

*Our village proudly sits on highest ground
with open vistas all around.*

*Across field and Vale the Minster, proud and true,
is lit by glowing sun in golden hue.*

*Night sky studded with planet and star
is clear to the Milky Way afar.*

*But with barn and tawny owl in ghostly flight
are swift shadows against harvest moon's
bright disc light.*



Holtby Village

DESIGN STATEMENT

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There are some points raised in the document which amount to hopes and desires of villagers and are outside the control of the local planning authority.

The Design Team reinforce the point made on page 12 by Martin Lowe, Conservation Officer, City of York Council, that many of the details that go to make up the character of the village cannot be regulated by the development control process. They are the result of the care shown by the individual property owners.

This document was accepted as draft Supplementary Planning Guidance to the City of York Council's draft Local Plan (as amended) on 28 April 2005.

Holtby and its people

We the people of Holtby think our village is a very special place. It's a typical Yorkshire village, but it also has something unique about it.

This Village Design Statement sets out to discover what it is that makes our village so special. Producing these few pages brought pleasure to a lot of people. But the VDS is more than that; we believe that an understanding of what we have inherited from previous generations helps us retain and develop what is best in our village and its surroundings.

In these pages you will find a quick look at Holtby's past, a study of its present, and some thoughts about how we might like the village to be in the future. We hope you will enjoy reading it.

What is the Holtby VDS?

It's an easy-to-read pamphlet which:

- describes the village and its surroundings in plain, accessible language,
- sets out clearly what residents consider to be the distinctive and attractive characteristics of the village and its setting,
- suggests clear and simple guidelines for the design of any future development in the village, based on its present character.

Who is it for?

- For residents, to help them know more about and appreciate our village.
- For planners and all those interested and involved in the planning and development process of the village and its surroundings.

How was it produced?

After two public meetings a team of ten or so interested residents was set up to steer the production of the VDS. The Launch Day on May 1st, 2004 – an exhibition and tour/quiz – was attended by some 65 people. All residents of Holtby Parish were informed and consulted at every stage by means of:

- information leaflets about the preliminary meetings and Launch Day,
- a questionnaire asking residents their opinion on the characteristics of the village, and on any other issues,
- consultation on the drafts of the VDS, mainly through a display at the Christmas mulled wine and mince pies evening.

The area covered by the design guidelines is that of the village envelope (see map on pages 10-11) and, where appropriate, Holtby parish itself.

Front cover: Holtby from Mill Hill

Back cover: Reproduced with permission of Getmapping Plc. Licence N°. 1569731



Location

The village of Holtby lies off the A166, 5 miles north east of the city of York. The road follows the crest of a prominent ridge, part of the York Terminal Moraine.

inhabitants; the present position may have been preferred because it was away from the exposed high ground of the ridge and the wet land below.

The Scandinavian origin of the name (*Holt-by* means *Coppice village*) tells us the Vikings were here; and the Domesday Survey of 1086 – where the name is given as Boltbei – lists it among the King's lands. King William rewarded three of his barons with 'six geld carucates of land (about 240 hectares of tax-yielding land) and manorial rights'. Since then the village has seen two periods of growth – from the mid 18th to the mid 19th centuries, and from the 1960s to the present day.

A green village

Viewed from any of the 4 approach roads, the village appears to be dominated by greenery – trees, hedges and natural verges which soften the brickwork of the 50 or so houses.

The tree population, which has many mature specimens, is regularly being added to with both native and rarer types such as the red oak and the holm oak.

A small, recently planted arboretum has a Wellingtonia, Ginkgo and Cedar of Lebanon. In another recent tree-planting project of 3,600 native saplings in a field on the edge of the village, the 'first colonists' – the ox-eye daisy and the poppy in particular – are already staking their place among the new trees.

"I feed my Little Owls too weak to fend for themselves, and down swoops a wild tawny. He is thrown a few morsels as consolation"

Local sculptor Sally Arnup talks of her owl sanctuary

"Each November we eagerly anticipate the return of fieldfare and redwing. Although they raid our holly for its berries, we forgive them"

A bird and nature lover



The village is also 'green' in its use of modern environmental technology. It is the site of one of the few, largely experimental, reed bed sewage treatment systems in this country. This system, developed in Europe in the last 30 years, uses the ability of the common reed to absorb oxygen into its roots, producing micro-organisms which act as a form of biological filter.



Our village proudly sits on highest ground with open vistas all around.

Across field and Vale the Minster, proud and true, is lit by glowing sun in golden hue.

Night sky studded with planet and star is clear to the Milky Way afar.

Bat with barn and tawny owl in ghostly flight are swift shadows against harvest moon's bright disc light.

