

Hutton Buscel

Village Design Statement



*Protecting
the
character
of our
historic
village*

Hutton Buscel

Village Design Statement

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Introduction

Hutton Buscel is both charming and attractive; but a walk around the village will show that perhaps not all development has been designed in sympathy with its character and heritage. This document is our opportunity to influence the future of our village and to give the planners and developers guidance as to how the village should evolve.

The purpose of the Village Design Statement (VDS) is to ensure that the design of future development and any change to existing dwellings takes account of the past and present character, respecting the existing settlement pattern. Any application for development within the village should show that these factors have been fully recognised. Future development should fit in with and enhance the village and the surrounding area.

The following document describes how the village has evolved and the locally distinctive characteristics that make Hutton Buscel what it is. It is expected that the residents and developers will have a better appreciation of what makes it so special. The Guidelines that follow should be used by everyone planning a development in the village - or undertaking any work that impacts on the character or appearance of the settlement - however large or small, and even if it does not require planning permission.

As well as residents undertaking minor extensions to their properties it will also apply to Developers and Statutory Bodies including the Highway Authority.

What is a Village Design Statement? (VDS)

A VDS sets out clear and simple guidance for the design of all proposed new development in a village, based on its character. It is an advisory document produced by the village community, not by the planning authority. It will not stop change from happening, but it can influence how any new building fits in to the village. Village Design Statements are intended to influence the operation of the statutory planning system so that new



development is in harmony with its setting and makes a positive contribution to the immediate environment.

What are its aims?

The VDS aims to:-

- ❑ describe the distinctive character of the village and surrounding countryside;
- ❑ show how character can be identified at three levels:-
 - the landscape setting of the village
 - the shape of the settlement
 - the nature of the buildings themselves
- ❑ draw up design principles based on the distinctive local character;
- ❑ and provide local detail to supplement the design-related policies contained within the adopted North York Moors National Park Core Strategy and Development Policies document (November 2008).

Introduction

Who is it for?

The VDS has been developed to provide information to all those who have anything to do with the process of building, altering or extending domestic and commercial property, or providing Statutory Services within the boundary as shown on the map on pages 13-14.

They include the North York Moors National Park as the Planning Authority, the Parish Council, Architects, Surveyors, the Highway Authority, Telecommunication Companies, Statutory Utility Companies, Landowners, Developers and all residential property owners existing or potential, or anyone working on behalf of the above.

What is an effective VDS?

An effective VDS :-

- ☐ Is developed, researched, written and edited by local people.
- ☐ Is representative of the views of the village as a whole.
- ☐ Has involved a wide selection of the village community in its production.
- ☐ Describes the visual character of the village.
- ☐ Demonstrates how local character and distinctiveness can be protected and enhanced in new development.
- ☐ Is consistent with the statutory planning system and the local planning context.
- ☐ Is suitable for approval as supplementary planning guidance.
- ☐ Is applicable to all forms and scale of development.
- ☐ Is about managing change in the village, not preventing it.
- ☐ It supplements the design-related policies of the NPA Core Strategy.

How has the VDS been developed?

On March 7th 2008 the Parish Council decided to endorse the idea of producing a Village Design Statement for Hutton Buscel. Two councillors were asked to take the process forward and with the assistance of members of the community they were to set up a Standing Committee.

The main principle was to consult the community on matters of importance to them and to establish the facts about what it is that gives Hutton Buscel its distinctive character.

The Standing Committee held its first meeting on April 21 2008 and has held meetings at regular intervals. The Committee has been guided and supported in many ways by a representative from NYMNP planning department.

In order to establish what the village residents consider are the main features - which are important and which give it its character - a questionnaire was issued to every household in the village in August 2008. This was analysed and forms the basis of this document. A second survey was conducted in October 2008, but this time it involved residents attending an exhibition of photographed building details.

