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Front cover photographs :
St Nicholas Church, Dunnington House, Hagg Wood,
Hassacarr Pond, Village Cross

Introduction

What is it?

In 1996 the Countryside Commission initiated Village Design Statements (VDS) to encourage local residents to take an interest in the future development of their villages. Their purpose is to ensure that new development harmonises with the surroundings, is in keeping with the local character and will enhance the local environment.

Dunnington VDS describes the history, visual characteristics and local setting of our village and the surrounding landscape in order to define principles to guide any future development. It identifies distinctive features that give our village its unique character and charm. The guidelines are designed to ensure that any change protects and enhances the character of Dunnington.

The Parish Council carried out a village appraisal in 2003 and almost 60% of households completed the

Vital Village questionnaire. The VDS is part of the Parish Plan; it represents the views of Dunnington residents and has been written by a group of local people. The local community has been involved in public meetings, exhibitions and workshops, stalls at Hassacarr Nature Reserve Open Day, Dunnington Primary School Summer Fair and Dunnington Show, with a VDS questionnaire, a walkabout and an art competition at the school. It has the support of both Dunnington Parish Council and the City of York Council.

Who is it for?

The VDS focuses on the main settlement area and related developments within the wider parish. All residents, architects, planners and developers who may be considering development in the parish, regardless of size, should consult the VDS guidelines. (See map page 7)

The character of the village is defined by many details some of which cannot be regulated by the development control process, such as windows and boundary treatments. The role of the individual property owner in Dunnington is therefore crucial in maintaining the traditional aspects of our village.

How will it work?

The VDS was approved as Supplementary Planning Guidance to the City of York Council's draft Local Plan on 23rd March 2006. As Supplementary Planning Guidance, the Dunnington VDS will assist in the detailed interpretation of planning policies at a local level. Applicants must therefore adhere to the guidelines.

The VDS includes some aspirational elements that are outside current planning regulations.



Dunnington
- winner of
Yorkshire in
Bloom 2005



Church Street

Village Cross

York Street

Location

Dunnington lies five miles to the east of York, within the City of York Draft Green Belt. The village is situated on the eastern side of the A64 between the A166 to the north and the A1079 to the south.

The village is situated in the Vale of York with views of the Yorkshire Wolds to the east (see photograph below).

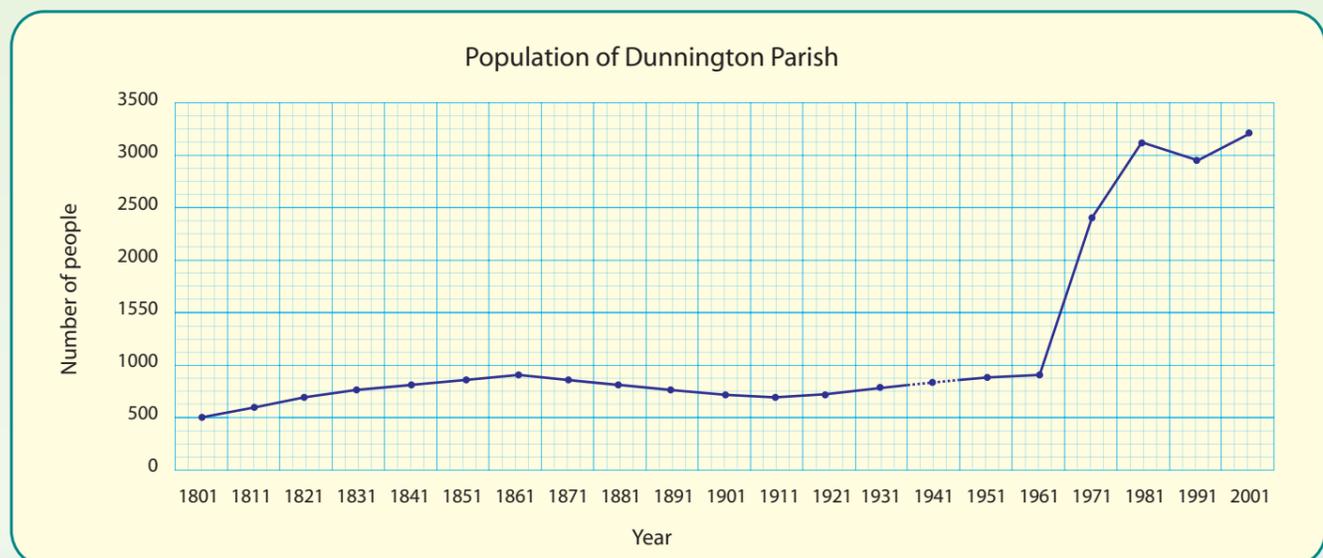
Population

The village population rose steadily between 1900 and 1960 when there were still less than a thousand residents. Since the late 1960s there has been considerable expansion. The 2001 Census showed that there were 3194 residents living in 1374 households.

A breakdown of the 2001 Census figures shows that 562 (18%) were

under 18, 1861 (58%) were aged between 18-64 and 771 (24%) were over 65.

The rise in the village population is reflected in the increase in the number of pupils attending the village school. In 1993 there were 164 pupils on the school roll and this has risen to 223 in 2004. By 2007 the number of pupils is expected to reach 240.



Eastfield Lane with views to the Wolds

Data obtained from official census reports (1801 date of first census)

History

Archaeological evidence ranging from the Neolithic to the Romano British times, including a stone axe, extensive finds of pottery, coins and jewellery, suggests that Dunnington has been inhabited since prehistoric times. A Roman road runs to the north of the village and two Roman altars were found on Dunnington Common during the nineteenth century.

