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Silkstone Neighbourhood Plan

July 2021

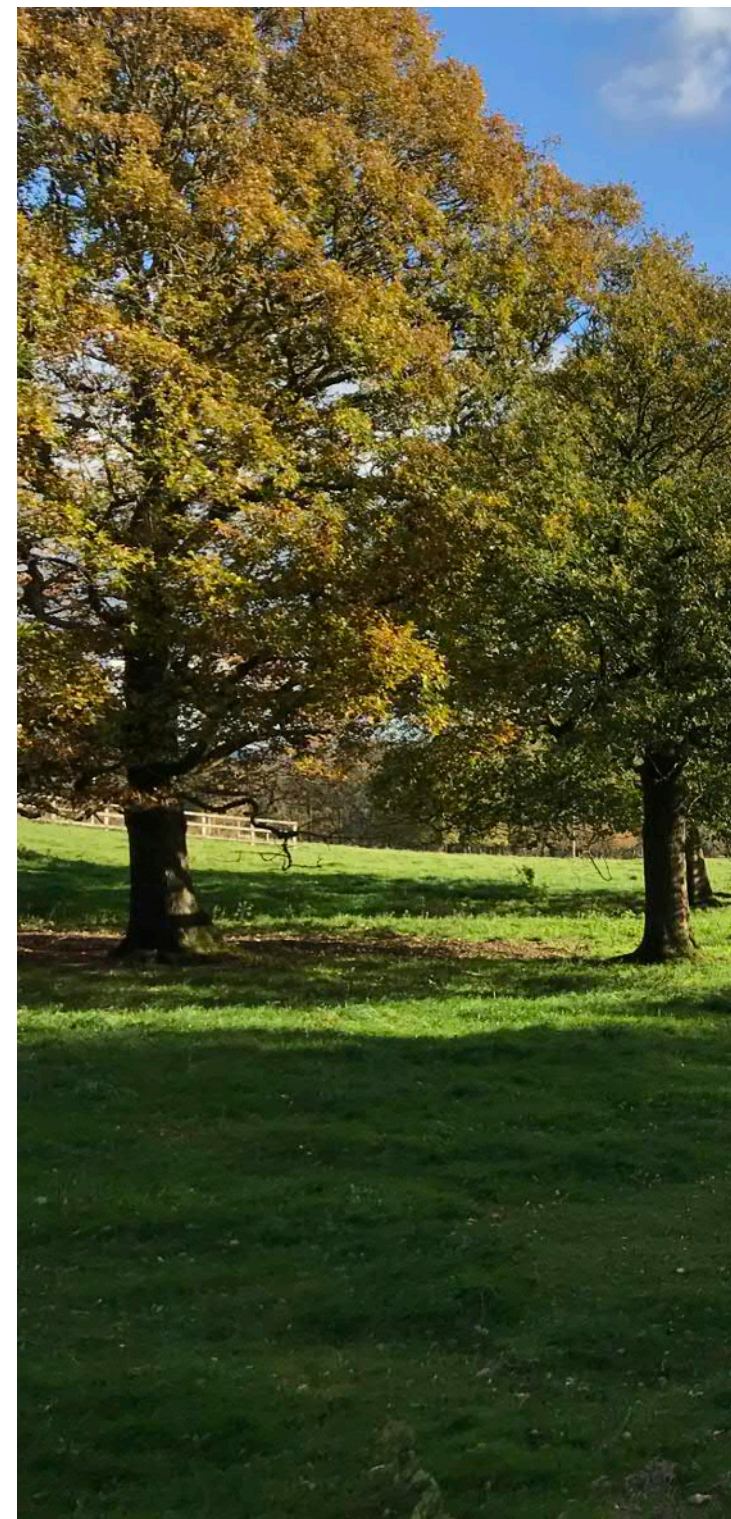
Design Code

Quality information

Document name	Ref	Prepared for	Prepared by	Date	Reviewed by
Silkstone Neighbourhood Plan Design Code	DR-11039	Silkstone Neighbourhood Plan Steering Group (NPSG)	Elliot Joddrell, AECOM	19/011/21	Lee Wood, AECOM

Revision history

Revision	Date	Details	Authorised	Name	Position
00	19/01/21	1st Draft issued to NPSG	LW	Lee Wood	Regional Director
01	05/02/21	2nd Draft reflecting comments received from Ian Turner and in engagement session	LW	Lee Wood	Regional Director
02	23/06/21	Final Draft reflecting comments received from the NPSGs public consultation	LW	Lee Wood	Regional Director
03	08/07/21	Final Document signed off by Locality	LW	Lee Wood	Regional Director





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HIGH STREET

Church of All Saints, Silkstone

Introduction

Background

The villages of Silkstone and Silkstone Common in Barnsley have established a Neighbourhood Plan Steering Group (NPSG) in order to shape and influence development within their area. The NPSG are currently in the process of preparing their Draft Neighbourhood Plan.

Locality is the national membership network for community organisations that brings local people together to produce Neighbourhood Plans. Through Locality's support programme, Silkstone NPSG have appointed AECOM to prepare this Design Code document which will form part of the evidence base for their Neighbourhood Plan on behalf of Silkstone Parish Council.

Objective

The purpose of this document is to provide an appreciation of Silkstone Parish's existing character in order to create a set of design codes which will apply to any future housing development. This will help to ensure that as any new development comes forward, it responds to its context and supports and enhances the quality of the villages' existing character.

Methodology

The process that was undertaken to produce this Design Code document is as follows:

- On the 2nd October 2020, an inception call was held with AECOM representatives and the Chairman of the NPSG to understand the aims of the group and confirm the brief.
- On the 4th November 2020, AECOM representatives carried out a site walkover in Silkstone Parish in order to appreciate the local character and photograph the area.
- On the 19th January 2021, AECOM shared a draft Design Code document with the NPSG.
- On the 5th February 2021, an engagement meeting was held with the NPSG to review the draft document and allow local opinion to be captured and represented in the final document.
- After capturing the feedback from the engagement meeting, AECOM issued the final Design Code on 23rd June 2021.

Document Structure

This Design Code document comprises of the following six sections:

01 Introduction

Outlining the background, purpose, process, study area and design code document structure.

02 Planning Context

Reviewing the planning policy context for development in Silkstone Parish.

03 Place Assessment

Provides an appreciation of physical influences which will be used to help inform the design codes

04 Local Character

A more focussed understanding of Silkstone Parish's built and natural landscape character is provided by undertaking a photographic survey to analyse key characteristics.

05 Design Codes

The design codes to be applied to future housing developments in the Neighbourhood Plan area are established.

06 Next Steps

Provides guidance on the next steps for the NPSG and potential future developers.

Study Area

The Neighbourhood Plan area comprises of the villages of Silkstone and Silkstone Common and their surrounding rural context. In order to influence the design of future housing around the main settlement areas, this document will predominantly be focussed on the extent of the villages and their more immediate surroundings.

Silkstone Parish Boundary



Silkstone Neighbourhood Plan area

Planning Context

Silkstone Parish sits within the Metropolitan Borough of Barnsley in South Yorkshire. The following planning documents were reviewed to understand the policy context which will influence the design code document.

Barnsley Local Plan Adopted January 2019

The following policies will influence the design of future housing development in Silkstone Parish:

Policy H2 The Distribution of New Homes

There are no new homes allocated to the Parish of Silkstone for the period 2014 to 2033. However, in the Local Plan's settlement classification, Silkstone and Silkstone Common are defined as Villages. In Villages across the Borough a further 200 dwellings have been added to the overall total 5 year supply as a windfall allowance.

Policy H6 Housing Mix and Efficient Use of Land

This policy requires that housing proposals should include a broad mix of housing types, sizes and tenures to create mixed communities. A density of 30 dwellings per hectare is a standard requirement for Villages, however lower densities may be supported for character, viability or sustainable design reasons.

Policy T3 New Development and Sustainable Travel

This policy requires that new development meets the needs of pedestrians and cyclists and that at least the minimum levels of parking are provided for cycles (1 secure space per dwelling in garage of suitable size or separate secure covered area within plot).

Policy D1 High Quality Design and Placemaking

Policy D1 outlines the key elements of Barnsley's local character and features to be protected and enhanced in future development. These include landscape character and green infrastructure assets, Views and vistas to key buildings and Heritage and townscape character.

Policy GS1 Green Space

This policy defines the types of green spaces that are found across the borough and highlights the importance of their protection and enhancement.

Policy GS2 Green Ways and Public Rights of Way

This policy states that these important non-vehicular routes will be protected from development that may affect their character of function. Development in close proximity to these routes may be required to provide connections to or improve existing routes.

Policy GB1 Protection of Green Belt

Green Belt will be protected from inappropriate development in accordance with national planning policy.

Policy CC1 Climate Change

This policy seeks to reduce the causes of and adapt to the future impacts of climate change. Key aspects of this include developing on previously developed land, sustainable design and construction techniques, designing development to reduce flood risk, using Sustainable Drainage Systems (SuDS), promoting the use of renewable and low carbon energy.

South Yorkshire Residential Design Guide 2011

This document provides guidance to Barnsley, Doncaster, Rotherham and Sheffield Councils on the design of new residential development. It covers development scales from neighbourhoods to streets to plots, blocks and buildings. The document also includes technical requirements for development in South Yorkshire.

Supplementary Planning Document Parking 2019

This document specifies that for 1 or 2 bedroom dwellings the number of recommended parking spaces is 1. For

dwellings with 3 or more bedrooms 2 spaces should be provided.

For residential car parking and garages, the document also signposts the guidance in the South Yorkshire Residential Design Guide.

Supplementary Planning Document Open Space Provision on New Housing Developments 2019

This document outlines the requirement for green space to be provided in new housing developments. Developments of over 20 dwellings will typically be required to have a minimum of 15% of the gross site area as open space.

Supplementary Planning Document Design of Housing Development 2019

This document primarily supplements Local Plan policy D1 High Quality Design and Place Making and sets out the principles that will apply to the consideration of planning applications for new housing development. The document also signposts guidance found in the South Yorkshire Residential Design Guide and the principles of Manual for Streets.

Supplementary Planning Document Residential Amenity and the Siting of Buildings 2019

This document provides guidelines for development and covers relationships with existing dwellings, existing trees and hedgerows, new planting and walls and fences.

Supplementary Planning Document Trees and Hedgerows 2019

This document supplements Local Plan policy BIO1 Biodiversity and Geodiversity and provides information on statutory legislation and guidance on content of planning applications, layout of development and protection of trees and hedgerows during development.

Supplementary Planning Document Affordable Housing 2019

This document supplements Local Plan policy H7 Affordable Housing and provides information on the design requirements of affordable housing including the requirement for affordable homes to be indistinguishable from open market housing in terms of style, quality of specification, finish and materials.

Supplementary Planning Document Walls and Fences 2019

This document provides guidance on the appropriate design and appearance of walls and fences in future development. The guidance identifies the importance of the design, height and materials of walls and fences relating to the character of the area they are to be constructed. It is also noted that in rural areas dry stone walls and traditional coursed stone walls or hedges will usually be most appropriate.

Supplementary Planning Document House Extensions and Other Domestic Alterations 2019

This document provides design principles for house extensions and alterations and covers building form, building elements and character, roofs, materials, setbacks windows and doors and levels. It also provides guidance on privacy, overshadowing, garden space and parking spaces.



