

CRAYKE

Building Guidelines



Introduction

The Crayke Parish Plan 2005 highlighted that residents have a high regard for their village - *“Crayke is the last unspoilt village in the area”* - and it also showed a demand for Building Guidelines to ensure that new buildings conform to the village style and quality.

The purpose of these Guidelines is to:

- identify the important characteristics of the village and its buildings so that the design of new buildings can adopt them.
- help those wishing to put up a new building in the village or make alterations to an existing one, by advising on the design principles which should be followed.
- influence the decisions of the Planning Authority when it considers applications for new buildings in the village.

Although building materials and styles should adhere to these Guidelines, it is also recognised that house design will reflect current and future needs and lifestyles, rather than merely copy what has been built in the past.



Church Hill

Crayke Village

Crayke sits on a hill topped by a castle and a church, overlooking the Vale of York. From the Church, the village falls away with houses on either side to a junction with Brandsby Street and West Way, and they continue NE and SW down the hill, again with houses on either side.

The castle and the church both date back to the 15th century and are two of the few stone buildings in the village. The older houses are early to mid 17th century, e.g. Ivy Farmhouse, the Manor, Stocking Hall and Old Timbers; and there are several from the 18th century, e.g. Priest Cottages, Church Farm, Crayke Hall and the Old Rectory.



The Castle

These are just a few of the high number of attractive houses (including 33 Listed Buildings, which is a high proportion of the 150 properties in the village) all contributing to the character of the village. The majority of the older houses are red-brown or pinkish brown local brick with clay pantile roofs, with some timber framed houses and some Welsh slate roofs. Of the recent houses to have been built, most - with one or two exceptions - fit in well with the materials and roof lines of the older houses.

The views from Crayke are impressive: over woods and farmland, south to the Vale of York, west to the Yorkshire Dales, north to the Howardian Hills and east to the Wolds. In 1976 Crayke was listed as a Conservation Area and in 1987 most of it came into the Howardian Hills AONB.



The views from Crayke are impressive.....

While farming has always been the main occupation at Crayke, people now commute to York, Leeds and London; and others work from home.

Some of the houses are quite small by modern standards, so inevitably many have been enlarged over the years to make room for a larger kitchen, utility room, TV/computer room etc.; and most houses now have at least one or two cars, often parked outside on the street.

Traffic passing through the village seems to increase year by year in volume, size and speed; and so, like many other villages, there is a traffic issue.

Being a highly desirable place in which to live, house prices have inevitably risen; but while there is a lack of reasonably priced or 'affordable' housing, the village is far from being a haven for the wealthy and retired.

One of the reasons for this is that the Primary School is one of the best in the area (and according to 2006 statistics, one of the best in the country), in high demand both from inside and outside the village, resulting in an influx of young couples with children.

If the school is keeping the village young and vibrant, this is equally matched by the recently built Sports Club, which is not only a great facility for fostering Crayke's long standing interest in football and cricket, but is also a venue for hosting the varied social events taking place in the village.

Conservation Area

Much of Crayke village is a designated Conservation Area - i.e. it is an area of special architectural or historic interest - and, as such, is subject to more rigorous planning control.

Included are:

- Demolition of a building larger than 115 cubic metres (equal to a large double garage)
- Garden walls, gates and fences
- Certain extensions
- Additions and alterations to roofs including dormer windows
- The materials of the outside of a house
- Satellite dishes
- Felling, topping and lopping of trees

Full details are in Hambleton District Council's publication "Conservation Areas - Planning Information Note".

The Building Guidelines

These Guidelines are intended to help the design of a new building within, or close to, the Conservation Area of the village.

Outside this area, although a new building should still be sympathetic to its surroundings, it is felt that more flexibility is acceptable and that normal planning control measures will be adequate.

Crayke is very fortunate to enjoy a beautiful and varied topography with exceptional views afforded by its sloping streets. This allows full enjoyment of the many different shapes and textures of the buildings.

In designing new buildings and alterations, it is essential that the varying juxtaposition of alignments, proportions and construction elements of the existing buildings should be positively encouraged, with the styles and materials of the past, if not slavishly followed, at least respected. As regards reclaimed materials, although they might not last as long as new, there could well be an aesthetic reason for using them.