These were displayed for two days and participants were asked to record their likes or dislikes for a whole range of building details, from windows and doors to roof coverings and drives. The aim again was to establish what residents consider to be the elements of the buildings in the village which contribute to the overall ethos of the place. These findings have again been analysed and form the basis of some of the design guidelines. They are also used to illustrate the text where it helps put across a point.

Both surveys were well supported with approximately 60% and 53% responses respectively.

In addition to the involvement of residents in the surveys, regular reports occurred in our village newsletter, the HB News, keeping everyone informed about what a VDS was all about and how they could contribute.

Finally following the drafting of the consultation document the VDS has been submitted to a wide range of people and bodies for consultation .

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Principal findings from the Survey:

- Present style of boundaries to fields and houses are important to the village identity
- Historic structures and the surrounding countryside should be preserved
- Mature trees and green areas are important and new tree planting should be encouraged
- Trees and hedgerows should be retained
- New plantings should use species native to the area
- Views into and out of the village should be preserved. The character of the Main Street and lanes off (grass verges, stone walls and hedges) should be preserved

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Landscape Setting and Natural Environment

Hutton Buscel is located towards the eastern end of the Vale of Pickering. The Vale is a gently undulating, low-lying plain at the foot of the surrounding uplands of the North York Moors to the north, the Howardian Hills to the west, and the scarp of the Yorkshire Wolds to the south. As an artesian basin, the Vale of Pickering was once an area of wetland, but now drained, is arable farmland.

Avoiding the wetland, Hutton Buscel was founded on an elevated site, on a smooth limestone scarp to the north of the Vale and on the southern extremity of the North York Moors. From the scarp the land to the north rises gently, being part of the Tabular Hills which form the whole of the landscape of the North York Moors.

Eventually, the arable land gives way to managed forestry. The historic field patterns are intermixed with areas of medium to large sized regular fields. Fields are surrounded by wire fences or closely trimmed or overgrown hedges with occasional hedgerow trees. Occasionally walls are used. The presence of grassland increases nearer to the village and currently surrounds the village. There are many specimen trees dotting these grassland fields adding to the quality of the views into and out of the village.

The Parish of Hutton Buscel extends from the river Derwent in the east, westwards, to Wykeham. From the river Derwent in the



south it extends from the valley floor, where aggregates are quarried, northwards for about three miles up to the forestry. Outside the main village street there are few other residences.

Quarrying and farming are the main industries in the parish, with several small scale industries including livery, fishing and watersports.

The Special Nature of the Setting of Hutton Buscel

Hutton Buscel is a linear village running east to west which developed as a farming community. Farming, whilst still the main activity around the village, is not the employer it used to be.

Being on an elevated site with splendid views both to the north and the south the village has survived and grown how it is mainly due to this location. Being set back from the main road, the A170, its 'isolated' position has probably helped the village to maintain most of its historical character without the detrimental influence of modern developments, although it has also resulted in lost amenities.

It is a good example of a traditional style village consisting of limestone built houses with red pantile roofs, built either side of a single main street.

Access to the village is via three roads off the A170. These

Landscape Setting and Natural Environment

roads are lined on either side by trees, hedges and stone walls revealing little of the village until the main street is reached. Small scale growth has taken place mainly to the north of the main street where the land is flatter and where there are three lanes leading off to the north. These lanes are Far Lane, Middle Lane and Great Moor Road. Development at each end of the village main street has been prevented by the nature of the road layout as the main street abruptly turns at right angle to meet the A170.



The Landscape Views and Village Vistas

The views out from the village to the north are mainly uninterrupted on to arable land with forest in the far distance. The view to the south is a wide open aspect from the edge of the scarp overlooking pastures with individual and splendid examples of mature trees.

Beyond in the valley floor are fields and woodlands. In the far distance the land rises up to the Yorkshire Wolds. A few farm buildings can be seen merging into the landscape. Looking into the village from the north and the south one sees the backs of the houses on the main street, fronted by mature and tidy gardens often bounded with dry stone walls. Many properties have been extended to the rear and the significance of these, when viewed from outside the village, bears great importance to the overall quality of the environment. From the top of Dale Hill the view east is to a wooded area known as the Sixpenny Piece or Six-O, a small area of common land lightly managed to encourage native birds and wildlife.

