

# Poppleton Village Design Statement

Supplementary  
Planning Guidance



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Adopted by City of York Council as  
Supplementary Planning Guidance  
28th August 2003, following a full  
consultation procedure.

# Introduction

The Poppleton Village Design Statement (VDS) covers the two parishes of Nether and Upper Poppleton and is aimed at local people, planners, designers and developers.

The VDS reinforces the need for anyone considering any type of development to undertake a proper assessment of the character of the surrounding built and natural environment, and to take account of defining characteristics, building traditions and materials. Design and layout appropriate for one setting may not be acceptable in another. This particularly applies to Poppleton with its varied building and landscape characteristics.

The history, settlement pattern and visual characteristics of the villages and surrounding landscape are described, and the qualities that make them unique and special are emphasised. In particular, there is a strong and thriving community spirit, which is highly valued by local residents.

The VDS has been researched, written and edited by local people, and all residents were given the opportunity to comment through a questionnaire, exhibitions and via a draft document.

The VDS conforms to the policies in the City of York Local Plan (presently on deposit) and to Government Guidance. It has been adopted by the City of York Council (CYC) as Supplementary Planning Guidance, applicable to all types of development, whatever their scale.

The scope of the document encompasses more issues than would normally be the case in a planning document, raising awareness of the effect of cumulative change on local character.

The aim is to manage change in the village, not to prevent it. Future development should be sympathetic, unobtrusive and in keeping with its surroundings.

## Location

Poppleton lies 4 miles north west of the centre of the historic city of York. The village is bounded by the River Ouse to the north and east, and by the A59 York to Harrogate road to the south and west. Poppleton, Nether and Upper, consists of two old village cores which have effectively coalesced to form one community as a result of modern housing developments between the two.

## Population

In 2001, the population of the parishes of Nether and Upper Poppleton was 4173, living in 1735 households. Of this total, 21% were under 18 years old, and 20% were over 65 years old. At the close of the school year, in July 2003, the village primary school had 362 pupils, the nursery had 50 in attendance, and the Poppleton Under 5s had 35.

### DESIGN GUIDELINE

- 1 *New development should seek to provide a range of house types in order to maintain the population mix in Poppleton.*

## History

The origins of settlement hereabouts date back around 4000 years, suggested by the recovery of a perforated stone axe-hammer found in the parish. Recent aerial photography has shown areas of ditched enclosures in Poppleton. These may be attributed to Iron Age use of the landscape, around 2600 years ago. The aerial evidence suggests thinly spread family farmsteads sited amongst the enclosures and surviving on a mixed farming economy.

The location of a late Roman stone coffin, and the recovery of pottery, brooches and coinage from within the parish all suggest the existence of a "villa-style" farmstead, whose lands probably abutted the main Roman road running through Poppleton (parish map page 14). The villages continued to exist throughout the Viking and Saxon periods.

By 972 AD, documents mention Poppleton by name and certain areas of land were in ecclesiastical hands. In the Domesday Book of 1086 the two separate villages of Nether and Upper Poppleton are mentioned.

From Norman to Tudor times, the Archbishop of York and the Abbot of St Mary's, York, owned some of the land, the rest being in the possession of Lords of the Manor. Their dwellings consisted of a manor house behind the present All Saints' Church Hall and a moated manor house at the rear of St Everilda's Church. Archaeological finds in Poppleton show that it was an area used by armies in conflicts with the Scots in the 13th and 14th centuries, and later in the Civil War.

The river was used to transport goods and was tidal to Poppleton, until the weir and lock were built at Naburn, south of York, in 1757. There was a ferry at Nether Poppleton from 1089, a date supported by a ferryman's seal, until the 1960s, and the river was also fordable here, as records show.



The most significant change for Poppleton was the Enclosures Act of 1769. At this time, the roads now named Millfield Lane and Station Road, with their wide verges, were laid out. Some of the oldest surviving houses in the village were built around this time.

The next most important event, in 1848, was the construction of the railway station, with goods and coal depots. The market gardens situated between the two villages made good use of these facilities. Thereafter many houses were built (map page 10).

The transfer of the Railways North Eastern headquarters from London to York in 1967 accelerated residential development. Poppleton, with its easy, fast rail access to York, was a highly attractive village to newcomers.



Due to the increase in population, the Infants and Junior schools were enlarged between 1961 and 1969, and have now amalgamated as Poppleton Ousebank Primary School. A library was also erected in the 1960s, followed by tennis courts and a bowling green that was playable from 1981. A Community Centre with further sports facilities was opened in 1989.

During the 1990s, the village pond, adjacent Cartshed and Tithe Barn in Nether Poppleton were restored, and in 2000 the Millennium Green was opened.

## Landscape

### Setting

The area has been defined regionally as "The Vale of York" within the "Countryside Character, volume 3, Yorkshire and the Humber", Countryside Commission (1998).

The geology of the Vale of York was strongly influenced by glacial action and deposition associated with the last Ice Age. The two parishes of Poppleton overlie two differing types of drift matrix, the Alluvial Warp and Lacustrine Clays deposited by a lake to the northwest and Glacial Sands and Gravels deposited by meltwater to the southeast, with an area of Boulder Clay dividing the two. The villages stand on the sand and gravel. More recent Alluvium is present on Poppleton Ings which forms a natural flood plain.

The Vale of York is a relatively flat landscape, and at Poppleton shows a gentle hummocky relief, undulating slightly about 15m above Ordnance Datum.

### Character - Flat, open, arable farmland

The gently rolling fields are characteristic of this flat, open arable landscape, farmed for cereal, root and fodder crops due to the favourable underlying mix of clays and sands. These soils have Agricultural Land Classification Grades 2, 3 and a smaller area of Grade 4, used for pasture. Fields are generally medium to large and regular in shape, with some narrower strip fields close to the village. The fields are divided by hedges and hedgerow trees.

The landscape type is noticeably devoid of woodland, with only five small separated areas

- old scrub woodland comprising willow and thorn at Low Moor; similar scrub woodland along Foss Dike; a copse of oak and ash at Lords Lane; mixed woodland around Main Street Drain Bridge, Nether Poppleton; and a newly planted community woodland at Wheatlands. The Parish Council created a Linear Park down the verge of Broad Lane in the late 1990s.

The majority of tree cover occurs in hedgerows, where the principal species are oak, ash and willow. The principal hedgerow species are hawthorn and blackthorn.