A rich habitat for wildlife

Weir Pond, on the northern approach to the village, is the largest of the numerous 'watering holes', rich in aquatic life, which provided drinking water for large numbers of livestock.



Drought years have given us the opportunity to clear away the fallen branches from the mature willows which surround it, as well as the waste dumped by fly-tippers.

The heron, on its occasional forays, has not deprived us of too many amphibians, some of which, such as the salamander, have been introduced from our own gardens. The new owl-box, fence and stile erected recently by a landowner behind his house on Main Street will, it is hoped, encourage the return of the short-tailed vole and the barn owl to their previous habitat.



The field has not been grazed for over a year. The primrose bank, on Straight Lane, is close to the heart of the village, a living monument to those who have protected our natural verges from destruction. Verges provide sanctuary for probably as many as 70% of all plant species.

Brown Hare leaps across Green Lane And raises pheasant from its field of grain. Who flies and glides with blackbird, thrush and crow; small butterfly, bee, cuckoo and swallow.

The hedges - corridors of life for mouse, shrew, insect, bird, and wondrous others only heard.

Ploughed fields patterned with print of badger, stoat and deer, give view to the Wolds, uninterrupted and clear.

Perfume of flowers, wild, bright and sweet, hawthorn, dog and guelder rose, honeysuckle, here at your feet.

Cattle and sheep laze and graze, foals leap and dance beneath mother's fond gaze.

In ponds, the moorhen, frog, toad and duck hope that this day, old heron will be out of luck

Elizabeth Wilson

the village setting...

This feature provided a dry route across the once marshy Vale of York, much used by the Romans and by our ancestors since prehistoric times.

King Harold possibly paused at a vantage point just above Holtby to survey the Viking enemy before his victory over Harald Hardræda at Stamford Bridge in 1066. The ridge reaches its highest point of just over 40 metres above sea level slightly to the south-west of Holtby. From here there are striking views in all directions across open countryside: York Minster towering over the city, the Yorkshire Wolds, the Howardian Hills and the North York Moors, including the White Horse of Kilburn.

History

There has been human settlement at Holtby for centuries. A recently discovered Iron Age barrow in fields to the north suggests pre-Roman

Farming: diversity and change

Farming was the mainstay of the village until the 1960s, as it still is for the rest of the parish.

Deep soils on boulder clay and on sand and gravel, both a legacy of the last Ice Age, have attracted cultivators since the Iron Age. A dramatic change occurred in the 18th century, when the Open Field system was replaced by enclosure farming methods, which are more similar to those we see today. The high water table demanded effective drainage for profitable farming. Carr Goit (Carr = marshy woodland; Goit = open drain) was dug to speed up the flow of water into Osbaldwick Beck, which joins the River Foss and finally the River Ouse in York. Seven of the 13 farms were sited on the better drained land of the moraine, the remaining six on slight sandy eminences so as to avoid the wettest lowland.

"I started as a farm lad at 15. Barley followed clover and was sown by hand. Best quality went via the Derwent Valley Light Railway from Dunnington to Layerthorpe, then by main line to Speyside for whisky."

Sugar beet was taken to the York factory. Both did well on the sandy soils. Potatoes were an important part of the five-course rotation.

