Menston Design Code

Draft Version 1

DESIGN Yorkshire

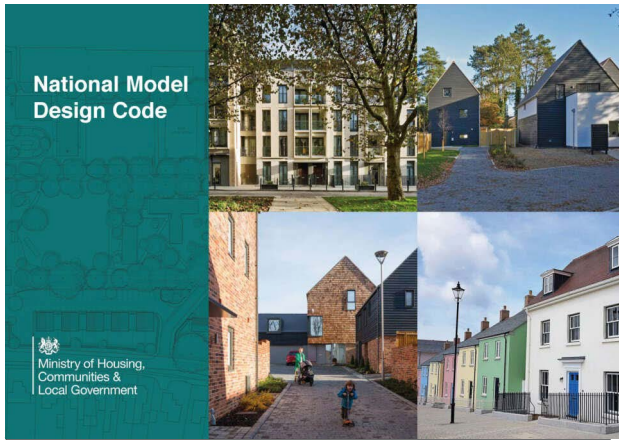
Contents

Introduction

Purpose

A design code sets out rules for new developments within a designated area in a simple and illustrated way. This design code has been produced to ensure that new development within the Parish of Menston is high quality, in keeping with local character, supports the identity of Menston and creates places where people want to live.

The Design Code supports policies within the Menston Parish Neighbourhood Plan. It should be read in conjunction with this document and with the relevant Bradford Council Local Plan, and Bradford Council's Homes and Neighbourhood's Design Guide.



How to use this Code

The code is divided into different design themes, in line with the National Model Design Code, with design parameters set out within.

There are two levels of design instruction as follows:

Design Code
Design Guidance

Design Code Approach

National Model Design Code (NMDC) Process

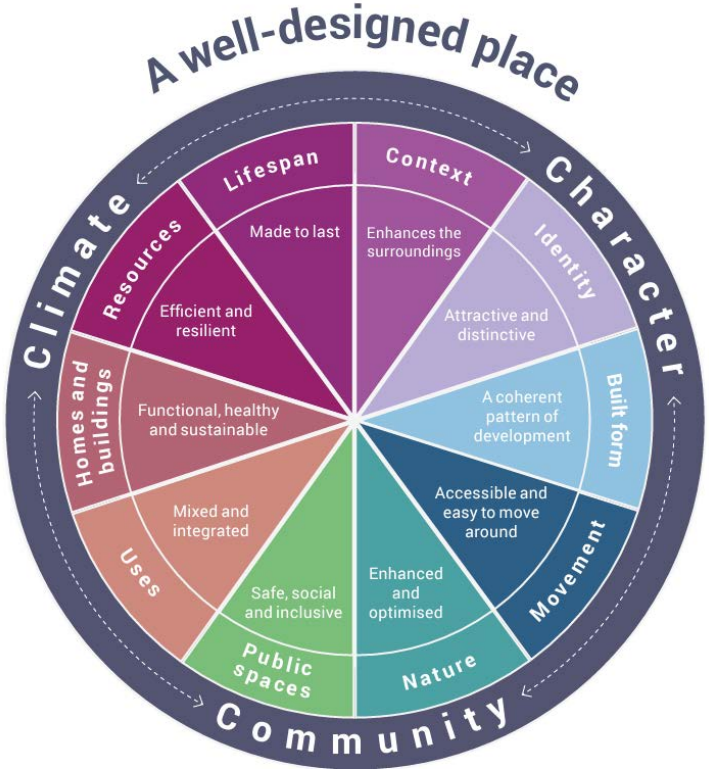
The Menston Design Code follows the principles set out in the National Model Design Code (NMDC), establishing a clear and consistent framework for high-quality development.

By adopting the NMDC process, the Design Code ensures that new developments are both sensitive to the unique character of Menston and support sustainable growth that meets the needs of the local community.

The code provides a comprehensive set of design parameters that address various aspects of the built environment, from architecture to landscape, guiding developers and planners in delivering thoughtful, contextually appropriate proposals.

The design code is organised around key themes, such as built form, movement, nature, and identity, offering guidelines that balance flexibility with certainty. This allows for creative solutions while maintaining a coherent approach to design across the village.

It serves as a valuable resource for developers, planners, and the local community, ensuring that new developments contribute positively to Menston's sense of place and preserve its distinctive character.



By safeguarding the village's local distinctiveness, the Design Code emphasises the importance of preserving architectural styles, traditional materials, and spatial arrangements that are characteristic of the area. In doing so, it supports the long-term vision of a well-integrated and harmonious built environment.

Aligning with both national design guidance and local planning policies, the Menston Design Code ensures that all new proposals contribute to a vibrant, attractive, and functional place that enhances the overall quality of life for its residents while respecting the village's heritage.

Who will use this document?

The Design Codes and Guidance should be a valuable tool in securing context-driven, high quality, sustainable new development in Menston. It will be used differently by different groups in the planning and development process, as summarised in the adjacent table.

One way this document can be used is as part of any consultation and engagement on new development with potential users (see Table 01) that aims to address local preferences and expectations for design quality.

The guidance can be used to facilitate conversations on key topics to align expectations and to help achieve a balance of design aims. A design code and guidance document alone cannot automatically secure good design outcomes, but it does help to inform the design process.

Table 01

Potential users	How they will use the document
Applicants, developers, and landowners	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the codes and guidance as planning consent is sought
Bradford Council	As a reference point, embedded in policy, against which to assess planning applications. The design codes and guidance should be discussed with applicants during any pre-application discussions.
Menston Parish Council	As a guide when commenting on planning applications, ensuring that the design codes and guidelines are complied with.
Local community groups and residents	The document can be used to inform their design response as an applicant, or can be used to inform any comments they may make on an application.
Statutory consultees	As a reference point when commenting on planning applications.

Context

Context is an important consideration when designing any new building or place. Context includes built and natural features including buildings, streets, topography, and biodiversity.

This section of the design code covers:

- Vision
- Menston Centre
- Conservation area
- Village north
- Rural Menston

Vision

The Menston Design Code seeks to conserve the village's historic character, ensuring that new development responds to these distinctive qualities, whilst also being sustainable, contemporary, and high-quality.

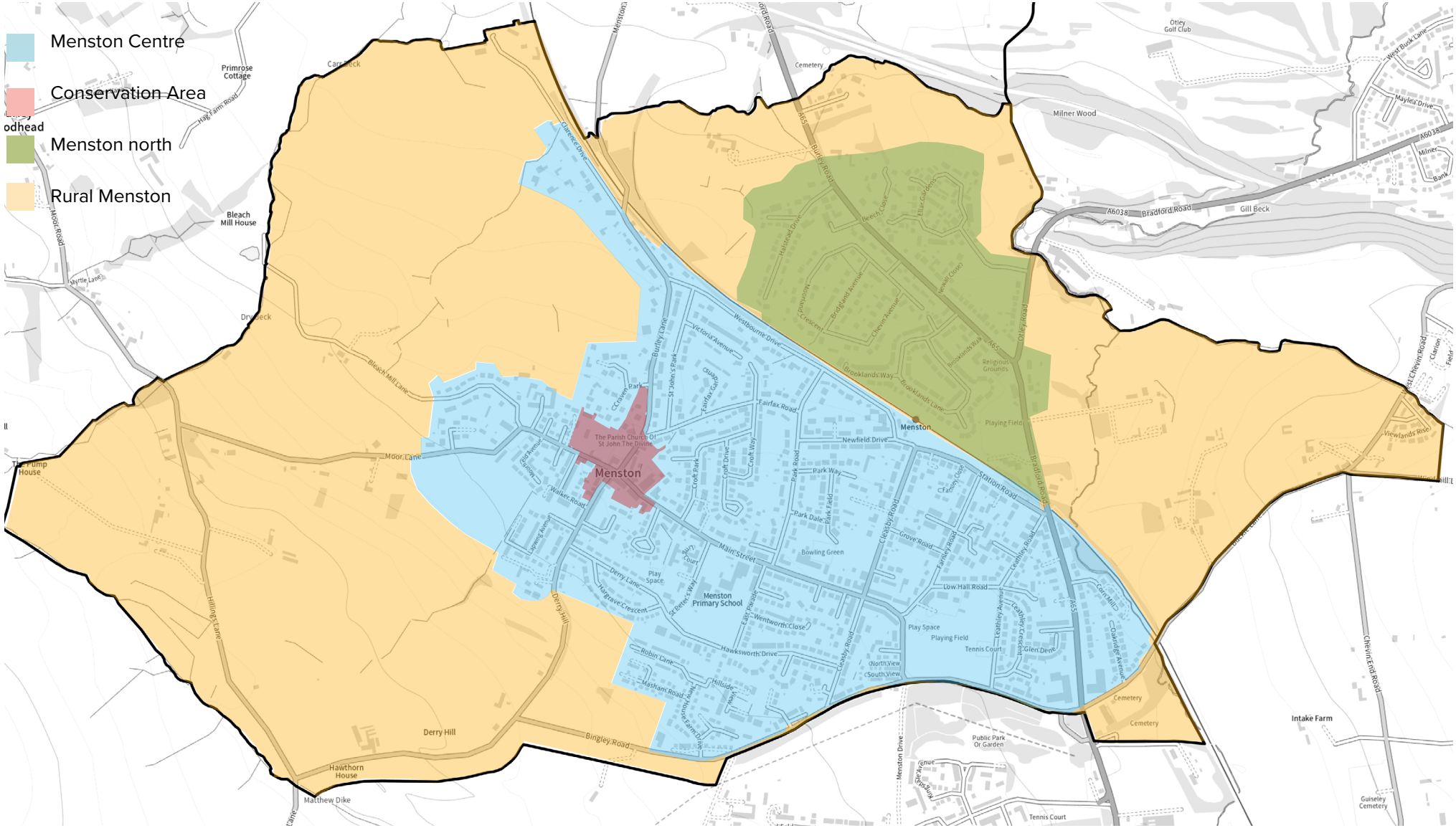
The natural environment and green spaces will be preserved and enhanced to help mitigate the effects of climate change, promoting and supporting biodiversity, and encouraging active and healthy communities.

New development will be integrated seamlessly with the existing built environment and the wider landscape to maintain key views in the village and out into the open countryside.

Aims and objectives

- Ensure that new development responds to and references local character of Menston
- Embrace innovative solutions to meet changing needs of residents
- Promote Menston as a vibrant and inclusive place to live, work and visit
- Encourage high quality, sustainable, and energy efficient design
- Reduce the effects of climate change
- Promote movement and connectivity, making it easy to walk and cycle in and around Menston
- Promote enhancements to the natural environment
- Conserve the historic environment

Character Areas



OS PMSA Number 0100059349

Character Area Overview

Menston Centre

This character area is the main urban area of Menston which contains the majority of the village's community facilities, services and housing. Housing styles and sizes are varied, from traditional back-to-backs and terraces, to large grand houses. Housing here is typically more dense than anywhere else in the village although some of the new developments to the edge of the character area are more suburban in density and larger traditional homes tend to sit in generous plots.

