

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

New build

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

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

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

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

Works to existing

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



Flush pointing limestone



Semi dressed and coursed gritstone with sandstone dressings



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



Smooth render lined out to imitate stonework



Drystone walling



Local stone slate



Flatter stone slate

Roofing

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

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



True slate to diminishing courses



✗ Less appropriate man-made slate



✓ zinc roof to extension (Austwick)

Doors and Windows

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

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

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



✓ sliding sash



✓ opening casement



✓ Windows set back with grey/green paint finish



✗ Windows too far forward with stained finish

Sustainable Design

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

Reducing Energy and Resource Consumption

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

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

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



Affordable housing with solar panels

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

Waste and recycling

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

Layout and Setting

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

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



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

Accessibility

Improved accessibility, as part of new development, is encouraged through the introduction of new footpaths and cycleways. The choice of surface material needs to reflect

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



Limestone crusher run path to Nature Trail

Scale, Form and Innovative Design

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



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

Infrastructure and Technology

In line with CDC's Local Plan and changes to the Building Regulations, any new building development or conversion of existing

structures with associated parking must have safe, accessible and convenient access to EV plug-in and other ultra-low emission vehicles' charge points.

Any new development should also support connection to the existing B4RN fibre optic broadband network where available.



EV plug-in charge point

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

Dark Skies

The villages of Clapham and Newby benefit from minimal use external lighting. To maintain this, any new development should look to prevent unnecessary light pollution.



Milky Way composite image, Norber Ridge from Thwaite Lane, Clapham. Photograph: Matt Gibson