### Relief and Approaches

Poppleton lies in a gently undulating area between the A59 and the River Ouse and is physically separate from the outer suburbs of York. This gives the village its unique character, sense of place, distinctiveness and identity. Viewed from a raised position on the A59 Red Lion Bridge the mature trees, church steeple and maypole are dominant over the roofs of Upper Poppleton. From the elevated A1237, St Everilda's Church, with its ancient cedar trees, and the Tithe Barn in Nether Poppleton are clearly visible. The Moat Field and the Millennium Green form a soft edge to the village, framing the housing.



### Water and Drainage

The River Ouse forms the parish boundary to the north and east. The Foss Dike and Foss Nabs form the greater part of the western boundaries, and between the two Poppletons follows the course of another dike that is now culverted. Other dikes dictate field boundaries and have been used to improve the drainage of the arable land. They are maintained by Marston Moor Internal Drainage Board.

### Flora and Fauna

Poppleton abounds with areas created to conserve and improve the natural wildlife. St Everilda's Church is enhanced by the Moat Field, "minimally managed pastureland" to attract bird life, the Millennium Green with its newly planted trees, and the restored pond beside the Cartshed, which is a nature conservancy area.

The river bank and roadside verges are thriving and retain many native hedgerow species, particularly hawthorn and blackthorn. Wide roadside verges link Nether Poppleton with Upper Poppleton and are present in both villages.



The Green and Chantry Green contain mature beech, lime and oak trees and more recently planted trees. The wildlife area in All Saints Churchyard offers another sanctuary to local fauna, as does the wild area at the back of Chantry Green.

Many trees in Poppleton are protected by Tree Preservation Orders (TPOs). The map showing all trees currently covered by TPOs is held by CYC and can be viewed on request.

## DESIGN GUIDELINES

- 2** *To maintain the village's rural character/atmosphere, there should be green and open land between Poppleton and York. This is not only important for Poppleton but for York so that it remains a contained and attractive city rather than being surrounded by unsightly urban sprawl. Expansion of Poppleton outside the existing curtilage towards the Ring Road and other principal road links such as the A59 should be discouraged (parish map page 14).*
- 3** *Any new development on the village periphery should be in keeping with both the surrounding properties and the countryside and should give high priority to landscape design, to protect and enhance the external views of the village.*
- 4** *Penetrations of green and trees from adjacent agricultural land into the village core must be protected and maintained to ensure a continued abundance of wildlife.*
- 5** *Ancient hedgerows in the village should be identified, registered and protected. The planting of native broadleaf trees and shrubs, together with the re-introduction of hedges both within and on the outskirts of the existing village envelope should be encouraged to protect wildlife, screen noise, and maintain the natural landscape.*
- 6** *The retention, maintenance, and extension of wide grass verges where appropriate should be encouraged.*
- 7** *The setting of the Scheduled Ancient Monument in Nether Poppleton should be protected from development.*



# Settlement Pattern

## Conservation Areas - History, Principles

The Conservation Areas of Nether Poppleton and Upper Poppleton were designated in 1993 and now form part of the City of York Local Plan.

The following photographs and village map (pages 12/13) highlight the special character of these Conservation Areas. This comes not only from the quality of the buildings with their traditional materials, individual nature and sense of scale, but also from the historic layout of roads, paths, hedges and green open spaces.

**Nether Poppleton Conservation Area** includes the historic village core around St Everilda's Church and Manor Farm, Church Lane and Main Street.

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

- the genuinely rural character of Manor Farm, the Cartshed, the Tithe Barn and St Everilda's Church, and their historic association with the origins of the village.
- the continuity of Church Lane and Main Street, linking areas of historic and rural character through a series of curves and changes in level, revealing a pleasant sequence of views.
- the landscape elements - trees and cobbled and grass verges - and the way they unify areas of different character.
- the traditional relationship between Nether Poppleton and the river, with the cluster of historic buildings, keeping a sense of identity to the village, counteracting the extensive "hinterland" of suburban development that has taken place.



**Upper Poppleton Conservation Area** embraces the approaches along Hodgson Lane and Main Street, the adjacent buildings/land, open spaces and areas of woodland and both Greens. "The Green" runs through the village from Westfield Lane to Chantry Green.

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

- the rural village quality of the Green, with its individual triangular shape and open aspect.
- the green wedge behind Model Farm, abutting the surgery and in front of Field House creating a unique open space in the centre of the village.
- the attractive groups of vernacular buildings, sufficient to create a cohesive overall character, and a valuable focal point in a community that has undergone extensive suburban expansion.





## DESIGN GUIDELINE

- 8** *The importance and relevance of the Conservation Areas should be maintained. Development should reflect and respect existing character in size, scale, materials, layout and landscape.*

### Listed Buildings

Located within the original core areas of both historic settlements, there are currently 23 Listed Buildings in Nether and Upper Poppleton, each demonstrating important features and characteristics, typical of its period (village map pages 12/13).

The listing of buildings provides a powerful reminder to us of the work and way of life of earlier generations and the need to protect and conserve important historic buildings, noting that they are a precious and finite asset.

Listed Building Consent is normally required when undertaking alterations and/or demolitions.