Towards the end of the Roman occupation, Anglo-Saxons were settling in the Vale of York. They established the village and gave it the name Dunnington, which means 'Dunna's Farmstead'. The village was recorded in the Domesday Book in 1086 as Domniton. The Anglican Church of St Nicholas dates from Norman times.

The medieval system of farming probably followed that of earlier patterns. However, the Enclosure Acts brought about dramatic change. By 1770 nearly all of Dunnington Common was enclosed and hedgerows and trees transformed the countryside. Several highly skilled craftsmen produced agricultural implements that brought fame to the village. The community flourished, resulting in many new houses being built,



ST. NICHOLAS' CHURCH, DUNNINGTON

some of which survive today around the Village Cross.

Charities were established to help provide for the poor and a privately owned lunatic asylum, situated near the village green, opened in the 1830s (Dunnington House). The Wesleyan Methodists built a chapel in 1805 in York Street, replaced by a new one in Common Road in 1868. In 1852 the Primitive Methodists built their chapel in Church Street, which has since been converted into a house.

Dunnington became famous for the cultivation of chicory in the mid-nineteenth century, when the parish housed 12 processing kilns and reputedly employed 400 people. They were well provided for with hostelries; in 1850 there were four public houses and a beer house. A Temperance Hall was built in 1889, which became the Reading Room in 1903.

By 1743 there were said to be three schools in the village before the Churchwardens built a Church school in Petercroft Lane in 1836. In 1969 construction began on a new primary school in Pear Tree Lane and the old school finally closed in the 1980s. A doctors' surgery now stands on the site.

In 1913 the Derwent Valley Light Railway was opened, with a station and yard on Common Road and a halt on York Road. It ran a regular passenger service from Cliffe Common (Selby) to York, a sixteen-mile track, until 1926 and then carried goods only until its closure in the 1980s.

After the Second World War Dunnington remained a small



Sketch of Village Cross by Sarah Taylor

agricultural village until the late 1960s, when several new housing estates were built. Sport has played an important part in village life and Dunnington Parish Council, with funds raised by the villagers from collections and war bonds, purchased land from the Church in 1948 to promote sporting activities. The Sports and Social Club on Common Road was opened in 1971 to improve social and leisure facilities. A Millennium Garden was created in 2000 near the beginning of Intake Lane.

Original Village Cross



Natural Environment

Geology

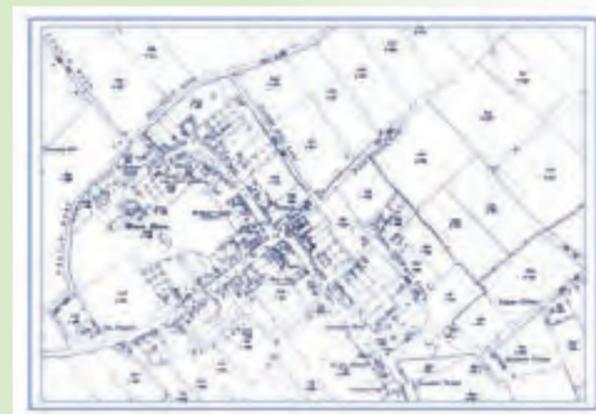
The bedrock below Dunnington is Sherwood Sandstone of Lower Triassic age, dating from over 240 million years ago. It is completely concealed by glacial drift, laid down towards the end of the last Ice Age. The drift consists of clay, sands and gravels, and the soils, derived from the drift, are variable; they include clay-rich varieties and light sandy loams.

Some of the glacial deposits form part of the York moraine, an elongated ridge running from southwest to northeast along the northern boundary of the parish. The highest point of the moraine, Mill Hill, 40m above sea level, is the site of one of two former windmills on the ridge (near Eastfield Lane SE 674536). Part of the moraine at Stock Hill was formerly worked for gravels, used for road building.

The old mounting block by Kiln Cottage (at the corner of Common Road and Water Lane), shaped from a glacial boulder, is a remnant from the Ice Age.

Settlement Character

Dunnington is an attractive village with the church tower and several mature trees dominating the skyline.



Dunnington in 1910

It lies in the Vale of York and is surrounded by fields, set within the York Green Belt.

The Anglo-Saxon open fields, which ran parallel to the York moraine, survived well into the seventeenth



century. In 1621 New Field (or Ox Close) was first recorded by name, Undergate, Mill, Eastfield in 1628 and Thornhill and the Intakes (meaning land taken in from the Moor) in 1631. These field names are now used for village streets. Aerial photographs (page 21) show evidence of past 'ridge and furrow' ploughing.

In 1707 the ings and intakes were enclosed and divided into flats (long, narrow fields) reflected in the name Garden Flats Lane. The Common, at the southern edge of the parish, consisted of rougher, wetter pasture and was enclosed later, in 1772, resulting in larger, more regular fields. The name Rabbit Warren Wood describes the past



Dunnington in 2004

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use of the southeast section of the Common, while Hagg Wood on the parish boundary, was a source of building material, fuel and pasture for animals.

Traditionally the 'frontage holders' of the village kept cows and the bull that served them was kept in a field that became known as the Bull Balk. Today the occupiers of these properties still share the income from renting out this field, next to the Stamford Bridge Road. Some houses on York and Church Street still possess long, narrow plots and there were farms on York Street until well into the twentieth century.

The earliest houses were probably clustered near the Church. The Enclosure Acts brought about significant change: new farmhouses were built away from the settlement, and farmhouses and cottages were built near the present village centre. The Village Cross, at the convergence of four roads, became the focal point of the village. Development has since taken place in all four segments around the Cross and Dunnington has thus remained a compact village.