 Barnsley Borough Council Green Belt

Barnsley Borough Council Green Belt within the Silkstone parish boundary

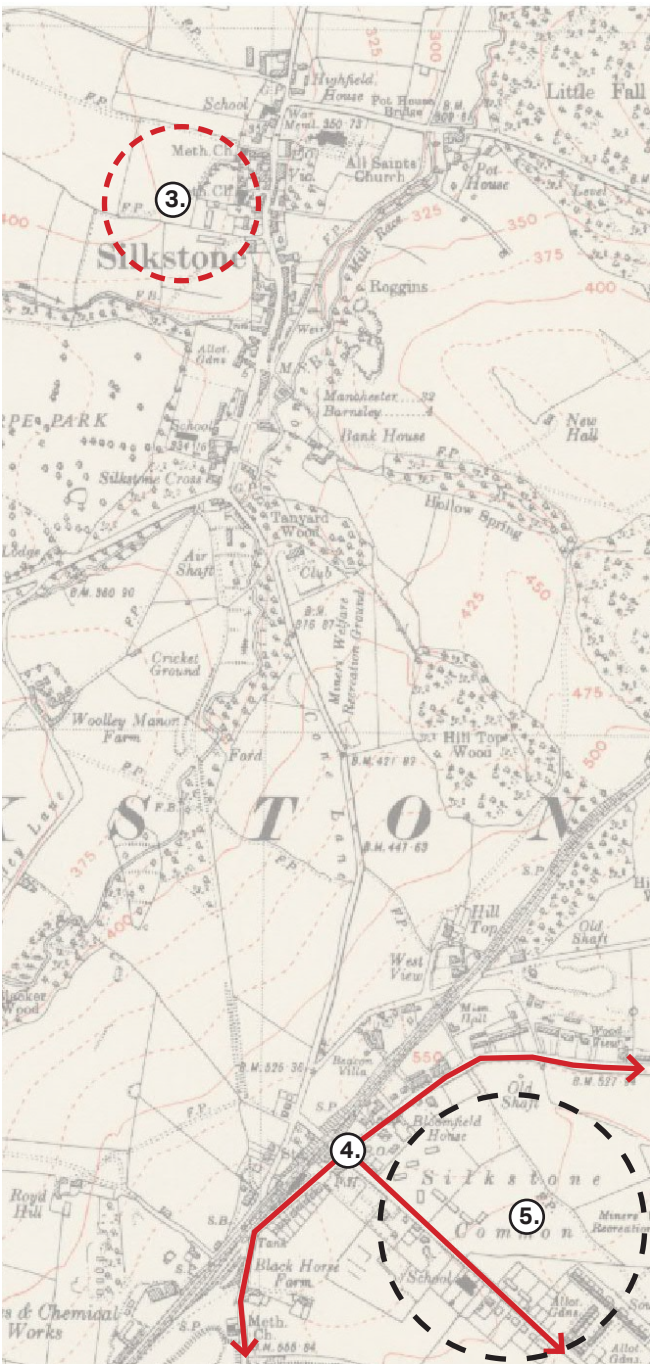


View of Silkstone from Cone Lane

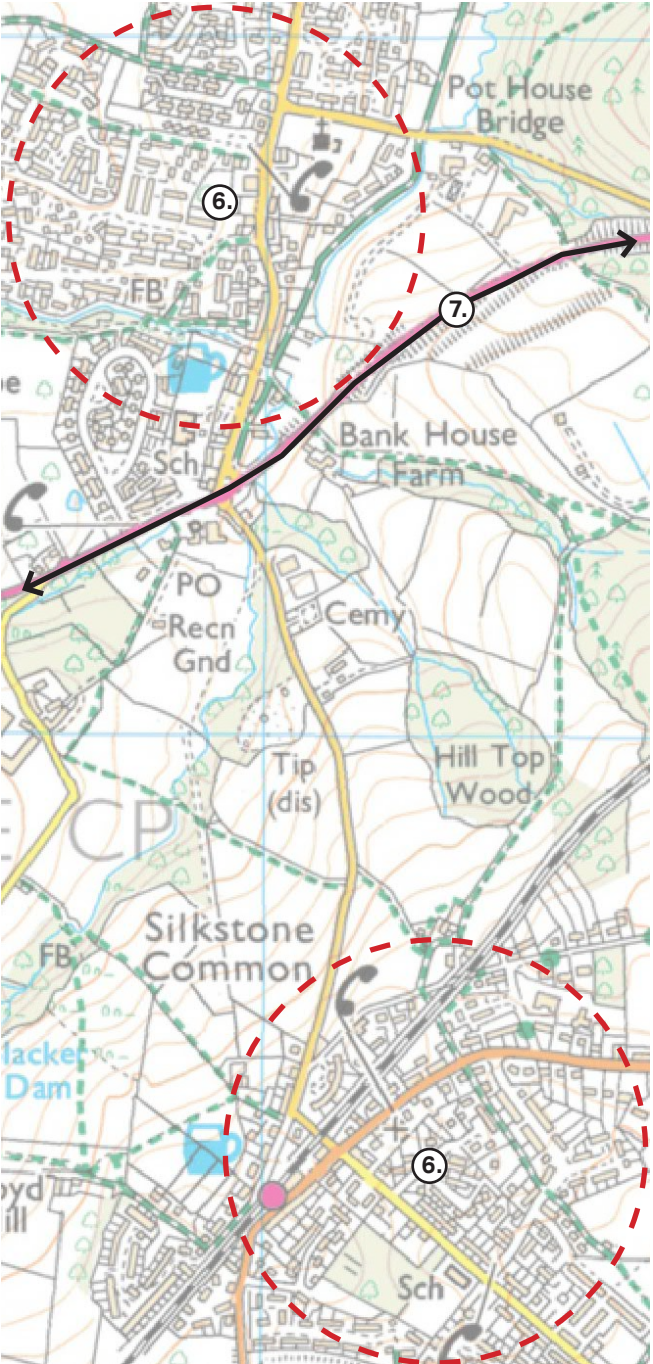
Place Assessment



Historic mapping from 1855



Historic mapping from 1949



Present day OS mapping

Historic Evolution & Heritage

1. Historically, the main vehicular route between Barnsley and Manchester ran directly through Silkstone Village Centre. At this time, most of the buildings in the local area were located along High Street resulting in a linear form of development pattern. The Church of All Saints, dating back to the 12th century, was situated prominently as a local landmark at the intersection of High Street, Barnsley Road and Silkstone Lane.

2. In the mid-1800s, Silkstone Common was not established as a well populated area. In support of local industry, Silkstone Common was served by the Manchester, Sheffield and Lincolnshire Railway with a station just off Knabbs Lane.

3. Mapping from the mid-1900s shows the further growth of Silkstone, with development breaking away from the existing linear layout of the village, creating estate-like housing layouts comprising of numerous cul-de-sacs.

4. By the mid-1900s Silkstone Common had developed in a linear pattern along the main routes of Knabbs Lane, Ben Bank Road and Moorend Lane.

5. The historic mapping shows estate-like post-war housing being developed in Silkstone Common, set back from the main routes through the village.

6. Present day mapping of Silkstone and Silkstone Common shows that both villages have grown and now comprise predominantly of numerous small cul-de-sacs.

7. The Dodworth Bypass connecting from the south end of Silkstone High Street and re-joining Barnsley Road to the east of the village has reduced through traffic coming into the village.

Silkstone has a wealth of historic buildings owing to its industrial heritage. The adjacent photographs are a small selection of the listed buildings and scheduled monuments within the area which contribute to the historic character of the villages. The location of these buildings is illustrated on the plan on page 20.



Grade II Listed Hill Top Cottages



Grade II Listed Woolley Manor



Grade II Listed Bank House



Scheduled Silkstone Glassworks and Pottery



Grade I Listed Church of All Saints



Grade II Listed Barn Range at Woolley Manor and Woolley Manor Cottage

Landscape

The surrounding landscape is predominantly open farmland with hedgerow and tree bound fields. There are a number of densely wooded areas within the parish boundary including Silkstone Fall, Hall Royd Wood, Nabbs Wood, Nether Royd Wood, Lindley Wood and Hill Top Wood.

Silkstone is situated on low ground adjacent to Silkstone Beck whilst Silkstone Common is on higher ground and falls towards Hollin Dyke in the south. The level change between the two villages is approximately 65m (See page 15) .

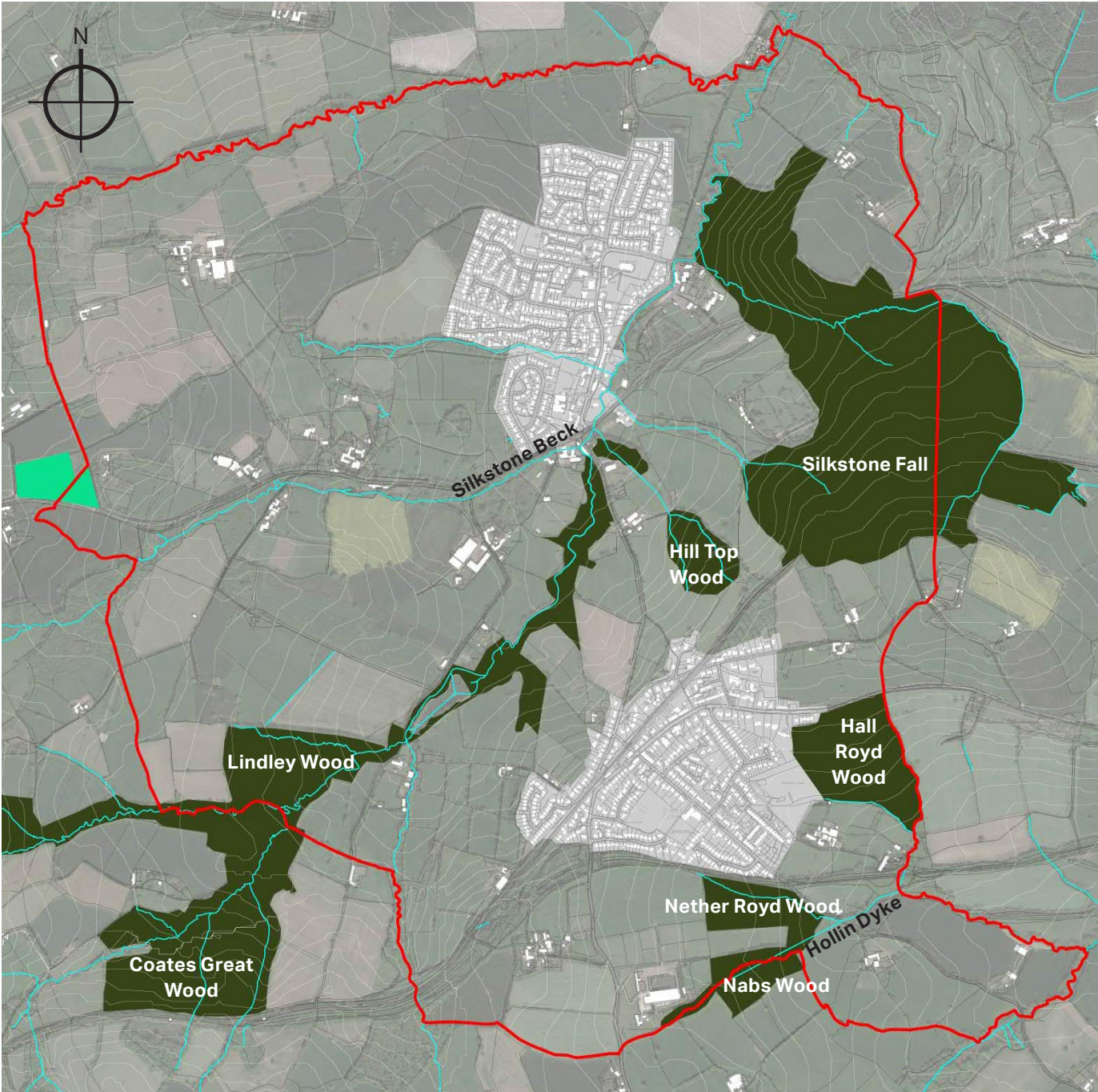
Straddling the western edge of the parish boundary is the Pye Flatts Meadows Site of Special Scientific Interest (SSSI)

Silkstone Parish sits within Natural England’s National Character Area 38. Nottinghamshire, Derbyshire and Yorkshire Coalfield. The area is described as ‘A generally low-lying area, with hills and escarpments above wide valleys, the landscape embraces major industrial towns and cities as well as villages and countryside. Over half of the NCA (64 per cent) is currently designated as greenbelt land; this maintains some distinction between settlements and represents areas that are often under pressure for development and changes in land use.

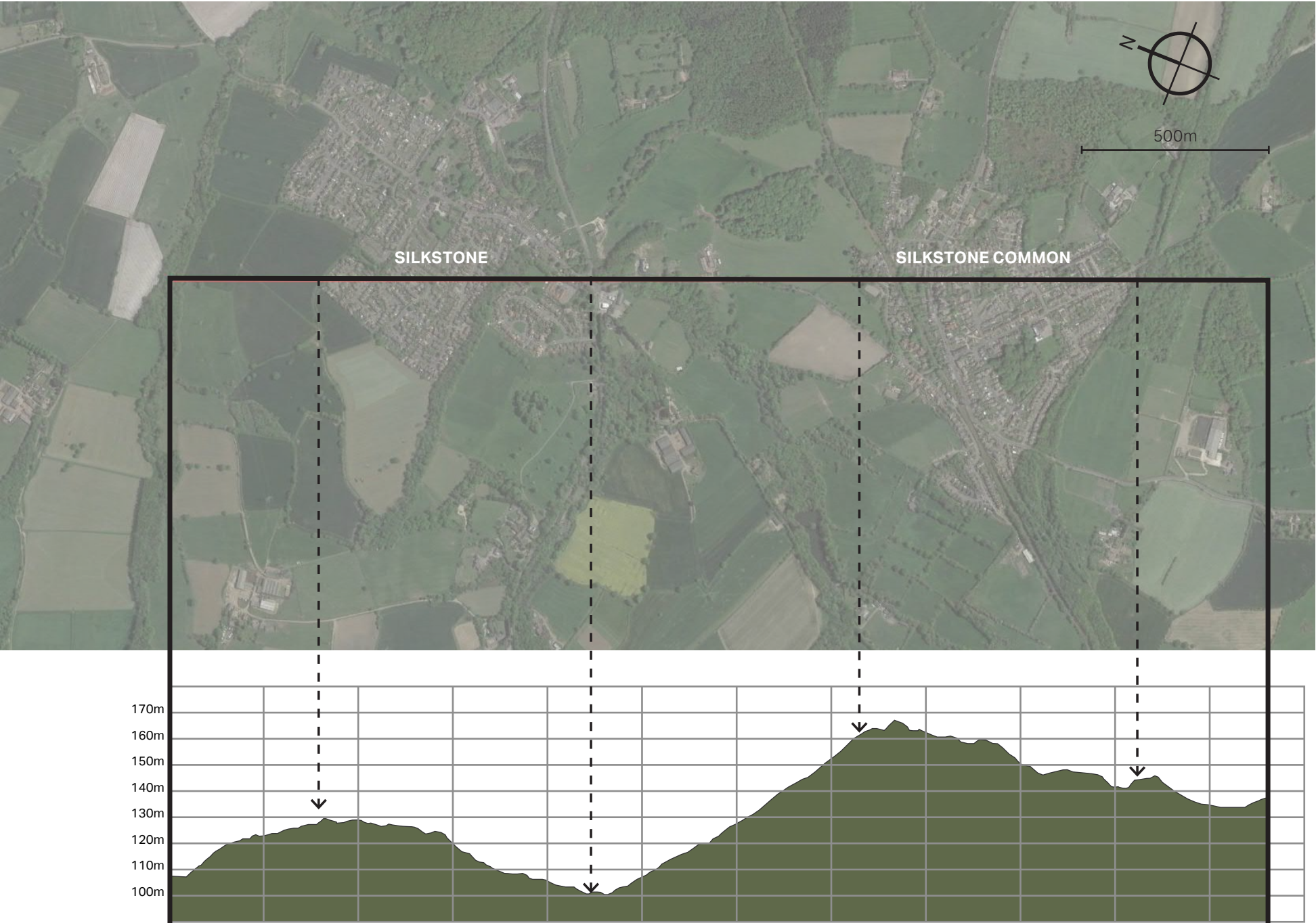


View from Beacon Hill of the parish’s farmland and woodland landscape

- Woodland
- SSSI
- Watercourses
- Settlement area



Landscape



Topographical cross section of Silkstone and Silkstone Common illustrating the level change between the two villages.