Menston north

This character area covers the built up area of Menston that is north of the railway line. It is predominantly 20th century residential development built in cul-de-sacs and crescent arrangements that stem from Burley Road (A65) comprised of detached and semi-detached housing. Density here is more suburban and is lower than in the Menston Centre character area.

Conservation area

This character area follows the exact same boundary as the CBMDC designated Menston Conservation Area. It is the historic core of the village and contains the majority of the village's listed buildings. It contains Menston Methodist Church and Menston Parish Church, The Malt Shovel pub and Menston Arms, pub, and Fairfax Hall.

Rural Menston

This character area is predominantly agricultural fields used for pasture with associated farmsteads, small isolated clusters of residential development, and some commercial enterprises. Housing is a mix of larger traditional homes, newer infill or replacement dwellings, and barn conversions.

Menston Centre

This area contains the majority of the village's housing and community facilities.

There is a mixture of house types, sizes and styles found in the Menston Centre character area. . From the mid-20th century onwards housing development has been predominantly semi-detached and detached homes built in planned layouts of crescents and cul-de-sacs. There are some examples of townhouses, bungalows, 3-4 storey apartment blocks, and conversions and sub-divisions which provide greater choice and variety of the local housing stock.

Housing is built to different densities throughout the character area depending on house type and size, ranging from around 10 dwellings per hectare (DPH) on Park Road with larger detached homes to around 40DPH along Main Street with its rows of traditional terraces.

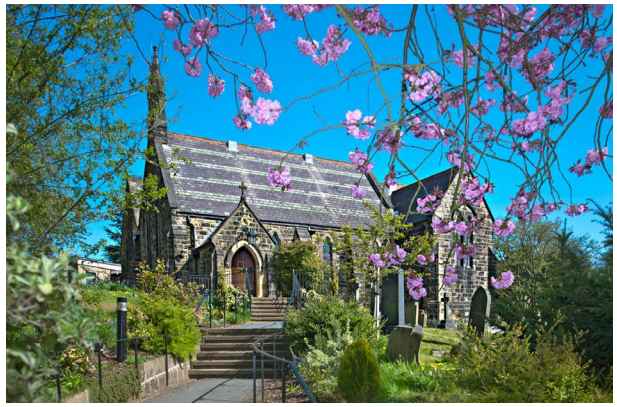
Factors	Typical Characteristics
Settlement Character	Primary built-up area of the village containing the majority of the village's housing and amenities. The character is mixed as mid-20th and early 21st century additions have diluted the traditional character of the village.
Materials	Sandstone, natural slate, some newer properties include red brick and clay tiles. Light coloured render is also found.
Boundaries	Typically stone walls often with a hedge. Some mid-20th century housing has open front gardens, some examples of railings or low fences can be found.
Streets	Street widths vary depending on their age. Main Street, running through the centre of the village is reasonably narrow with a strong sense of enclosure. Some of the other older roads are also narrow in width with limited width for pavements. Newer streets tend to be wider with more generous provision of pavements.
Landscape	The main areas of green infrastructure are Menston Park and Menston Area Nature Trust (Ms Porritt's field). Other green infrastructure includes mature trees in public and private locations, planted gardens, grass verges, small incidental planting, and central greens in cul-de-sacs.
Building types	Predominantly residential with some commercial and community uses. Building types are a mixture of traditional terraces and traditional large dwellings. Newer additions are mainly semi-detached or detached, with some bungalows. There are some examples of small apartment blocks and townhouses. Buildings are generally 2-3 storeys high with one 4 storey building that uses the topography well to reduce its visual impact.
Details	Building details vary depending on the size, age and style of buildings.

Conservation Area

Menston Conservation Area is the historic core of the village and contains the majority of the village's listed buildings and buildings of architectural and historical interest.

The conservation area is centrered along Main Street, Derry Hill, and Burley Lane.

Key buildings include Menston Parish Church, Menston Methodist Church, Fairfax Hall, The Malt Shovel public house, Menston Arms public house, and the former National School.



Factors	Typical Characteristics
Settlement Character	Historic core of Menston that includes most of the village's listed buildings and heritage assets.
Materials	Entirely made up of sandstone with slate roof tiles.
Boundaries	Either built up to the street or sandstone walls.
Streets	Historic street patterns and narrow streets with limited space for footways.
Landscape	The largest green spaces are the spaces around the two churches. Other green infrastructure is mainly private rear gardens and small pockets of mature trees and vegetation within the curtilage of properties.
Building types	Building's include two churches, two pubs, a club, a short row of commercial premises, and traditional housing stock. Typically homes are rows of terraced homes with some examples of larger commercial or civic buildings being converted into larger homes.
Details	Local sandstone, slate roofs, timber sash windows.

Menston north

The Menston north character area is primarily 20th century suburban planned housing estates. These are typically larger detached and semi-detached houses built along Burley Road and Otley Road, with cul-de-sacs and crescents stemming from these roads.

The Homestead Estate sits centrally within the Menston north character area south of Burle yRoad and is a private estate of 63 dwellings conceived in the 1920s.

Homes in the Menston north character area generally sit in larger plots, particularly those south of Burley Road.

Building styles vary but most are a departure from the traditional design found in the Menston Centre and are typical post-war suburban developments built using red brick with render. Ellar Gardens, off Otley Road, is built using sandstone but in a typical modern housing estate style.

Factors	Typical Characteristics
Settlement Character	Mainly mid-20th century housing estates built in cul-de-sacs and crescents stemming from Burley Road and Otley Road, north of the train line.
Materials	Materials vary and include sandstone, red brick, and light coloured render.
Boundaries	Boundaries are mainly open front gardens with planting with some examples of low stone walls.
Streets	Streets are usually more generous in width compared to the more historic parts of Menston and are suburban in nature. There are some private roads which are narrow and do not include footways.
Landscape	Menston North is surrounded by open countryside which is mainly used as pasture. The character area includes mature vegetation which is both in public and private ownership.
Building types	Mainly residential buildings but there is also a church, cricket club, a public house.

Rural Menston

The Rural Menston character area wraps around the built up areas of Menston and is mainly open countryside with scattered isolated dwellings and agricultural or rural businesses. Dwellings vary in size, style, and age but many are traditional farmsteads that have been converted or modernised and are no longer tied to the land they were originally associated with.

Most of the buildings in the Rural Menston character area are made from traditional sandstone.

Buildings are generally set back from the street and sit in large plots.

Factors	Typical Characteristics
Settlement Character	Mainly isolated clusters of buildings, many of which were historically associated with agricultural land.
Materials	Sandstone is the primarily material, some buildings include light coloured render.
Boundaries	Generally low stone walls, with some examples of hedgerows.
Streets	Streets are mainly narrow country lanes with no footway.
Landscape	Rolling open countryside which is used as pasture. Mature trees, stone boundary walls and hedgerows for field boundaries.
Building types	Mainly residential and agricultural. The majority of buildings were traditionally linked to agriculture but some are now purely residential.

Movement

New development should be well integrated with its surroundings and the wider built and natural environment. Designs should promote and facilitate active travel, safe and healthy streets, and provide legible, permeable and convenient layouts and routes.

This section of the design code covers:

- Movement
- Streets
- Walking and cycling
- Cycle parking and storage
- Car parking

DESIGN CODES: MOVEMENT

M1. Movement

Movement should be considered from the outset when designing any new development. Designers should look beyond the red line of the site at the wider context and identify facilities and services they will need to connect to.

- Opportunities to link with existing footpaths and cycle routes should be maximised.
- Designs should create a strong and direct street, path and open space network.
- Designs should create well-connected street and path networks providing opportunities for these to be extended beyond the site boundary either to existing connections or future phases of development.
- Designs should avoid the overuse of cul-de-sac based street patterns that can frustrate and limit connectivity and movement. Where cul-de-sacs are used these should provide pedestrian and cycle connections through the site into the wider environment, where possible.

Smaller sites, particularly infill sites may not be able to achieve high levels of permeability that would be expected on larger sites.

DESIGN CODES: MOVEMENT

M2. Streets

- Streets should be designed to respond to the character area they are within with appropriate street and pavement widths, distances, and sense of enclosure reinforced by the distance of the building line from the back of the pavement.
- The design of streets should facilitate safe and convenient movement for pedestrians, cyclists, and vehicles.
- In residential developments streets should be designed to control vehicle speeds to 20mph.
- Shared surfaces on tertiary streets should be included to help control vehicle speeds and influence driver behaviour. Shared surfaces can still retain pavements, segregated cycle lanes and on-street parking bays but these should be demarcated and separated by kerbs, planting or street furniture to ensure shared spaces remain clutter free.
- Streets should include space for planting such as street trees, planters and SuDS, ideally at the interface between the highway and pavement.
- Streets should include space for people to rest, sit and socialise.
- Streets should be level and clutter free to facilitate convenient pedestrian movement and support people with challenged mobility and wheelchair and buggy users.

M3. Walking and cycling

- New developments should promote active travel to help support healthy and sustainable communities. This means prioritising and promoting walking and cycling throughout the scheme and into the wider environment.
- Dedicated walking and cycling routes throughout the site should connect with existing walking and cycling routes around the site.

M4. Cycle parking and storage

New development should provide cycle parking that:

- Is securely located and designed.
- Is located in a space that is as easy to access as the car, to help encourage greater use of active travel.
- Does not cause visual harm from the street scene.
- Is not reliant on storing bikes in garages or sheds in rear gardens.
- Should be covered to protect bikes from the elements.

Within the public realm, cycle parking stands should be designed so that the frame of the bike and both wheels can be locked. These should be located in visible and accessible places for safety and security.

Above: Integrated cycle and bin storage for a residential property

Above: Sheffield style cycle parking

DESIGN CODES: MOVEMENT

M5. Car Parking

New development should provide car parking that:

- Does not dominate the street scene through the over-reliance of frontage parking.
- Utilises parking to the side or rear of the property with both driveways and garages allowing for green frontages.
- Includes a mixture of parking strategies including parking courts where practicable.
- Provides shared and un-allocated on-street parking.
- Is of a size and design that allows wheelchair users and people with accessibility requirements to use safely and conveniently.
- Is convenient for users carrying shopping into their home.
- Can be overlooked from the property with ample natural surveillance .
- Is integrated into the street scene with planting.
- Anticipates realistic levels of car parking demand.
- Anticipates and designs out anti-social car parking.
- Provides EV charging points.
- Parking spaces should be a minimum of 2.4m wide by 4.8m long.
- Homes designed for people with additional accessibility requirements should include parking spaces a minimum of 3.6m wide to accommodate wheelchair users.

On Plot Side

On-plot side parking places vehicles to the side of a property, often within parking space or garage.