There are many vistas along the main street which display the true character of the village, with dry stone walls, traditionally styled cottages and houses, and a main street lined on both sides with grass verges.

To the north on the edge of the village are three notable

structures forming part of the landscape; a large red brick walled garden, a circular limestone walled Pinfold and a 16C Tithe barn.

On the south side adjacent to the church and set in a stone walled area is the Village Hall, formerly the school. Osbaldeston's hall was once sited here.

At the centre of the village is the ancient church of St Matthew. The church has a square bell tower, and it is set on the south side of the village on the edge of the scarp. Surrounded on three sides by the graveyard the church is almost hidden by many large mature trees. The approach to the church, off Church Lane, the middle of the three lanes leading into the village, is through a lovely timber constructed Lych gate. A path then leads through the graveyard to the main entrance on the south side of the church.

The most significant tree, apart from the fine specimens that are all around the village, is a huge and very old chestnut, located on the main street opposite one of the oldest houses in the village, Martin Garth. This house bears the name of land to the north west of the village and to a lane which used to join Hutton Buscel to Wykeham, but is no longer visible.

Dry stone walls are a distinctive feature of Hutton Buscel, although the neighbouring fields are mainly bounded by hedgerows, hedgerow trees and fences. Almost the whole of the main residential area is incorporated into the designated Conservation Area and the North York Moors National Park.

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Design guidelines

- The elevated position of the village enables extensive long-distance views across surrounding pastures to the Yorkshire Wolds in the south and to Wykeham Forest in the north. These views should be retained and any new development should respect this situation, presenting a well designed frontage to the countryside
- New boundaries to fields and properties should be rural in character, incorporating traditional styles of stonework and hedging
- Where appropriate, existing trees and hedges should be retained and protected. Planting of indigenous species in any new development should be encouraged
- Development proposals should consider the contribution that trees can make to the landscape setting of a development
- Historic structures, notably the Walled Garden, the Pinfold, the Church and the Tithe Barn should be preserved

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Principal findings from the Survey:

- The linear shape of the village should be retained
- Houses should present a good frontage both to the street and the countryside
- Back-land development should only be allowed if it improves or complements the village

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Settlement Pattern

Evolution of the Village

The last Ice Age left the Vale of Pickering as a lake, and as communities formed they no doubt settled initially at the edge of the lake on dry ground. The development pattern of communities can be seen all along the northern side of the Vale. Natural springs and streams from the rising Tabular Hills flowed south into the Vale. For a long time the Vale remained a wetland area until drainage schemes turned the land into suitable land for agricultural use.

The natural route between these settlements was on the higher and dryer ground, and in connecting the many communities the route naturally became east to west. It was along this route that the settlement of Hutton Buscel no doubt came about. The springing up of houses adjacent to the road has left its mark with the result that our village became linear in shape.

The Bridleway from Far Lane to Yedmondale was probably used as the eastern approach to Hutton Buscel, from West Ayton, keeping above the wet land. A similar route out from the village towards Wykeham, along what was Martin Garth Lane, also was above the wet land. Both these routes as thoroughfares have all but disappeared as the construction of the railway (now abandoned) and the A170 bypassed the village to the south.

The Built Environment

Given that the village has developed in a linear pattern, it is not surprising to find that the majority of houses have been built to face on to the main street. The typical elevation to the main street is one of windows and a door opening directly onto the pavement and the roof sloping towards the street. The original houses were mostly two storey farm worker houses, small in size often with single storey buildings attached. There would have been sufficient room to one side for an access to the rear. In most instances this then defined the plot size. The consequence is that the village is made up of many narrow plot sizes which on the whole are quite deep, extending back from the main street. To the south the plots extend from the main street as

far as the steep slope of the scarp into the valley. To the north the plot depths vary according to the position of the field boundaries at the rear but are in general equally as deep as those to the south. (See map pages 13 and 14).