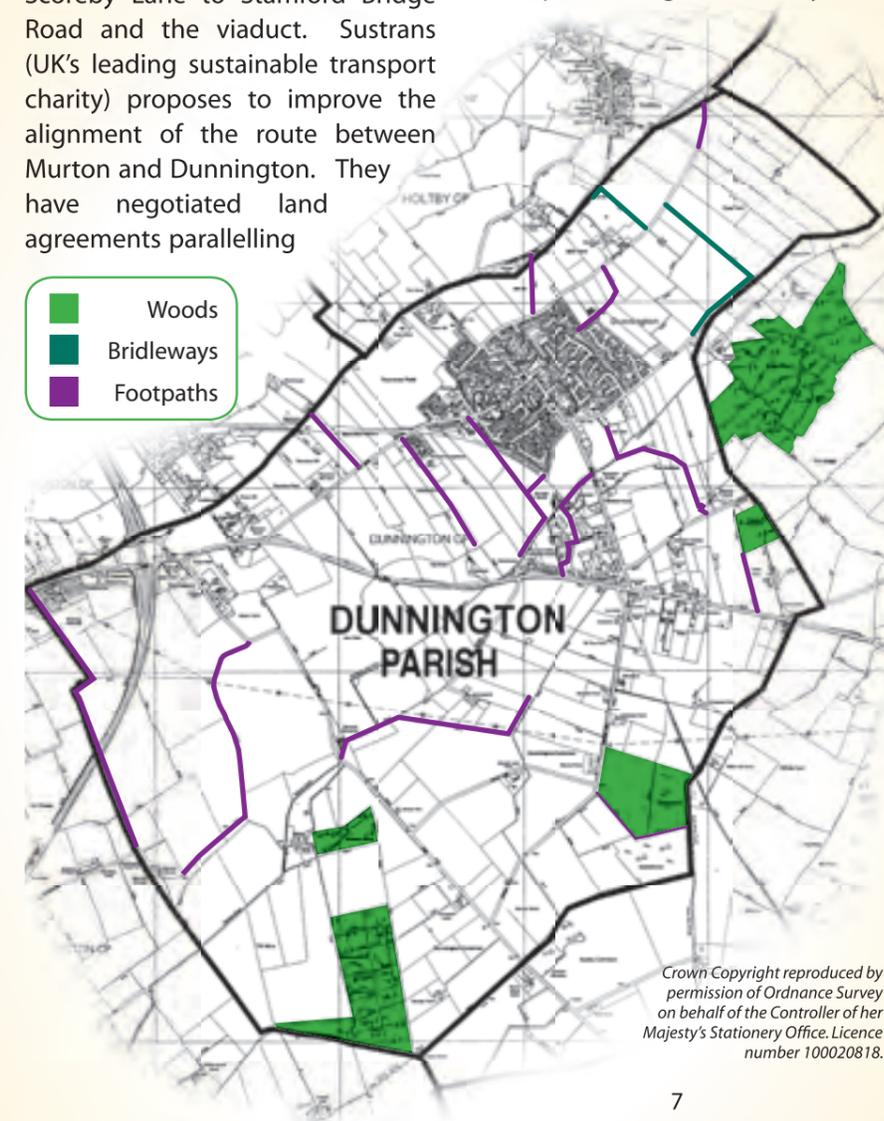
Rights of Way

Years ago paths linked farms to each other and to the village. Many of these are now rights of way and are part of our national heritage. Altogether there are six miles of rights of way (bridleways and footpaths) through the parish. The footpath leading from Eastfield Lane over Mill Hill to the Stamford Bridge Road affords fine views



of the Yorkshire Wolds, York Minster, the City and the village.

Route 66, of the National Cycle Network, enters Dunnington along York Road and exits along Intake Lane to Limefield Farm and Scoreby Lane to Stamford Bridge Road and the viaduct. Sustrans (UK's leading sustainable transport charity) proposes to improve the alignment of the route between Murton and Dunnington. They have negotiated land agreements paralleling



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the disused Derwent Valley Railway line, subject to contract and local authority approval, with the commendable aim of developing a more direct traffic free route.

Design Guideline

1. Public rights of way should be clearly defined, signposted, maintained and kept free from obstruction. Both Land Managers and the Public should follow the Countryside Code.

Farming

Traditionally, agriculture has been the main village occupation. There are still twelve working farms in the parish plus a market garden and a nursery. Crops include spring and winter wheat, barley, oats, sugar beet, potatoes, grass for hay and

silage, peas, beans, linseed and oilseed rape, kale and fodder beet. Locally produced meat, eggs, potatoes and fruit are sold in the village shops and at farm gates.

The large range of crops and different harvest periods provide important habitats and ground cover throughout the year for wildlife. Many farms in the parish are now involved in the new environmental stewardship schemes, which further enhance wildlife habitats whilst encouraging the production of good quality, safe food. The future of farming in the parish depends on nurturing the link between farming and the environment, to ensure that both prosper.

Design Guidelines

2. The best and most versatile agricultural land, classed as grade 1, 2 or 3a as referred to in the draft Development Control Local Plan, should be protected as a national resource, in line with Green Belt Policy.
3. New development should not cause disruption to working farms. For example, it should ensure that farm traffic can be accommodated.
4. Farmers should be encouraged to take up environmental schemes to enhance biodiversity. The Farming and Wildlife Advisory Group (FWAG) website: www.fwag.org.uk has helpful advice on these schemes.
5. New farm buildings should be constructed to a standard of scale, location and design compatible with the Green Belt. Any future development within the Green Belt (in accordance with Local Plan policies) should not detract from its open character, nor prejudice the setting of Dunnington.