#### LISTED BUILDINGS

##### UPPER POPPLETON

###### THE GREEN

*Model Farmhouse, barn and railings*

*Green View*

*All Saints Church*

*Beechwood House, gate and railings*

*Manor Farmhouse, gate and railings*

*Russett House*

###### HODGSON LANE

*Orchard House*

*Parish boundary post at  
SE 53035336 Shirbutt Lane*

##### NETHER POPPLETON

###### CHURCH LANE

*St Everilda's Church*

*Manor Farmhouse, gate and railings*

*Dovecote at Manor Farm*

*Tithe Barn*

*Greystone, attached barn, gate and railings*

*Barn to south of Greystone*

*Gazebo in garden of Foxgarth*

*School House*

*Kilburn House*

###### MAIN STREET

*Fruit Farm*

*Poppleton House*

*Bankside*

*Priory House, gate and railings*

*Hallgarth*

*Ryder*

## DESIGN GUIDELINES

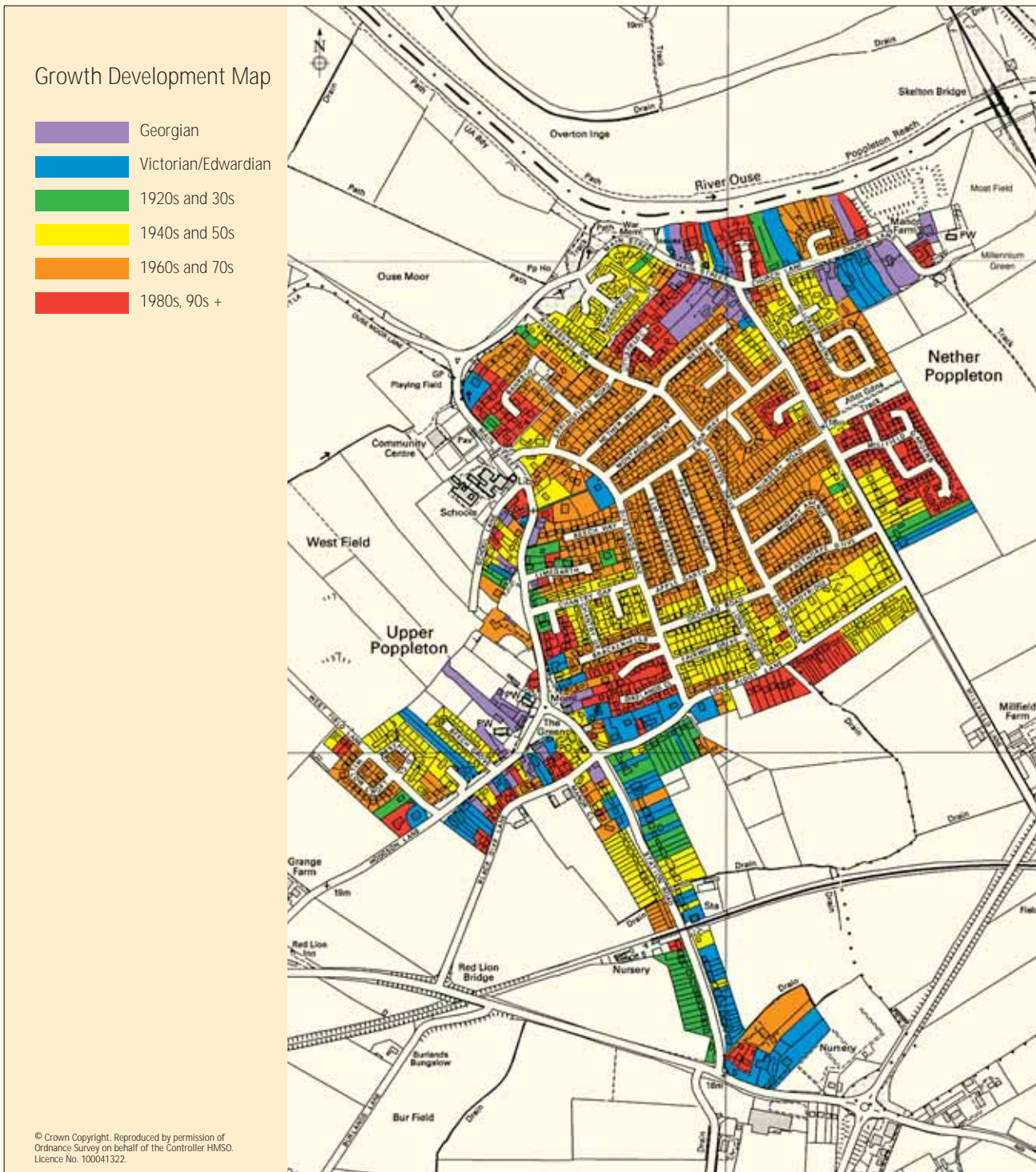
- 9** *Listed Buildings and their surrounding environment must be fully considered when contemplating new build and/or alteration to buildings not Listed when they are adjacent.*

- 10** *Scale, design and materials etc. must all be considered and be sympathetic.*

## Developments/Growth Pattern:

Medieval, Georgian, Victorian/Edwardian, 1920s/30s, 1950s/60s/70s, Modern (1980s to present)

The development of Nether and Upper Poppleton from two initially separate, yet related settlements to the "Poppleton" of today, where there is little defined separation is, however, easily recognisable by referring to the Growth Plan (see map 1). This identifies the origins of both settlements: Nether Poppleton adjacent to the River Ouse, its crossing point and navigable route down and upstream, and Upper Poppleton near to the Roman Road with direct access to York by horseback and foot.



The initial expansion of each settlement evolved from the historic cores in the Medieval and Georgian periods, followed by more scattered occurrence of Victorian and Edwardian properties. Typical ribbon/linear development, in the fashion of the 1920s/30s, led to a few outlying pockets of dwellings, eg Northfield Lane and either side of the A59 away from the main villages. Development culminating in the considerable 1960s/70s infill amalgamating the two villages is very clear. The most recent and smaller developments have predominantly involved infill, but there have been several larger and non-typical peripheral housing schemes such as Millfield Gardens and Poppleton Park.

Pressure from the popularity of Poppleton has led to a proliferation of extensions, leading to urbanisation of the street scene and the loss of green space.

The Church of St Everilda is 12th century in origin, on a Saxon foundation. All Saints Church superseded a Norman Chapel of Ease in 1892. Both are constructed with solid stone and brick walls, and slate or plain clay tile covered roofs.

The earliest agricultural and domestic buildings in Nether and Upper Poppleton may well have been constructed with oak timber framing and wattle-&-daub infill beneath pitched thatched roofs. The Tithe Barn in Nether Poppleton, which has recently undergone extensive restoration, is an example of one of the earliest surviving buildings retaining parts of the original timber "Post and Frame" construction with a solid clay brick wall envelope having been provided beneath a pitched clay pantile roof during the 18th century.

In the surviving buildings, apart from the churches and evidence of timber framing apparent within the Tithe Barn, the use of local clay for wall brickwork and roof tiling, and to a lesser extent Welsh slate in roofing (introduced to housing in the Georgian period), were the dominant building materials up to the 1950s. Since then, the villages have seen the introduction of imported/non traditional bricks, artificial stones, more use of painted renders, interlocking concrete tiling in pitched roofs and felt coverings to flat roofs.