This early pattern of development has meant that the subsequent alterations and extensions of houses have only been possible by extending at right angles to the main street and to the rear. This has meant that most extensions are not visible from the main street and has therefore left the original street pattern and appearance largely intact along with its character. Some infill development in the past has not recognised this situation and this is something which should be avoided in the future.

Outside the main street development there has been some expansion northwards away from the linear pattern. Old Cowgait is a short cul-de-sac which led in the past to the village Forge, and the houses in Old Cowgait are all traditional, similar to the main street. The other expansions along Great Moor Road and Middle Lane are of mixed styles and do not conform to the traditional style, mass or proportions of the main street houses. These houses tend to be on larger plots and whilst they face the respective roads are set back on the plots giving a more urban appearance.



Settlement Pattern



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Design guidelines

- New development should respect the character and linear settlement pattern of the village.
- Siting of new developments should have regard for the existing building lines and frontages, and be of a scale commensurate with the plot and adjacent buildings.
- New development should be kept within the settlement.
- Developments to the rear of properties should improve or complement the village scene.
- Particular care should be taken with the design of new development to the rear of properties so that it complements the traditional built form.

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Principal findings from the Survey:

- Any new construction should take into account the traditional roof shapes and building proportions exhibited in the older buildings found in the village.
- The use of appropriate building materials should be strictly enforced, and should reflect the local nature of the materials wherever possible.
- Redevelopment of, re-use of, extension and conversion of existing buildings, and infill sites are all preferred to green field development. Failing that, modest scale development is preferred to large scale.
- Innovative design will be considered, but its visibility and material choice will be paramount in its consideration.
- Developments should retain walls, boundary features and natural boundaries, and incorporate off street parking.

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The Built Form

The charm of Hutton Buscel is probably due to the fact that most of the older buildings are traditionally built in stone. They were built in the early 19C. The original buildings were not grand, being mainly farm worker cottages with outbuildings attached. These have subsequently been renovated and the outbuildings incorporated into the living space. The dimensions of the buildings result in solid low roofed sturdy looking structures of two storeys.

It is this period that defines the village architecture, and whilst not wanting to 'freeze' the village in this era, it is nevertheless this period and style to which we should show respect and against which new development should be assessed.

Within the village there are a number of Listed Buildings recognising the importance of the traditional architecture of the village (see map pages 13 and 14). There are other important buildings crucial to maintaining community involvement, namely the Church and the Village Hall.

Building Details

Materials

At the time of construction in the 19C basic raw materials were sourced locally. The local stone is a honey/grey coloured limestone. The traditional jointing material is a lime mortar flush pointed or 'bagged-off'.

Only later in the life of the buildings was brick introduced to



rebuild badly weathered chimneys. There are no old buildings constructed in materials other than stone.

Roofs

Some buildings would have been thatched, later being re-roofed with stone or red clay pantiles. On a few buildings of grander proportions slate or Rosemary tiles have been used, such as the Holt and the Manor House.

The roof lines vary within the groups of structures adding to the visual interest, as does the building footprint. Many of the cottages could be described as being 'a storey and a half,' in such cases the upper floor is served by dormer windows, which were added later to windows at floor level.

Gutters, Fascias and Bargeboards

At eaves level, half round rain water gutters, usually painted black, are supported on rise and fall gutter brackets; fascia boards were rarely used. The gables of the simpler buildings were not detailed, the roof simply meeting flush with the gable walls.

On more elaborate buildings coping stones define the gable with



projecting kneelers at eaves level. Quoin blocks may have been used to form the front elevation corners of the building. Bargeboards are not a feature typical of this era.

Windows

Windows originally were timber-framed, small pane Georgian style vertical sliding sash. There are some examples of the local

The Built Form

'Yorkshire' horizontal sliding sash. Stone and timber lintels are to be found as well as stone sills. It is only on grander buildings and later on Victorian era buildings, that stone mullions are found. In the case of stone lintels, due to the inherent weakness of stone, the lintels consist of two rectangular lengths strengthened by a central key stone.