Drainage

Most of the land in the parish requires drainage and over centuries the farmers have constructed an extensive network of drains and dykes, using clay pots and more recently modern plastic pipes. Several minor drains join Common Drain, the main drain, which bisects the parish. They are maintained by the Ouse and Derwent Drainage Board, which is partially funded by surrounding landowners.



Set aside fields as part of Stewardship Scheme

Some parts of Eastfield Lane, Kendal Close, Petercroft Lane and other streets have been affected by the current drainage system, which is often unable to cope with the 'run-off' of the surface-water from nearby fields after thunderstorms and heavy rain. The City of York Council, which is responsible for the drainage of the roads, is aware of the situation.

been identified by the Environment Agency as a flood risk area.

Website for information and maps at www.environment-agency.gov.uk. Yorkshire Water requests developers consider the use of Sustainable urban Drainage Systems (SuDS).

Design Guidelines

6. Advice must be sought from the Environment Agency when development is proposed on an identified flood risk area.
7. All existing drains that still serve purpose should be protected.
8. Future development must ensure that adequate drainage and flood protection measures are provided within the development plot, and elsewhere in the village if necessary.

Heavy rain also causes stones and large pebbles to wash down from the verges of Church Street. The junction of Peartree Lane with York Street suffers from 'standing water' after heavy rainfall, causing dangerous aquaplaning by vehicles.

A band of land stretching from Hagg Farm along Intake Lane and south of the Paddocks estate has

Flora and Fauna

Dunnington's mixture of mainly arable farmland, woodlands, and one wetland provides a rich, varied habitat for flora and fauna. Many species of farmland bird are in decline, yet the farmland surrounding Dunnington retains good populations of corn buntings, tree sparrows and skylarks. The following features provide habitats for wildlife:

Gardens

Most of the houses in the village have well-stocked gardens, some with ponds containing frogs, and common and great crested newts. A few paddocks remain in the village centre, which are very precious for wildlife. When the railway closed, residents along the rail-line were offered the land to purchase and most extended their gardens considerably by this concession.

Village Green



Hassacarr Pond

Hassacarr Nature Reserve

The reserve was created from Hassacarr Pond, thought to date from the last Ice Age, and the old sewage works in the early 1990s. The Parish Council bought the land from Yorkshire Water for £1 in 1995. It also includes part of the Derwent Valley Light Railway. Situated to the south of the village, it consists of ponds and wetland with some meadow and woodland. Over 170 plant species (including the rare tubular water dropwort) and 90 bird species have been recorded, as well as 22 species of butterfly, the most notable being the white-letter hairstreak. The pond is recognised for its 58 species of water beetle, seven nationally scarce, and an impressive number of dragonflies, many on the northern edge of their

range. Amphibians include the common frog, toad, the smooth and the rare great crested newt. The conservation area has won a Yorkshire in Bloom prize for the past five years, in recognition of the way the reserve is managed and for the Conservation Group's involvement with local schoolchildren, villagers and visiting groups. It is located off Common Road, just beyond the Sports Club.



Common Hawker



Skylark



Tree Sparrow



Hagg Wood

Millennium Garden

Created in 2000, using native shrubs and trees, the Garden helps to conserve and improve the natural wildlife.

Trees

Many trees are protected by Tree Preservation Orders. The map illustrating them is held by the Parish Council and can be viewed on request. The copper beech tree with a metal seat surround (on Common Road) commemorates the silver jubilee of George V in 1935.

Green/Verges

The ancient Green and grass verges are important features of the village. Schoolchildren, playschool children and other groups planted crocuses on the Green, which provide a beautiful show in spring. The horse chestnut trees on the Green were planted in 1863 to commemorate the marriage of the Prince of Wales (later Edward VII) to Princess Alexandra of Denmark.

Churchyard

Several mature trees provide a habitat for various species of bird.

Allotments

A great asset for villagers to grow produce and flowers, the allotments provide leisure and amenity value as well as a rich wildlife habitat.

Hedgerows

Several ancient native hedgerows still exist. They provide excellent connecting corridors for wildlife, as do drains, ditches, and the old railway line. Hedges containing trees border York Road and Church Balk, creating attractive entrances to the village.

Hagg Wood

Identified in the Domesday Book, the wood is an extremely important village amenity (although just over the Parish boundary, in Kexby). It contains habitats for many flora and fauna; current management includes replanting with native tree species and control of invasive rhododendrons in the bluebell area. Roe deer are seen in and around the wood.

Rabbit Warren Wood

Once heathland, it is now an excellent example of regenerated broad-leaved woodland. It provides valuable habitat for rare birds such as the willow tit, lesser-spotted woodpecker and tawny owl. Roe deer, fallow deer, badgers and foxes inhabit the wood and rare purple hairstreak butterflies have been recorded. It should be preserved as an undisturbed area for wildlife. It is a site of importance for nature conservation (SINC) and therefore has special consideration in the planning process.

Grimston Wood

The wood has open glades and ponds have been created. Some of the adjacent fields have been planted with broad-leaved trees forming an attractive area, which is managed for wildlife. The rare broad-bodied chaser dragonfly has been recorded, and also good numbers of the declining willow tit.

References:

Hammond, Martin, *City Of York Biodiversity Audit Part 2: A Review Of Habitat Resources*, 1996.

Weston, Terry, *Dunnington Bird and Wildlife Survey*, 2000.