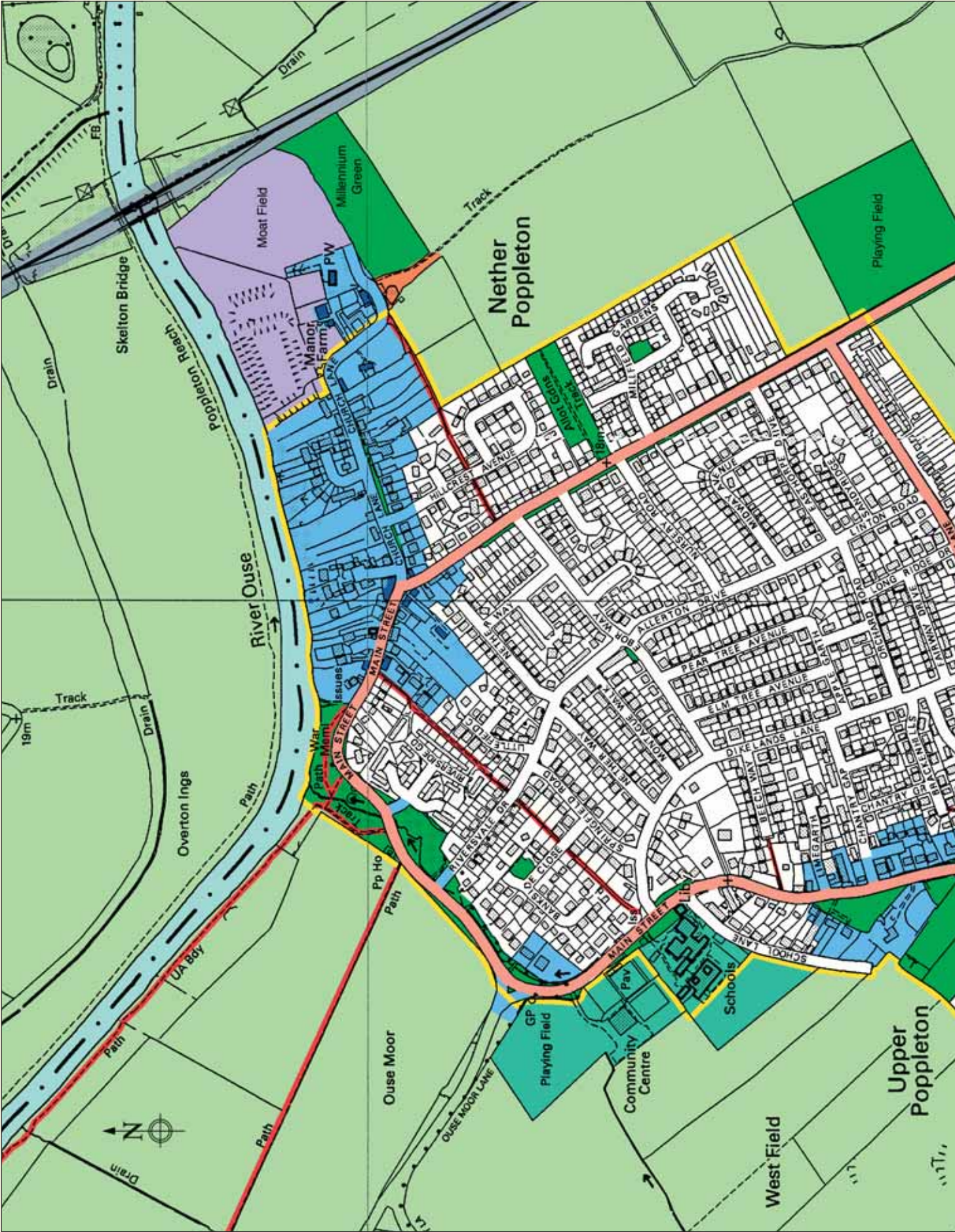
*St Everilda's*

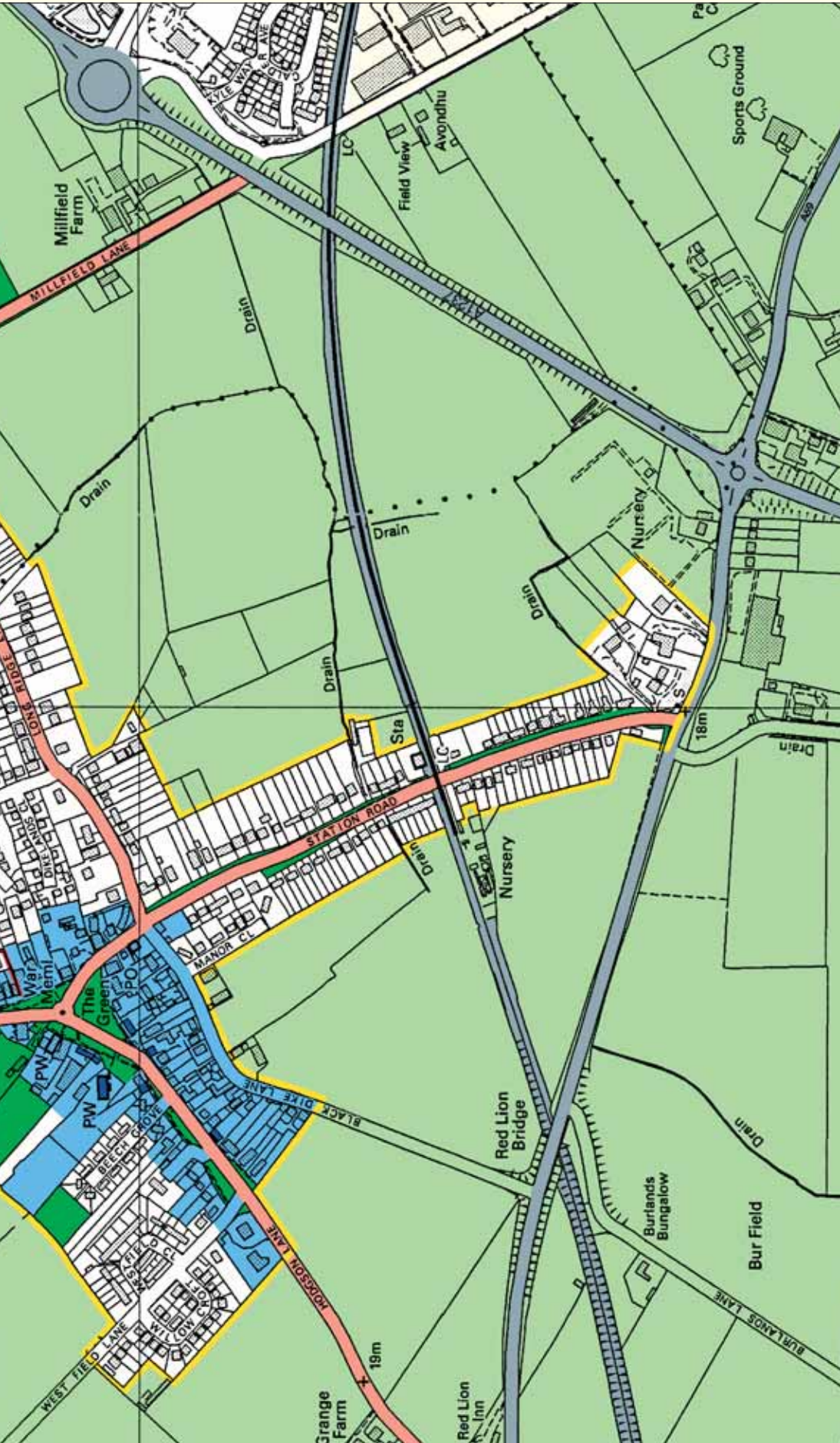














*All Saints*

## DESIGN GUIDELINES

- 11** *The existing character and traditions must be appreciated when contemplating new development, whatever its size or purpose. Whilst imaginative and original design is encouraged one must consider the setting.*
- 12** *To conserve the special character of the traditional communities, the size, scale and massing of new buildings and extensions should harmonise with neighbouring properties and spaces.*
- 13** *New development should be mixed, with a variety of design type, size, scale and materials to uphold the present juxtaposition of differing periods of development within the village. Mass housing estate development would not be suitable.*
- 14** *Contemporary design should complement and be in sympathy with existing building character.*
- 15** *The use of bland fencing such as interwoven and lap as a quick-fix boundary should be discouraged. Adopting more traditional boundaries such as hedging, low brick, wrought iron and post and rail should be encouraged.*
- 16** *Adequate parking spaces should be provided within the curtilage of the property, to avoid on-street parking. Vehicles should be concealed as far as possible.*