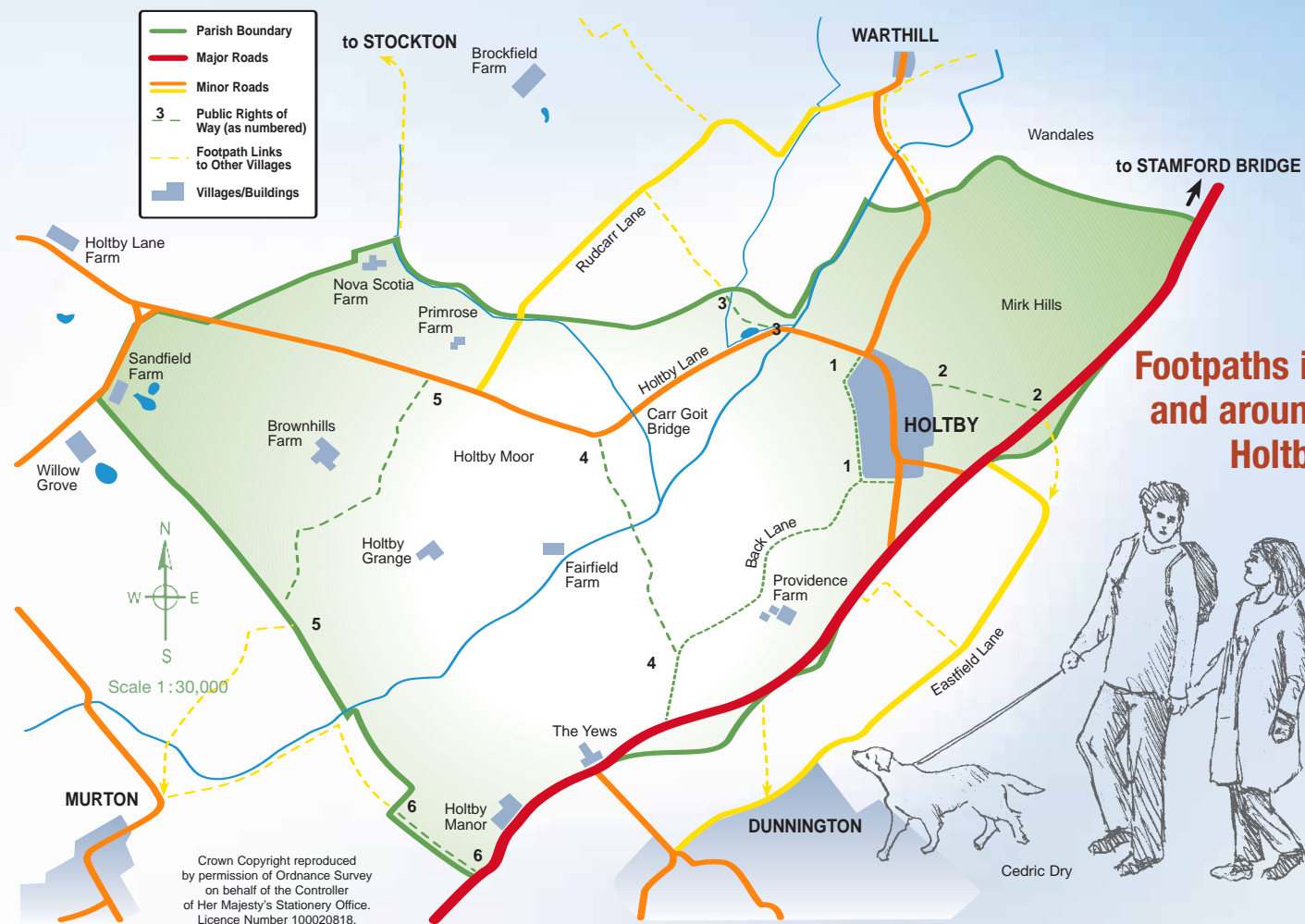
Grains, including oats, were grown for the numerous livestock, which included Molly and Blossom, my pride and joy.

I was on top of the world when I drove them home from the 'pike' yard to the loaders for more sheaves".

(A retired farmer)

Farm income was as dependent on the sale of livestock as on arable crops. The former provided the manure so vital for improving soil fertility. This system of mixed farming is still practised today on several farms, with cash crops such as barley and sugar beet widely grown. In the 19th century 'The Yews' was one of 12 local farms supplying chicory roots to 'Chicory' Smith, a York merchant with a national monopoly on this product, which was used for blending with coffee.

In the 18th century, farming prospered from a number of economic developments: the Enclosure Act, capital investment by the Agar family (Lords of the Manor from 1640) and agricultural innovation. This continued until the middle of the 19th century.



Footpaths in and around Holtby

Design Guidelines

1. The surrounding countryside provides a valued rural setting to the village, and should be safeguarded from further inappropriate encroachment.

This complies with the objectives of the draft City of York Local Plan as regards the permanence and protection of the Green Belt.

The following actions should be taken by landowners, community groups and individuals, working with the local authority as appropriate.

2. More roosts should be located on farms and in gardens.

3. Hedges should be 'infilled' with a mixture of species in order to create greater bio-diversity.

4. Natural verges should be cut with flora in mind, allowing natural seeding.

5. Ponds should be preserved and regularly cleaned out.

6. Retain existing meadows; encourage new meadows on located sites; and manage by cutting and grazing as appropriate.

7. Where any tree felling is necessary, consideration should be given to a suitable replacement.

8. Stewardship and private initiative schemes on aesthetic and environmental grounds should be encouraged.

9. Public paths, stiles, guideposts and fences should be checked regularly and kept in good repair, including cutting and maintenance programmes to the correct width.

10. Signage to footpaths should be increased and improved.

Access by lane, track and path

In the VDS questionnaire many villagers said they valued the open countryside around the village, and having direct access to it. The network of 6 separate public rights of way within the parish, together with bridleways and country lanes, link Holtby to our neighbouring villages. The residents consider this to be an attractive feature of a village which is only a few miles from the centre of York.