This arrangement maintains a more attractive frontage by keeping the parking area out of sight from the street. It also allows for greater flexibility in landscaping and façade treatments, contributing to a more visually appealing streetscape. However, designs must ensure safe and convenient access to the parking area without creating overly wide or intrusive driveways.

On Plot Front

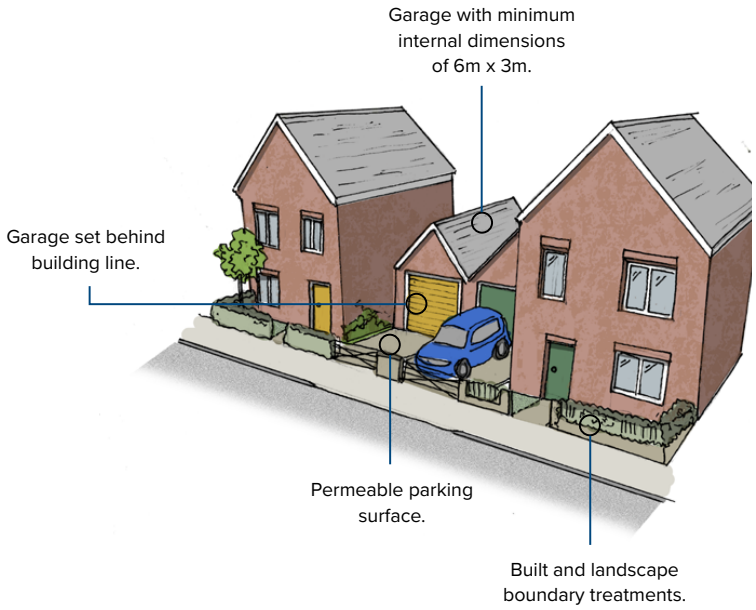
On-plot front parking involves positioning parking spaces directly in front of a property. This approach can be convenient for residents, offering easy access to their vehicles.

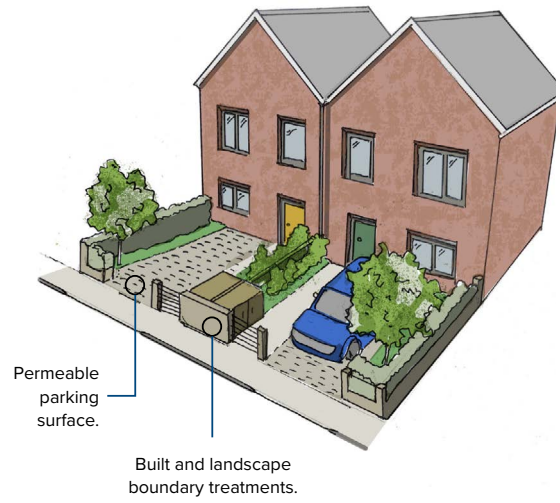
Careful design is essential to prevent frontages from becoming overly dominated by parked cars. Features such as soft landscaping, permeable paving, and clear boundaries can help balance aesthetics, reduce visual clutter, and support sustainable drainage.

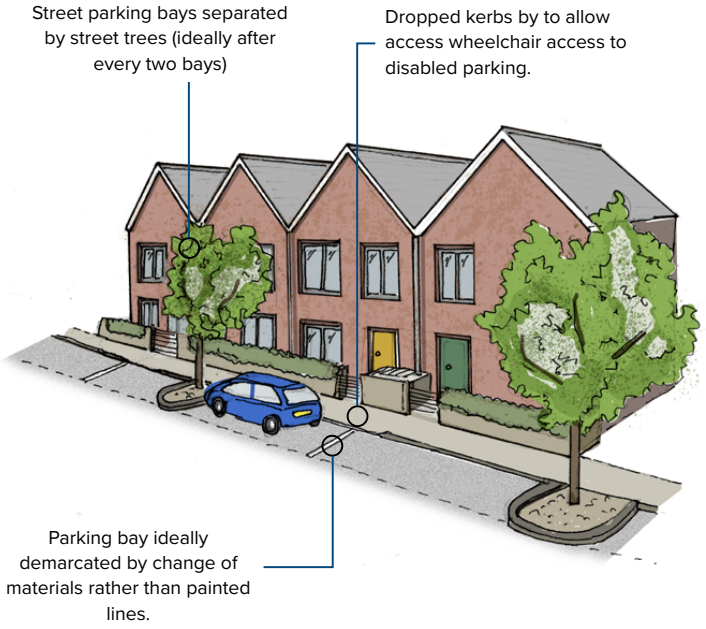
On Street

On-street parking provides designated or shared parking spaces along the road, typically integrated into the street layout.

This approach can help reduce the amount of private parking required, optimising land use and promoting a more communal and pedestrian-friendly environment. Properly designed on-street parking should include clear markings, traffic-calming measures, and landscaping to ensure safety, accessibility, and an inviting public realm.







Nature

Nature and green infrastructure is a primary consideration when designing any new development.

Green infrastructure offers a range of direct and indirect benefits, including addressing climate change adaptation and mitigation, improving quality of place, improving physical and mental health and social wellbeing, protecting and enhancing biodiversity, providing opportunities for local food production, and protecting and enhancing landscape character and the setting of heritage assets.

This section of the design code covers:

- Green infrastructure principles
- Network of spaces
- Working with water / SuDS
- Street trees
- Habitat creation
- Gardens
- Green buffers

Green infrastructure

Green infrastructure is a broad-term used to describe natural and semi-natural features of all scales within and between towns and villages from street trees and planting up to rivers, woodland and moorland.

A strategic network of multifunctional green and blue spaces and the connections between them in both urban and rural areas. Green infrastructure is capable of delivering a range of environmental, economic, health and quality of life benefits for local communities. The GI network may comprise of spaces in public or private ownership, with or without public access.

The elements that make up green infrastructure include parks, playing fields, gardens, agricultural fields, footpaths, road verges, wildlife corridors and woodlands. Blue infrastructure includes, for example, ponds and wetlands, the field drainage network, water bodies, rivers, streams, and sustainable drainage systems.

Key objectives

- Connect or reconnect areas of green infrastructure to enable wildlife to move more freely and for humans to enjoy a greater series of interconnected green spaces
- Provide spaces for leisure, recreation and relaxation contributing to and improving mental and physical wellbeing
- Enhancement of a site's multi-functionality and ability to play a key role in climate change adaptation and mitigation, carbon capture, improve wildlife and biodiversity benefits, increased food production, and improved water management and flood risk
- Maximise biodiversity and achieve biodiversity net gain of at least 10%. This might include promoting the planting of native broad-leaved trees, planting that is beneficial to pollinators and the inclusion of bat and bird boxes or hedgehog gaps between properties or physical boundaries
- Deliver green infrastructure provision at a variety of scales from domestic, street, neighbourhood, town, district and regional levels

DESIGN CODES: NATURE

N1. Network of spaces

New residential developments must incorporate green infrastructure that enhances a wider, multi-functional network of green spaces. This may include:

- Habitat creation and enhancement
- Wildlife movement corridors
- Formal and informal play areas (e.g., Local Area for Play(LAPs), Locally Equipped Area for Play (LEAPs), Neighbourhood Equipped Area for Play (NEAPs))
- Sports pitches and recreational spaces
- Areas for food growing
- Tree planting
- SuDS and water management features
- Green buffers

Nature should be integrated at all scales, offering benefits for health, biodiversity, climate resilience, and flood mitigation while linking to the wider landscape.

Green space provision will vary by site size and location, with denser urban areas having less open space and suburban developments allowing for more. Thought should be given to how these spaces connect, ensuring a cohesive green network within and beyond the site.

For guidance on tree selection in green infrastructure, visit: www.tdag.org.uk/tree-species-selection-for-green-infrastructure.html.

Habitat creation / enhancement and wildlife corridors

NEAP (Neighbourhood Equipped Area for Play)

Green buffer

Allotments and orchards

Green verges and street trees

LAP (Local Area for Play)

Informal park

SuDS (Attenuation Pond)

Parkland

Existing woodland

This diagram illustrates how green infrastructure provision within a development can create a connected network of green spaces, performing a variety of functions to meet social, and environmental objectives.

DESIGN CODES: NATURE

N2. Working with water

New development should include sustainable drainage systems (SuDS) at all scales of the development from plot level, street level, and the wider site as a whole, to reduce the rate of rainwater run-off mitigating the risk of flooding elsewhere whilst delivering benefits for biodiversity, water quality and amenity. Ideally water needs to be captured for use on site for irrigation and non-potable uses.

The approach to each site will depend on its density, the position of watercourses, the ground conditions including permeability, contamination and the sensitivity of groundwater receptors.

SuDS need to be considered early in the design process to ensure efficient integration with other aspects of design such as public open space, biodiversity provision, and highways so as to minimise the land needed. Multi-functional SuDS need to be prioritised allowing for attenuation features which can also be used for biodiversity and recreation.

The SuDS Manual (C753), CIRIA, 2015,
https://www.susdrain.org/resources/SuDS_Manual.html

Example SuDS features

1. Swales
Swales are shallow, broad and vegetated channels designed to store and/or convey run-off and remove pollutants. They may be used as conveyance structures to pass the runoff to the next stage of the treatment cycle and can be designed to promote infiltration where soil and groundwater conditions allow.

2. Attenuation / retention ponds
A pond that slows the passage of water from surface run-off to the ground or main drainage system. They store runoff at peak flow and slowly release after this has passed. Wide and shallow forms are safer and easier to maintain than narrower, deeper ones.

3. Rain gardens
A small and shallow depression with free draining soil planted with vegetation that can withstand occasional or temporary flooding. A rain garden requires an area where water can collect and infiltrate and plants that can facilitate the infiltration. These can be based in individual properties as a first line of defence.

4. Street rain gardens
Same principle as the rain garden but located on the main street/s rather than private property. Here water slowly passes through planting and gravel beds and eventually ends up in the main drain. These can be used to control building and street run-off and provide landscaped green spaces.

DESIGN CODES: NATURE

Example SuDS features

5. Wetlands
Topography can be used to create wetlands that provide attenuation capacity as well as filtering out pollutants and providing habitat for wildlife.

6. Permeable surfaces
Surfaces that allow water to percolate into the ground including, natural surfaces, gravel and low traffic volume engineered road surfaces and hard standings in front gardens.

7. Rain capture
Water butts and other rainwater harvesting systems collect rainwater for use in gardens or for non-potable uses reducing water consumption.

8. Green roofs

Green roofs provide capacity to hold and attenuate water run-off as well providing as ecological and aesthetic benefits.

9. Street trees

Street trees or SuDS designed into highway provision can provide dual use benefits when integrated with street tree provision.

DESIGN CODES: NATURE

N3. Street trees

New developments should include street trees as part of any proposal. This could include tree-lined streets utilising verges for planting or character trees strategically located at key points.