Route Hierarchy

Silkstone is situated on the main route between Manchester and Barnsley and is a 5 minute drive from junction 37 of the M1.

The streets in the parish comprise predominantly of cul-de-sac access streets and estates.

The primary route through the area is Barnsley Road (A628) which connects Barnsley with Manchester.

Cone Lane joins the two villages, climbing from Silkstone to Silkstone Common.

High Street is the historic linear route which runs through the centre of Silkstone. Ben Bank Road and Knabbs Lane are the historic central spine running through Silkstone Common.

Silkstone Common is serviced by a train station providing access to Sheffield, Huddersfield, Wakefield and beyond. Both villages are served by a local bus service.

The surrounding area is well connected with public right of way routes providing traffic free footpaths to explore the surrounding landscape. In addition, the Dove Valley Trail and Penistone Boundary Walk long distance footpaths run through the parish. The Dove Valley trail is also a traffic free route on the National Cycle Network.



Village Centre Route Hierarchy



High Street



Ben Bank Road



Barnsley Road



Cone Lane

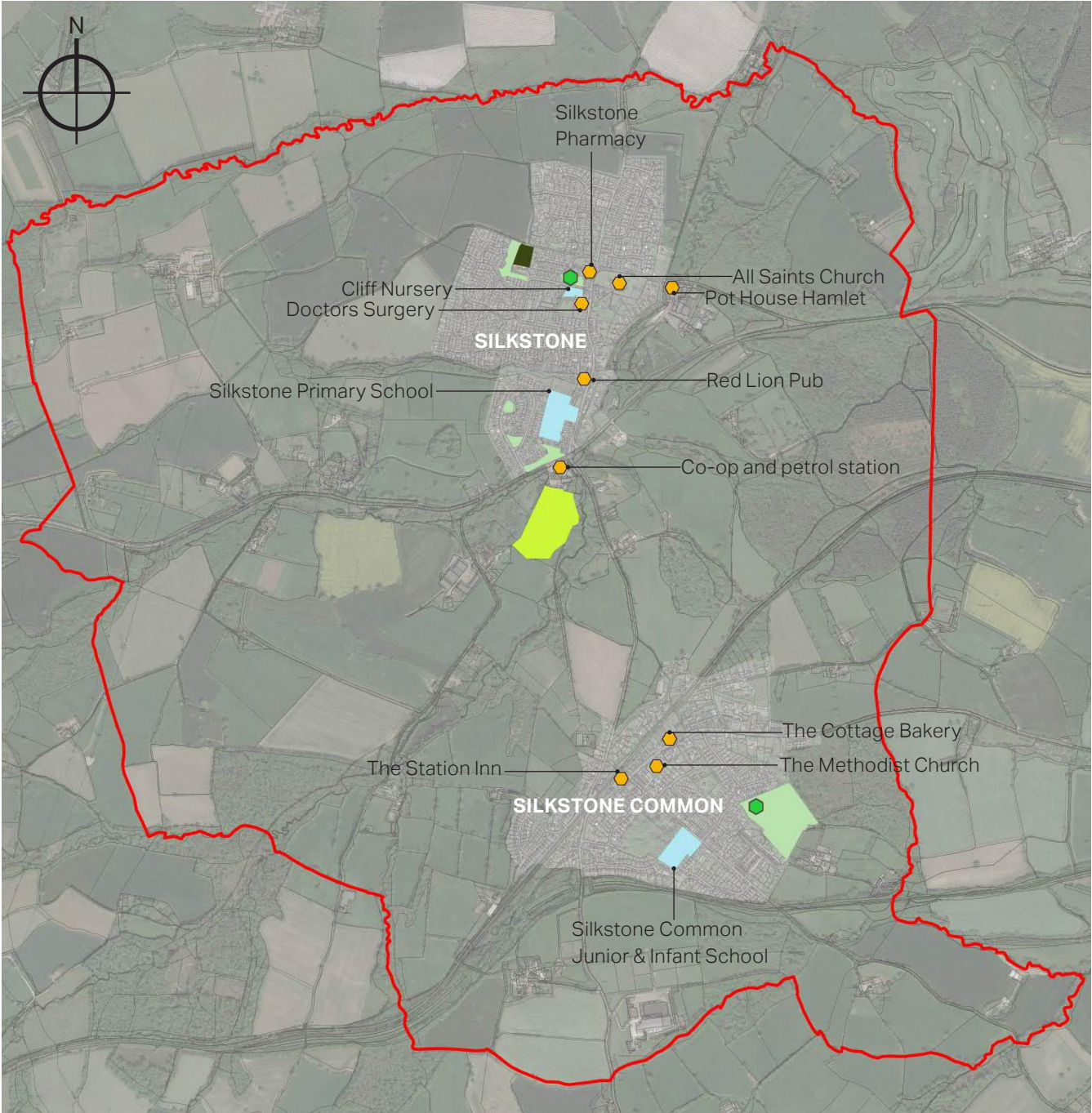


Moorend Lane

Village & Open Space Structure

The parish is comprised of two villages which have grown from linear historic settlements. The majority of the local amenities are found in Silkstone. There are two churches in the parish, outdoor sports and recreation space and allotments. There is a public house in the centre of each village. Both villages have a primary school and Silkstone has a nursery. Silkstone is also served by a pharmacy and doctors surgery. There is a co-op and petrol station located on Barnsley Road and Pot House Hamlet includes a cafe, plant nursery and shops.

- Open space
- Outdoor sports facility
- School
- Pubs and facilities
- Play areas
- Allotments



Village Centre Structure and Open Space



The Station Inn



All Saints Church



The Methodist Church



Silkstone 1 hectare housing density samples



Silkstone Common 1 hectare housing density samples

On the adjacent plans the following 1 hectare housing density samples have been tested to understand the appropriate density of future developments in Silkstone.

1. Towngate - 29 dwellings per hectare (dph)
2. Whinmoor Drive - 17dph
3. Guest Lane - 14dph
4. High Street - 28dph
5. The Meadows - 27dph
6. Hall Royd Lane - 7dph
7. Ben Bank Road - 21dph
8. Ben Bank Road - 4dph

This shows that the historic centres in both villages (density samples 4 & 5) have developed at an average density of 25dph. The growth of both villages has resulted in some edge of settlement densities that are higher than the centres (density samples 1 & 5). This can have an adverse impact on the surrounding landscape and should be avoided in future edge of settlement development by providing lower densities.

Sense of Place & Wayfinding

The elevated position of Silkstone Common has resulted in many view points where the surrounding landscape can be appreciated (see views 7 to 13).

A key area of importance in the parish is the junction of Barnsley Road, High Street and Cone Lane where both villages can be accessed from the strategic route between Barnsley and Manchester.

The central routes through both villages have a strong historic feel with most of the historic buildings in the area lining these routes.

There are a number of historic listed buildings which contribute to the character of the parish. The Grade I Listed Church of All Saints is a prominent landmark which can be seen from many locations across the area (see views 5 and 8). The 17th century glassworks and 18th century pottery in Silkstone are an architecturally unique scheduled monument.

The influence of the surrounding landscape contributes to the rural character of the villages. The elevated woodland setting in Silkstone brings the surrounding landscape in to the street scene (see view 4 and 5).

Residential

Open space and recreation

Main frontage

Public right of way

Grade I Listed Buildings

Grade II Listed buildings

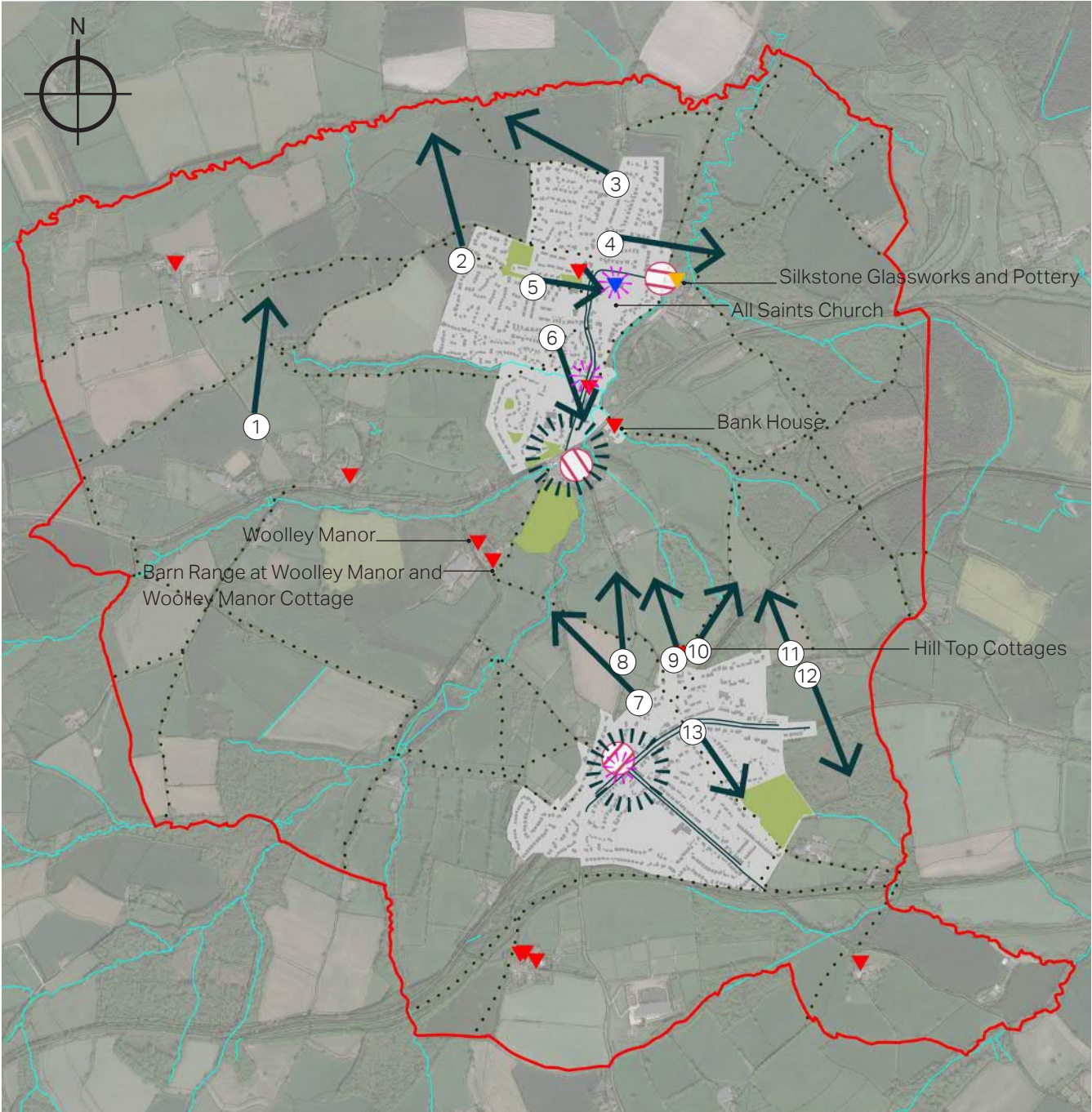
Scheduled monument

Key views

Landmarks

Key area of importance

Bridge



Sense of Place and Wayfinding



View 1 north of Barnsley Road



View 2 from Broad Gates



View 3 from Silkstone Lane



View 4 from Guest Lane



View 5 from Martin Croft



View 6 from Martin Croft



View 7 from Beacon Hill



View 8 from Cone Lane



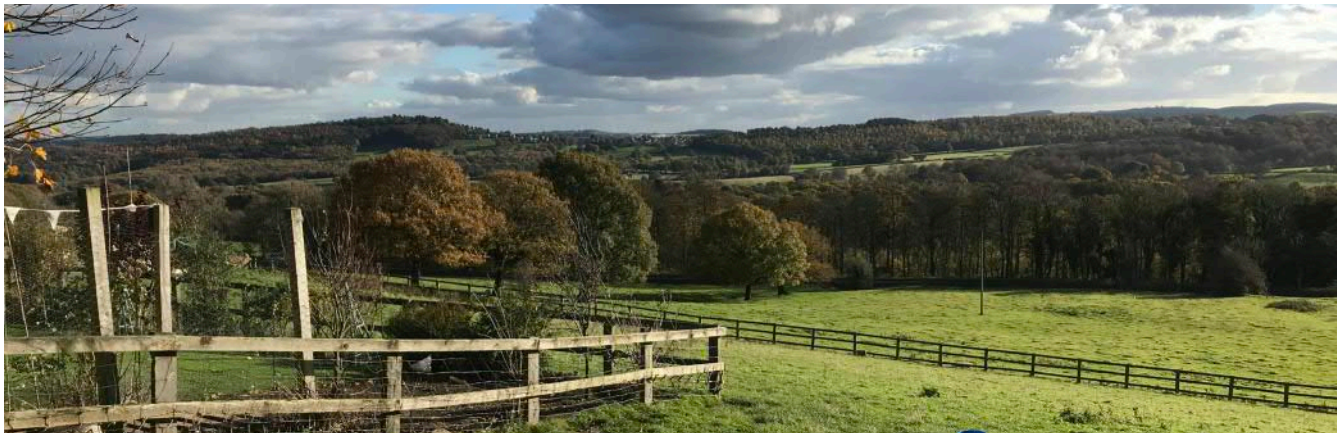
View 9 from Beacon Hill



View 10 from Beacon Hill



View 11 from Hall Royd Lane



View 12 from Hall Royd Lane



View 13 from Hall Royd Walk



Hall Royd Lane



High Street

Local Character

Photographic Analysis & Observations

A site walkover of the villages was undertaken on the 4th November 2020 to understand the topography, structure and character of the villages.

Following the visit, a photographic analysis has been prepared to identify and illustrate key design features which help underpin Silkstone's intrinsic character. This understanding will then be used to inform and shape the application of the proposed design codes.