The Yorvic Way, a long-distance recreational path of some 65 miles encircling York, skirts the village to the west. In terms of its statutory duties under highways legislation, the City of York Council, in cooperation with the landowner, has recently restored Holtby N° 6 Public Bridleway (Vengeance Lane).

The country roads around the village, particularly those to the north-east, are excellent for cyclists, being relatively quiet, undulating and varied in their scenery. For the more

adventurous, they even lead to the awesomely steep slopes of the Yorkshire Wolds. To the south of Holtby, Sustrans National Cycle Route 66 is immediately accessible on its passage alongside Hagg Wood from York to Stamford Bridge and on to Beverley.



the settlement pattern...

Washed over Green Belt status

Holtby is one of the 12 small villages within the area of City of York Council which have the status of 'Washed over Green Belt' settlement.

These villages, which are generally relatively remote from the main transport corridors, have limited potential for new development, and contribute to the main objectives of the Green Belt – to maintain the historic character of York and to safeguard the countryside from urban sprawl.

The distinction between the village 'envelope' and the surrounding countryside clearly helps achieve these objectives, making the village separate from but part of the surrounding countryside.

Development

(see map on pages 10 and 11)

The development of the village originally followed a linear pattern, one house deep on each side of the principal thoroughfare, Main Street. This is a distinctive feature of Holtby, being typical of medieval northern lowland development patterns.

The Church of the Holy Trinity is set in a dominant position on raised ground at the centre of the village. The older houses of the village date from the period 1750-1850, when agriculture prospered, but as agriculture languished after 1850, no further need arose for extra houses. It was not until the 1960s that building took place in the ample space available. Some 30 houses were constructed in the

three cul-de-sacs off Main Street, along Panman Lane, and on various 'infill' sites.

The economy of Holtby

Unlike many other villages Holtby has until recently relied almost exclusively on farming, and the 13 farms in the parish still make a significant contribution to the economy. In the last few years, however, a number of new businesses have been set up:

- **A.S. Cockerill Ltd**, potato distributor on a national scale. A major supplier to Walkers Crisps.
- **Trevor Smith Landscapes Ltd**, landscape gardener. Projects include the memorial gardens at the sites of Great Heck, Southhall, Hatfield and Potters Bar rail disasters.
- **Sally and Mick Arnup Studios**. Sally has an international reputation for her bronze animal sculptures; Mick is a potter and painter.
- **Proactis Group Ltd**. Software development company supplying e-Procurement and Spend Control software to international clients.

Gardens and property divisions

Most houses have generous gardens, ranging from the traditional cottage style to expansive lawned gardens with mature trees. The ever-changing blossoms and foliage afforded by these gardens are an essential part of the 'natural' feel of the village. The gardens and properties themselves are separated by a number of different types of division, particularly hawthorn, privet and beech hedges, brick walls, railings and traditional fences.

An interesting feature of the gardens is the survival in some properties of the garths or burgage plots behind the houses lining Main Street. These long narrow strips of land - also sometimes called crofts or tofts - are usually of about ¼ acre, and on them tenants had workshops, grew vegetables and often kept livestock for domestic use.

Street furniture

Other historical links with the past are provided by the Victorian letter box, the two pre-war road signs, one at each end of the village, and the two disused public water pumps preserved on Main Street (in this case the past is not too distant - they only stopped functioning when a piped water supply arrived in the village in the 1950s!).



There are about half a dozen water pumps remaining besides the two boxed village pumps, providing a reliable and safe supply from the sand aquifer lying close to the surface. One pump is embossed 1837 'B.A.' (Esq') by a landowner and member of the 'gentry', Benjamin Agar. This was a familiar practice at the time – water being a precious commodity!