New developments should avoid planting trees in the curtilage of new homes where they are more vulnerable to removal. Trees should be planted in publicly owned areas and be the responsibility of Bradford Council or an appropriate management company so that they have a more secure future.

The species of trees included should be disease and climate resilient and should be appropriate for their location and climate. In urban areas trees with large crowns and canopies are suggested to help provide shade and cover during summer.

Street trees may not be possible on all schemes depending on location or the size of the development. For instance a small infill site which has narrow streets and where buildings frontages are small may struggle to include street trees.

The Right Tree in the Right Place for a Resilient Future – Urban Tree Manual, Forestry Commission and Forest Research, https://www.forestresearch.gov.uk/tools-andresources/urban-tree-manual/

https://www.tdag.org.uk/first-steps-in-trees-and-new-developments.html

N4. Habitat creation

Rear gardens and boundary treatments should be designed to allow the movement of wildlife – e,g hedgehog highways, and must provide habitat for local species.

Swift bricks and bat boxes must be included to provide nesting and roosting spaces for bats and birds.

https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes

https://www.rhs.org.uk/wildlife/plants-for-birds

DESIGN CODES: NATURE

N5. Gardens

Where front gardens are provided no more than 50% of the frontage should be paved/hard surfaced.

No more than 25% of rear gardens should be paved / hard surfaced. Artificial grass should not be used.

N6. Green buffers

New development adjoining the open countryside must provide planted green buffers, such as tree planting and hedgerows, between the site and the open countryside.

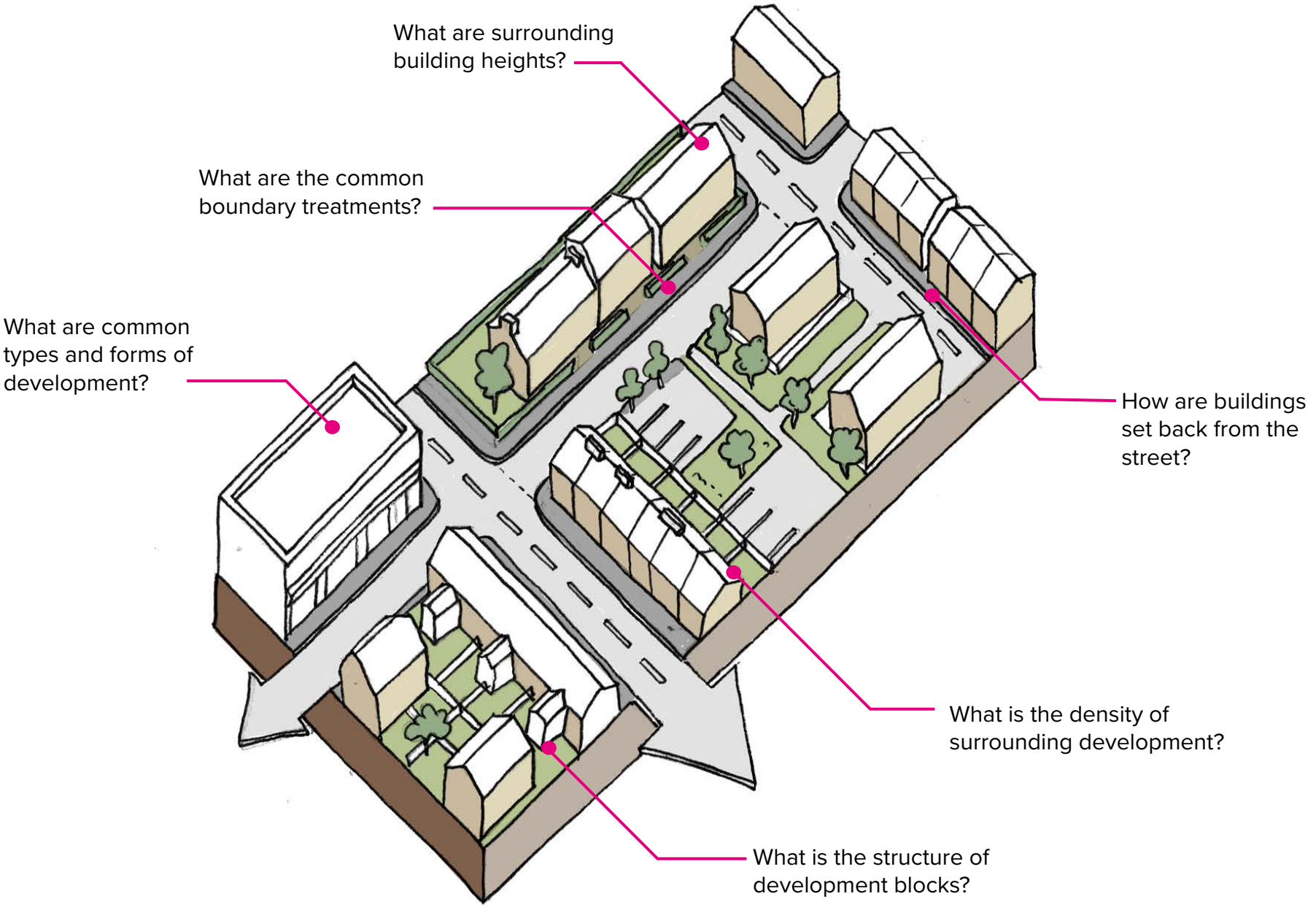
This is to soften the transition of the rural edge of the settlement and to support biodiversity by connecting with the wider green infrastructure network.

Built form

Built form relates to the design and physical attributes of the built environment. This is an important consideration when designing any new building or place, as new development should work well with its surrounding context.

This section of the design code covers:

- Density
- Infill development
- Building lines
- Boundary treatments
- Building heights
- Key views
- Working with topography


What are surrounding building heights?
What are the common boundary treatments?
What are common types and forms of development?
How are buildings set back from the street?
What is the density of surrounding development?
What is the structure of development blocks?

DESIGN CODES: BUILT FORM

B1. Density

New housing developments of 20+ units should provide a mix of densities throughout the scheme and use this as an opportunity to provide a range of different house types, e.g including short rows of terraces or town houses in addition to semi-detached and detached homes.

Density throughout Menston varies depending on the style and type of housing used. Traditional terraces and modern apartments found in the Menston Centre character area are medium-high density, whilst there are also examples of large houses sitting in large plots built to a low density within the same character area. In all character areas there are examples of development built to varying densities with little consistency on a street by street basis.

The sparse nature of homes in Rural Menston makes it difficult to assess dwellings per hectare, and there are only around 20 residential homes in the conservation area.

Character area	General densities
Menston Centre	10 - 35 DPH
Menston North	10 - 25 DPH

Menston Centre
Density: 33DPH

Menston North
Density: 25DPH

1. Ellar Gardens 25 DPH

2. Chevin Avenue 9 dph

3. Brooklands Lane 25 DPH

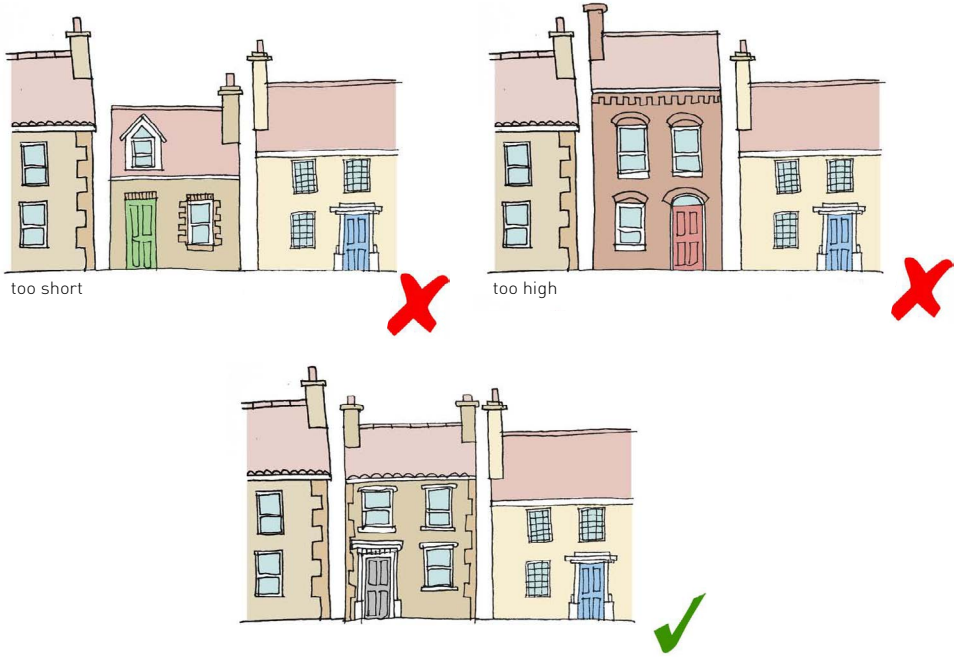
4. Park Road 9 DPH

5. Wentworth Close 33 DPH

DESIGN CODES: BUILT FORM

B2. Infill development

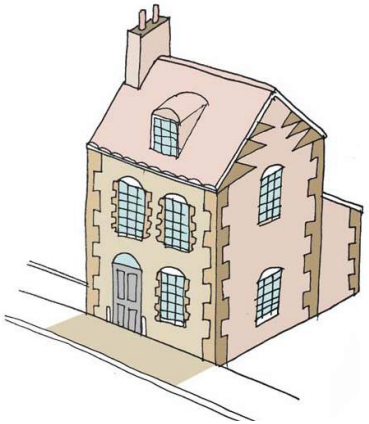
Infill development must respect the street scene and character of its area. New infill development must reference and respond to surrounding building heights and building lines. This will help to maintain and enhance the proportions, rhythm and character of the adjacent buildings and contribute more successfully to the street as a whole.



B3. Building line

The building line of new development should respond to its immediate context and build a coherent street scene.

Building lines vary throughout Menston. This is the distance the front of a building is set back from the street. In Menston North and Rural Menston homes are generally set back 5-15m from the street. In Menston Centre and the Conservation Area, homes are usually either built up to the street frontage or are set back between 5-10m from the street.



No set back. Building line meets the street.

Building set back several metres from the street allowing for a front garden.

B4. Boundary treatments

Boundary treatments, where used, are predominantly low stone walls, often with planting. Some areas that are more suburban in style often have open boundaries with planting. Preference is for new developments to include low stone walls with planting to reinforce the character of Menston.

DESIGN CODES: BUILT FORM

B5. Building heights

Building heights in Menston vary depending on the type of building and its use, topography, and the surrounding context.

Most buildings in Menston are generally 2 or 2.5 storeys in height. There are many examples of 3 storey buildings, these are usually found in areas built to a higher density and on key routes, such as along Main Street. The Menston Centre contains the greatest variation in building heights ranging from 1 storey bungalows to 4 storey apartment blocks.