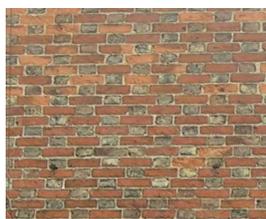
Crayke is not a museum, nor should it become one. It has developed over the years and should continue to develop, using 21st century styles and materials - including the recent carbon-neutral requirements.

Position, size and height of a new house.

The position, size and height of a future development should reflect the relationship which exists between the nearby houses. Generally, new buildings should be of two stories and they should not spoil views from key vantage points.

Brick type. Bricks should be traditional clamps in a colour consistent with neighbouring properties.

Brick bond. Cavity wall construction has led to stretcher bond becoming a standard. However, other more traditional bonds are common in Crayke and should be used where they fit in with neighbouring buildings.



Flemish bond



English garden wall bond

Lime mortars should be considered, as they are more permeable and flexible than cement and therefore do not trap water, which is a principal reason for building decay.

Architectural brickwork detail.

While string courses and projecting eaves are typical of the area and are present in Crayke, excessive ornamentation should be avoided.



A simple string course

Stonework. Local rough dressed stone can be used as walling and stone dressings can be used for lintels, cills, quoins etc.

Stucco. Unless they have been used before, renders and roughcasts should not be put on an existing building - unpainted brick being the preferred finish.

Painted walls. A soft, off-white or pastel lime wash is to be preferred to a masonry paint, as lime allows the wall to breath.

Window style. A balance should be found between (1) recognising that Yorkshire lights and vertical sliding (Georgian or Victorian) sash windows are the traditional windows in Crayke, and (2) using modern designs and materials. In principle, proportions and pane size should copy those in existing unaltered properties; and large double glazed units with false glazing bars are to be avoided.



Left: Vertical sash



Right: Yorkshire sash with rendered lintel

Window and door material. The use of wood should be encouraged. The wood should be painted, avoiding brown stain. Doors should have minimal glazing.

Window details. Traditional styles should be followed. Integral timber cills should be avoided in preference to stone or brick. Avoid visible trickle vents.

Lintels. Details should be simple, i.e. brick on edge or on end, with or without camber laths. Stone or timber lintels can also be used.



Brick-on-edge lintel

Roof details. Roofs should be simple apex with gable ends, or hipped roofs. Flat roofs visible from the road are not acceptable. Verges should be kept simple with tiles taken over the gable wall and finished with a mortar fillet. Stone tabling is acceptable on more formal houses. Barge and fascia boards should be avoided.

Eaves and guttering. Avoid fascia boards, and instead use rise and fall brackets with painted cast iron rainwater goods.

Dormer windows and roof lights. There should be no dormer windows on the front of the building. Roof lights should be of the "conservation" style, avoiding single pane types and those which protrude above the line of the roofing materials.

Roof materials. Clay pantiles with half round ridges, not of interlocking type, are preferred. Welsh slate is also acceptable; but concrete tiles should be avoided.



Clay pantiles



½ round clay ridges with French tiles



Welsh slate roof

Listed Buildings

It is surprisingly difficult to find a list of listed buildings. The full list is kept by English Heritage at the National Monuments Record, Kemble Drive, Swindon SN2 2GZ, tel 020 7208 8221; and the local list is kept at Hambleton District Council Planning Department.

By far the easiest way, if you have online access, is at: www.imagesofengland.org.uk

How this document was produced.

Crayke Parish Council asked a Working Party to prepare these Building Guidelines.

A draft was presented to the Parish Council and Hambleton District Council for comment and endorsement; and copies of a revised draft were then delivered to all houses in the Parish with an invitation to submit written comments and to attend a public meeting.

As a result of these consultations this final document was produced and we believe it represents the views of the majority of those living in Crayke.

We are grateful to all those who took the time to give us their comments.

The Working Party was: Peter Cliff, Grant Henderson, John Moorey and Roger Smith.

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Further Information

“Conservation Areas, A Planning Information Note” - from Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire DL6 2UU. Tel: 0845 1211555. www.hambleton.gov.uk

“Supplementary Planning Guidance Notes” on: Extending Your House; Dormer Extensions; Residential Infills; Trees; Conversions of Rural Buildings; Countryside Design Summary - from Hambleton District Council

“Lime Mortars” - from North Yorkshire County Council Countryside Service, County Hall, Northallerton, North Yorkshire DL7 8AD. Tel: 0845 8727374. www.northyorks.gov.uk