Dormer windows traditionally are not much wider than the glazed area, with leaded side cheeks and a leaded flat roof. Some involve masonry, with a simple pitched roof. Mostly the dormers are formed half in the roof with the effect of



lowering the eaves level. This gives the buildings their solid, stocky appearance and reduces the overall height.

Doors

Generally doors are solid timber with 4 or 6 panels. Some examples exist with the top two panels being glazed. Vertical timber board doors are equally acceptable. These styles are very much in keeping with the period of construction and as most houses front directly onto the pavement, they also give added security and privacy. Porches seem to be a later addition to the original buildings. Generally a simple lean to or pitched roof porch of small dimensions blends in, although other styles do suit particular buildings.

Garage doors are not easy to accommodate into an old village setting, but vertical boarded timber doors with side hinges most represent what might have been barn doors, or outbuilding doors (see photograph on page 9).



The Built Form

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Design guidelines - Specific

Windows

- Windows should be in proportion to the property and respect the character of the building and its surroundings.
- The use of Upvc and aluminium replacement windows should be avoided, particularly on houses which present a public elevation (i.e. village street frontage).
- Timber, as a more sustainable and traditional material, is to be encouraged. Replacements should be like- for-like, or accurately reflect the vernacular style of the originals.
- Stone lintels and cills should be encouraged where appropriate.

Doors

- Doors should respect the character of the original property if a traditional appearance is to be preserved.
- Upvc, aluminium or varnished hardwood reproductions should be discouraged.

Gutters

- Gutters and down pipes should preferably be black but at least discreet in colour and position, and appropriate in style to the design and age of the property.

- Listed or older houses should seek to use a traditional style and material for rainwater goods wherever possible.

Roofs

- New or replacement roof coverings should match the original where this is appropriate to the building, or reflect materials used in the locality.
- Flat roofs should be avoided.

Conservatories

- Conservatories should be designed with particular care, as they may be more visibly obtrusive than traditionally- built extensions.
- Materials should be chosen to complement the existing building.

Driveways and Gates

- The use of natural stone surfaces complements the village character and is environmentally friendly. Typical rural style gates are preferred

Garage doors

- Preferably doors should be discreet in colour and incorporate simple side hung vertical timber boarding.

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Driveways

In keeping with the rural location, driveway surfaces consisting of natural locally quarried materials are visually better than sealed surfaces of tarmac and concrete and they also minimise run-off.



Boundaries and Gates

The nature of the development of the village has resulted in few properties having a boundary fronting the main street because most properties are built immediately on to the main street.

Where boundaries do exist they are mostly stone walls, although there are some examples of cast iron railings. One of the main characteristics of Hutton Buscel is the absence of wooden fencing, and the general use of stone walling.

Gates are seen in all shapes and sizes throughout the village but the most used type is the typically rural timber 5 bar gate or the small wooden wicket gate.



The Built Form



These two photographs contrast the use of traditional materials and construction style (above) with traditional materials and innovative design.

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Design guidelines - General

- There should be strict enforcement of conditions specifying the use of appropriate building materials.
- Planning applications should illustrate how all development, be it new, extension or alterations to existing properties, will appear in scale to its immediate surroundings, thereby demonstrating how the development will fit into the village context.
- New constructions should take into account the traditional roof shapes and building proportions exhibited in the older buildings which exist in the village.
- Innovative design will be considered, but its visibility and the appropriate use of building materials will be of paramount importance in its consideration.
- Extensions and conversions should be of a size proportional to the existing buildings and not dominate the original structure.
- Extensions and conversions should respect the prevailing design features of the village.
- The use of quality components that match or blend with the existing construction and adjoining properties should be encouraged.
- Re-development of, re-use of, extension and conversion of existing buildings, and the use of infill sites are all preferred to green field development.
- Where possible, developments should retain wall boundaries and natural boundaries; where changes to boundaries and buildings require the removal of existing mature hedging, or walls, reinstatement is desirable to achieve a boundary that matches existing hedge species and heights and/or wall materials and heights.