It is important that new development responds to its context and is of a height that is appropriate to its setting and neighbouring buildings.

New development in each character area should be of an appropriate height as set out below:

Character area	General building heights
Menston Centre	1 - 4 storeys
Conservation area	2 - 3 storeys
Menston north	2 - 2.5 storeys
Rural Menston	2 - 2.5 storeys

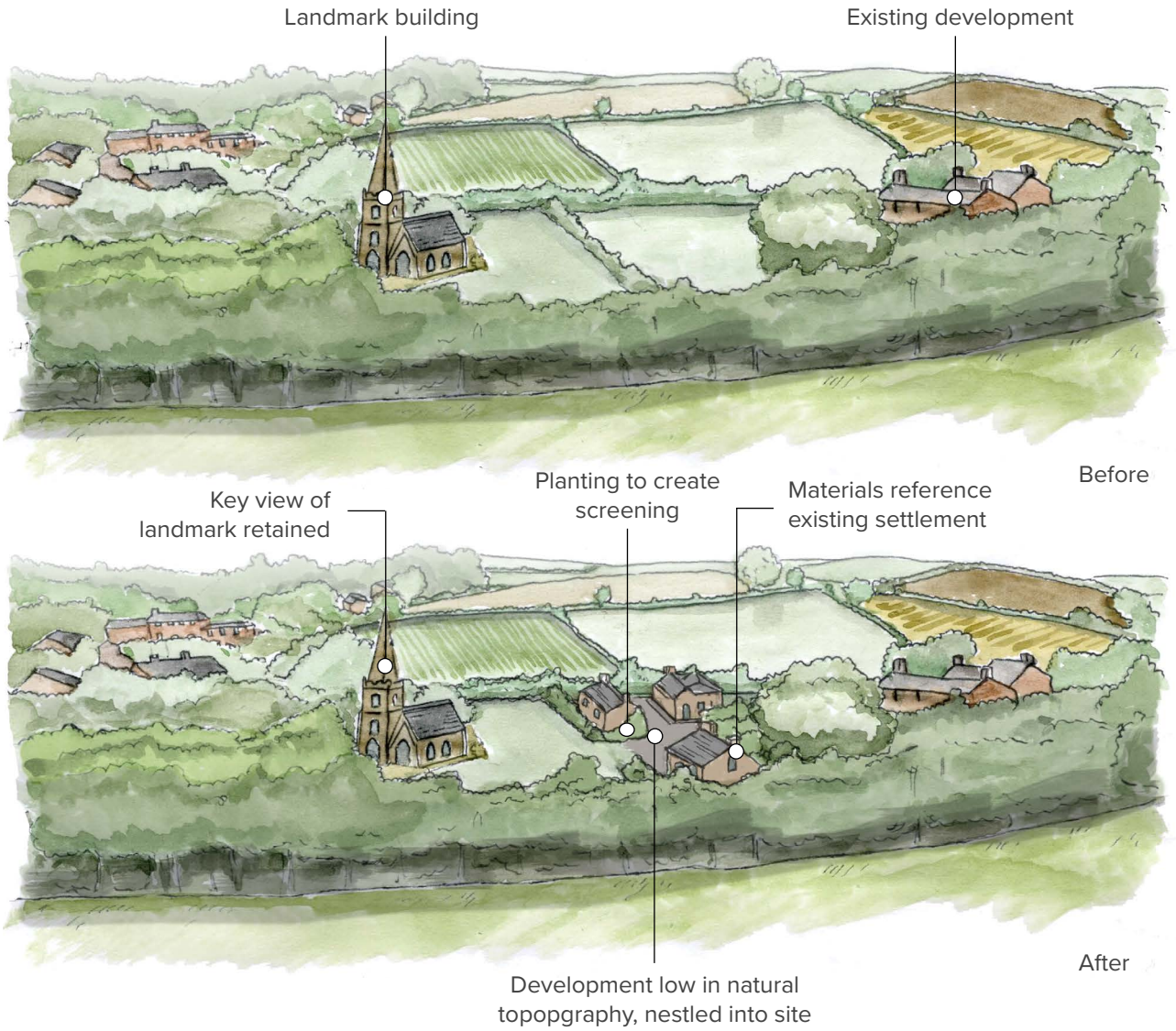
B6. Key views

New buildings should consider public views of local landmarks and the surrounding countryside, as shown in the Neighbourhood Plan Key views on Map *. Applications for development visible within these views must demonstrate what steps have been taken to minimise negative visual impact. This might include the production of a Landscape Visual Impact Assessment (LVIA).

Negative visual impact can be minimised or mitigated by using appropriate size, scale, materials, landscaping, and natural screening to blend into the settlement.

This can be achieved by:

- Positioning buildings to avoid obstructing key views
- Locate buildings to sit lower in the natural topography reducing their visibility from key viewpoints
- Limit building height within areas visible from key views to reduce visual prominence



DESIGN CODES: BUILT FORM

B7. Working with topography

New development should work well with the topography of a site and produce housing layouts and house types that work well with the contours of a site. Excessive levelling of a site should be avoided.

The topography of Menston, like much of Bradford, is a defining characteristic of the local area. Buildings have historically used the topography to help inform the design and layout of new buildings.

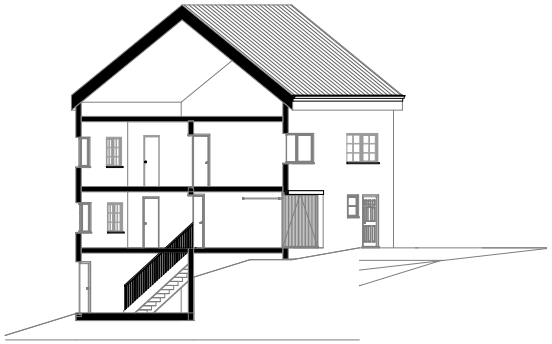
Whilst topography can be a constraint, it also provides opportunities to develop house types and styles that exploit level changes and are well sited in the landscape.

Examples of this include using the topography to create side or rear access to the first floor whilst providing parking and frontage access to the ground floor. It could also include siting taller buildings lower down a slope so that roof lines correspond with those sitting higher up a slope.

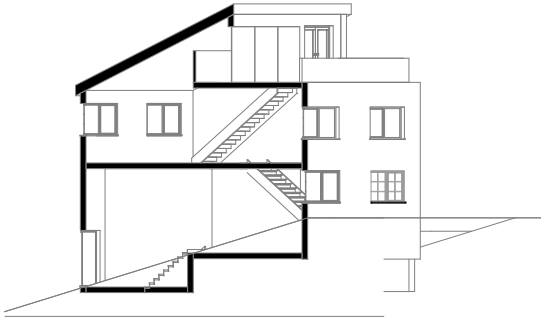
These flats are technically four storeys in height but due to the drop behind the boundary wall, the ground floor is obscured from street level resulting in a building height that works with the surrounding context.

This property increases in height as the building goes down the slope. The opposite of this would create the highest part of the building on the highest part of the site.

This property uses the topography to achieve ground level access and car parking on the western elevation which sits lower down the hill, whilst external access is achieved on the southern elevation to the first floor.



Top: This image shows how level access can be achieved on a sloping site including an integrated garage and basement for storage or ancillary uses.



Middle: This demonstrates how proposals can work with the gradient of sites to produce split level housing.

Bottom: This image highlights how basement level parking can be achieved by positively working with the topography of the site. From the principle elevation the building appears to be two storey with a dormer in the attic, yet the design allows for all four floors to be used by occupants.

Identity

Identity relates specifically to local character and the design of buildings. It focuses on criteria such as materials, style of architecture and vernacular details that can contribute to unique and distinctive places. When designing any new building or place it is essential that a local contextual appraisal is undertaken to gain a critical understanding of these qualities and attributes. New development is not expected to replicate these details entirely, but should be informed by and respond to, or reinterpret these features.

This section of the design code covers:

- Local character
- Shop fronts

DESIGN CODES: IDENTITY

I1. Local character

New development should be informed by a local character appraisal and should respond to the distinctive qualities of its place.

Architectural and building details, materials and colours should work positively with the surrounding built environment to ensure that the proposal sits harmoniously within its context. Details such as the proportion and location of fenestration and reveals should reflect those of neighbouring buildings.

Where surrounding development is of low or poor quality, design teams should seek to enhance and uplift the quality of design in this area. This is not justification to replicate existing poor design or to introduce a new type of character that is alien to the town.

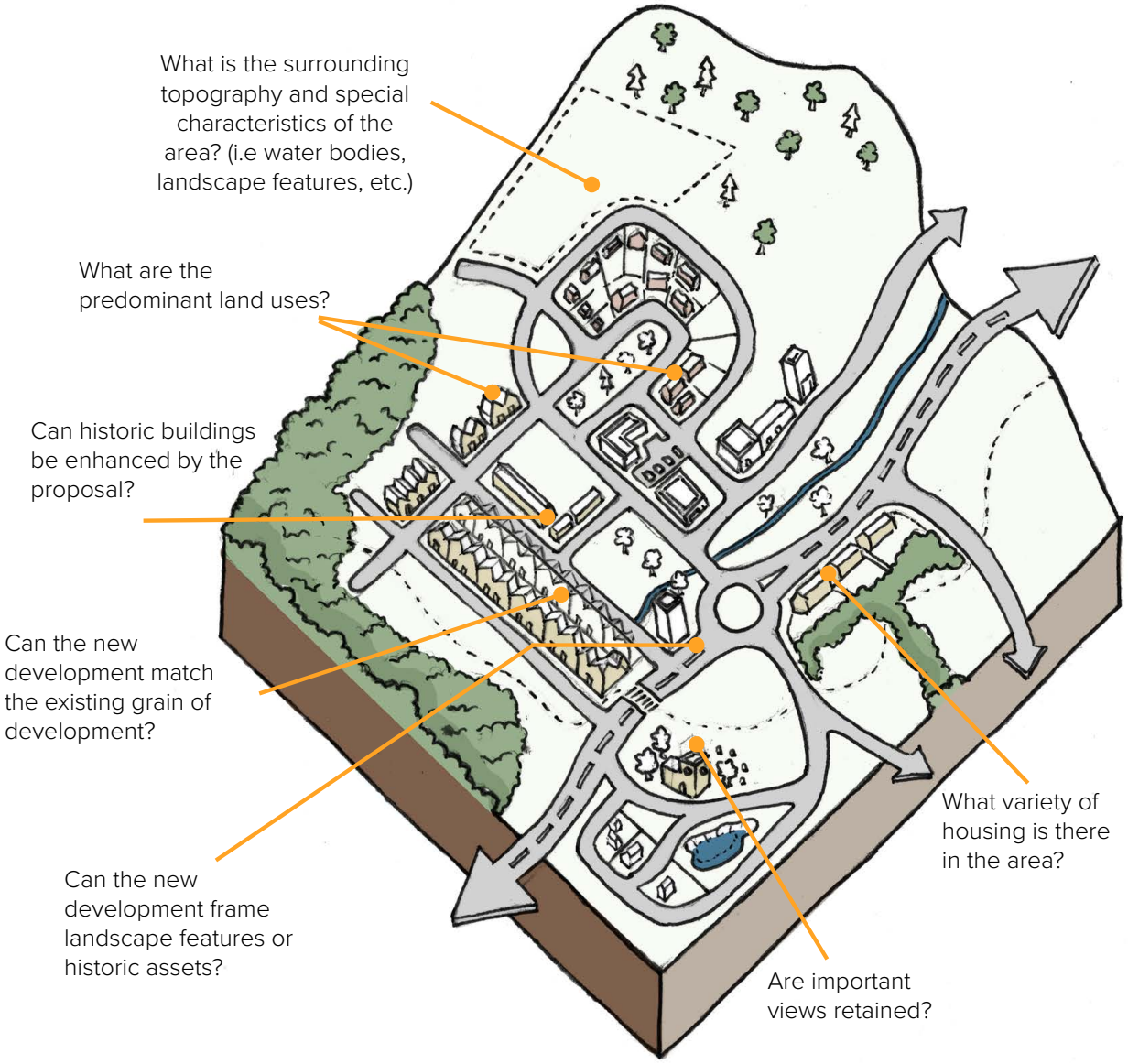
Design decisions should be based on the results of local character assessment which should be undertaken as part of a site and context appraisal.