Design Guidelines

9. The preservation of open spaces within the village, such as the Green, the verges, allotments, common land at the end of cul-de-sacs and Manor Drive, should be encouraged, including the retention of larger garden plots. Subdivision should only be granted where it is not detrimental to the character and amenity of the local environment.

10. Wherever appropriate, mature trees, including decaying ones, should be retained as they provide important habitats for many species of wildlife. They should be managed to ensure the removal of any hazards.

11. All remaining hedgerows of historical and wildlife importance should be identified and conserved wherever possible.

12. The village of Dunnington should retain its integrity by remaining a clearly separate community. The surrounding Green Belt should be retained to ensure a barrier between adjacent communities and commercial and industrial activity in accordance with Local Plan policies.

13. Wetland habitats that are scarce and rich in biodiversity including ponds, ditches and drains should be retained. This is especially important in the case of Hassacarr Nature Reserve.

14. Where appropriate, new development proposals should incorporate a suitable landscape scheme, derived from analysis of the locality.

Built Environment

Dunnington is one of the larger villages in the vicinity of York. However, it remains a compact village surrounded by open land. In 2004 the village centre was designated a Conservation Area covering almost 12 hectares.

Conservation Area

Source: City of York Local Plan

The Conservation Area includes the historic core of the village, comprising most of York Street, Church Street, Common Road and Water Lane. Conservation Area status provides for additional planning controls to preserve and enhance the important features of the built and natural heritage within the village.

The historic buildings around the Village Cross suggest a 'Village Square', an important part of Dunnington's street scene. The buildings have a strong and distinctive character despite being surrounded by new development. Each of the three main streets has its own character, which contributes to the overall charm of the village and most of the old buildings in Church Street, York Street, Common Road and Water Lane are harmonious in style, character and materials.

Church Street retains a rural appearance. The street is sloped with grass verges, trees, hedges and front boundary walls giving the houses and cottages an attractive setting. The street curves sharply at the upper end, making for a 'surprise' entrance to the village as you turn the corner.



There are three early 19th century cottages, which are listed buildings. Original paddocks survive behind some of the properties.

The agricultural buildings on the junction of Church Street and Eastfield Lane set the historic tone at the entry to the village from Church Balk. The barn is 19th century, with English garden wall brickwork, and the dovecote, incorporated to discourage mice, has ventilation in



the form of a diamond. The barn's prominent position and historic significance act as a visible reminder of Dunnington's farming past.

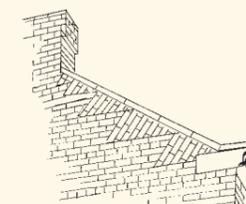
The Church has late 11th century origins with a 12th century nave and lower tower, 13th century chancel, 15th century upper tower and 19th and 20th century additions. The Church is built of limestone, sandstone and millstone grit with Welsh slate, red plain tile and lead roof. It contains a 13th century piscina and 2 sedilia, which support early 20th century alabaster statues to each side of the east window. The Church is famous for its early 20th century stained glass by Milner.

The houses opposite the Church have tumbled brickwork, characteristic of the 18th Century. 15 Church Street is an original 18th century building

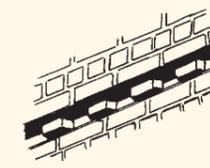
with an attractive front door, which contributes to the character of the street. Number 18 is an unspoiled example of a mid 19th



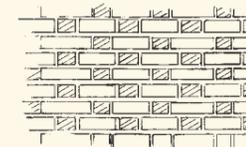
century farmhouse with Flemish brickwork and original sash windows. The Primitive Chapel has been converted into a house, the inscription on the wall a reminder of its origins. Craven House (5 Church Street), another good example of an early farmhouse, retains its original glass in the upstairs windows. School Farm, with dentilled eaves course, probably dates from the mid 19th century and its attached paddock with trees is a rare surviving field in the village and as such retention should be encouraged. The Listed buildings, 10, 12, and 14, a charming row of cottages, are early 19th century.



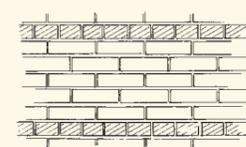
Tumbled Gabling



Dentilled Eaves Course



Flemish Bond



English Garden Wall Bond

Village Map

Scale : 1:4500



- Conservation area
 - Allotments
 - Green Spaces
1. St Nicholas Church
 2. Reading Room including Library
 3. Scout and Guide Building
 4. The Surgery
 5. Cross Keys Public House
 6. Greyhound Public House
 7. Village Green
 8. Elvington Medical Practice
 9. Methodist Church
 10. Children's Play Area
 11. Millennium Garden
 12. Sports & Social Club
 13. Shops inc. Post Office and Dental Practice
 14. Dunnington Primary School



York Street, with its shops and other facilities, is the village main street and has a wide aspect with grass verges in places. There are three listed buildings dating from the early mid 18th century and most of the recent modern development has blended in with the original character of the street. In the past there has been some unsympathetic infill, but this is minimal.

The farm wall at Windmill Farm on York Street evokes memories of the past while the terraced row at 53-59 York Street is a good example of farmworkers' cottages dating from around 1830.

Common Road leads to the Green, with mature trees and Dunnington House, an attractive mid 18th century dwelling, making a pleasant entrance to the village from the south. The irregular roofline in York Street and Common Road adds to the visual attraction. Kiln Cottage, on Common Road, with its creamy orange bricks, has attractive scalloped trim bargeboards, copied on the nearby garage, which adds to the pleasing effect. These 19th century bricks are not uncommon in the village.