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Principal findings from the Survey:

- Works undertaken by the utility and highway services should not detract from the character of the village
- The choice of materials for signage, kerbing and reinstatement should be in keeping with the existing standards
- The extension of street lighting is not considered necessary and addition to light pollution should be discouraged
- All new utilities should be laid underground
- Traffic management schemes should be sympathetic with the character of the village

Roads and Street Scene

Roads, Lanes and Street Parking

The current system of roads and lanes has developed with the growth of the village and is adequate for its needs. Set back from the main A170 Scarborough - Pickering road, the village can be accessed by one of three lanes - Dale Lane in the east, Church Lane in the centre and Fothill at the western side. They all connect with the one main street which forms the spine of the village.

Leading off from the main street to the north are three lanes which are service roads to the neighbouring fields. These single track roads form a circuit roughly following the boundary of the Parish; they are surfaced using tar spray and chippings, as is generally the case around the village, with side ditches for water run off.

The majority of the kerbing along Main Street is in various forms of natural stone. Concrete kerbs are not considered to be in keeping with the character of the village.

Many properties were built long before the motor car with no space available for the car. This has resulted in some on street parking. Whilst this is inevitable it is undesirable, and an issue which is important for future developments.

The few trees which remain on the main street should be preserved as long as possible. Highway requirements prevent the replacement of trees lost along the main street, due to insufficient verge width.

Street Scene

Generally there is adequate signage. Hutton Buscel place names have been retained as near as possible to the traditional style - black letters on a white background - and should be kept that way.

Speed is limited to 30mph through the village. At present there are no line markings restricting parking or centre line markings, which maintains the rural character of the village.

The only bus shelter is stone built with a tiled roof. An excellent



bus service exists and should be encouraged to continue.

There is a total absence of public buildings or shops throughout the village keeping it low key and quiet. But this can lead to a lack of community involvement.

With the exception of the telephone lines, all utility services have been laid underground.

Some public seating exists and is maintained in good order. The minimal use of street lighting, limited use of street furniture and most services located underground give the village an uncluttered and calm atmosphere.

Paths and Bridleways

A green road extends north from Middle Lane to meet the circular road from Great Moor Road and Dale Lane. Another bridleway extends west from Great Moor Road in the direction of Wykeham; this is joined by a footpath starting near the old Chapel. There is a third bridleway leading from Far Lane, east, to Yedmondale.

Roads and Street Scene

A public footpath links Middle Lane to Great Moor Road and another passes through the church grounds heading east towards Dale Lane joining it close to the A170.

These are generally maintained in good order with suitable gates and stiles, and signage.

The freedom to walk around the village is appreciated. Dog fouling is an issue of concern; however, waste bins are provided at suitable locations for people to use.

Examples of traditional street furniture which are sympathetic with their surroundings



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Design guidelines

- Works undertaken by the utility and highway services should not detract from the character of the village. Utility services should be laid underground wherever possible.
- Choice of materials for street signage including advertising should be in keeping with the existing standards.
- Street lighting is considered to be an urbanising feature in this rural location and its extension is not felt to be necessary. Any further necessity should be very carefully considered before inclusion in any new development.
- Street furniture such as litter bins, seats, planters and salt bins should reflect in form and colour the character of their surroundings and make use of traditional materials.
- Signs and street furniture should be so placed to avoid visual clutter in order to preserve the rural character of the village.
- Traffic management schemes should be sympathetic to the character of the village and the local highway authority should be encouraged to apply flexibility to highway guidelines to avoid changing the rural character of the village by urbanisation.
- Kerbing and re-instatement should be in keeping with the existing standards.
- The rural character of the bridleways and footpaths should be retained. New roads, kerbing and pavements should be appropriate to the rural character of the village.
- Wherever possible off street parking is preferred and its provision should always be included in new developments.
- Grass verges are a feature of the village and should not be lost through new development.
- The old style 'Steep Hill' sign is a feature of the village and should be retained as should the red telephone box, and post box.