- 17** *Space should be maintained around dwellings to avoid the loss of soft landscaping.*

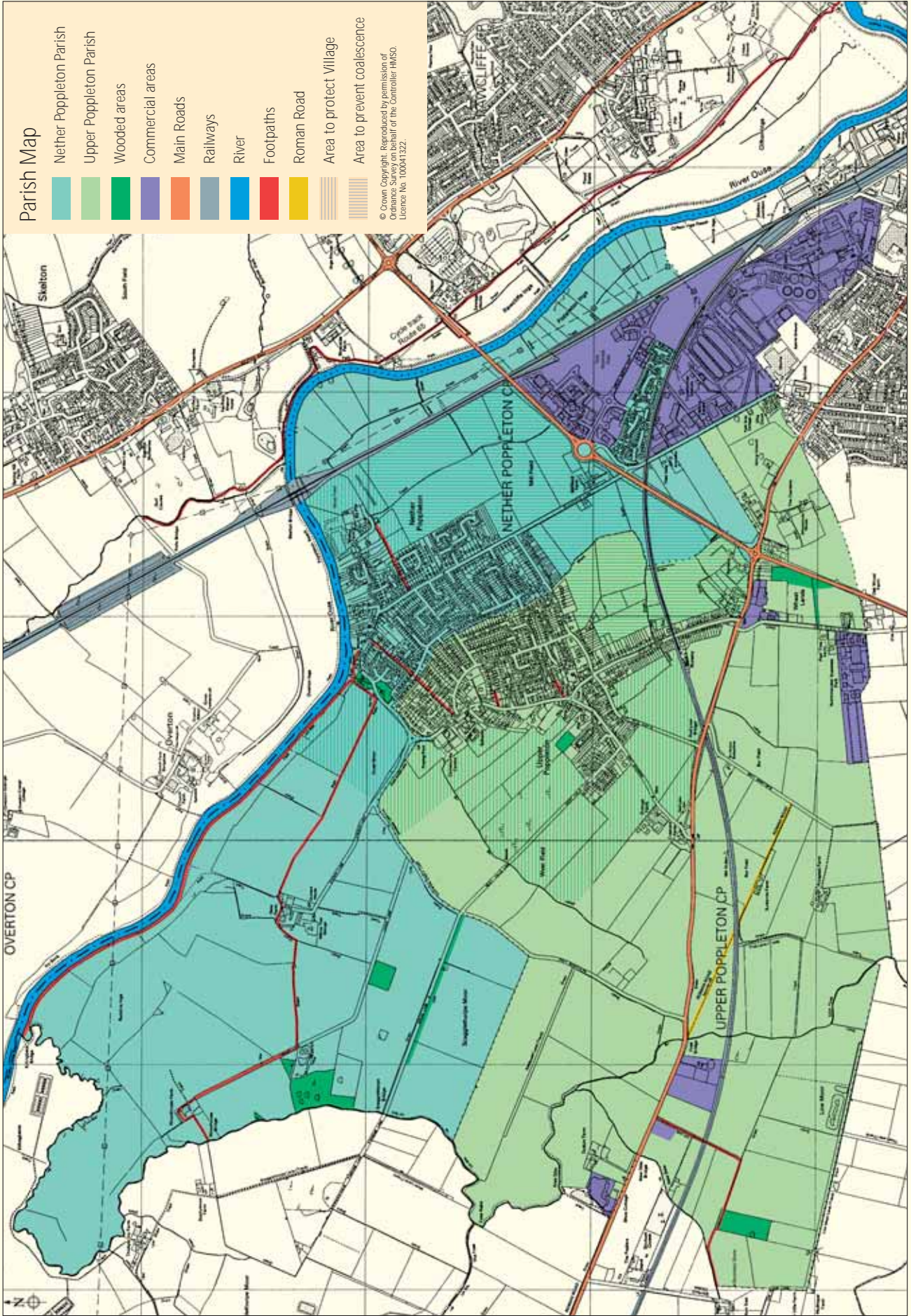




- |   |   |   |                           |
|---|---|---|---------------------------|
|  | Settlement Limit                          |  | Community centre & school |
|  | Green Belt                                |   | River                     |
|  | Listed Buildings                          |    | Road and Railways         |
|  | Conservation Areas                        |    | Main village roads        |
|  | Ancient monument within Conservation Area |    | Footpaths                 |
|  | Wildlife Area within Conservation Area    |    | Parish Boundary           |
|  | Green Spaces                              |   |                           |

## Village Map

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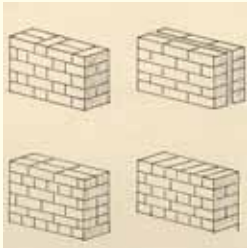
Sketch A



Sketch B



Sketch C



Sketch D



Sketch E

## Typical/Special Features (Design/Materials etc.)

### Medieval - Georgian

**Type (Nature, Storeys):** There is evidence of single storey cottages with later second storey additions apparent, predominantly south facing. Few remain but Sycamore Cottage in Upper Poppleton is a typical example.