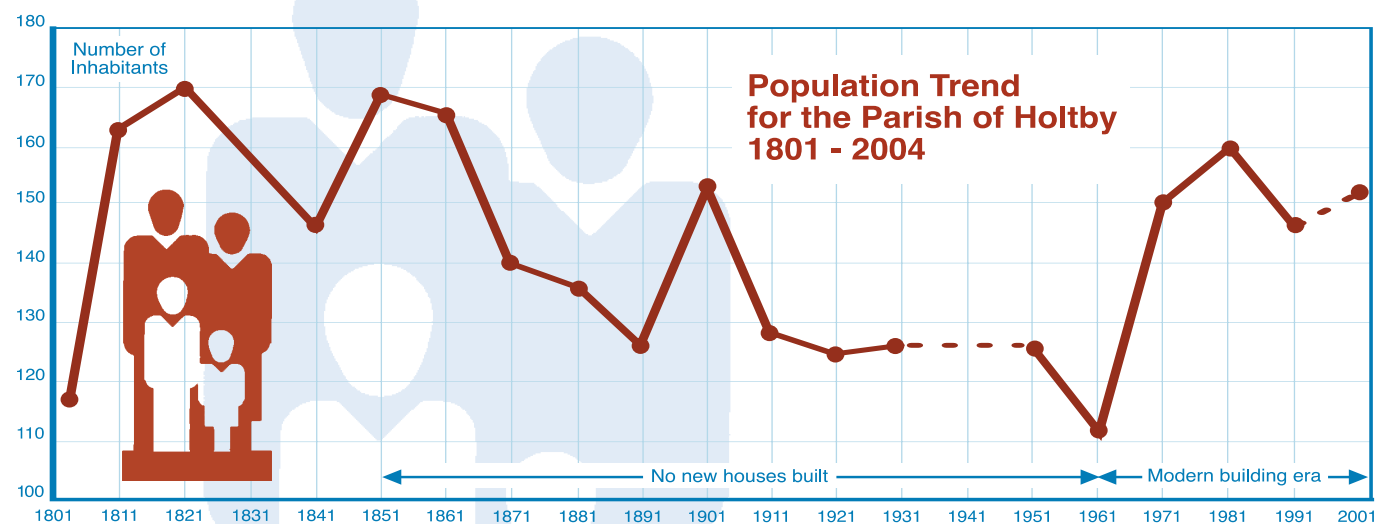
The red BT phone box on Main Street is a 'minor' landmark we hope to retain.



The traffic threat

Main Street and Panman Lane are lined by a mixture of narrow pavements and traditional grass verges. The latter add to the feeling of spaciousness, but the increasing size and frequency of traffic through the village has caused considerable erosion to the verges, and created a number of ugly scars.

The threat posed to the village by the speed and density of through traffic, and the effects of any possible countermeasures such as street lighting or traffic calming, are issues under review.



1941 - No census
1991 - Last year separate data given for Holtby
+ 2004 November estimate

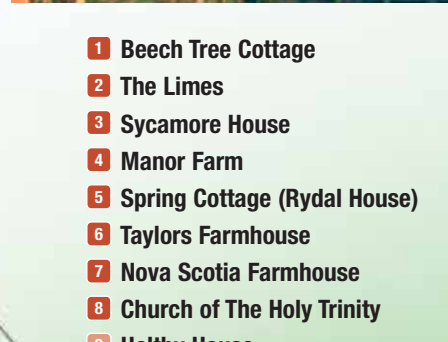
Data obtained from official census reports (1801 date of first census)



Main Street North approach



Holtby Village settlement plan and buildings



- 1 Beech Tree Cottage
- 2 The Limes
- 3 Sycamore House
- 4 Manor Farm
- 5 Spring Cottage (Rydal House)
- 6 Taylors Farmhouse
- 7 Nova Scotia Farmhouse
- 8 Church of The Holy Trinity
- 9 Holtby House
- 10 Sycamore Cottage
- 11 Rose Cottage
- 12 Poverty Farm
- 13 The Cottage
- 14 The Old Rectory
- 15 Laurel Cottage
- 16 Dunlea and Virginia Cottage
- 17 Weir House

- Listed Buildings
- Other Old Houses
- Post War Houses
- Village Envelope



N
W — E
S
Scale 1 : 2000

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Services

Over the years Holtby has boasted – in addition to a number of members of the ‘gentry’, the Rector and several yeomen – a joiner, wheelwright, shoemaker, blacksmith, solicitor, assistant poor-law commissioner and grocer*. Until 1866 there was also a victualler – the landlord of the Duke of Wellington pub.

At the moment (2005) there are no commercial services within the village, not even a post office. Nor are there playing fields, village green or square. This means that although extensive services and shops are available in neighbouring villages, within a 2-mile radius, there is no focal point for people to meet; the only community gathering points are the church and the Village Hall (Institute).

Several villagers commented on this deficiency in the questionnaire. Although the number 10 bus from Stamford Bridge to Poppleton provides an excellent service, running every 20 minutes, the bus stop is some distance away, and is currently (2004) extremely difficult to access because of the heavy traffic in the narrow confines of Panman Lane. .

*Baines’s Directory 1822



Worn verges on Main Street



Taylors Close

The southern part and the northern extent of Holtby have a strong and cohesive historic character that is of a significant quality. This character is partly due to a relatively high number of listed buildings within such a small settlement (seven separate entries), but also due to the unspoilt character of a number of unlisted buildings. This survival is in the main due to the owners and tenants of the buildings themselves, rather than any external pressure such as the planning system...