The images which have been chosen for the purpose of this analysis represent a sample from across the two villages as illustrated in the adjacent key plan. Each of the images portrays a key characteristic / spacial responses which help to shape the sense of place.



Silkstone Photo Analysis Key Plan



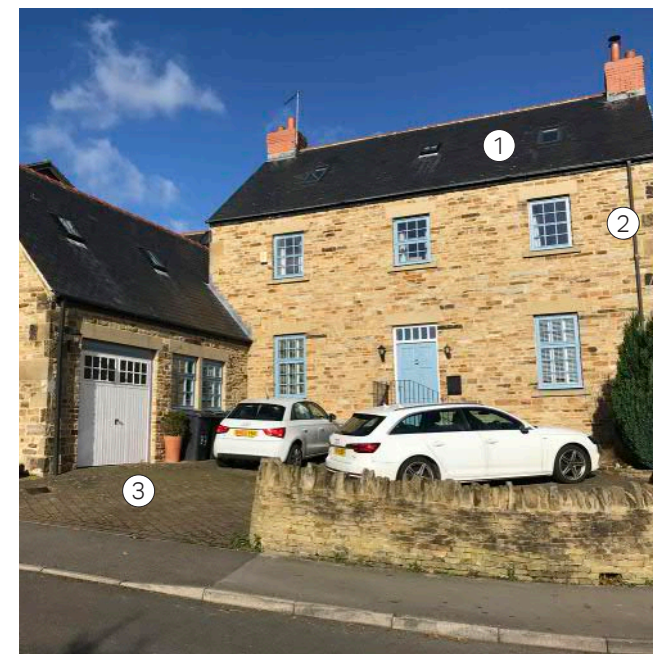
Photograph 1: High Street, Silkstone

1. This dwelling on High Street has a natural Yorkshire stone front elevation with a red brick side elevation.
2. The building has stone windowsills and lintels and an arched window head detailing. The frontage is elevated above roof line with stone detailing.
3. The building is set back behind a short stone walled front garden with metal railings. UPVC window frames are evenly divided horizontally to give the impression of traditional sliding sash windows.
4. Parking is provided on a driveway to the side of the dwelling.



Photograph 2: High Street, Silkstone

1. This dwelling on High Street is a modern interpretation of local character with Yorkshire stone elevations, slate roof, stone sills and lintels as well as a stone front boundary wall.
2. The door and windows openings are evenly proportioned and with lintels aligned with each other and a central symmetry.
3. A simple gable roof form reflects that of the neighbouring dwelling creating a sense of harmony between the old and newer dwelling.
4. Parking is provided to the side of the dwelling on a driveway which is long enough to allow cars to be hidden from the street.



Photograph 3: Towngate, Silkstone

1. This dwelling on Towngate appears to be a two-storey building from the front elevation, but a third floor has been provided in the roof space with skylights used. This has allowed the building to provide more internal space whilst retaining a scale appropriate to the local area.
2. The building is constructed of a natural Yorkshire stone with varied colours and tones. Stone sills and lintels have been used on windows and doors and stone quoin detailing has been used at the corners of the building.
3. Parking is provided on a large driveway in front of the dwelling which can accommodate two cars. A garage has also been provided as part of a habitable extension to the dwelling.



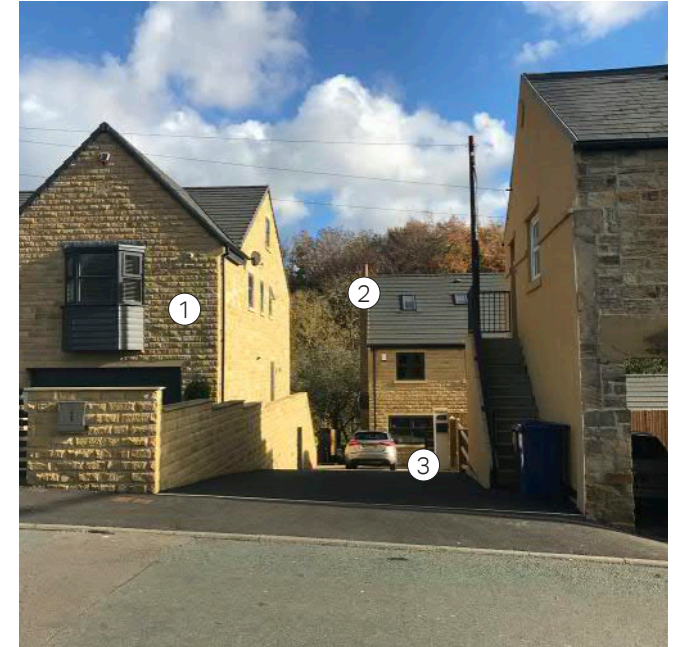
Photograph 4: Martin Croft, Silkstone

1. The low building heights along Martin Croft have allowed views to the surrounding landscape to be retained. From this viewpoint there are no roofs protruding the skyline which has strengthened the influence of the surrounding landscape on local rural character.
2. Most of the front gardens are turfed and have a hedgerow front boundary which strengthens the relationship of the street with nature and the surrounding landscape.



Photograph 5: Broad Gates, Silkstone

- From the end of Broad Gates cul-de-sac, onward connectivity has been provided for pedestrians connecting a footpath to an existing public right of way.



Photograph 6: High Street, Silkstone

1. These contemporary dwellings have been constructed using a Yorkshire stone and have slate roof coverings. This choice of materials will age and sit comfortably beside the older adjacent dwellings.
2. A third floor has been provided in these dwellings within the roof space allowing the scale of the buildings to be in keeping with the adjacent buildings. Gable roof forms also mirror those of the neighbouring buildings.
3. Off street parking has been provided on driveways to the front of the dwellings.



Photograph 7: High, Street, Silkstone

1. This detached cottage has whitewash rendered elevations with a twin gable end facing towards the street.
2. The property is set back from the street and has a dry-stone wall front boundary with off-street parking provided on a sett paved driveway.
3. The building sits within a densely tree covered setting and has hedgerows behind the front boundary.



Photograph 8: High Street, Silkstone

1. This terrace on High Street has been constructed of natural Yorkshire stone and roofs are covered with slate.
2. Windowsills and lintels are typically a matching Yorkshire stone to the front elevation. The lintels across the terrace share the same alignment which strengthens the relationship between the dwellings.
3. There are variations in the set back of the frontage and roof line which provides visual interest to the buildings.
4. The building is positioned up against the back of the footway with no front gardens provided.



Photograph 9: The Cross, Silkstone

1. This terrace on The Cross is constructed using a natural Yorkshire stone and has a slate roof covering.
2. The building is situated up against the edge of a narrow footway with all dwellings sharing the same frontage line.
3. Car parking is limited to the street directly in front of the dwellings.
4. Evenly spaced chimneys and windows and doors create a visual rhythm to the building.
5. The natural building materials used sit comfortably adjacent to the woodland surroundings.



Photograph 10: Silkstone Beck, Silkstone

- Located just off Cone Lane is a footpath which runs through a wooded area alongside Silkstone Beck.
- This densely wooded area is located very close to Silkstone and the A628 but with views restricted by trees and the beck running alongside the footpath there is a sense of separation and tranquillity.



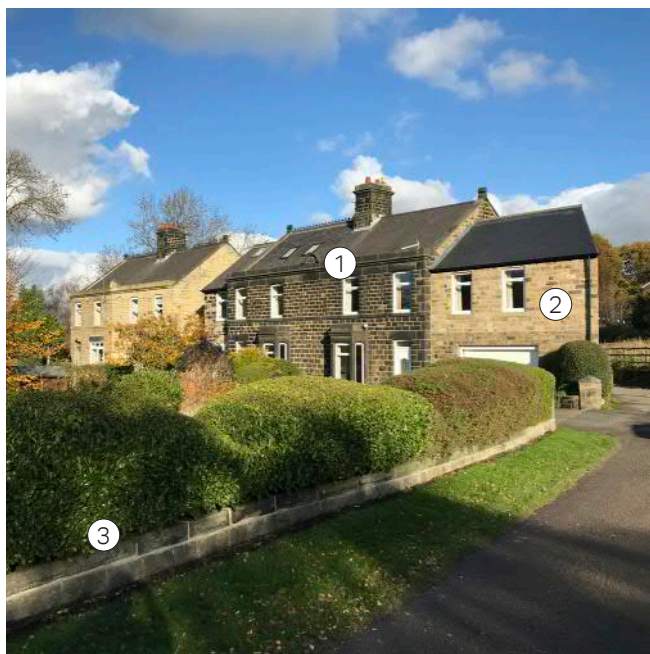
Photograph 11: Ladyroyd, Silkstone Common

1. The housing along Ladyroyd leading to the Meadows is of a modern design which has interpreted the local character using Yorkshire stone and a slate alternative roof covering.
 - This cul-de-sac estate form of development is typical of the more modern areas of development across the two villages.
2. The density of this development has resulted in views to the surrounding landscape being restricted from the street as buildings are positioned closely to each other without clear gaps.
 - The layout and lack of spacing within this development will constrain the retrospective installation of sustainable measures such as bicycle storage or renewable energy sources such as air source heat pumps.



Photograph 12: Beacon, Hill, Silkstone Common

1. This long-distance view looking north west from Beacon Hill demonstrates the character surrounding the villages with agricultural fields bound by hedgerows and trees dominating the landscape.
2. Silkstone can be seen at lower ground and the Emley Moor Transmitting Tower is a dominant landmark in the distance at a height of 330m.
3. Pockets of agricultural buildings are scattered across the landscape reinforcing the agricultural and rural character of the surrounding area.



Photograph 13: Beacon Hill, Silkstone Common

1. These semi-detached dwellings situated at the top of Beacon Hill are constructed using a natural Yorkshire stone with light coloured mortar joints. Roofs are simple gable forms and are covered with slate. Additional internal space has been creating by extending into the roof space.
2. Sympathetically designed extensions have been added to these dwellings using appropriate materials and aligning door and window openings to match with the existing horizontal alignment.
3. The buildings are set back behind long front gardens and parking is provided via a side access to the rear of the dwellings. Gardens include a stone boundary wall with hedgerows behind.



Photograph 14: Hill Top Cottages, Silkstone Common

1. Hill Top Cottage on Beacon Hill is a rendered and whitewashed building with a stone roof. The building is set back behind a short front garden with a drystone wall.
 - The hilltop location of the building provides long distance views to the rear, of the surrounding landscape.
 - On this property, the window sill, surrounds and lintels have been painted black which contrasts sharply with the white render.



Photograph 15: Hall Royd Lane, Silkstone Common

- Hall Royd Lane follows the crest of a hill providing views of the surrounding landscape to the north and south. This view to the south shows the densely wooded landscape with patches of open agricultural land. Very few buildings or man-made structures can be seen which gives the impression of an unspoilt natural landscape.



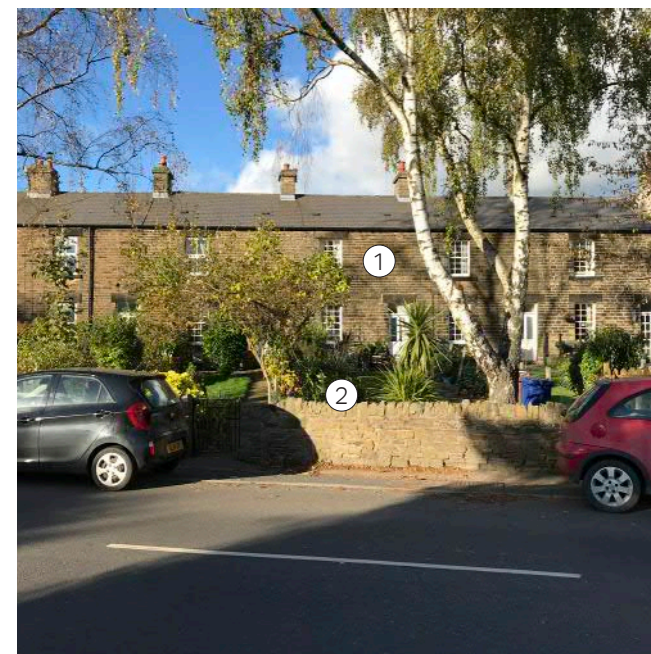
Photograph 16: Ben Bank Road, Silkstone Common

1. These terraced dwellings on Ben Bank Road rendered and painted with individual colouring for each dwelling. Colours are generally light creams and natural tones. The roofs are covered with slate and are a simple gable form. The gable ends of the terrace are perpendicular to the street.
2. The dwellings are set back behind a short front garden with a boundary which combines a low stone wall and hedgerow.
 - The sloping nature of the land that the dwellings are built on has resulted in the building being elevated above the street. Windows overlook the street and provide a sense of natural surveillance and safety to the street.
3. The end terraces have off-street parking on driveways to the side while the mid-terrace dwellings lack parking spaces which has led to some on-street parking.



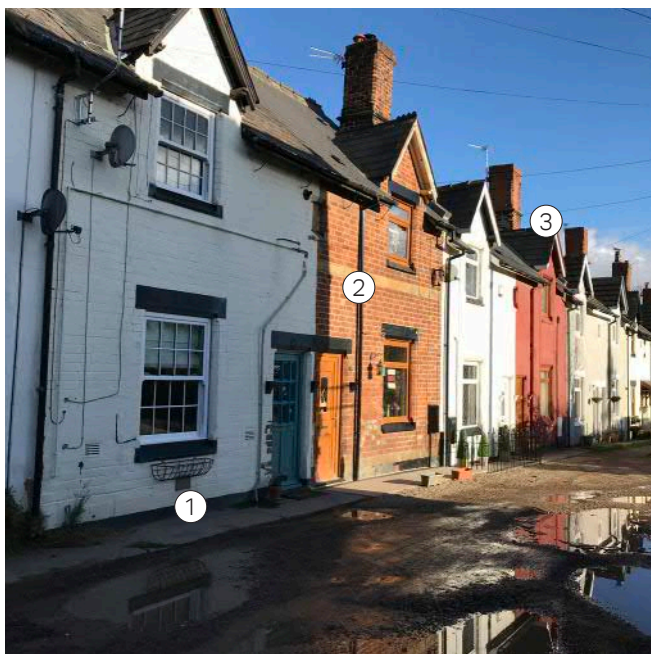
Photograph 17: Ben Bank Road, Silkstone Common

1. Several bungalows are located on Silkstone Common's eastern settlement edge. These dwellings on Ben Bank Road sit within large plots. Buildings are set back behind very large front garden with long driveways providing access for parking.
2. The low building heights avoid protruding the skyline which has protected the views to the woodland and landscape in the distance behind the properties.
3. The front garden of this dwelling is appropriately dominated by lawns, hedgerows and trees, avoiding excessive areas of hardstanding. This has strengthened the relationship with the natural surroundings.