**Roofs and Chimneys:** Dual pitched roofs, likely to be originally thatched, were later re-covered with clay pantiles or plain/rosemary tiles.

**Walls:** Brick (clay - 9" solid) with header courses circa every 4th/5th/6th course, often featured tumbled brickwork to upper gable (*Sketch A*), flat and arched soldier brick lintels over openings, flush horizontal brick cills, and pointing in lime mortar.

**Windows and Doors:** Yorkshire horizontal sliding sash (*Sketch B*) and/or vertical sliding sash windows, vertical plank timber doors.

**Gardens/Boundaries:** Originally benefiting from a "Close", an area of land sufficient in size to support the family with poultry, vegetables and fruit trees.

### Georgian

**Type (Nature, Storeys):** Imposing, predominantly two storey detached dwellings demonstrating architectural symmetry, are apparent within Nether and Upper Poppleton and fronting the Greens and Main Streets within the Conservation areas.

**Roofs and Chimneys:** Dual pitched roofs with slate or clay pantile coverings, some with lower two eaves courses of flat stone (tabling), with clay or stone ridge tiles. There were often built up gables with stone or brick copings incorporating lead flashings or lime mortar fillets (*Sketch C*). Brick built chimney stacks to both upper gable peaks offered symmetry with their clay pots.

**Walls:** Solid clay brick with a variety of bonding including (*Sketch D*) 'English Garden Wall' and 'Flemish', with lime mortar pointing, soldier brick lintels above window openings, splayed.

**Windows and Doors:** Vertical sliding timber sash windows with 16 pane glazing. Frame recessed from wall face with weighted sash mechanism rebated/recessed in window jamb and increasingly narrower glazing bars creating lighter architectural profile and more elegant window frame than earlier period windows. Main entrance timber door, typically central to front elevation, comprising four, five or six panels, with a simple surround including a fanlight (*Sketch E*).



Sycamore Cottage





**Gardens and Boundaries:** Low level brick built front boundary wall with brick or sandstone coping with decorative wrought iron railings above and centrally positioned gate (Sketch F). Rear garden enclosed with higher brick walls.

### Victorian/Edwardian

**Type (Nature, Storeys):** Typically these were two storey semi-detached dwellings within the core areas of the village, fronting village greens and main roads through village.

**Roofs and Chimneys:** Pitched gabled roofs with slate covering, clay ridge tiles. Brick built chimneys with featured oversailing brickwork sometimes of different lighter featured coloured brick, clay pots in a variety of designs. Decorative timbers to gable verges. Lead flashings.

**Walls:** Solid clay brick with tighter bed joints and higher quality brick to front elevations, lime mortar pointing. Both horizontal and arched soldier brick lintels over window and door openings, stone cills. Decorative feature brick banding in lighter brickwork in several examples (eg Lancaster Villas, Chantry Green, Upper Poppleton).

**Windows and Doors:** Both single and two storey bay windows to front elevations with flat lead covered and pitched hipped slate covered roofs. Vertical timber sliding sash windows, 2 and 4 pane glazing. Timber panelled doors with fanlight above and decorative timber mouldings to door surrounds (Sketch G).

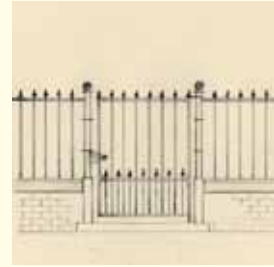
**Gardens and Boundaries:** Low level brick built front boundary wall with brick or sandstone coping with decorative wrought iron railings above and gate (Sketch H). Good sized rear garden enclosed with brick walls, fencing and/or hedges.

### 1920s/1930s

**Type (Nature, Storeys):** Detached and semi-detached two storey dwellings were built, facing onto village greens and original access roads. However, village expansion is apparent during this period, with properties now being erected along roads such as Station Road, Long Ridge Lane, Dikelands Lane, and Millfield Lane within Nether and Upper Poppleton.

**Roofs and Chimneys:** Pitched gabled and hipped roofs with slate and plain clay tiled coverings, clay ridge and hip tiles. Brick built chimneys with less decorative round clay pots.

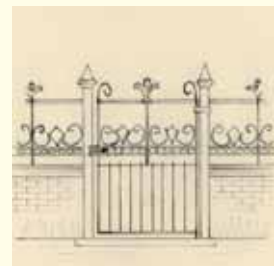
**Walls:** Cavity walls, red engineering type facing brick, with blue brick and/or bitumen damp proof course, vertical soldier brickwork above window and door openings, brick cills.



Sketch F



Sketch G



Sketch H



Lancaster Villas



**Windows and Doors:** Single and two storey bay windows to front elevation with flat lead and pitched hipped slate and plain clay tiled coverings. Decorative timber framed open porches incorporated in a number of examples. Side and top hung metal and timber framed casement windows some with leaded lights incorporating obscure and stained glass. Front door typically timber panelled design with upper glazed section.

**Gardens and Boundaries:** Good sized gardens, timber fencing and variety of hedges including beech, privet and hawthorn typify this period.

### 1950s/60s/70s

**Type (Nature, Storeys):** Detached and semi-detached two storey houses and single storey bungalows, some with first floor dormers were built during this period. The majority of housing development within both Nether and Upper Poppleton falls into this age and type category and is responsible for infill and amalgamation of the two villages.

**Roofs and Chimneys:** Pitched roofs with clay and interlocking concrete tiled coverings. Some of the first flat felt covered roofs were introduced in this period.

**Walls:** Cavity construction with lighter imported/non traditional and cheaper brickwork than previously and the introduction of a significant amount of artificial stone, painted renders, tile hanging and timber cladding.

**Windows and Doors:** Top and side hung plain style softwood windows typical of this age with plain part glazed and fully glazed doors. Much of the original poor quality softwood joinery adopted for windows and doors has been renewed and many houses now have sealed unit uPVC double glazing.

**Gardens and Boundaries:** Higher density housing than previous periods has resulted in smaller gardens with boundaries comprising hedges, brick and artificial stone walls. Many gardens to the front are open plan.

### Modern (1980s to present day)

**Type (Nature, Storeys):** Detached, semi-detached and terraced two storey houses and single storey bungalows. Highest density and use of standard design and materials has resulted in character loss and is not typical of the historical development of the village.

**Roofs and Chimneys:** Pitched roofs often with plain interlocking concreted tiled coverings.

**Walls:** Cavity brick and blockwork, renders and some mock Tudor timbered details.



**Windows and Doors:** Softwood top and side hung casement, predominantly double glazed windows, with part glazed panelled doors.