In Water Lane some buildings have copings higher than the roofline, suggesting they may have originally been thatched. Other features such as Yorkshire and vertical sash windows denote their early origins. 12 Water Lane, one of the oldest buildings in the village, is gabled

on to the street. In medieval times a house built in this manner could have been added to at any time. The raised bands of brickwork above the ground floor windows are a typical 18th century characteristic. Surviving long gardens (originally burgage plots) are interesting reminders of the medieval layout of the village.

Most of the growth in recent years has taken place around the edge of the village. In the village centre most developments have been relatively small-scale and deliberately unobtrusive, in keeping with the style, scale and material of the surrounding properties. Examples of sympathetic infill include Hatters Cottage, numbers 13a-15a York Street and the butcher's shop, while the bow



Butcher's shop, York Street

window of the florist's shop is a good example of a modern window in character. This harmonious approach sets a standard for building in the Conservation Area.

Listed Buildings

There are 18 Grade II listed buildings in the village and the Church of St. Nicholas is Grade II* listed. See Appendix for the complete list.

Although none of the following has been included on the statutory list, they have been nominated for inclusion on the Local List, a list of buildings and structures of local interest and importance. They all make a positive contribution to the character, and historic and cultural evolution of Dunnington, and are so important in the street scene that their value should be taken into consideration as part of any development proposal. These include the:

- Methodist Church
- Cross Keys and Greyhound Public Houses
- Scout and Guide Building
- Barn at the junction of Church Street and Eastfield Lane
- Mounting block on Common Road
- Red phone boxes
- Humpback railway bridge on York Road
- School bell on Doctors' Surgery, Petercroft Lane
- Seat around copper beech tree, Common Road.



Building Characteristics

Typically, houses from the eighteenth and nineteenth centuries in the village have certain vernacular features:

- generally two storeys with chimneys
- predominantly built of pinkish brown clamp bricks with plat bands
- roofed with clay pantiles
- rising sash windows.

Grander houses from this period for more wealthy residents, like Dunnington Hall, were built in the classic Georgian styles of architecture with some materials imported from outside the immediate vicinity:

- some more than two storeys
- pinkish-brown bricks with red brick dressing
- Welsh slate roofs
- attractive chimneys.



Dunnington Hall



Kiln Cottage with Mounting Block



Church Street



Common Road

Twentieth Century and Future Developments

Little growth took place in the early part of the twentieth century. However, Grimston Court, completed in 1903, was an impressive

addition to the village, and is now a listed building. It is a fine Arts and Craft building designed with Jacobean influence, with detailed



glazing, gables and chimneys of red brick in English bond, with sandstone ashlar dressing and slate roof, set in extensive landscaped and wooded grounds.

Another example of the early twentieth century Arts and Crafts style of architecture is the Scout and Guide building on Garden Flats Lane (formerly the telephone exchange).



Grimston Court

Design Guidelines

15. Windows in older properties should accord with the period style of those properties; replacements should accurately reflect the styles of the originals and the use of traditional materials is preferred.

16. Wherever possible, new roof lights or dormer windows to historical buildings should be avoided where they are detrimental to the character of the building.

17. Any new developments should retain and maintain historic features including the phone boxes, humpback railway bridge, mounting block and the Village Cross, wherever possible.

18. Traditional vernacular materials such as brick and timber carp-



Seat around Beech Tree

entry with clay pantile or slate roofs are the preferred materials.

A City of York Council leaflet "A Practical Guide to Living within a Conservation Area For Householders" should be consulted before any planned development. Listed Building consent is generally required to carry out alterations, extensions or demolitions to a Listed Building. The City of York Council should be consulted when considering such works either to the building or within its curtilage.

During the second half of the twentieth century the village grew considerably with diverse types of housing estates, incorporating various features in different decades. Some examples are illustrated below:

1950s Manor Drive and Derwent Estates

Council Estates:

Fine examples of substantial red and yellow brick houses and bungalows, some with large gardens. Manor Estate set around attractive open crescent. Some now privately owned.



1960s Paddocks, Manor Beeches and Springbank Avenue Estates

Carr and Robinson:

Quality red brick bungalows, front gardens enclosed with low walls, some overlooking the Green.



Sawdon & Simpson:

Mainly yellow coloured brick, some with wood and stone fronts, substantial number with wide 60s windows, open plan front gardens.



Pilcher:

Red and yellow brick dormer bungalows with integral garages, some with spacious gardens, many overlooking fields.



1970s Horsfield Way Estate

Sawdon & Simpson/Barrett/Shepherds:

Different coloured brick houses and bungalows, mainly Georgian-style windows. Main street has grass verges in places with cul-de-sacs off, some with common open spaces tucked into corners. Open plan front gardens.



1990s Kerver Lane Estate

Hogg/Persimmon:

Quality homes with wide range of sizes ranging from terraced town houses to large 3-storey houses with double garages. Wide variety of architectural styles. Well landscaped with shrubby areas along roadsides.



Most of the modern housing estates have open plan front gardens, giving a sense of space to the area. Creative landscaping is important to create a pleasant aspect to any new development.



Design Guidelines for New Building Developments

19. Should respect and enhance adjacent properties and the areas in which they are sited, therefore-

- a. Ideally they should not exceed the existing rooflines in height, though variety of style should be encouraged.
- b. They should use materials and building methods that respect the local character and surroundings. Particular attention should be paid to ensure that bricks and roof materials in the older parts of the village complement as closely as possible those of neighbouring properties.
- c. They should encourage the retention of trees and natural features where possible.
- d. Use pitched rather than flat roofs where possible.
- e. Encourage inclusion of chimneys, which could act as central heating vents, where possible.