Photograph 18: Ben Bank Road, Silkstone Common

1. This terrace on Ben Bank Road is constructed of a natural Yorkshire stone with prominent large stone windowsills and lintels. The terrace shares the same Georgian style windows with nine over nine windowpanes repeated across each dwelling.
2. The terrace is set back from the street behind front gardens with stone front boundary walls. Tree planting, hedgerows and lawns provide a natural buffer between the dwellings and the street.
 - The orientation of the building faces the street with windows overlooking the public realm providing natural sense of security and surveillance.



Photograph 19: The South Yorkshire Buildings, Silkstone Common

The South Yorkshire Buildings are a historic block of terraced dwellings which would have formerly occupied the local mine workers. The rigid and formal layout of these buildings is unique when compared with the rest of the parish.

1. The terraces are positioned close to the edge of the access lanes with a small building apron to the front.
 - There are no front gardens and only small back yards, but the block has a combined garden space shared by residents.
2. The buildings are constructed of red brick with stone sills and lintels. Many of the dwellings have been painted or rendered.
3. The terrace has a gable roof form with a front facing gable above the upper window of each dwelling which creates a visual rhythm to the street.



Photograph 20: Ben Bank Road, Silkstone Common

1. This terrace on Ben Bank Road has a natural Yorkshire stone and slate material palette. The end terrace dwellings have front facing gable ends. The loft space has been used to provide an additional storey in the end terraces with an arched window on the gable end and a roof light on the roof.
2. The building is set back from the street and elevated up a slope behind front gardens with stone retaining walls. The buildings front elevation is oriented within 30 degrees of south which has provided optimal conditions for the installation of solar panels on one of the dwellings.
3. Except for the end-terrace these dwellings have no driveways which has resulted in cars parking on the street.



Photograph 21: Blackergreen Lane, Silkstone

Within the parish there several historic agricultural buildings, some of which have been converted into residential use. These agricultural buildings have a positive influence on the character and perception of countryside areas.



Photograph 22: Hall Royd Lane, Silkstone Common

These historic farm buildings on Hall Royd Lane are another example of agricultural buildings being used for residential purposes.



Photograph 23: Sunny Bank, Road

The phased development of Silkstone has resulted in several connected cul-de-sac developments. These dwellings which front on to New Close have their rear boundaries facing Sunny Bank Road. This hard edge runs the length of the pavement on Sunny Bank Road and does not contribute positively to the character of the street. Rear boundaries facing the street also reduce levels of security and natural surveillance.

Key Findings

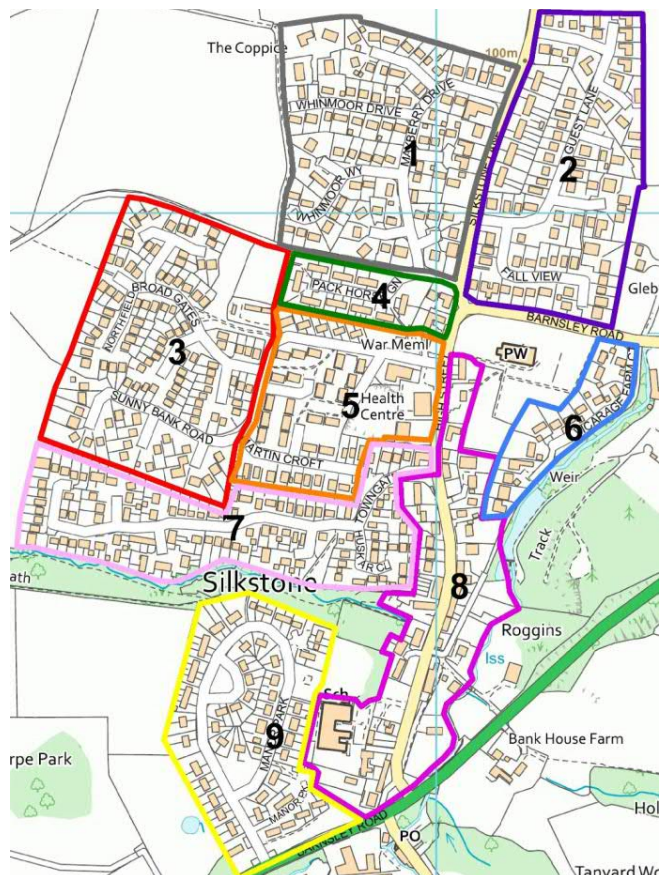
- Lower densities and larger plot sizes and gardens can support a soft transition from the settlement to the surrounding landscape. Settlement edge development should sensitively respond to the surrounding landscape by using densities sought in 'Villages' within the Local Plan and having a dominance of soft landscaping.
- Pathways providing onward connectivity at the settlement edge provide accessibility to the surrounding landscape.
- Lower building heights can help to protect long distance views.
- Typical building heights across the parish are 2 storeys which should be responded to in future development, but it is appropriate to create additional storeys within the roof space of a dwelling.
- Parking should be provided on plot and preferably out of site to avoid cluttering the street scene.
- Views of the unspoilt woodland, pastoral surrounding landscape have a positive influence on local character and should be protected.
- A material palette of Yorkshire stone elevations and slate roofing is most appropriate for development in the parish whilst there are also examples of rendered or brick buildings. The historic parts of both Silkstone and Silkstone Common are most sensitive to deviation from this palette.
- Well integrated and designed renewable energy sources should be encouraged within future developments and where appropriate building orientation and spacing should allow for retrospective implementation.
- Within the parish there several historic agricultural buildings which have a positive influence on the rural character. The conversion of these buildings in to residential use should be sensitively executed and should retain the agricultural building character.
- There are some examples of rear boundaries fronting on to streets. This can be detrimental to both security and character and should be avoided.

Defining Character Areas

Within the Silkstone Neighbourhood Development Plan Issues and Options document both villages in the Parish have been divided into character areas (see adjacent extracted plans).

These character areas are reflective of the various phases of development that have occurred throughout the history of the villages. The character of some of these areas is very similar, particularly the post-war estates which share very similar layout patterns and architectural style.

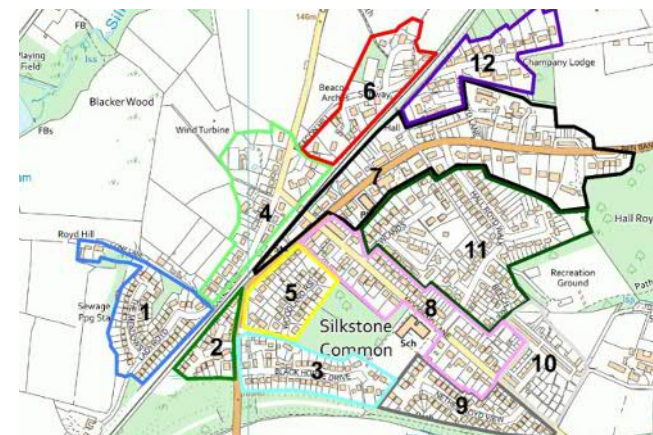
For the purpose of coding, a more simply defined character area plan has been provided on the following page.



Silkstone Character Areas from Issues and Options document

Within the Issues and Options document Silkstone has been divided into the following 9 character areas:

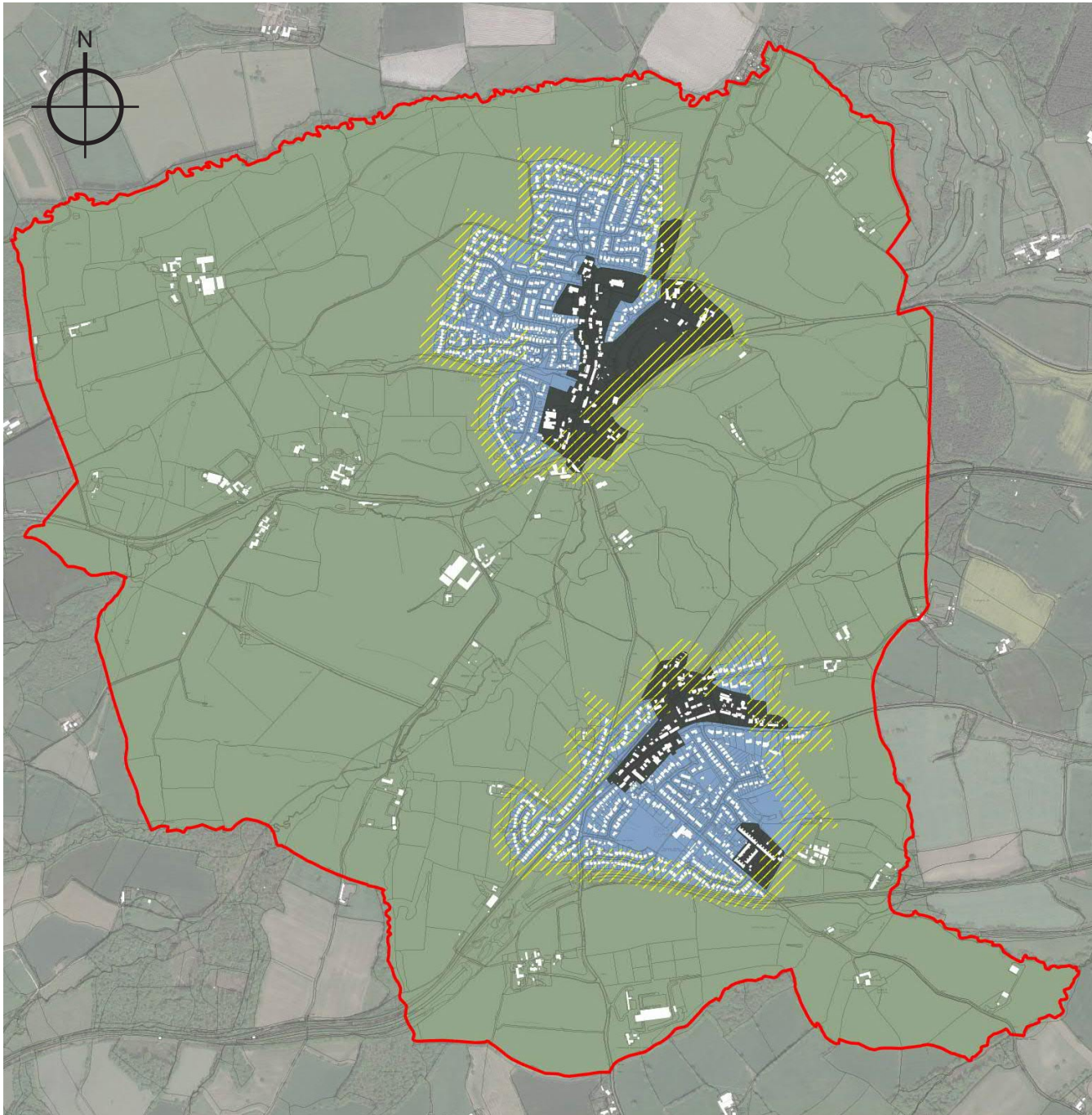
1. Mayberry Drive / Whinmoor Drive
2. Guest Lane / Fall View / High Field Cottages, Silkstone Lane
3. Broad Gates including New Close, Adkin Royd and High Thorns and Sunny Bank Rd
4. Pack Horse Green
5. Martin Croft
6. Vicarage Farm Court
7. Towngate and Huskar Close
8. High Street
9. Manor Park



Silkstone Common Character Areas from Issues and Options document

Within the Issues and Options document Silkstone Common has been divided into the following 12 character areas:

1. Ladyroyd and The Meadows
2. Stonecroft
3. Blackhorse Drive and Close
4. Cone Lane
5. Knabbs Lane going out of village, Woodland View and Woodland Rise
6. Beacon Hill
7. Knabbs Lane to the crossroads, and Ben Bank Road thereafter, including part of Hall Royd Lane
8. Moorend Lane including Orchard Close
9. Nether Royd View
10. South Yorkshire Buildings
11. Hall Royd Walk, Beech Avenue, Viewlands and Moorend Place
12. Hall Royd Lane Beacon Close



Defining Areas for Coding

For the purpose of Design Coding the parish has been divided in to the following 4 areas:

Historic Character Areas

The historic character in these areas strengthen the village’s sense of place. Development in these areas is sensitive to change and the degradation of their historic character should be avoided.

Settlement Edge

These areas form a ring around the settlement edges of both villages. Development in these areas, at the interface between natural and developed landscapes, should be controlled to avoid the degradation of the surrounding landscape character.

Rural Surrounding Landscape

This area comprises of the remaining area outside of the village settlements and comprises of open rural countryside, hedgerow and tree bound farmland and small clusters of housing and farms.

Post-war/Modern Character Areas

These areas comprise of the later additions to the villages. These areas largely comprise of cul-de-sac and estate-like development patterns.

- Historic Character Areas
- Settlement Edge
- Rural Surrounding Landscape
- Post-war/Modern Character Areas



Towngate, Silkstone

Design Codes

The Codes

Based on the understanding gained in the previous sections, this section will identify design codes for future housing developments to adhere to. The following design codes have been created to apply to some or all of the areas defined for coding:

Code 1 - Sustainability and Climate Change

Code 2 - Landscape, Views and the Settlement Edge

Code 3 - Building Design

Code 4 - Parking, Gardens and Boundary Treatments

Code 5 - Privacy, Space and Natural Surveillance

When to Use the Codes

The table below identifies when each of the codes should be used. A prefix has been created for each code to allow simple application of the design codes to the coding areas on the following page.