**Gardens and Boundaries:** Use of high level lap fencing. Small gardens due to maximization of density. Adequate off-street parking is not provided within the curtilage of the property.

## DESIGN GUIDELINES

- 18** *The use of local characteristic details is to be encouraged. Examples are tumbled brickwork (Sketch A), vertical and horizontal sliding sash windows (Sketch B), built up gables (Sketch C).*
- 19** *Avoid the use of flat felt covered roofing on new buildings and extensions. Encourage the use of pitched roofing with a covering to match existing/adjacent roof materials when repairing/renewing existing flat roofs. For example, clay pantiles or plain clay tiles and slate in older buildings, interlocking concrete in more modern. When extending, consider the relocation of original roofing tiles onto visible elevations to 'age' and blend in new build.*
- 20** *When pointing, like-for-like mortar should be used, for example, traditional lime based mortars which provide a more sympathetic and soft appearance, should be preferred where appropriate.*
- 21** *The use of locally produced hand made clay bricks and roofing tiles should be encouraged on new build and extensions, in particular with older buildings. Match new brickwork size and bonding to existing, for example the use of 2" bricks, English Garden Wall or Flemish Bond, header bricks every 4th/ 5th/ 6th course (Sketch D).*
- 22** *Repairs to existing walls and roofs should be undertaken adopting matching materials and traditional techniques.*
- 23** *Large areas of unbroken walling and roof elevations should be avoided.*
- 24** *Replacement double glazing should be sympathetic to the property and its surroundings, and have regard to the period and overall character of the building. "Conservation" style rooflights should be encouraged where appropriate.*
- 25** *All design should support sustainable development principles including energy efficiency, waste minimisation and economic water usage.*





## Community Facilities

Poppleton has a Primary School, a surgery, a dental practice, 3 churches, 4 public houses, a Post Office, a pharmacy, a service garage and 6 other shops.

Public facilities include two church halls, the Tithe Barn, the Library, the Guides and Scouts building and the Community Centre which offers the opportunity to play tennis, bowls, football, badminton, and table tennis. There is also an outdoor safe play area for young children here.

Poppleton Park has its own children's play area.

A new sports field on Millfield Lane will provide more football pitches and a cricket square.



The Green is used for social and church festivals throughout the year.

The thriving community spirit in Poppleton is demonstrated by the many clubs and societies that flourish within its boundaries.

### DESIGN GUIDELINE

**26** *Every effort should be made to support and prevent the loss of the excellent facilities in Poppleton, which help to maintain the strong community spirit.*

## Commercial and Industrial Development

Three areas to the east and south of Nether and Upper Poppleton have been developed in recent years, to provide a variety of business premises.

Millfield Lane Industrial Estate was first developed in the 1970s, between Millfield Lane and the railway, with small commercial units. York's British Sugar factory has its main haulage entrance in Millfield Lane.

York Business Park developed between the railway and the York Outer Ring Road (A1237) during the last 7 years. Business development has included garages, a filling-station, a motel, restaurants, a health club and office space. Further areas of land are in the early stages of development for offices and warehouses. An area of this employment site was given planning permission for residential use in 1997 and is known as Poppleton Park.

Lying south of the A59, and approached from Northfield Lane, is Northminster Business Park, consisting of 17 business units and 10 office units. A garden centre and large veterinary centre are also located in Northfield Lane.

There has also been some very recent corridor development along the A59, including a fish farm with ancillary angling, and greenhouses. This is detrimental to the green approach to York.



## DESIGN GUIDELINES

- 27** *All brownfield sites should be developed before there is any further use of greenfield sites.*
- 28** *Any further commercial and industrial development within or within direct influencing distance of Poppleton should be well screened and not exceed existing height. For example, Northminster Business Park is predominantly viewed from Red Lion Bridge and any proposed extension should protect the open views of the surrounding flat landscape.*
- 29** *The existing quiet and peaceful atmosphere should be preserved.*
- 30** *The attractive green corridor approach to York along the A59 should be protected and development along this road should be discouraged.*

## Infrastructure

### Roads and Streets

Road access to York and Harrogate is good, while the A1237 northern ring road provides a link to other parts of North and West Yorkshire and the A64 Leeds-Scarborough trunk road.

There are 5 access roads to the villages, 4 from the A59 York-Harrogate road. The access road from the A1237 ring road is Millfield Lane.

Recent housing developments at Poppleton Park, Millfield Gardens and Grove Gardens have led to an increase in traffic, and concerns over speeding. The traffic volume has also been exacerbated by vehicles diverting from the A59 to avoid congestion at the A59/A1237 roundabout. There are problems with excessive, unreasonable parking of vehicles throughout the villages, especially in Station Road, Main Street and Church Lane.

The majority of roads have footpaths on one or both sides.

There is a 20mph restricted zone outside the school and library on Main Street.

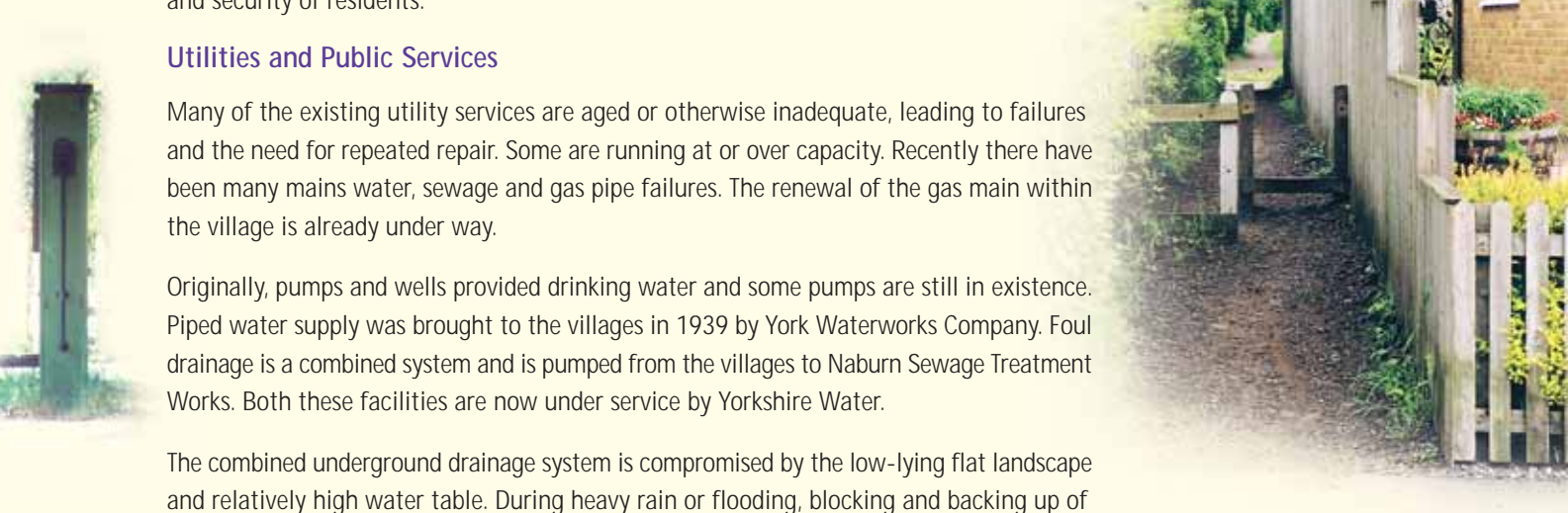
Efforts should be made to reduce light and glare pollution as well as to consider the safety and security of residents.