Martin Lowe, Conservation Officer,

City of York Council

Sometimes it is important to state the obvious. Holtby’s main charm and character derives from it being, essentially, a good survival of a small, traditional Vale of York village. It has not been significantly transformed by large residential housing developments, light industry or major road improvements...

Martin Lowe, Conservation Officer,
City of York Council



Main Street South

A former resident recalls a time shortly after the Second World War when

“... Holtby was divided into three: Jacques Farm (Manor Farm) and the cottages opposite was one enclave, with a gap for Holtby House between them and us (The Cottage), including Fewster’s Farm (Taylor’s Farm) and cottage, then another gap beyond the Village Hall to another little cluster at the junction with Warthill Lane”

Blanche Coulson,
resident 1939-83



Straight Lane



Approach from Holtby Lane



Panman Lane exit



Church Rise from Church Tower

Design guidelines

11. As Holtby is washed over Green Belt in the draft City of York Local Plan, the erection of new buildings or the reuse of existing buildings should constitute only limited infilling that would not prejudice the openness of the Green Belt. Form and scale of development should be appropriate to the location and complement the cohesive character of the village.
12. The village’s washed over Green Belt status within the draft Local Plan is important in maintaining the village’s character and is supported by residents.
13. Development at the periphery of the village settlement limit should only be considered where it would not adversely affect the open character of the village’s setting and entrances to the village.
14. Boundary treatments should be sympathetic to their location: the use of traditional treatments such as hedges, iron railings and brick walls is encouraged in front boundary treatments; in back boundary treatments the use of stock fences and palisade type wooden walls is discouraged.
15. Gardens, especially burgage plots, being important evidence of the historic layout of the early village, should be especially protected.
16. Telephone and power cables should be routed underground wherever practicable.
17. The rural appearance of village streets should be maintained by means of grass verges, not kerbs, wherever possible.
18. Retain and maintain historic features, including the pond, phone box, village pumps and post box.
19. Continue to investigate the possibility of traffic safety measures to reduce heavy vehicle movements and the speed of vehicles passing through the village.
20. 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 village.
21. Any new street furniture should be sympathetic to the village, and of an appropriate style.

Building types

Within the defined settlement envelope of the village, which covers an area of 6.7 hectares (approx 16.75 acres), there are 48 dwelling houses. The houses are situated on either side of a single road of medieval origin, Main Street, which divides the village into two almost equal areas of settlement. The main focus of the historic buildings is at the southern extent, from Manor Farm down to Holy Trinity Church.



Outbuildings, Taylors Farmhouse

Buildings...

Typically, the buildings are of clamp brick construction with pantile or slate roofs, and they date from the 18th and 19th centuries. Although only one working farm, Poverty Farm, remains as at 2005, a number of original farm outbuildings still survive in a reasonably unaltered state, adding interest to the village and bearing witness to its historic past. There is a good social mix of cottages, farmsteads and dwelling houses varying in size and design.



Renovated stables, The Old Rectory

Building styles

The historical 18th and 19th century buildings of Holtby are of two different architectural styles, namely the **vernacular** and the **polite**. These two styles have certain similarities, but each has its own distinctive characteristics.

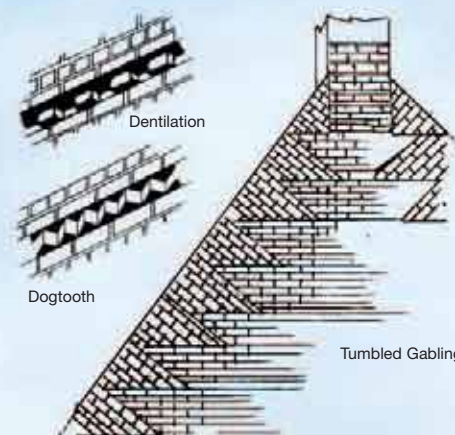
Vernacular is the local style of architecture. Being the older and lower in status, it is to be found in cottages and small to medium size houses. Their construction is of locally made clamp brickwork of variable reddish colour, with clay pantile roofs. The proportions and scale of these buildings are not always regular: doors and windows are often inserted into the buildings or, in some instances, blocked up, indicating the evolution that has taken place over their lifespan.

The **Polite** architectural style tends to relate to a higher status of building client. Hence, it is generally adopted in the larger houses which emerged in the 19th century. Such buildings usually appear to be better designed and are seen to incorporate national features, such as classical or gothic, rather than simply established local design. Also, improved transport in the 19th century made it possible to incorporate materials from outside the immediate locality, such as limestone facings at door and window openings, and Welsh slate for the roofs.