Code	Prefix	When to use the code
Sustainability and Climate Change	1A	Code to be applied to all future housing developments in Silkstone Parish to reduce water wastage and flood risk and tackle climate change.
Landscape, Views and the Settlement Edge	2A	Code to be applied when a housing development is proposed within the green corridor which separates Silkstone and Silkstone Common.
	2B	Code to be applied when a housing development is proposed within the land / garden of an existing dwelling.
	2C	Code to be applied where a housing development could impact upon views to the surrounding landscape.
	2D	Code to be applied where a housing development could impact upon views towards the villages from the surrounding landscape.
	2E	Code to be applied when the arrangement of a housing development's layout could restrict views to the surrounding landscape.
	2F	Code to be applied when a proposed housing development has the potential to restrict views to local landmarks.
	2G	Code to be applied when a proposed housing development has the potential to impact on the transition space between the developed settlement area and the surrounding landscape.
Building Design	3A	Code to be applied when determining the height and scale of future housing developments.
	3B	Code to be applied when historic buildings are proposed for conversion into residential use.
	3C	Code to be applied when determining the material and detailing palette to be used in a housing development.
Parking, Gardens and Boundary Treatments	4A	Code to be applied when designing how parking will be provided within future housing developments.
	4B	
	4C	
	4D	
	4E	Code to be applied when designing the back gardens of future housing developments.
	4F	Code to be applied when selecting the boundary treatments to be used within future housing developments.
Privacy, Space and Natural Surveillance	5A	Code to be applied when designing the space between dwellings in future housing developments.
	5B	Code to be applied when designing the orientation of buildings and plots to ensure appropriate levels of security and surveillance are met.

Table 1: When to use the codes

Where to Apply the Codes

Each of the coding areas on the adjacent plan has been associated with the appropriate design code prefix from the table on the previous page to understand where in Silkstone each of the codes should be applied.

Historic Character Areas

1A, 2B, 2C, 2D, 2E, 2F, 2G 3A, 3B, 3C, 4A, 4B, 4C, 4D, 4E, 4F, 5A, 5B

Settlement Edge

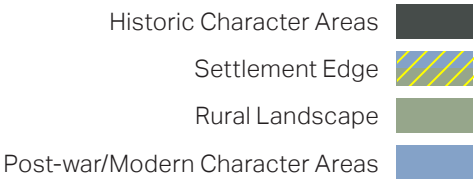
1A, 2B, 2C, 2D, 2E, 2F, 2G, 3A, 3B, 3C, 4A, 4B, 4C, 4D, 4E, 4F, 5A, 5B

Rural Landscape

1A, 2A, 2B, 2C, 2D, 2E, 3A, 3B, 3C, 4A, 4B, 4C, 4D, 4E, 4F, 5A, 5B

Post-war/Modern Character Areas

1A, 2B, 2C, 2D, 2E, 2F, 3A, 3C, 4A, 4B, 4C, 4D, 4E, 4F, 5A, 5B



Where to apply the design codes

Code 1 - Sustainability and Climate Change

1A - Sustainability & Energy

Any new housing in Silkstone Parish should attempt to mitigate its impact from the loss of countryside, wildlife and the natural environment and demonstrate that it is responding to climate change with high standards of insulation and energy conservation. Where possible the following interventions are recommended:

- Cavity wall and under floor insulation, avoiding where possible heat loss through thermal bridging.
- Double or triple glazing, window and door draft sealing reaching Passivhaus standards wherever possible.
- Sustainable surface drainage systems that will not unduly increase pressure on existing wastewater and natural drainage systems.
- Gardens and parking areas with the majority of their area soft landscaped, with permeable surfacing used on hard landscaped areas to enable rainwater absorption and reduce the rate of run off caused by development.
- Suitable and safe storage for bicycles of sufficient size with least one secure space should be provided per dwelling in a garage of a suitable size or separate covered area within plot. Covered and secure cycle storage units are preferred but where enclosures are open suitable racks or hoops could be provided.
- Solar, heat recovery, air source and ground source energy designed to have a minimal visual impact on a development. Where technologies have a visual impact on sensitive areas (such as solar shingles and photovoltaic slates within or close to the setting of a heritage asset) they should be designed in from the start of the scheme. Designs should aim to conceal wiring and infrastructure and use carefully chosen slates or tiles on roofs to complement the solar panel materials.
- Where groups of housing are proposed, energy efficient heating through a combined heat and power system.
- Incorporate passive solar design principles and allow for efficient solar energy collection. Where appropriate, one of the main glazed elevations of future dwellings should keep within 30° of south.
- Where it would be inappropriate for the main glazed elevation to be facing south or within 30 degrees of south the roof can be oriented to allow for the fitting of solar panels.
- Rainwater and greywater storage and reuse to reduce demand on mains supplies.
- The installation of water butts within new residential developments to collect rainwater from roofs and reduce the overall rainwater run off impact of any development.
- Where existing buildings are being converted or extended every effort should be made to introduce energy saving measures and new technologies to make the building more efficient and sustainable.
- Aim to re-use existing materials or procure reclaimed and recycled materials from local suppliers. Building materials made from construction and demolition waste are preferred to primary aggregates. Many types of construction waste can be used for these purposes including soil, asphalt, concrete, bricks and tiles. In conversion schemes roof tiles and slates should be carefully stored and re-used.
- Prioritising materials that can be deconstructed and re-used at the end of the building's usable life.
- Retain existing trees where possible. All proposed planting should be native species in order to promote biodiversity.
- Gardens and boundary treatments designed to allow the movement of wildlife including gaps for hedgehog access and provide habitat for local species.
- The adoption of swift bricks, bat and owl boxes are encouraged to help provide nesting and roosting spaces or bats and birds.
- The use of green roofs and/or living walls is encouraged. These can assist with insulation and summer cooling requirements. They can also be readily integrated with solar systems and have even been shown to increase the efficiency of PV cells on hot summer days.
- Open spaces should be located within walking distance of residential areas and linked through a series of green networks or corridors. Such linkages support a Green Infrastructure approach to development, allowing wildlife to move along corridors to access foraging opportunities and habitats and people to access a range of different recreational facilities.



Precedent image - Optimising permeability in front gardens (2)



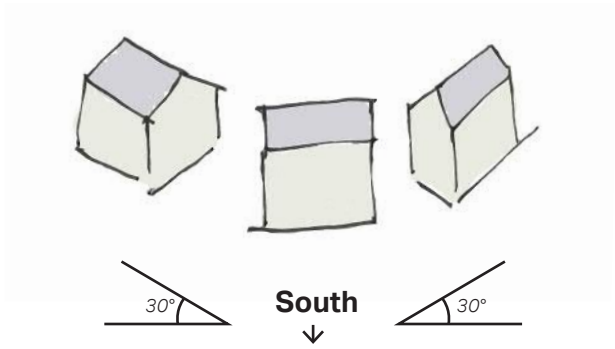
Precedent image - illustrating integration of sustainable urban drainage solution:



Precedent image - Solar tiles used to minimise visual impact (4)



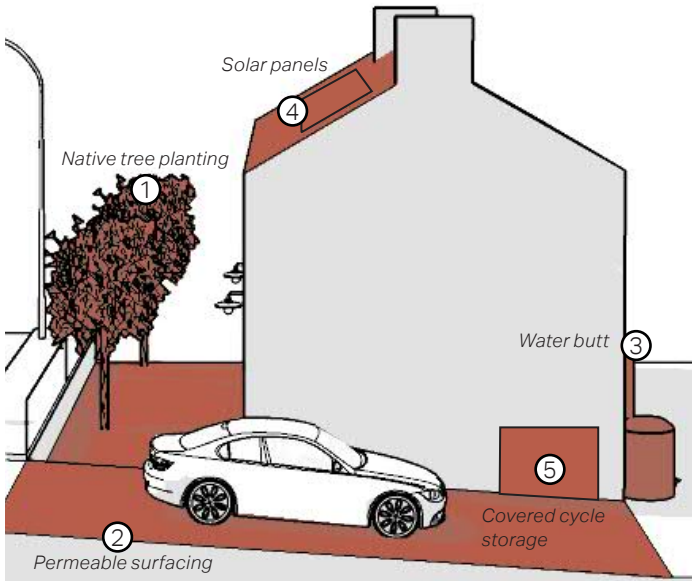
Precedent image - safe, convenient and covered home cycle storage (5)



Building/roof orientation for solar gain



Rainwater harvesting - collection and re-use (3)

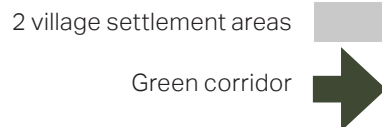


Code 2 - Landscape, Views and the Settlement Edge

2A - Village Separation

The two villages within Silkstone Parish are separated by a natural green corridor and the two settlements are set within the Green Belt. This degree of separation is something that the NPSG and wider community would like to retain in order to preserve the village structure and prevent sprawl.

Should a site come forward for development within or adjacent to this area, it will be necessary to respond sensitively and positively to the green corridor. It is therefore important that any future development in this area provides hedgerow boundary treatments and tree planting to screen the visual impact of development on the wider landscape.

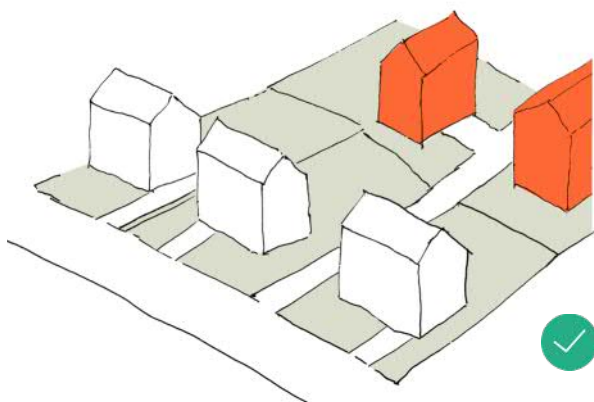


Village Separation

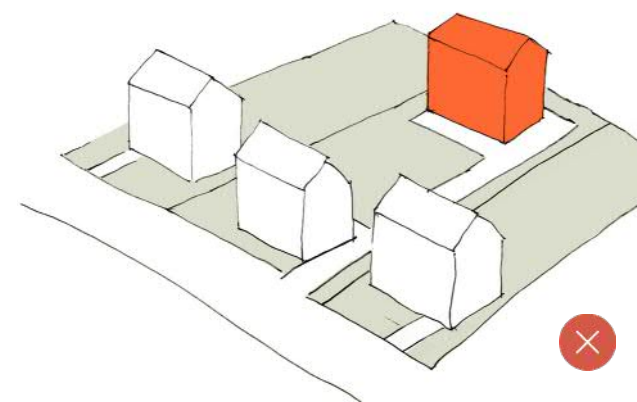
2B - Backland Development

Backland development (development on land of an existing property) has the potential to cause issues for existing residents including loss of privacy, daylight and parking problems. Section 24 of the Barnsley Metropolitan Borough Council Design of Housing Development SPD (May 2019), sets out broad principles for backland development and where it may or may not be appropriate. In addition, proposed backland development should also ensure that the spacing requirements set out within code 5A of this document are maintained and that the density, scale and appearance of the development reflects its immediate context and reduces impacts to the amenity of existing properties.

Tandem development is a form of backland development where a new dwelling is placed immediately behind an existing dwelling and served by the same vehicular access. Tandem developments will generally be unacceptable due to the impact on the amenity of the dwelling at the front of the site.



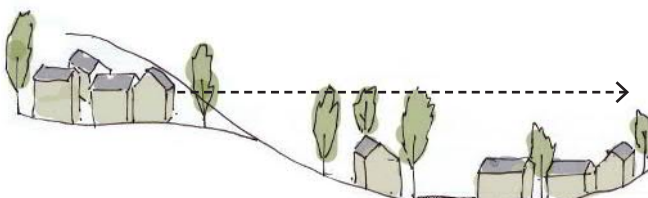
Backland development



Tandem development will generally be unacceptable

2C - Views from the Villages

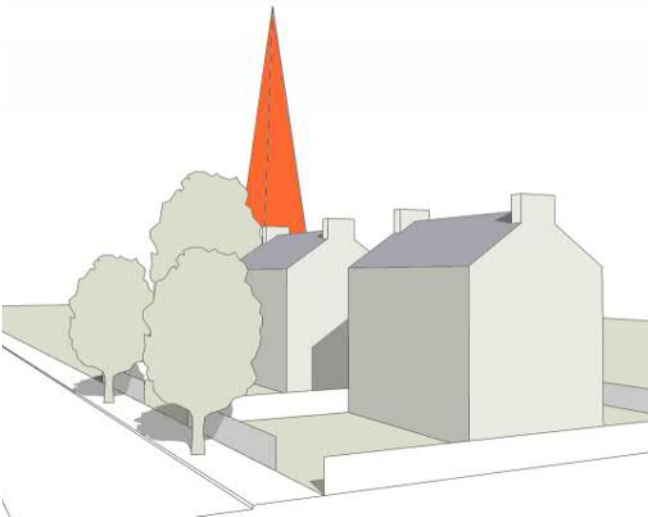
New residential developments should be designed to have a minimal impact on the existing views identified on page 20 to the surrounding landscape. Where a development has the potential to obscure existing views to the surrounding landscape lower building heights should be proposed.



Views of the surrounding landscape should be protected

2F - Views to Local Landmarks

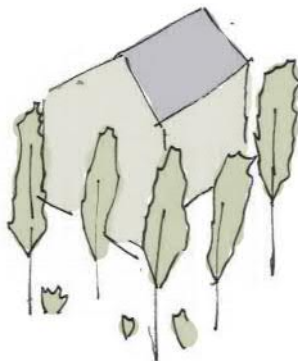
New developments should respect the existing shape and rhythm of skylines and new buildings should not obscure views to the local landmarks identified on page 20.