Designers of new housing developments, places, or extensions and alterations to existing buildings should spend time in the local area to gain a critical understanding of its distinctive qualities at an early stage in the design process. Good design draws upon local characteristics, either as a direct reference or as a thoughtful response to it. This should be demonstrated in a planning application.

New development should respect local characteristics such as building forms, materials, traditions and street patterns, and use these characteristics to inform the design response.

Neighbourhood Scale

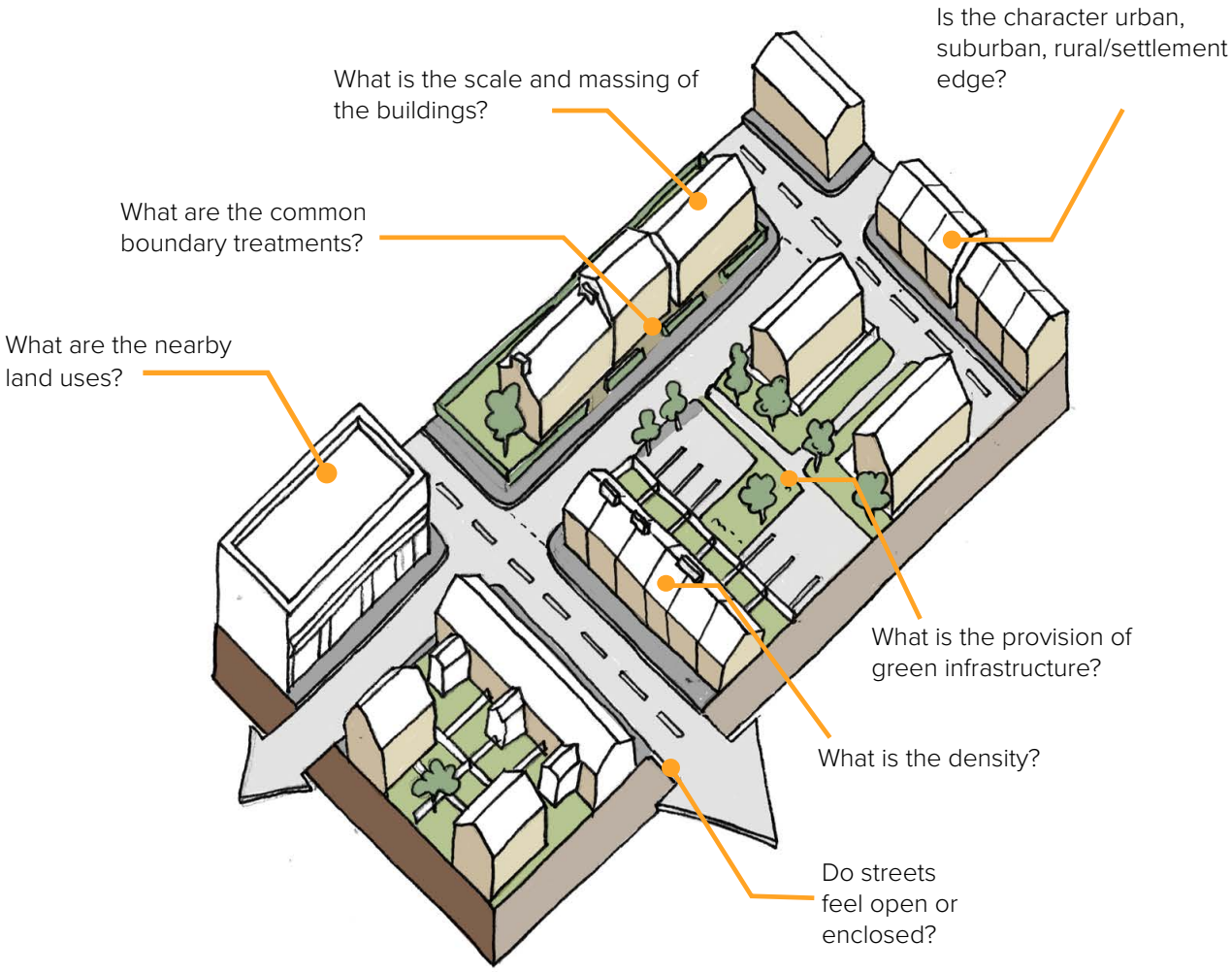
Ask yourself...



Examples of neighbourhood character throughout Menston

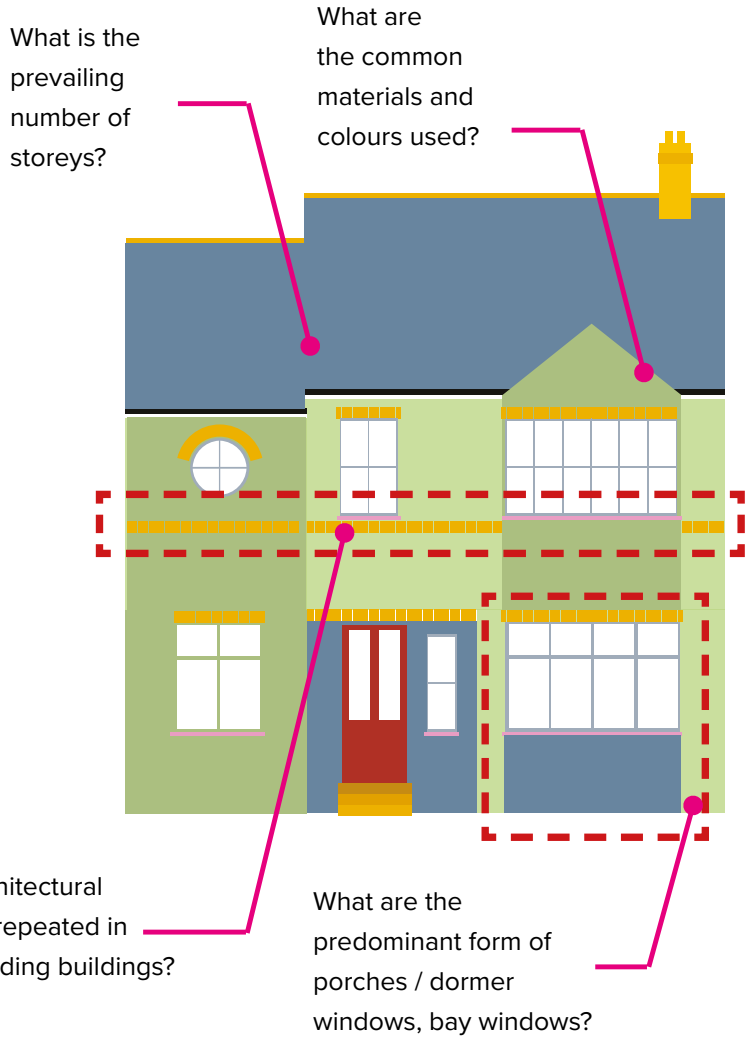
Street Scale

Ask yourself...



Examples of street character throughout Menston

Building scale



Examples of building throughout Menston

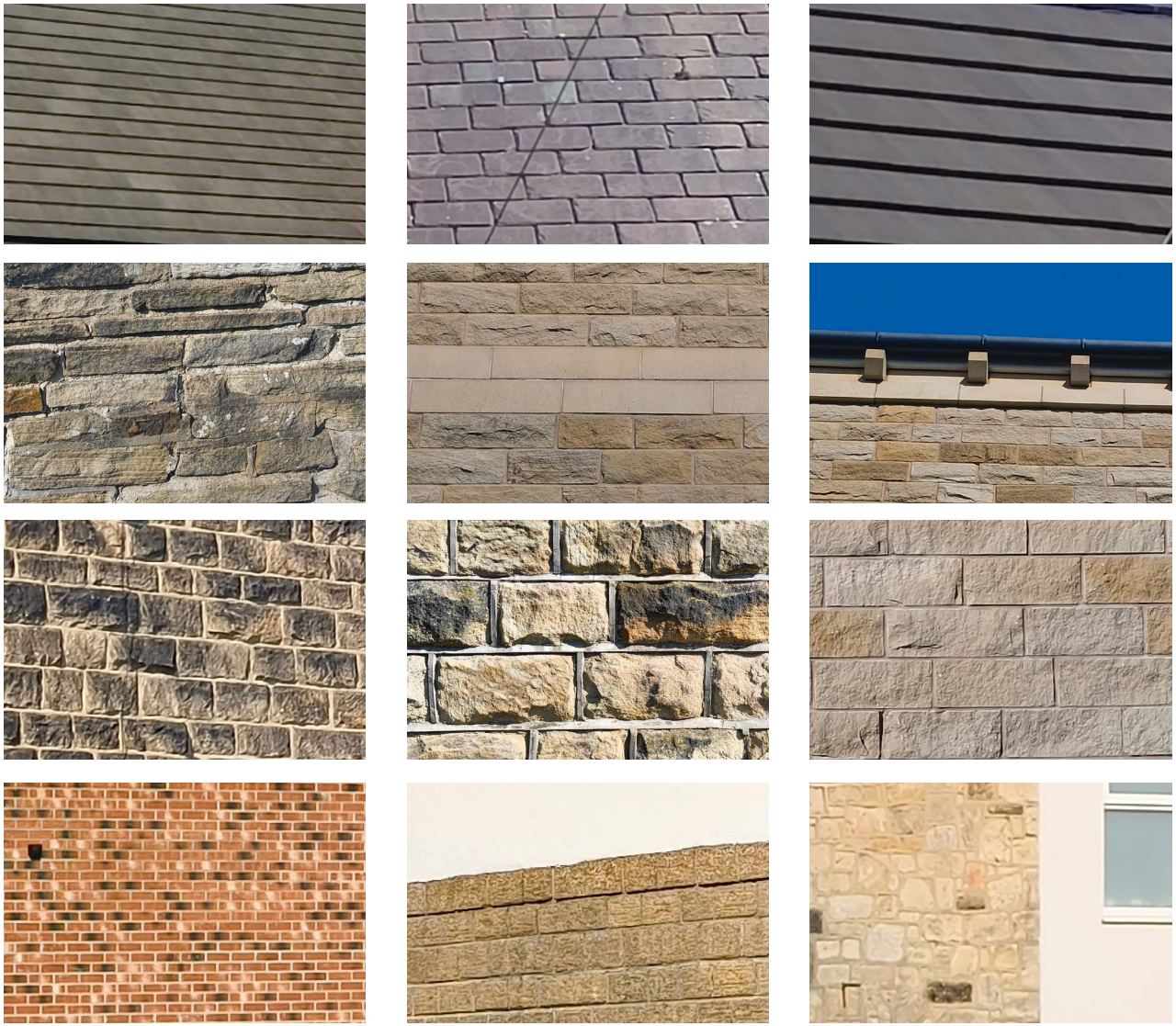
DESIGN CODES: IDENTITY

Materials

Building materials in Menston are predominantly sandstone with slate roofs. There are now some examples of terracotta roof tiles found in the village.

