them gives Askham Bryan its distinctive ambience. Properties are generally set well back from a gently curving main street and, with few exceptions, are not sited in formal rows.

Older properties, together with their outbuildings, boundaries and garden walls are built in local red clamp brick. Other boundaries are either hedged or have original metal fencing.



- 5.4 There should be strict enforcement of conditions on the use of appropriate building materials.



- 5.5 Front boundaries should be of sympathetic red brick, hedging, traditional metal, or post and rail wooden fencing that would maintain the open aspect of Main Street.

- 5.6 Developers should take a positive role in “designing out” crime and follow the guidance in:

ODPM - Safer Places - The Planning System and Crime Prevention, City of York Council Local Development Plan, City of York Council Residential Highway Design guide, Police 'Secured by Design' Award Scheme. (www.securedbydesign.com)

DESIGN GUIDELINES

- 5.1 Developments must respect and complement the scale and density of neighbouring buildings and should retain sympathetic open spaces to enhance the visual and physical character of the village.
- 5.2 Any large site development should create harmonious variety and contain a mix of styles and sizes of properties sympathetic to the context and appropriate to the location. The form and scale of development should complement the cohesive character of the village.
- 5.3 Relationships between buildings and spaces created should reflect the rural patterns of the village and complement traditional building forms.

“The large mature trees, beech, chestnut, oak and yew, lining Main Street and in the long established gardens scattered through the village, attract a wide variety of common birds as well as owls, jays and woodpeckers”

ASKHAM BRYAN CONSERVATION AREA

Doctor's House



Askham Bryan Hall



Bell House and The Court



Old Cottage



Manor



Chestnut Farm



Joiners House



The Willows



The Green



St Nicholas' Croft



Nags Head



Little House



Chapel Lane



Main St



House



Low Hall



St Nicholas' Church



Alms House



Church Close



Old School



Manor Farm



Village Pump



Pond



House



Park Farm



Askham Fields Lane



Village Hall



Old Vicarage

6. CONSTRUCTION AND SCHEME D

Windows and Doors

There is not a single style of window design within the original properties in the village.



Vertical sash window with traditional glazing beads, arched brick lintel and projecting stone cill

They are predominately vertical sliding sashes or horizontal Yorkshire sliding sashes set beneath arched brick lintels and with either brick or stone cills. It is their proportion to the scale and dimensions of walling which gives the structures their character and charm.



Casement window with arched brick lintel and sloping brick cill

DESIGN GUIDELINES

- 6.1 Windows should be in proportion to the property and respect the character of the building and its surroundings.
- 6.2 Painted frames are traditionally found: dark stained joinery should be discouraged except where appropriate to a particular building.
- 6.3 Replacements should be like for like or accurately reflect the vernacular style of the originals.
- 6.4 Windows and doors should follow traditional relationships of window to wall in depth of reveals and treatment of window surrounds.
- 6.5 Arched brick lintels and either brick or stone cills should be encouraged where appropriate.



Yorkshire sash window with arched brick lintel and sloping brick cill

Roofs, eaves and chimneys

Buildings, generally, have gabled side elevations with some having raised gables with corbelled kneelers.

Eaves tend to be simple with guttering fixed on metal brackets with raised brick courses and, in some cases, patterned brick detailing (either dog-tooth or dentil detailing). Wooden fascias and barge boards are not the norm but do, however, appear on some of the larger older properties.



Raised gable with stone copings and projecting brick course eaves with dentil detailing

Roofing materials are generally either clay pantiles or blue slate. Those that predominate do characterise the village and contribute considerably to its landscape. Rooflines are important and the design of chimneystacks adds visual interest. Most in the village are topped with projecting brick courses and simple clay chimney pots.



Raised Gables and corbelled kneelers

DESIGN GUIDELINES

- 6.6** The height and pitch of roofs must be sympathetic to the structural design and to neighbouring properties.
- 6.7** New roofing should generally use traditional material (e.g. clay pantiles, blue slate) and extensions or alterations must be sympathetic to the original.
- 6.8** Alternatives to flat roofed extensions should be sought wherever practical, particularly where they affect the village scene.
- 6.9** Reflect traditional details such as raised gables and corbelled kneelers.
- 6.10** Chimney stacks should be encouraged for functional use and to add visual interest