Views of important landmarks should be protected

2D - Views to the Villages

New residential developments should be well integrated with existing and/or proposed landscaping such as hedgerows and tree planting to provide natural screening and reduce the visual impact of development on the surrounding landscape.



Views to the villages from the surrounding landscape should be protected by providing natural screening through the use of hedgerows and trees.

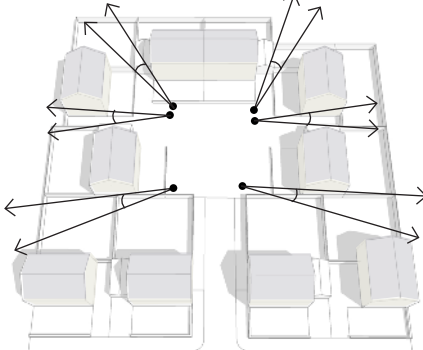
2G - Edge of Settlement

The most sensitive area to development is the settlement edge, at the interface between developed and rural environments. Any development at the settlement edge should reflect densities for new development set out in the Local Plan in order to achieve a soft and graduated transition in to the rural landscape.

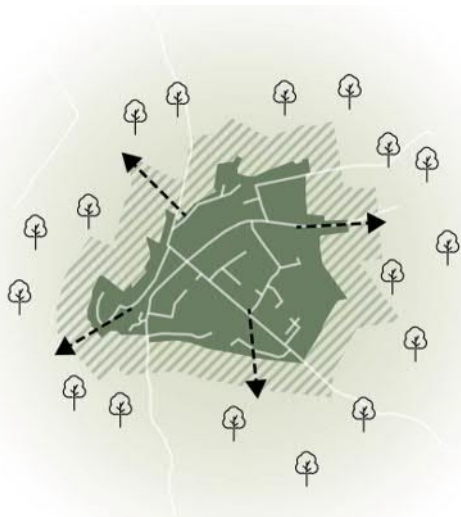
Where appropriate, access to the surrounding landscape should be designed in to future development, connecting to the network of existing public rights of way surrounding the villages.

2E - Development Spacing

A key characteristic of the Parish is the influence of the surrounding landscape on the streets. Views to the surrounding woodland and hills can be seen from many of the streets in both villages. The protection of this will be key in any future development. Therefore, any future development should allow the surrounding landscape to be visible from the street. Whether a development is terraced, semi-detached or detached, breaks within the building line can create viewpoints from the street.



Spacing between dwellings should retain views to the surrounding landscape



Development at the settlement edge should have lower densities to achieve a soft transition in to the surrounding landscape

Code 3 - Building Design

3A - Height and Scale

Future development should adhere to a maximum height of two storeys. It is acceptable for a dwelling to provide an additional storey within the roof space and use sky lights and/or gable end windows,

The scale of future development should be informed by adjacent dwellings. Neighbouring properties should be used to create a building envelope for future developments to adhere to.

3B - Sensitive Conservation of Historic Buildings

The conversion of historic buildings in to residential use should look to preserve and enhance existing heritage features, to maintain the integrity of the original building.

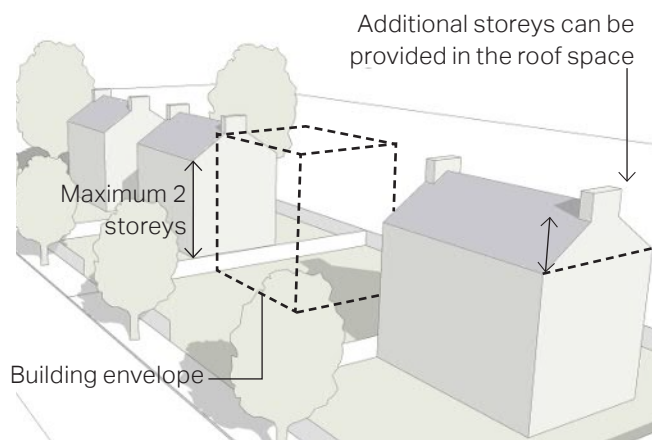
Any new openings (windows and doors) should be positioned carefully to maintain the character and balance of the building and reflect the existing design through use of complementary materials and finishes.

The area around the building should be designed to the same standard as the changes to the building itself. Consider the existing character, the defining features of the local landscape, and any views into the site.

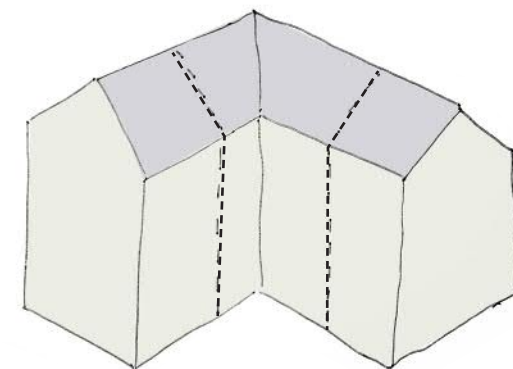
These buildings create the opportunity to provide large single dwellings or can be split into a series of smaller dwellings.

3C - Materials and Detailing

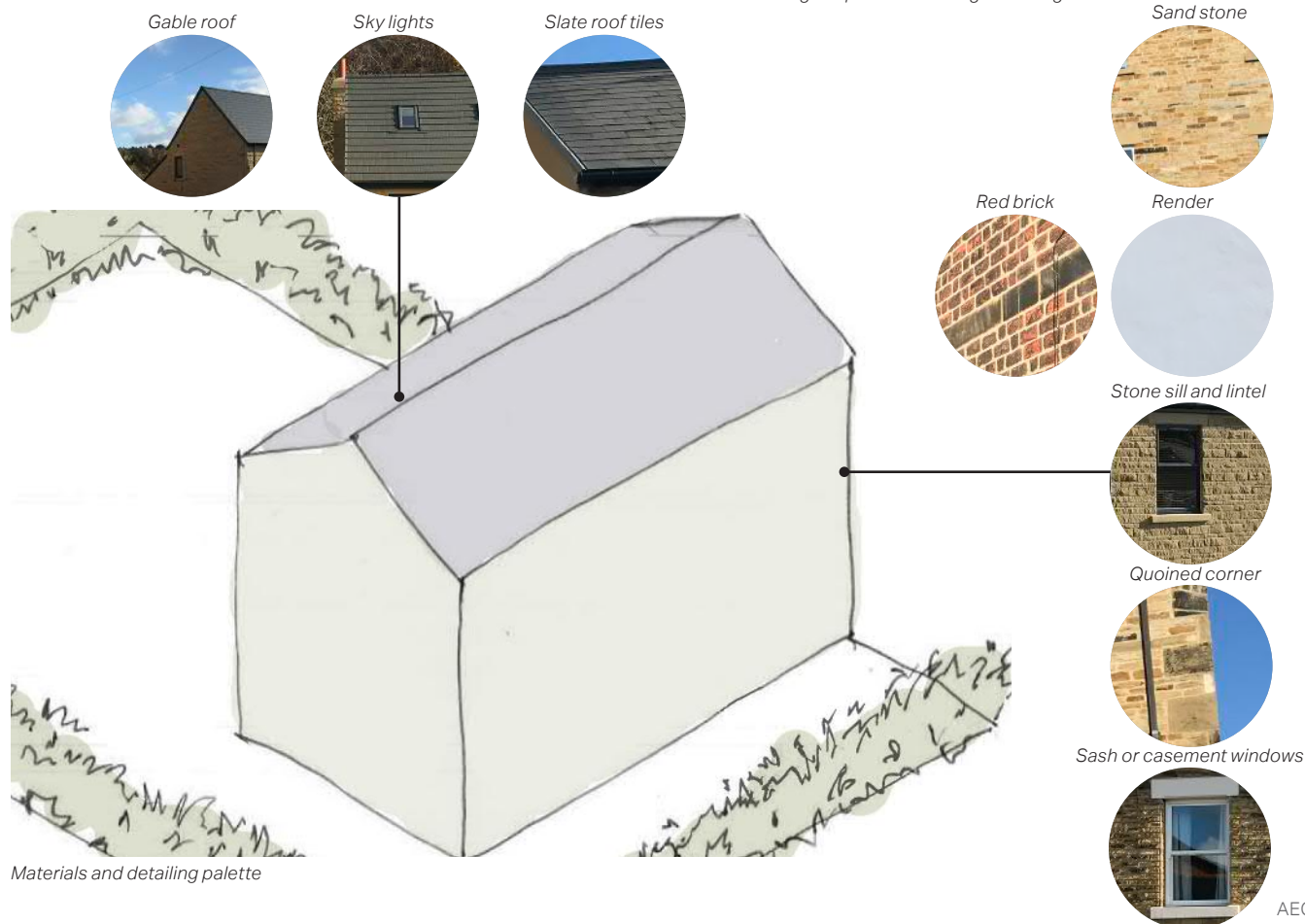
Informed by the local vernacular, the adjacent diagram illustrates acceptable materials and detailing for future housing developments in Silkstone Parish. Future developments should carefully apply this code to avoid creating a pastiche of the existing local vernacular. Detailing can be interpreted using contemporary methods to avoid this.



Height and Scale



A large building such as a historic agricultural building can be split in to smaller dwellings or provide one large dwelling



Code 4 - Parking, Gardens and Boundary Treatments

The adjacent diagram illustrates the different ways that parking can be appropriately provided within future housing developments. 1 or 2 bedroom dwellings should provide at least 1 on-plot parking space. Dwellings with 3 or more bedrooms should provide 2 on-plot parking spaces.

4A - On-Street Parking

On-street parking is the only parking option for several dwellings within the historic centres of both Silkstone and Silkstone Common. In order to reduce the visual impact of parked cars on the street, on-street parking as the only means of parking should be avoided in future development.

4B - Front of Dwelling Driveway Parking

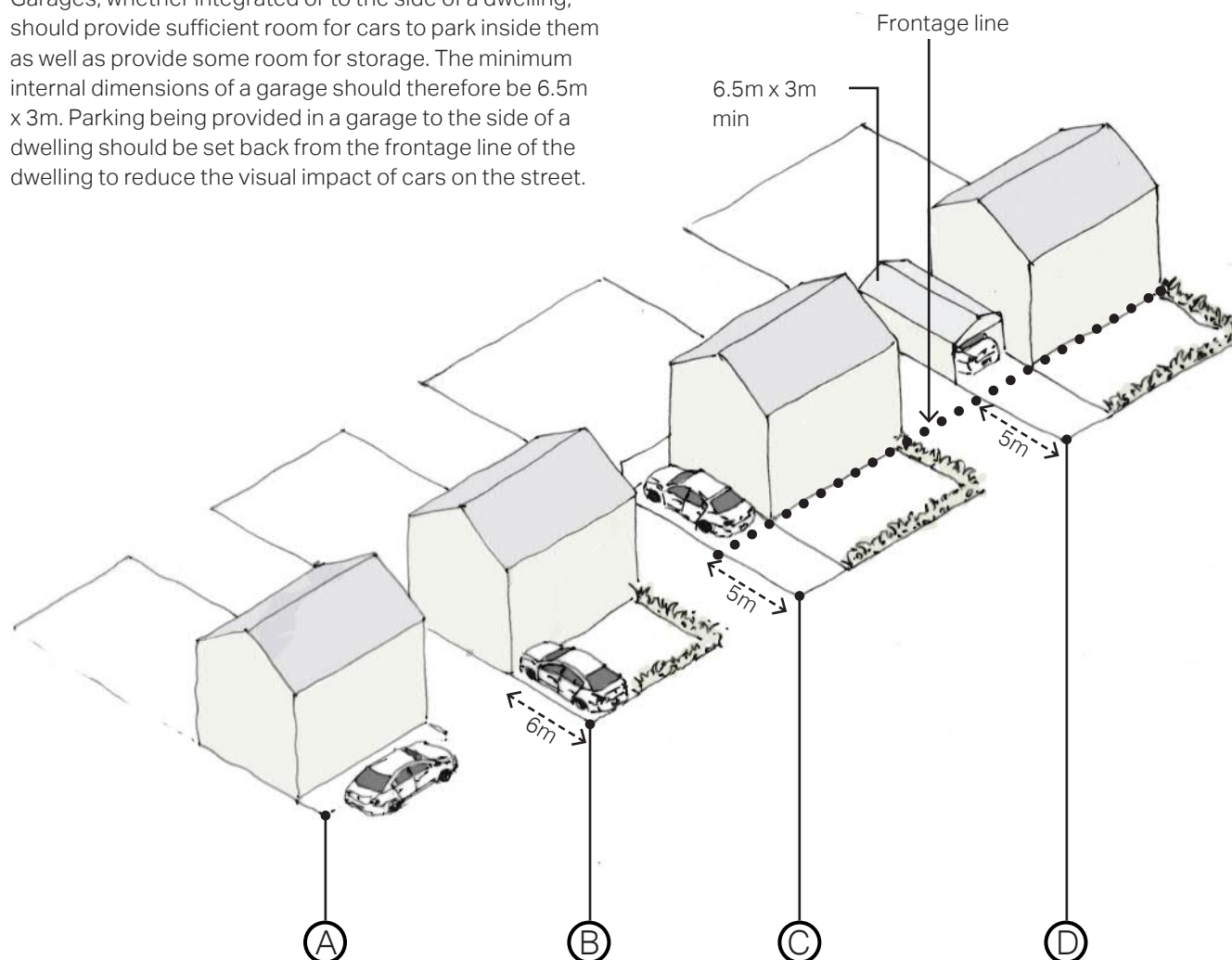
Parking provided on driveways directly in front of dwellings should be limited due to the visual impact that cars have on the street. Therefore, where possible, when front of dwelling parking is provided, this should be mixed along a street with side of dwelling parking. Front gardens should be a minimum depth of 6m to allow movement around parked vehicles and also be well screened with hedgerows when providing parking space to the front of a dwelling.