Traditional/vernacular building features

Certain design features can be seen repeated in many of the houses of this period:

String course: a raised band of brick at first floor level;



Dentil course: a band of projecting brick at the eaves sometimes in dog-tooth form;

'Tumble-gabled' brickwork, with raised verges, at gable ends: a fairly common feature of this local style, which gives extra strength and resistance to water penetration. Generally, such gables have stone or brick **kneelers** at the eaves;

Tall fireclay chimney pots: either placed at the gable ends, or along the roof ridge, these are a feature of the brick chimney stacks;

Timber hung (vertical) sash windows, divided with **astragals** (glazing bars) for up to 16 small panes of glass, and also **Yorkshire horizontal sliding sash windows,** each set in openings which have **rubbed brick lintels** or **cambered arches**.

Brick porches: where these exist, they are by tradition functional rather than decorative.

The village has a few examples of **single storey cottages** being enlarged to two storey houses by means of raising the wall height, often with a somewhat different type and colour of clamp brickwork.

Large stone/boulder foundations – a not uncommon feature of older houses in the region.- can be found in at least two vernacular houses: Spring Cottage and Virginia Cottage.

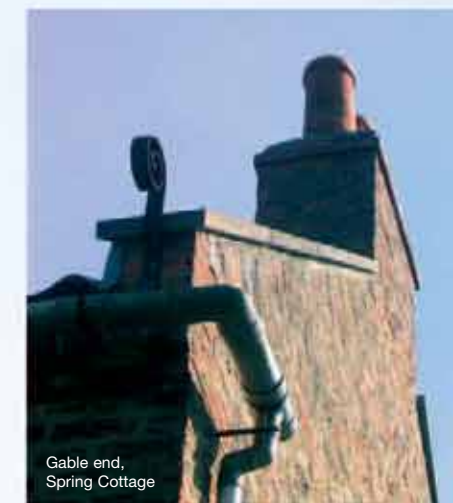
A number of newer houses have incorporated some of the traditional Holtby construction detailing, thus helping to retain the distinctive character of the village buildings.



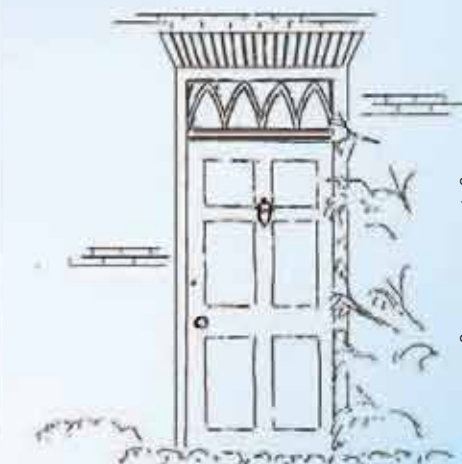
Chimney stack and pantiles, Manor Farmhouse

Listed buildings

There are 7 separate listed buildings within Holtby, a large number for its size. This reflects the strong historical character and the quality of the village. The listed buildings are shown in Appendix A, page 18. Nova Scotia Farmhouse, which lies in Holtby Parish to the North of the village, is also listed. In addition, the unspoilt nature of a number of the unlisted buildings, both vernacular and polite, adds to the visual attraction of the village. See appendix B, page 18.



Gable end, Spring Cottage



Fanlight, Beech Tree Cottage



Casement windows & string course at The Limes



Boulder foundations at Spring Cottage

The modern era

Small scale post-war housing developments took place on either side of Main Street, in Church Rise, Hillcrest and Taylor's Close, and also in Panman Lane. Whilst the form of these houses is generally suburban, their location being 'tucked away' from Main Street means that they do not impose on the historic core of the village. Hence, there is a healthy mix between modern and historic buildings in the village as a whole.

The Village Institute (Village Hall) is of timber framed and clad construction with a roof of profiled metal sheeting. It was mainly built by local Holtby men in memory of the fallen in the 1914-18 war.



Carving by Robert Thompson of Kilburn

The Church of the Holy Trinity

The church is the focal point of the village, standing as it does on a prominent raised site in a central location. The present church is built on the original Norman foundations of around 1170. It was rebuilt in 1792 and restored in 1881, using much of the original stone - a distinctive Triassic sandstone from Fishlock quarry in Lower Teesdale - and the 1792 brickwork.



Taylor's Close



Holy Trinity viewed from the East

The 15th century Tenor Bell, which was cast some time between 1418 and 1432, bears the name of the York bellfounder William Benbryg.