The Pinfold



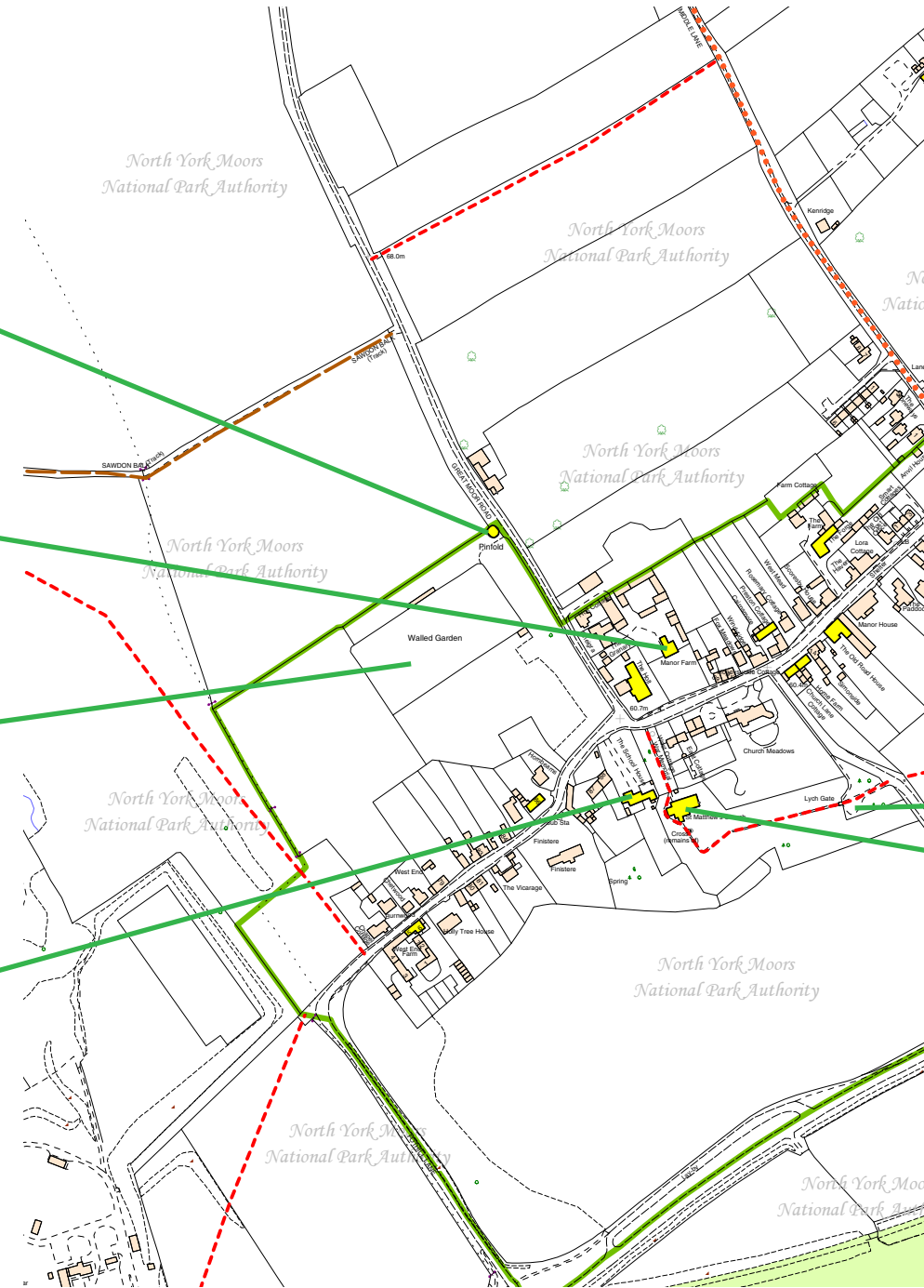
Manor Farm



The Walled Garden



The Village Hall



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David Burnley
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