4B - Side of Dwelling Driveway Parking

Parking being provided on a driveway to the side of a dwelling should be of sufficient length (5m minimum) so that a car can park behind the frontage line of the dwelling. This will reduce the visual impact that cars will have on the street scene. When parking is provided to the side of a dwelling a minimum front garden depth of 3m should be provided,

4D - Garage Parking

Garages, whether integrated or to the side of a dwelling, should provide sufficient room for cars to park inside them as well as provide some room for storage. The minimum internal dimensions of a garage should therefore be 6.5m x 3m. Parking being provided in a garage to the side of a dwelling should be set back from the frontage line of the dwelling to reduce the visual impact of cars on the street.



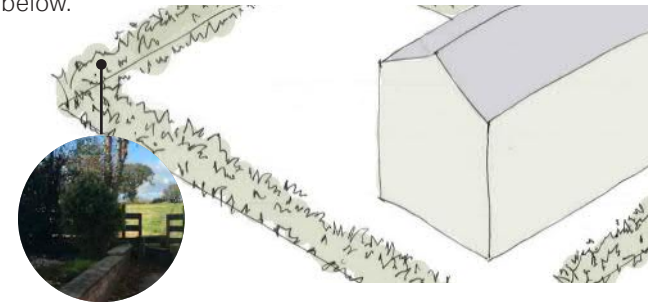
4E - Back Gardens

Back gardens should be a minimum depth of 10m and provide a minimum area of 50m² of usable amenity space for a 2 bed dwelling. 3+ bed dwellings should provide a rear garden of 60m² minimum. North facing back gardens should exceed 10m in length to ensure sunlight is maximised.

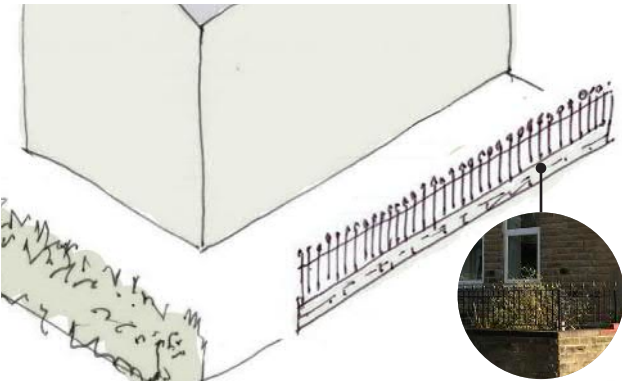
4F - Boundary Treatments

When rear boundaries abut the settlement edge, surrounding landscape or open green spaces soft planted boundaries of hedgerows and trees must be used to soften the transition into the natural environment and protect views.

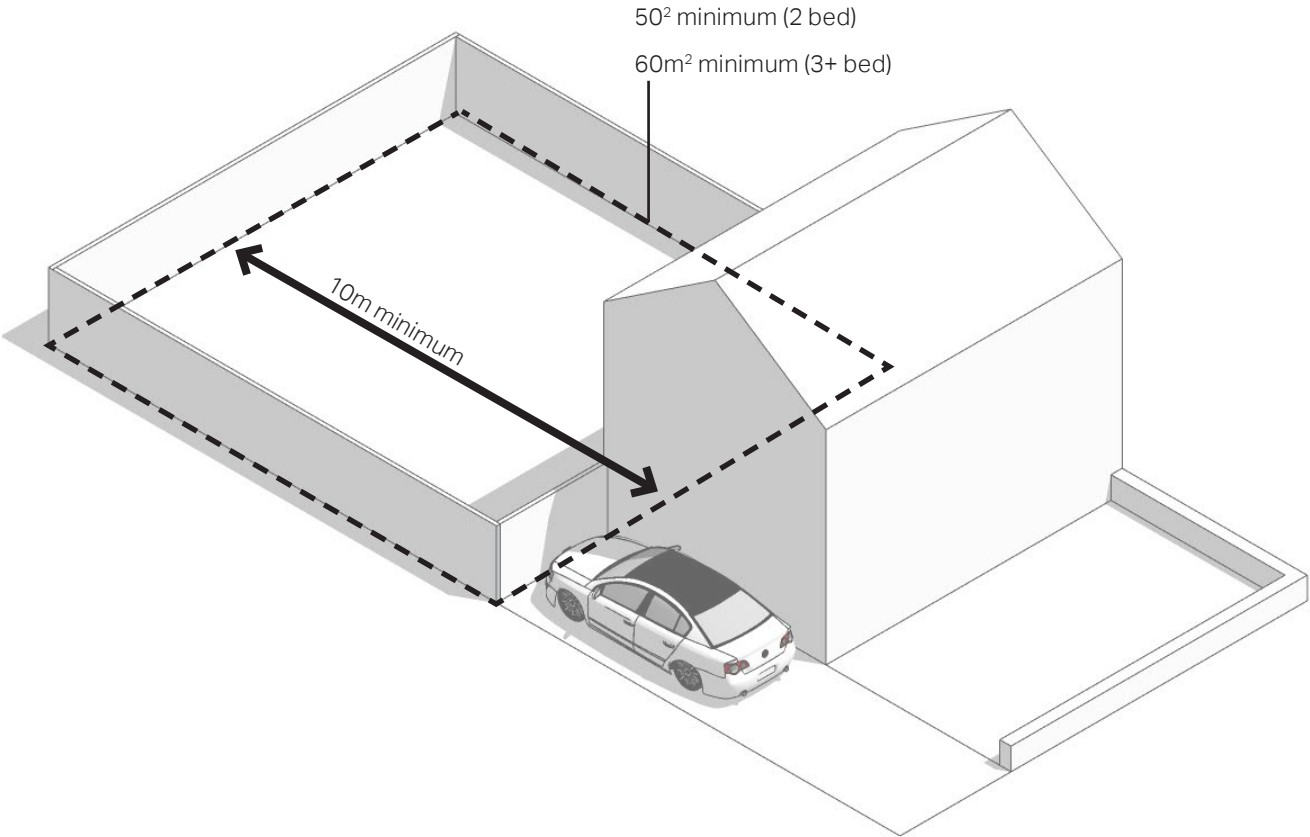
Front boundaries should respond to the boundaries used within adjacent dwellings to provide continuation of street character. Appropriate boundary choices are illustrated below.



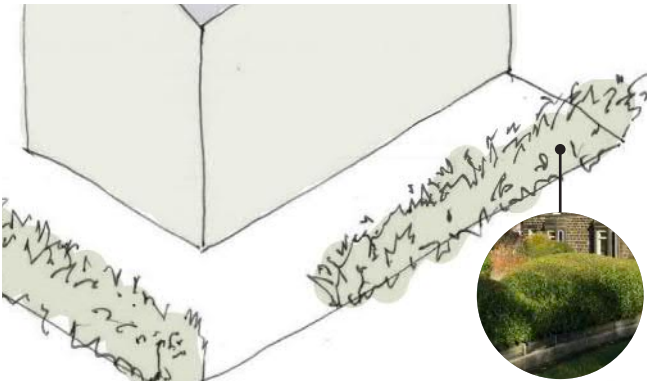
Planted rear boundaries abutting surrounding landscape



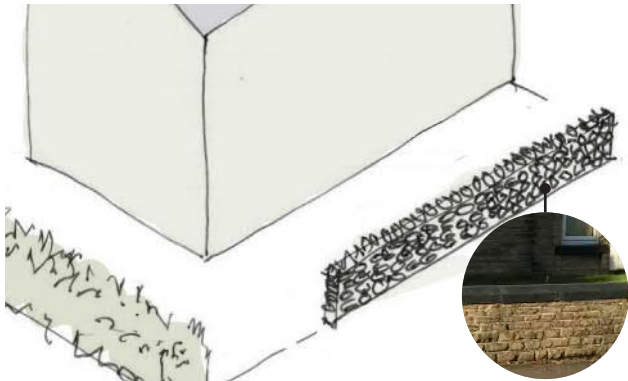
Low wall and railings



Back garden dimensions



Wall and Hedgerow



Stone wall

Code 5 - Privacy, Space and Natural Surveillance

5A - Privacy and Space Between Dwellings

To avoid overlooking of habitable rooms and gardens a minimum distance of 15m should be achieved between dwellings where a side elevation of one dwelling faces a rear elevation of another. Where a side elevation is windowless the separation distance can be reduced to 12m.

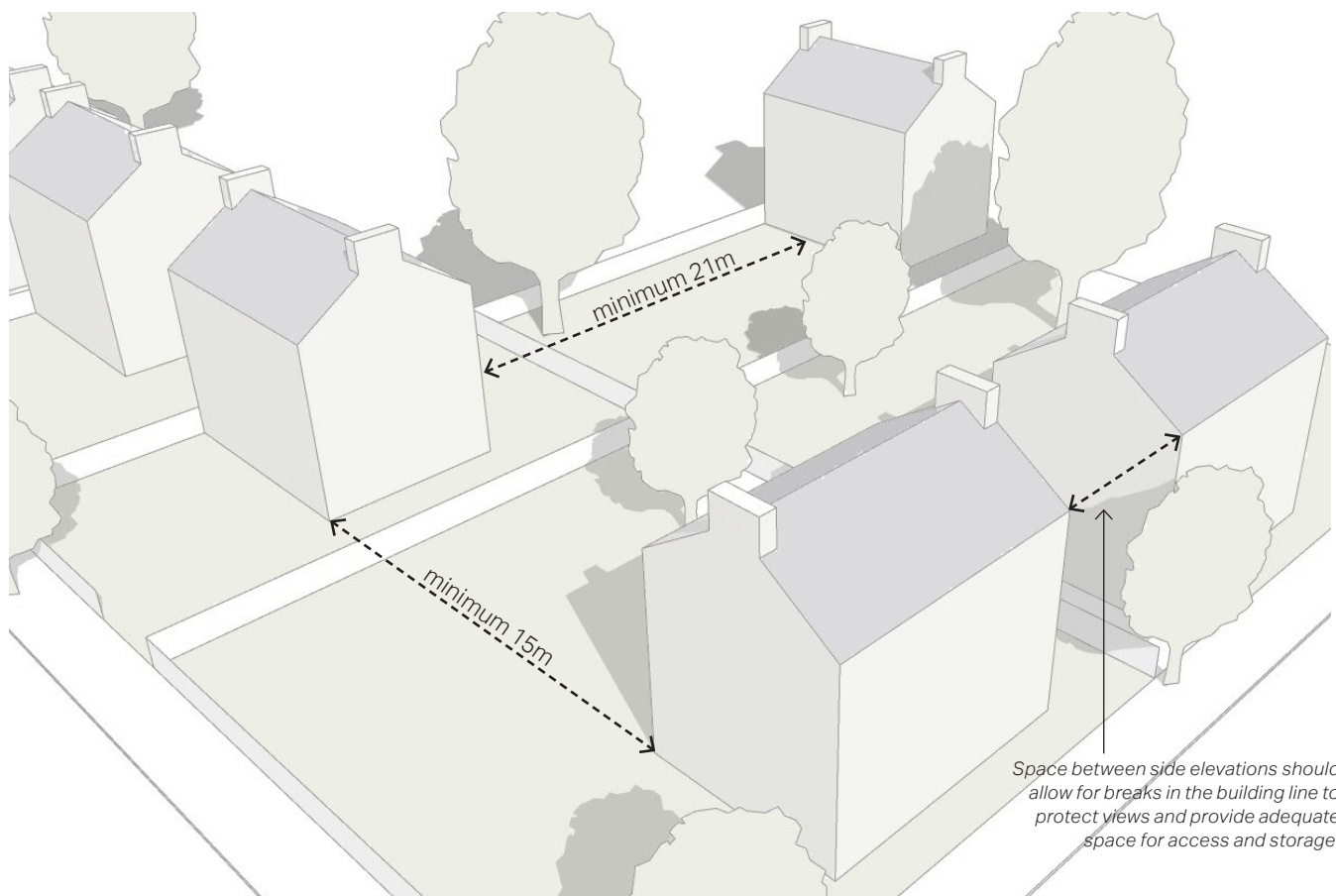
A minimum separation distance of 21m should be achieved between facing windowed rear elevations.

Where dwellings with facing elevations are positioned on different levels, the above separation distances should be increased by 2m for every 1m difference in level. Where there is a level difference and distances are increased, the lower dwelling should have the longer garden to compensate for any slopes or retaining structures.

5B - Natural Surveillance

In order to provide a sense of security and natural surveillance, the windowed front elevation of a dwelling should face the street where this is in keeping with local character.

There are some examples within the parish of rear boundaries facing the street. Where possible this should be avoided as this has a negative impact on the character of a street and reduces levels of security and natural surveillance. Rear boundaries should back on to other rear boundaries or provide a soft transition in to the natural environment such as at the settlement edge.



Privacy and space between dwellings



Natural Surveillance of the street

Next Steps

This document has set out an evidence base for the Silkstone Neighbourhood Plan and it is recommended that the codes are embedded within the forthcoming plan as policy.

Should any development sites come forward in the Parish through a site selection and allocation process, these could be reviewed through a Site Assessment package that AECOM can offer, the NPSG may also want to consider developing a masterplan. This will capture and reflect local opinion on appropriate housing densities and layouts as well as provide more certainty for preferred development sites within the Neighbourhood Plan area.

As well as providing certainty to the local community, the design codes in this document should give more certainty to developers, as they will be able to design a scheme that is reflective of community aspirations, potentially speeding up the planning application process.

As well as using this document, future developers should also make sure that they have observed the guidance in the Ministry of Housing, Communities & Local Government's **National Design Guide**.

Developers should also note that housing developments of any size should strive to achieve carbon neutrality in line with the Government's forthcoming **Future Homes Standard**.

Further standards on residential developments should also be obtained from **Building for a Healthy Life**, a government-endorsed industry standard for well-designed homes and neighbourhoods.



View of Silkstone from Cone Lane



View from Hall Royd Lane