20. Should respect the form, layout and density of development in the locality.

21. Should provide adequate parking within the curtilage of the building plot where possible, whilst also encouraging the use of more sustainable means of

transport such as cycling and walking.

22. The need for open space and social facilities must be a key factor when considering applications for larger schemes.

23. Sustainable developments in the form of green building design and re-use of materials should be encouraged on appropriate sites in the village.

24. Contemporary design should be sympathetically considered where it respects the context and quality of the site and conforms to other guidelines.

25. Boundary treatments should be sympathetic to their location. The use of traditional treatments such as hedges, iron railings and brick walls is encouraged along front boundaries in parts of the village where this is characteristic.

26. Provide housing types suitable to meet the needs of all sections of the population. Follow current guidelines for 'Affordable Housing' to allow opportunities for residents to stay in the village.

27. Strictly adhere to all Planning and Building Regulation guidelines and conditions.

Alterations, Extensions and Repairs

Relatively small changes such as unsympathetic replacement windows and extensions can erode the character of the village. The following guidelines promote appropriate standards so that development and change will make a positive contribution to the village.

Design Guidelines

Extensions and repairs to existing buildings should observe all the above guidelines and should also:

28. Respect neighbours' property, privacy and amenity and consider retention of existing landscaping.

29. Avoid the creation of a terraced effect between neighbouring semi-detached/detached properties.

30. Where possible use pitched roofs with complementary roof materials.

31. Avoid building that could result in parking outside the curtilage of the property where possible.

32. When original functional buildings are converted for new use, retain evidence of their original function.



Infrastructure

Street surfaces and street furniture are regarded as aspects of conservation and are treated as such in government guidance on Planning and the Historic Environment.

Lighting, Street Signs and Street Furniture

Dunnington's highway signs and low-level street lighting are unobtrusive and in keeping with the rural location. However, the increasingly popular private security lighting can be glaring and obtrusive. Telegraph poles and overhead cabling, particularly in the Conservation Area, detract from the environment. The insensitive placement of satellite dishes and other attachments is



Hill by Costcutter
Drawing by George Millington

Street Sign by Village Green

also undesirable. All attachments to buildings and advertising signs should be appropriate to their setting and adhere to the relevant City of York policies as set out in the Local Plan.

Design Guidelines

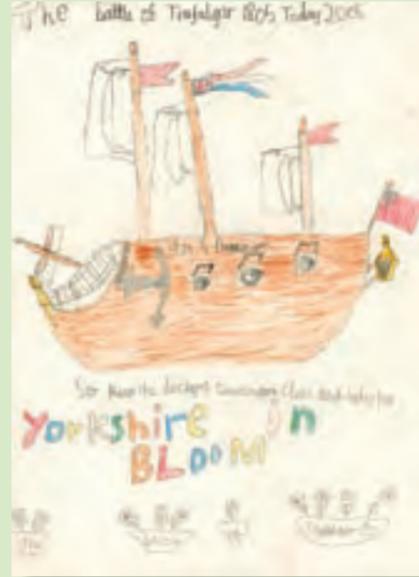
33. All changes to lighting, street signs and street furniture should respect and complement the village character. This principle applies in the following areas:

- Any proposal to increase the level of street lighting.
- Excessive signage within the village should be curtailed by keeping any new highway signs and traffic calming measures to a minimum and ensuring they respect the village environment.
- Utility companies should route cables underground wherever practicable.
- Replacement street furniture and lighting equipment should be appropriate and of good quality.

On a household basis:

- Security lighting should be moderate and unobtrusive.
- Satellite dishes: wherever practicable, these should be sited in the least obtrusive position.

34. Any advertising or signage should be kept to a minimum and be appropriate to the village environment; it should be low-key (colour, size and lighting).



Yorkshire In Bloom campaign poster by Ewan Taylor

Roads / Streets

There are three main roads into Dunnington, one from the A166 York to Bridlington road and two from the A1079 York to Hull road. The easy access to the A64 has attracted many people to live in Dunnington.

The service buses use York Street, Church Street and Common Road, the principal thoroughfares of the village. Congestion is a problem at busy times of day. The school run parking also creates a problem on Pear Tree Lane near the local primary school.

Congestion on the A-roads and the presence of the industrial estate results in more traffic using the village as a short cut. Despite the 7.5 tonnes weight limit some heavy traffic does come through the village centre.

As the village has grown in size, the volume of traffic and the speed of vehicles have become causes for concern. Speeding traffic is a



York Street
Drawing by Ewan Taylor

problem on both York and Common Roads. Also grass verges are being badly eroded, particularly evident on Eastfield Lane, Church Street and York Street.

Design Guidelines

35. Investigate improved signage on all approach roads, particularly

at the Grimston Bar roundabout to direct all HGVs to the Derwent Valley Industrial Estate via the A1079. Signage should be reviewed periodically to check effectiveness.

36. Measures to prevent speeding into and out of the village should be considered whilst recognising that any scheme should be of a design appropriate to the rural context.

37. In the event of possible future housing development, planners should consider the routes likely to be used by new residents travelling in and out of the village, and the desirability of keeping congestion to a minimum.

38. Grass verges should be preserved in order to maintain the rural character of the village.



39. Encourage provision of safe cycling routes to link with existing cycle network.



Community Facilities

Dunnington's strong community spirit is reflected in the breadth of its facilities – Primary School, Anglican and Methodist Churches, Sports and Social Club, Scout and Guide Building, Library, Village Hall, doctors' surgeries and a dental practice.