Some buildings use light coloured render for the whole building, or use render selectively for the plinth or first floor only with sandstone making up the rest of the external walls.

Reddish brown bricks are less common but can be found in some areas of Menston.



DESIGN CODES: IDENTITY

I2. Shop fronts

Retail units in the Conservation Area Character Area must include appropriate signage and frontage design.

- Traditional shop frontages should be retained, replacement shop signs and frontages must be discrete in size and colour to complement the character of surrounding buildings.
- Contemporary shop front designs and signage may be appropriate but these should be restrained and simple.
- The colour, style, and materials used on shop frontages must be respectful of the host building's character.
- Internally illuminated signs, external security shutters and fixed blinds will be resisted in the Conservation Area Character Area.

It is a criminal offence under the Planning (Listed Buildings and Conservation Areas) Act 1990 to demolish an unlisted building in a conservation area. Commercial buildings do not enjoy permitted development rights under the Town and Country Planning (General Permitted Development) Order 1995, and as such any alterations within a conservation area will require planning permission.

Applicants should refer to Bradford Council's shop front design guide for more information.

https://www.bradford.gov.uk/media/2974/shopfrontdesignguide.pdf

Well designed shop fronts and signage

Badly designed shop fronts and signage

One example of a traditional shopfront layout

Homes

New homes should be designed to meet the needs of occupants both now and in the future. Homes should support the day-to-day lives of people and provide practical and flexible spaces.

Day-to-day activities

This section of the design code covers:

- Gardens and amenity space
- Internal space standards
- Outdoor storage
- Sustainable design
- Photovoltaic panels
- Extensions and alterations
- Energy efficiency

DESIGN CODES: HOMES

H1: Gardens and amenity space

New homes should include suitable provision of outdoor amenity space, such as a private rear garden. Access to external amenity space is important to people's health and wellbeing, but also provides vital space to support day-to-day activities. Private or shared (depending on property type) amenity space should be practical and usable providing space for recreation/play, drying clothes, and food growing, whilst improving biodiversity and reducing surface water run-off. The level of private outdoor amenity space should be commensurate with the size of the property and the needs of its occupiers.

Existing private amenity space throughout Menston varies depending on the character area the home is in and the type and size of home. Generally homes within the.....and.....have smaller private outdoor areas due to the density of development, with more generous provision in the.....character area. However there are exceptions to this with several examples of homes within..... that have large walled gardens, and some homes in the .....character area with smaller rear gardens.

Where homes have a narrow frontage, such as a terraced home, meeting these minimum garden sizes may result in a long narrow garden.

The table opposite sets out minimum garden sizes for different types and sizes of homes.

Property type / size	Minimum rear garden size
One - two bed	50m^2
3 bed +	100m^2
Flats / apartments	25m^2 per dwelling

DESIGN CODES: HOMES

H2: Space standards

New properties should to be designed to provide sufficient internal space in line with Nationally Described Space Standards.

It is important that new homes provide adequate internal space for the following reasons:

- Suitable space for storage
- Space to study or work from home
- Ensure rooms are usable and adaptable
- To ensure that furniture fits in rooms
- Health and wellbeing of families
- Privacy within the home
- Space for cooking and food preparation
- Space for family dining
- Circulation and ventilation

The standard requires that:

a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 on the opposite page

b. a dwelling with two or more bedspaces has at least one double (or twin) bedroom

c. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m2 and is at least 2.15m wide

d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m2

e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide

f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m2 within the Gross Internal Area)

g. any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all

h. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m2 in a double bedroom and 0.36m2 in a single bedroom counts towards the built-in storage requirement

i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

Table 1 - Minimum gross internal floor areas and storage (m^2)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Table 1 from Technical housing standards – nationally described space standard.

DESIGN CODES: HOMES

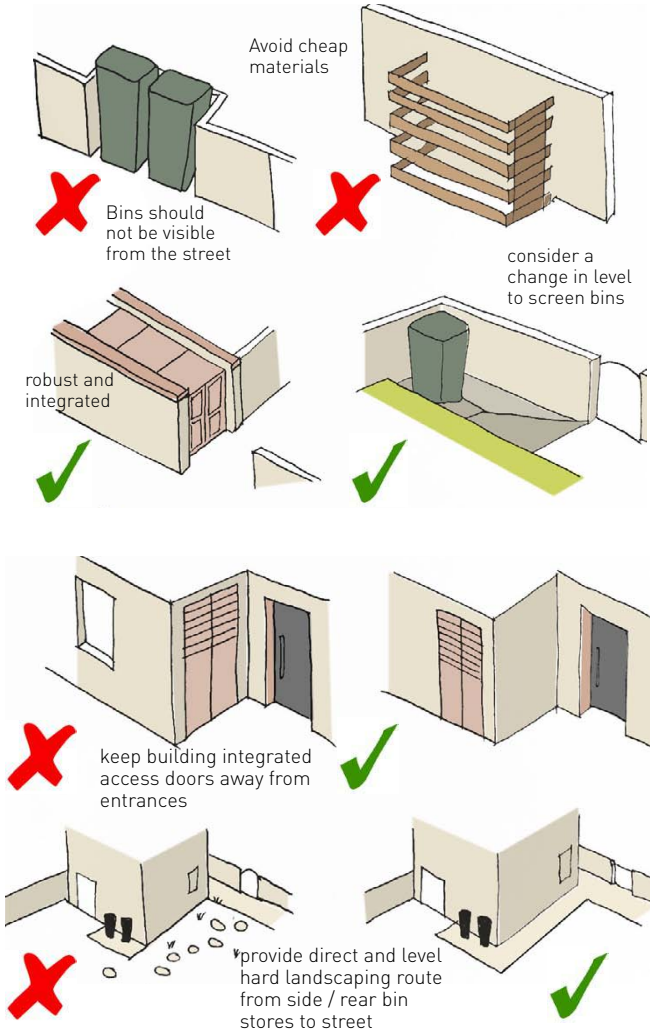
H3. Outdoor storage

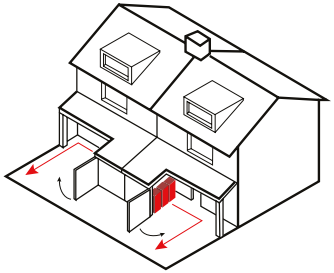
Cycle and bin stores should be integrated into the front garden or to the side of the home and should be screened from the street.

Bin storage must be adequately provided for with each dwelling having sufficient space for 4 recycling bins. Adequate space must be available for bins to be wheeled to collection points easily.

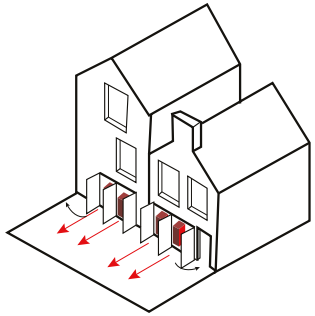
The location of individual and communal bins should be considered from the outset in all proposals, with a clear design strategy outlined.

Bins should not be visible from the streetscape and the location of and access to bin storage should encourage households to bring in their bins directly after collection. High quality and robust materials should be used for bin storage that tie into surrounding materials and detailing.

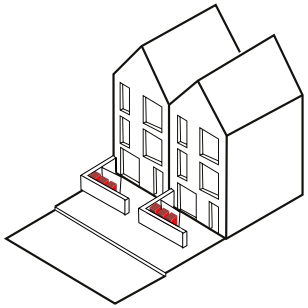




Storage integrated into porch
Bins are stored adjacent to front doors, integrated into a wide porch.



Storage behind garage-type door
Bins are concealed fron the street by screens that respond to the architecture of the home.



Storage in front of homes
Bins are kept in screened purpose-built stories in front of homes along the property boundary.

DESIGN CODES: HOMES

H4. Sustainable Design

New developments should be designed for energy efficiency and water conservation to reduce running costs and minimise resource use. In addition to UK Building Regulations and the Future Homes Standard, the following principles apply.

Developments should incorporate a fabric-first approach, prioritising high-performance materials and construction techniques to enhance efficiency and reduce carbon emissions. This includes:

- Maximising air tightness to prevent heat loss
- Increasing insulation levels beyond minimum requirements
- Optimising solar gain by carefully positioning and orienting openings
- Enhancing natural ventilation to reduce reliance on mechanical cooling
- Utilising thermal mass to regulate indoor temperatures
- Selecting durable, low-maintenance materials

New dwellings should not include north-facing habitable rooms or excessive north-facing glazing that could reduce thermal comfort in winter. Dwellings should be oriented, and windows positioned, to maximise passive solar gain.

Renewable Technologies

All developments should consider incorporating renewable energy technologies, including PV panels, ground/air source heat pumps, and small turbines where feasible.

In Menston's Conservation Area, applicants must check with Bradford Council for permitted installations. Renewable technologies should be used to generate, store, and distribute energy sustainably or to reduce overall resource demand.

Air source heat pumps

Since December 2011 the installation of an air source heat pump on domestic premises is considered to be permitted development, not needing an application for planning permission, provided all limits and conditions stipulated are met.