Triple flue chimney with angled brick detailing

- 6.11** Listed or relatively unaltered older houses should seek to use a traditional style and material for rainwater goods wherever possible.
- 6.12** When submitting a planning application, applicants must:
 - 6.12.1** Illustrate on planning applications how the development will appear in scale to its immediate surroundings whether existing buildings, open land or treescape, in order to demonstrate how the development will fit into the village context.
 - 6.12.2** Provide accurate elevations in relation to existing properties where appropriate.
 - 6.12.3** Respect the existing landscape and create the context for new landscaping to contribute to the overall character of its setting and the conservation area.
 - 6.12.4** Submit details of materials eg. walling stone, mortar joints and mixes prior to planning permission being granted.
 - 6.12.5** Reflect local traditions and vernacular styles in all external treatments.
 - 6.12.6** Design car parking into the scheme to provide the necessary capacity in a sympathetic and unobtrusive way; encourage adequate on-site provision.
 - 6.12.7** Demonstrate how crime prevention measures have been incorporated to deter burglary and other criminal acts.
- 6.13** Extensions or alterations to existing buildings must:
 - 6.13.1** Use traditional materials compatible with the original in line with conservation area good practice.
 - 6.13.2** Avoid mixing incongruous styles and features in the same building.
 - 6.13.3** Respect the height of adjacent buildings.

7. HIGHWAYS, TRAFFIC & UTILITIES

The village of Askham Bryan is mainly residential with five working farms and two small workshops. A busy village pub, The Nags Head, at the west end of Main Street generates significant traffic at certain times of the day. There are two cars in many homes, and residents park in their drives or on the street.

There are three main entrances to the village:

- the A1237 northern York by-pass;
- the roundabout off the A64 and A1237, leading to Askham Fields Lane and the busy minor road to Bilbrough, Askham Richard and the villages beyond;
- via Chapel Lane.

These approach roads to the village are narrow and there is an awkward road junction on to Main Street where it meets Askham Fields Lane.



The road through the village serves the Main Street houses, St Nicholas Croft, Church Close and a small residential development at Home Farm. The wide grass verges contribute to the village character.

As the village is small it is easy for residents to walk to any part along footpaths adjacent to the road. In most places in the village there are footpaths on one side of the road. All road, street and footpath coverings are tarmac.

The other existing footpaths not associated with roads are clearly marked and form a small network of popular footpaths for residents and walkers alike and havens for fauna and flora.

There is one public telephone and one post box located centrally in Main Street. Road signs and street names are adequate. Waste bins and public seating are well sited and contribute reasonably well to the overall appearance of Askham Bryan.



Overhead cables create clutter and telegraph cables and their supports tend to detract from the appearance in certain parts of the village. Street lights within the village are a mixture of styles and intensities.

DESIGN GUIDELINES

- 7.1** Any form of traffic control scheme must be in character with the village setting.
- 7.2** On street parking should be discouraged.
- 7.3** Development must not encroach on the existing network of footpaths nor on access to farmers' fields. They must be retained and extended in the event of any new developments being considered in this rural village.
- 7.4** Any advertising or signage should respect the context of the village, it should be low key (colour, size and lighting) and in keeping with a rural conservation area. Footpath signs should be of simple design and robust materials with plain lettering or symbols.
- 7.5** Seating and other street furniture should be of good quality or purpose designed to enrich the character and pleasure of the village.
- 7.6** Street lighting should be in keeping with the rural environment and minimise light pollution.
- 7.7** Any necessary extension of kerbing should be in natural stone wherever possible.
- 7.8** Any new lighting, power and telephone cables should be routed underground as far as practical.

Appendix 1 - Conservation Area

Extract from City of York Draft Local Plan

Conservation Area No. 14 (22.3 ha)

Introduction

Askham Bryan Conservation Area was designated in 1980 and revised in November 2004. It includes the whole of the Main Street and the village's outer edges, including small areas of recent housing. On 20 January 2005 the Conservation Area was extended to include: St Nicholas' Croft and adjoining properties on Main Street; paddocks and gardens to either side of Northfield Lane; the property called Church Hill Farm. At the same time, a small area to the rear of St Nicholas' Churchyard was deleted from the Conservation Area.

History

The village was recorded in the Domesday Survey (1086). Its name is thought to originate from "Ascam" or "Ascha", possibly meaning the "enclosure of the ash-tree", and after Brian Fitzalan to whom the manor passed in the 12c. By 1600 the village was thriving with 12 farms on Main Street and several trades of tailors, shoemakers, millers, blacksmiths, bricklayers, three publicans and wine merchants. From the 18c the Fawcett family were to play a prominent part in village life. In 1800 Main Street was known as "Town Street" as in many villages of that period, and no doubt reflected in the surviving name of Town Farm at the west end of the village. Though sited some way from the village, the development of Askham Bryan College of Agriculture became an important influence upon present day village life.

Important Buildings

The Church of St Nicholas is late 12c with subsequent alterations, built in magnesian limestone ashlar and sandstone rubble with plain tile roof. The Church has a continuous nave and chancel and is a Grade 1 listed building. The "Doctor's House" on Main Street is an early-mid 18c listed house. Other notable buildings in the social history of the village are the former Methodist Church (1893), now the village hall, and the little chapel (1836) in Chapel Lane, now a house.