Dunnington C.E. Primary School takes pride in its link with the community. A recent Ofsted report (2004) stated "the links of the school with the community had a very good impact on the curriculum." The school provides a location for weekly yoga and computer courses, and also for Dunnington Children, a voluntary organisation offering an out of school club and playgroup facilities for local families.

St Nicholas Church and the Methodist Church are focal points for both worship and community activities. The Reading Room, in the heart of the village, hosts various events for

many groups and organisations of all ages.

There are two public houses in the centre of the village and a third on the A1079. The Sports and Social Club provides a wide range of activities including football, cricket, tennis, green bowls, squash, hockey, the B-Fit Centre, and also dancing, yoga and evening classes. A well-equipped children's play area, adjacent to the sports field, is popular all year round.

The range of local shops and services is one of the main attractions cited by residents as a reason for choosing to live here. The shops, mainly on York Street, include a supermarket (with post office), a butcher, newsagent, chemist, florist and hairdressers, and they cater for both daily shopping needs and social interaction.

Sports and Social Club

Design Guideline

40. York Street combines residential properties and commercial outlets; both these sections of the community need to respect the other's needs. Opening hours should respect residents' rights to peace and quiet, particularly during the late evening and at weekends.



Commercial and Industrial Facilities

The Derwent Valley Industrial Estate, situated to the south of the village, is a thriving development with a wide range of industrial and commercial companies, which provide valuable employment. The main body of the industrial estate is separated from the residential area by a small tract of land in the floodplain area and is well screened by trees and hedges. Preservation of this green divide is highly desirable.

While most commercial development has taken place west of Common Road, the recent erection of a unit on the eastern side spoils what is an otherwise uninterrupted green approach to the village. Future development to the east should be resisted.



Design Guidelines

- 41. Developments on the industrial estate should be effectively screened, particularly as viewed from the village and along Common Road.
- 42. Future developments should be in keeping with the established rooflines and ideally should not exceed the height of the present buildings.
- 43. Developments should respect the estate's close proximity to residential areas; those creating minimal noise, light and smell emissions are to be preferred.

44. Developments should respect the estate's close proximity to Hassacarr Nature Reserve, and should have no adverse effect upon it.

45. Retaining the green approach to Dunnington along the eastern edge of Common Road is vital to preserve the rural aspect of the village in line with Green Belt policy.

46. Industrial areas should be developed on brownfield in preference to green field sites. Any development should be sympathetic to the village setting – visually unobtrusive and with minimal impact on the neighbouring residential community.

Land bordering industrial estate

Elvington Airfield

Recent applications made by the owners of the old RAF base at Elvington Airfield indicate possibilities of higher levels of activity on this site. The impact on local villages, including Dunnington, is likely to be profound.

Design Guideline

47. Any future development at Elvington Airfield must fully consider the impact upon neighbouring communities in terms of noise, traffic and pollution.

Crime Prevention

The built environment has a major impact on crime and community safety. There is an active Neighbourhood Watch scheme in the village.

Design Guideline

48. New buildings should be designed in such a way as to promote crime prevention.



Transport

Dunnington has good transport links. A frequent bus service runs to York city centre and beyond, and there are more limited services to Pocklington, Driffild, Bridlington, and Hull. There are buses to the University and a city centre Park and Ride facility operates from nearby Grimston Bar.

Kerver Lane - promoting crime prevention

Conclusion

The VDS reflects what the residents of Dunnington value about their local community and draws together ideas and principles to encourage sustainable development. It is about managing change rather than preventing it, to ensure that Dunnington remains an attractive place in which to live.



Dunnington from Mill Hill



Ridge and Furrow - medieval ploughing



Dunnington Park by Grace Millington



Water Lane



Straw bales



Allotments



Beef cattle



York Street



Appendix

Listed Buildings in the Parish

Further details may be obtained from Dunnington Parish Council.



1. Church of Saint Nicholas 2. Dunnington House 3. 10 Church Street 4. 12 Church Street 5. 14 Church Street



6. Cross 7. Cross Shaft 8. Dunnington Hall 9. Coach house 10. Manor Farmhouse



11. Grimston Court 12. Grimston Hill House 13. Village Cross 14. 61 York Street



15. 24 York Street 16. 40 York Street 17. Chapel Farm 18. Dunnington Lodge 19. 41 York Street

- | | |
|--|---|
| 1. Church of Saint Nicholas, Grade II* | 10. Manor Farmhouse, Elvington Lane, Grade II |
| 2. Dunnington House and wall adjoining Common Road, Grade II | 11. Grimston Court, Grimston Hill, Grade II |
| 3. No 10 Church Street, Grade II | 12. Grimston Hill House, Grade II |
| 4. No 12 Church Street, Grade II | 13. Village Cross, Grade II |
| 5. No 14 Church Street, Grade II | 14. 61 York Street, Grade II |
| 6. Cross in grounds of Dunnington Rectory, Grade II | 15. 24 York Street, Grade II |
| 7. Cross Shaft in Churchyard of Saint Nicholas, Grade II | 16. 40 York Street, Grade II |
| 8. Dunnington Hall, Grade II | 17. Chapel Farm, 13 York Street, Grade II |
| 9. Coach house to Dunnington Hall, Grade II | 18. Dunnington Lodge and attached stables and coach house, 34 Church Street, Grade II |
| | 19. 41 York Street, Grade II |

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Drawings by children from Dunnington Primary School

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Dunnington Library holds details of Dunnington through the Ages, Derwent Archaeology Group, Dunnington Conservation Group and other groups and societies.

See also the Dunnington Parish Plan.

