



5.00 **Menston Design Guidance**

5.01 The guidance set out here and in Chapter 3 directs the design of new housing within the two sites. Menston specific design guidance sets out a number of detailed requirements that will need to be followed by new development. As the two sites are identified as Phase 2 housing sites in the RUDP they will not be available for development until 2009, therefore a degree of flexibility within design guidance to accommodate market, technological, policy and best practice change is appropriate. A number of Menston and Wharfedale specific sources have influenced the formulation of this design guidance. These are:

5.02 **Existing Menston Design Guidance**

- The Menston Village Design Statement
- The Menston Conservation Area Character Assessment
- The Wharfedale Landscape Character Assessment

All the above are to be treated as material planning considerations at application stage. (Note: SPD guiding principles shown in bold italic text).

5.03 **The Menston Village Design Statement**

The following recommendations of the Menston Village Design Statement are endorsed and incorporated here as site specific design guidance:

5.04 **Building Design:** New development must be attractive in its own right and sympathetic with the design and materials of nearby properties. It must also acknowledge the traditional architectural character of the village.

Therefore the Council expects a developer to have researched and understood the Menston context and demonstrate this via the Design and Access Statement/Concept Statement accompanying any planning application.

SPD: New development must demonstrate an understanding of context and must respect neighbouring buildings.

5.05 Buildings that mimic other regional styles and materials should not be permitted.

SPD: New development must not resort to pastiche and must not use artificial materials.

5.06 New buildings should respect property densities of nearby housing.

SPD: New development must respect densities of nearby housing where this is consistent with planning policy and appropriate in terms of wider contextual and socio-economic considerations.

5.07 Garden walls fronting roads should be regional in character and designed to allow the planting of hedging and shrubs. High walls and fencing is not appropriate.

SPD: Gritstone walls will be used to define the boundary between public and private space. Bonding patterns may be varied to reinforce character areas or street character.

5.08 Architectural design should not include extravagant or unnecessary features.

SPD: Architecture will be free of decorative non functional elements. It must learn from context but not resort to the application of historical styles.

5.09 The existence of unsympathetic architectural design or style should not be treated as precedence for further similar properties to be built.

SPD: Poor quality development should not be treated as a reference for new development regardless of its proximity to the sites.

5.10 **Streets:** No development should be permitted that would increase on street parking. Measures to encourage walking and cycling should be fully supported.

SPD: On street parking will be encouraged but road and street widths must be designed to accommodate this. All new housing must be designed to accommodate secure cycle storage. Safe cycling and walking routes will be provided throughout the development sites and integrated into the adjacent movement system within the village. Where street parking occurs it must be properly designed and demarcated so to not interfere with pedestrian crossing points that are being developed as part of the connected legible grid layout.

5.11 Light standards should be at heights and of styles that minimise light pollution.

SPD: Light standards and other street furniture should avoid 'retro' styles but should be robust, simple and in keeping with the qualities of the new housing. Variation should reflect the street hierarchies throughout the development sites.

5.12 Street furniture should be sited to avoid obstructing pedestrians, wheelchairs or prams.

SPD: Street furniture and signage should be kept to an absolute minimum and where possible co-ordinated to avoid clustering.



a Cleasby Road - North
b Garth Grove



The Menston Conservation Area Assessment

5.13 This approved document is focused on the design of new development that can affect the quality and character of the Conservation Area. The following recommendations of the Menston Conservation Area Assessment are endorsed and incorporated here as site specific design guidance:

5.14 It is important that scope be given to the inclusion of architectural invention and innovation as this can provide distinctive buildings that show an evolution of architectural history.

SPD: New development will use a high quality contemporary architecture and avoid historical styles and pastiche.

5.15 New development should relate to the geography and history of the place and the lie of the land.

SPD: New development will respect historical field boundaries. Development along high points of the sites should be low density and landscaped to minimise impact .

5.16 New buildings should be located in a similar way to the general form and pattern of the buildings in the surrounding Conservation Area.

SPD: New development will use a distorted grid morphology similar to that seen in the historic core of the village. Recent forms such as cul-de-sacs and courts will not be used.

5.17 Important views and vistas should be preserved. Key buildings should be visible and spaces between buildings maintained where they allow important visual linkages across the settlement.

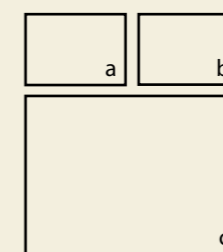
SPD: New development will allow views in and out of the site extending existing vistas where possible. Strong internal views will also be established.

5.18 The scale and proportions of neighbouring buildings should be considered and respected. It is important that new development isn't inconspicuous by ignoring the scale and physical relationships of buildings around it.

SPD: New development should respect existing buildings but only where these are acknowledged to be an appropriate reference.

5.19 Materials and techniques should be of the highest quality possible.

SPD: The use of natural stone should be used in certain key locations, in particular landmark buildings and development visible from the entry routes to both the village and the sites. Reconstituted stone should not be used. Brick or render, both found in buildings close to both sites, should be used in preference to artificial materials.



- a School
- b Bingley Road
- c Menston Sign

The Wharfedale Landscape Character Assessment

- 5.20 The Landscape Character Assessment assesses the district character of the landscape that surrounds settlements and towns within the Bradford District. The district is divided into 10 character areas, one of which is Wharfedale. Both these sites fall within an area of 'enclosed pasture' as defined by the Wharfedale Landscape Character Assessment. This recommends that the landscape in this area should be conserved and restored.
- 5.21 The following recommendations of the Wharfedale Landscape Character Assessment are endorsed and incorporated here as site specific design guidance:
- 5.22 Retain the integrity of field sizes, restore hedges and walls and replace wire fences with traditional boundary treatments.

SPD: Field boundaries and their alignment will be used to help define the structure of the new development. Boundary treatment will be stone walling although hedges can be used on green lanes and secondary lanes.

- 5.23 Strengthen planting around dwellings to absorb the built structure. Ornamental style planting is more acceptable in this location, although leylandii style hedging should be avoided.

SPD: Tree planting will be used in blocks and as individual trees. This will help break down the mass of the new development both when viewed from outside and inside the sites. Native deciduous trees will be used.

- 5.24 Maintain the well wooded, parkland character to the pastures.

SPD: The character of the existing landscape will be used to inform the distribution of groups of deciduous trees within the new developments. Tree planting will be used to create a buffer between the development and the adjacent countryside so that the mass of development can be better absorbed into the landscape.