Character

The rural setting of Askham Bryan largely survives, with open countryside coming up to the informal, irregularly-shaped outer edges of the village that evolved naturally from the traditional pattern of plot boundaries. Several narrow lanes follow the length of the rectangular fields to enter Main Street at right angles. The winding Main Street of this linear village is a strongly unifying element, threading together sections of different character, some of which have changed gradually during 20c.

At the turn of the century the village consisted more of clusters of buildings, separated every so often by open fields and the extensive grounds of Askham Bryan Hall. The rather suburban character of much of the recent infill development between Chapel Lane and Askham Fields Lane is contained by the curving line of the street and the well-landscaped character of its frontage; houses being set-back amongst trees, with front boundary walls, hedges and fences, and grassed verges, maintaining a sense of continuity and pleasant appearance.

Towards its western end Main Street rises in quite a pronounced way, emphasising the contrast of this more historic part of the village from the infill development "below". The curve of the street continues; several vernacular buildings, including the Nags Head public house, gather effectively to form its frontage, with a more intimate village feeling, in turn opening into a pleasant little space opposite Chestnut Farm. The traditional mixture of detached houses and smaller cottages and outbuildings remains, though some of the latter have been replaced by recent larger individual houses and the introduction of a suburban style of cul-de-sac.

East of Askham Fields Lane, the village character becomes more open and rural, from an informal composition of attractive and historic elements: the pleasant group of 18c and 19c buildings, set in long narrow-fronted plots; the simple beauty of St Nicholas Church sited poignantly on a slight rise; the group of farm buildings at Manor Farm; and the village pond fringed by fine mature trees and notably, an open field background allowing the landscape to remain at this point as part of the village character, with idyllic overtones. In contrast, the eastern end of Main Street is formed by recent housing development, before the tight curve of the street suddenly unfolds at the very edge of the village to give an unchanging view over pleasant rolling countryside.

The main elements of the character and appearance of the area are:-

1. The survival of the overall village form of Askham Bryan and of its relationship with the surrounding countryside.
2. The linear qualities of Main Street, maintaining a cohesive character through the various parts of the village.
3. The remaining groups of historic and vernacular buildings, and the simple beauty of St Nicholas' Church.
4. The landscape elements; the many fine mature trees, grassed verges, the village pond and its glebe open field setting.

Appendix 2

Listed Buildings within the parish:

1 Church of St Nicholas, Main Street – Grade 1

2 The Doctor's House, Main Street – Grade II

3 Milestone approximately 80 metres west of Askham Fields Lane, Tadcaster Road (A64) – Grade II

Other buildings and features of importance in the village.

Although none have been 'Listed' the following all make a positive contribution to the character of Askham Bryan and are so important in the street scene that their value should be taken into consideration as part of any development proposal.

The Old School

The Alms House

Low Hall and Garden

The Old Vicarage

The Pond and Glebe

The Village Pump

The Manor House

The Old Cottage

The Village Hall

Askham Bryan Hall

Bell House & The Court

Chapel Lane

The Green

The Joiners House

Manor Farm

Park Farm

The Willows

The War Memorial

Chestnut Farm

The Nags Head

Little House

Acknowledgements

Financial support:

Askham Bryan Parish Council
Askham Bryan Residents Trust
The Countryside Agency
CYC Ward Committee,

Advice and encouragement:

Katherine Atkinson, Assistant Community Planner, CYC
Paul Brand, Yorkshire Rural Community Council
Councillor Janet Hopton, CYC
Residents of Askham Bryan

The Development Team

Keith Bradshaw, Ray Byrne, Mary Carbert, Ken Dixon,
John Handley, John Lazenby, Mike Long, Frank Paterson,
Mike Saville, Shirley Smith.



Design and Layout

Matthew Lazenby
John Lazenby

Printing

Leeds Press

Drawings

Mike Long

Photographs

John Lazenby and Villagers

Quotes and Illustrations

Courtesy of Edmund Bogg, Lower Wharfeland, 1904

Early Map

Courtesy of York City Archives.

Centre-spread Map

Produced from the 1993 Ordnance Survey 1:1250 mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright



From a REDUCTION of the
PLANS of the TOWNSHIPS
in the Year 1785.



*...antiquity and distinctiveness
of their churches reaching back
to Norman days. Near this
spot some of the vanquished in
their flight from the battlefield
of Marston—grievously
wounded and exhausted fell to
rise no more, and were laid to
rest in quiet churchyard earth,
remote from medley of men
and tumult of battle.*

Edmund Bogg

Lower Wharfedale, 1904