The Treble Bell is the work of John Conyers of Hull and bears the inscription 'Repent in Time 1624'. The distinctive mouse signature of Robert Thompson of Kilburn is to be found on the oak panels and other furniture.

The stained glass window in the North Nave, depicting 'A doorway to the future', was designed and executed by Ann Sotheran of Fulford, York, and was donated by the people of Holtby to commemorate the Millennium 2000.



The Millennium Window



Design guidelines

22. Any future development in the village should respect the character of the settlement, by being appropriate to the site in terms of size, scale and style.
23. The green spaces in the form of gardens, paddocks and other breaks between buildings contribute greatly to the rural charm of the village and should be retained wherever possible. Any new development should reflect these patterns and maintain a sense of enclosure where appropriate.
24. Any development should respect, maintain, or provide views through to the open countryside.
25. Any new buildings or extensions should be sympathetic to location and overall village character, with the use of local design features and local materials such as reddish bricks (reclaimed clamp bricks where possible) and orange clay pantiles or blue/grey slates wherever appropriate. Roughcasting or colour washing to walls should be discouraged.
26. Any development of original farm outbuildings should preserve their appearance and retain some evidence of their original use.
27. Sustainable development in the form of green building design and re-use of building materials would be encouraged on appropriate sites in the village.
28. Residents should give careful consideration to the siting of appendages such as carports, waste bin stores, garden sheds, meter boxes and satellite dishes. These should be installed away from the main building frontage wherever possible.
29. New and replacement doors and windows should respect the traditional local style of design and construction. The use of sustainable materials is encouraged.
30. Wherever possible, new rooflights or dormer windows to historical buildings should be avoided where they are detrimental to the character of the building.
31. New garages should be sympathetic in terms of design, scale and materials to the main dwelling and locality of the development.
32. Any future developments should seek to retain a social mix of house types and sizes, including affordable housing.
33. The open aspect of Holy Trinity Church, within its walled graveyard, should be preserved.
34. As the only remaining community facility in the village, every effort should be made to retain the Village Hall. In any future alterations or improvements the use of local materials and features in sympathy with the character of the village should be used.
35. New buildings should be designed in such a way as to promote crime prevention and ideally meet the security requirements of the police 'Secured by Design' Award scheme.

Appendix A

Listed buildings – all grade II
(see map on pages 10-11)

1 Beech Tree Cottage:
Early 19th century.
'Flemish Bond' brickwork with French tile roof.
Gable coping with end stacks.

2 The Limes:
Late 18th century.
'English Bond' brickwork with pantile roof.
'6-fielded-panel' door under cambered arch.

3 Sycamore House:
Late 18th century.
Central hallway entry.
Stepped eaves course and 'tumbling-in' to gable ends.

4 Manor Farmhouse:
Mid 18th century.
'Double-Pile' construction with M-shaped roof (front part earlier).
16-pane sashes beneath rubbed brick arches.

5 Rydal House:
(now Spring Cottage). Late 18th century with 19th century porch.
4-panel sash windows, modern extension to match style.

6 Taylors Farmhouse:
Late 18th century pair of cottages now one dwelling.
First floor band of bricks to right cottage only.
Gable coping.
End and ridge stacks.

7 Nova Scotia Farmhouse:
Late 18th century brick farmhouse with pantile roof.
Rubbed brick band.

8 Church of the Holy Trinity:
Restoration from 1792 and 1881 of early Norman church.
Millennium window in North Nave.

Appendix B

Other buildings of importance in the village

(see map on pages 10-11)

Although none have been 'Listed' (see Appendix A) the following historic buildings all make a positive contribution to the character of Holtby and are so important in the street scene that their value should be taken into consideration as part of any development proposal.

9 Holtby House

10 Sycamore Cottage

11 Rose Cottage

12 Poverty Farm

13 The Cottage

14 The Old Rectory

15 Laurel Cottage

16 Dunlea and Virginia Cottage

17 Weir House

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The Holtby Village Design Team:

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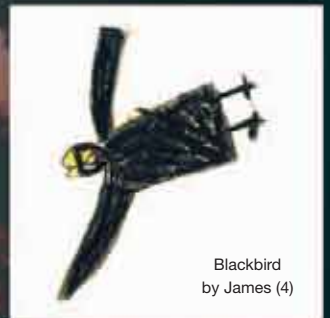
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Owl
by Jack (8)



Fox
by Hannah (7)



Blackbird
by James (4)



Boating at
The Bungalow
by Sarah Drury

A special thank you to some of our younger village residents for their excellent drawings.



The Village Design Team at the Old Rectory



The VDS Launch Day, May 1st 2004



The Millennium Party



The Village Design Team at work



Holtby Village
DESIGN STATEMENT