### Utilities and Public Services

Many of the existing utility services are aged or otherwise inadequate, leading to failures and the need for repeated repair. Some are running at or over capacity. Recently there have been many mains water, sewage and gas pipe failures. The renewal of the gas main within the village is already under way.

Originally, pumps and wells provided drinking water and some pumps are still in existence. Piped water supply was brought to the villages in 1939 by York Waterworks Company. Foul drainage is a combined system and is pumped from the villages to Naburn Sewage Treatment Works. Both these facilities are now under service by Yorkshire Water.

The combined underground drainage system is compromised by the low-lying flat landscape and relatively high water table. During heavy rain or flooding, blocking and backing up of





the system has been experienced. Renewal of the system is long overdue, with separate drainage for surface water, as soakaways are inappropriate in these conditions.

### Rights of Way

There is a good network of public footpaths within the villages. Some link the two Conservation Areas, providing separate "green, safe corridors" with mature hedges separating them from housing. Others provide quiet walking routes into the countryside. These are extensively used by villagers and visitors to the area, especially along the river bank to Red House. This footpath follows a field boundary and hedge to the north west and has excellent rural views. The recently developed walk around the Millennium Green complements the attractive, rural nature of this part of Nether Poppleton.

There is a public bridleway along the river bank affording pleasant views and a quiet route for horse riders. See parish map (page 14) for footpaths and bridleways.

### Cycleways

Millfield and Low Poppleton Lanes are provided with a cycle track that offers a safe route to Manor School amongst other uses. The track links with a path over the river adjacent to the A1237 ring road. This path joins the cycle route running from York City centre to Beningbrough, which is Route 65 of the national network of cycle routes.

### Public Transport

There is a frequent, daily bus link to York (First York No 10), which also acts as a round-the-village service for the elderly and those without their own transport. In addition, there is a skeleton service from Clifton Moor to Bishopthorpe (First York No 25) via Acomb and York College, which provides education after the age of 16 years. The buses to Boroughbridge and Ripon from York (Arriva Nos 142 and 146) now make a detour from the A59 through Poppleton.



A train service runs from Poppleton to York and, in the opposite direction, to Knaresborough, Harrogate and on to Leeds.

A Park and Ride terminus has been proposed near Poppleton but consultations are still in hand and a site has not yet been agreed.

## DESIGN GUIDELINES

- 31** *Measures should be taken to ensure that only traffic requiring local access passes through the village, retaining its character and safety. Possibly "local access only" traffic signs could be erected on all entrances to the village.*
- 32** *Poppleton should be protected from pollution by the upgrading of the drainage system.*
- 33** *Street furniture should be sympathetic to its location. Careful repair, conservation and protection of the existing water pumps should be continued.*
- 34** *When renewing utilities, underground routing should be the preferred option. Re-instatement of hard and soft landscaping following the provision of new utilities or general maintenance, should be in keeping with existing finishes, textures and colours, eg matching paving and kerbs.*

- 35** *Street lighting levels should be kept to the minimum residential level lighting standard. Lamp posts should not exceed 5m in height. Private residents and businesses protecting their property with security lighting including PIR detection should be aware of possible nuisance to neighbours.*
- 36** *The least obtrusive position should be chosen when siting satellite/communication dishes and aerials.*
- 37** *All existing footpaths and bridleways should be retained and the extension of circular walks, of varying distance, should be encouraged throughout the village.*
- 38** *Walking and cycling by safe and direct routes, particularly for schoolchildren, should be encouraged.*
- 39** *More safe parking should be provided, especially near the railway station and the Post Office.*
- 40** *The bus service from Clifton Moor to Bishopthorpe via Poppleton should be improved.*
- 41** *The rail service should be improved, especially in the evenings and on Sundays.*
- 42** *There should be a direct public transport link from Poppleton Park to York.*
- 43** *The effects on the villages of any planned expansion of industry around the ring road, especially concerning road traffic, should be carefully examined before any planning permission is given.*
- 44** *A shared communication mast is already available on the outskirts of the village and there should be no need for further mobile phone/communication masts. High Voltage power cables and electricity sub-stations should be sited a safe and unobtrusive distance from residential areas with appropriate screening.*
- 45** *The effects of a plan to locate a Park and Ride site close to Poppleton should be considered in the context of:*
  - *visual impact*
  - *village amenity*
  - *traffic flows*
  - *pollution*

## Conclusion

This statement, which should be read in conjunction with the CYC Local Plan, has been written by villagers in consultation with all residents, to show what is special about Poppleton. The aim is to manage change in the village for the benefit of current residents and future generations. Development should be consistent with the principles of sustainability and be sympathetic, unobtrusive and in keeping with its surroundings, special character and local distinctiveness.

Poppleton

Village

Design

Statement

Supplementary Planning Guidance

## Acknowledgements

### Thanks for help from

The residents of Poppleton

Mrs Diane Cragg of CYC

Hutton Peach for design and artwork

David Leckenby for a drawing of St Everilda's Church

Bob Sansoni for aerial photography

### Financial support from

Nether Poppleton Parish Council

Upper Poppleton Parish Council

Upper Poppleton Ward Committee

York Challenge Fund and York & N Yorkshire Community Foundation

### Bibliography

CYC Local Plan - Green Belt Appraisal

Parish Survey of Nether and Upper Poppleton by Gail Falkingham

Landscape Appraisal for CYC by Sheffield University

Maps provided by CYC

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Printed by G H Smith & Son

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