- Development is permitted only if the air source heat pump installation complies with the Microgeneration Certification Scheme Planning Standards (MCS 020) or equivalent standards.
- The volume of the air source heat pump's outdoor compressor unit (including housing) **must not exceed 0.6 cubic metres.**
- Only the **first installation of an air source heat pump would be permitted development,** and only if there is no existing wind turbine on a building or within the curtilage of that property. (Additional wind turbines or air source heat pumps at the same property requires an application for planning permission)
- All parts of the air source heat pump must be at least **one metre from the property boundary**
- **Installations on pitched roofs are not permitted development.** If installed on a flat roof all parts of the air source heat pump must be at least **one metre from the external edge of that roof**
- Permitted development rights do not apply for installations within the curtilage of a Listed Building or within a site designated as a Scheduled Monument
- On land within a Conservation Area or World Heritage Site the air source heat pump must not be installed on a wall or roof which fronts a highway or be nearer to any highway which bounds the property than any part of the building
- On land that is not within a Conservation Area or World Heritage Site, the air source heat pump must not be installed on any part of a wall above the level of the ground floor storey if that wall fronts a highway.

These limits and conditions are subject to change, and so we advise that you discuss with the Local Planning Authority whether all of these limits and conditions will be met.

In addition, the following conditions must also be met. The air source heat pump must be:

- Used solely for heating purposes
- Removed as soon as reasonably practicable when it is no longer needed for microgeneration
- Sited, so far as is practicable, to minimise its effect on the external appearance of the building and its effect on the amenity of the area.

To minimise the effect on the external appearance, heat pumps may be screened or housed in an external enclosure if allowed by the manufacturer and in line with the clearance distances from the heat pump to surrounding objects.

DESIGN CODES: HOMES

H5: Photovoltaic panels

Solar PV (photovoltaics) can be installed through two approaches:

- Building Applied Photovoltaics (BAPV) which are installed to the building after its construction.
- Building Integrated Photovoltaics (BIPV) which refers to approaches that integrate solar PV into the building and its components.

Key principles

Colour and Finish

- The colour and finish of solar panels and how they reflect light should be chosen to fit in with the building or surroundings.

Framing

- Where frames would detract from the building, frameless panels, or panels with slim and black painted frames should be used.

Symmetry

- Symmetrical installations work much better. If feasible, it's worth moving roof 'furniture', such as aerials and flues, to enable a symmetrical solar installation to be put in place.

Complementing features

- If possible, position the solar PV panels so they are in proportion to the building and its features. For example, they can resemble roofing elements such as roof lights or windows. Whether they are portrait or landscape can also make an impact.

Neighbouring solar roofs

- Panels on neighbouring houses may look odd or out of place if the approaches are very different. If neighbours use different sizes and colours of panels or position them differently in relation to the roofs, it can have a significant impact. By taking a look at neighbours' panels you can see if you can find a similar style to fit with theirs.

Above: Framing

Above: Symmetry

Above: Complementing Features

DESIGN CODES: HOMES

H6: Extensions and Alterations

How individual households extend and alter their properties can contribute towards the overall feel of Menston.

Unsympathetic extensions can irreversibly damage homes and streetscapes. This section will set out some key principles and requirements, the objective of which is to manage small scale development and maintain high quality across the village.

KEY PRINCIPLES

- Creation of high quality design and development in keeping with surrounding properties and streets, including the use of natural materials.
- Minimising any opportunity for over development which may affect local residents.
- Encouraging high quality contemporary design which can sit sympathetically next to more historic properties. New design should be clearly articulated as being separate from the original house.
- Recreation of historic elements in a decorative fashion should be avoided.
- All premises should be accessible physically and visually to all users.

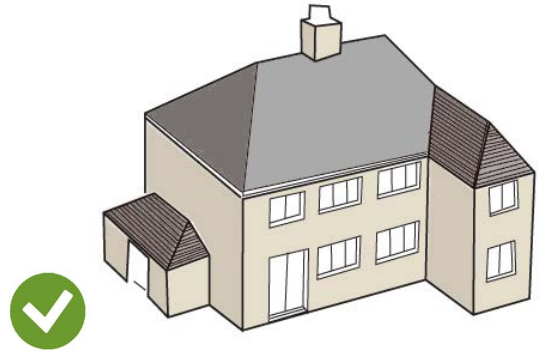
ALTERATIONS TO LISTED BUILDINGS

Owners of Listed Buildings are advised to consult Bradford Council's Conservation Team and/or an accredited heritage consultant before considering making alterations to their property.

Form and Proportion

Do:

Ensure that the roof pitch of a new extension is similar to the roof pitch of the existing dwelling.



Ensure that the entire dormer sits below the ridge of the main roof to avoid it dominating the façade.

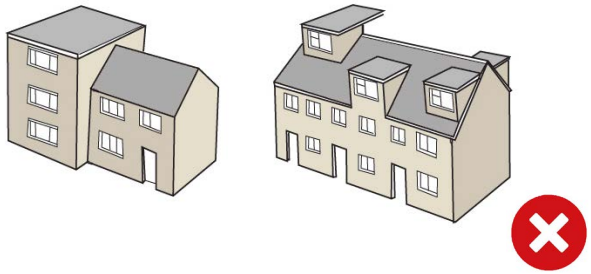
Set any dormers back from the eaves of the existing roof to ensure a better proportioned roof-scape.

Consider roof lights as an alternative to dormer windows as a means of bringing natural light into an attic room.

Size and Scale

Avoid:

Flat roofed structures (including dormers) alongside a pitched roof dwelling, as they are likely to look incongruous. Flat roofs may be acceptable for single storey extensions.

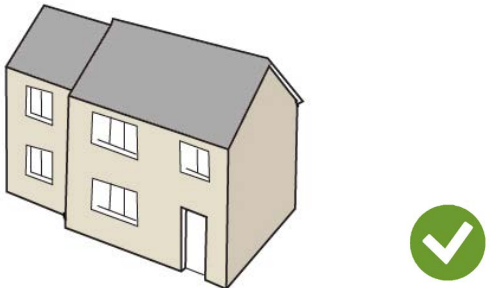


Garage extensions on the front of a dwelling that would dominate the façade and thereby have a detrimental effect on neighbouring properties.

Do:

Keep the height of the roof extension below, or at the same level, as the existing dwelling.

Ensure that the scale of the extension is subservient to the original dwelling. This will require the extension to be smaller than the existing house.



Match the scale of the proposed doors and windows to the existing doors and windows. Dormer windows align with the windows in the storey below.

Observe the design choices that have been made for the existing dwelling and replicate to create a balanced external appearance.

Consider the levels of rear walls on adjoining and neighbouring properties when determining an appropriate depth for an extension. The further an extension projects behind the rear wall of an adjacent dwelling the greater impact there will be on that dwelling.

Avoid:

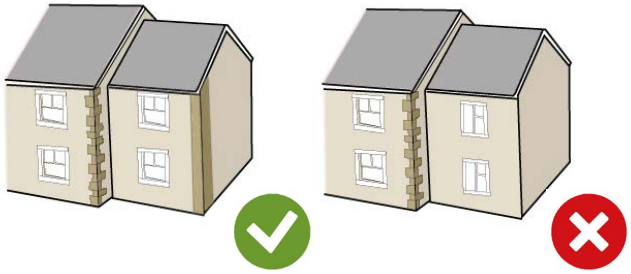
Poorly matching joints between construction materials by allowing a distinct visual break between the existing and proposed development.

DESIGN CODES: HOMES

Details

Do:

Detail should be added in a way that reflects the method of construction. Elements from the main house should be referenced where appropriate.



Observe existing design details that are used at the junction between one building material and another. For example, a dwelling may have either overhanging or flush eaves. Appropriate architectural details should be determined from looking at this guidance.

Avoid:

Specifying building elements that will not work in harmony with the existing property.

Using opening sizes and proportions that are different to those of the main building.

Boundary Treatments

Do:

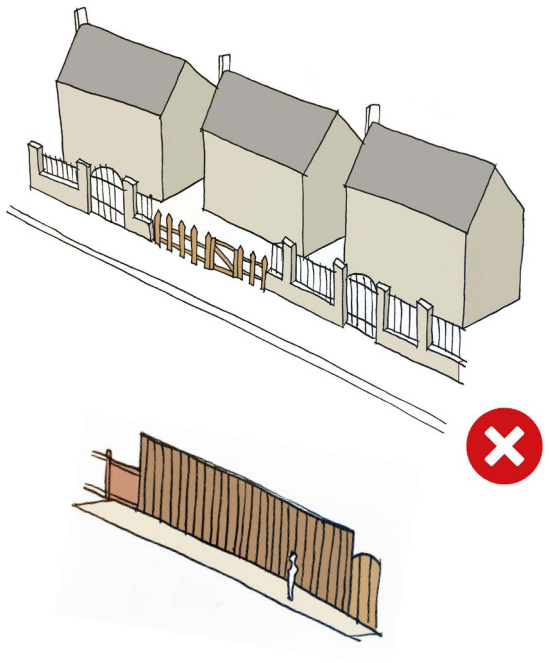
Ensure that any removal of permeable materials such as grass is replaced by an equally permeable material to control surface water run-off.

Ensure that new boundary treatments respect surrounding properties and look to traditional precedents. Green boundaries are encouraged to contribute to the green character of Menston

Avoid:

Clashes in boundary treatment material or scale. The predominant boundary treatment found in close proximity should be used as a design driver.

Large blank surfaces at an inhuman scale.



Construction Materials

Do:

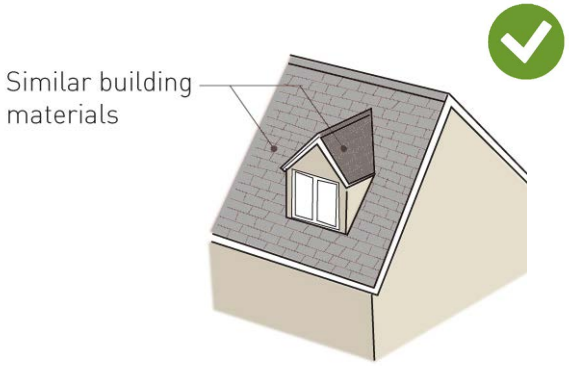
Choose materials that complement the existing dwelling.

Aim for high quality natural materials

Consider whether a modern design is appropriate. Where modern materials and designs are proposed the extension should be of an extremely high quality, and clearly distinctive from the older parts of the building. Reference to historical forms or colours and materials should be considered to ensure harmony between traditional and contemporary built forms

Avoid:

Non-durable materials that will age badly



DESIGN CODES: HOMES

H7: Energy Efficiency

Improving the energy efficiency of a building requires a holistic approach that uses an understanding of a building, its construction, its context, its significance, and all the factors affecting energy use as the starting point for devising an energy efficiency strategy.

Many of Menston's houses were built before the use of the cavity wall or solid floor construction, which only become common in the early to mid-twentieth century. Modern forms of energy efficiency improvements, such as cavity wall insulation may therefore not be applicable.

Each building should be assessed individual to determine what the appropriate methods for improving energy efficiency are without harming the building.

What is a 'whole building approach'?

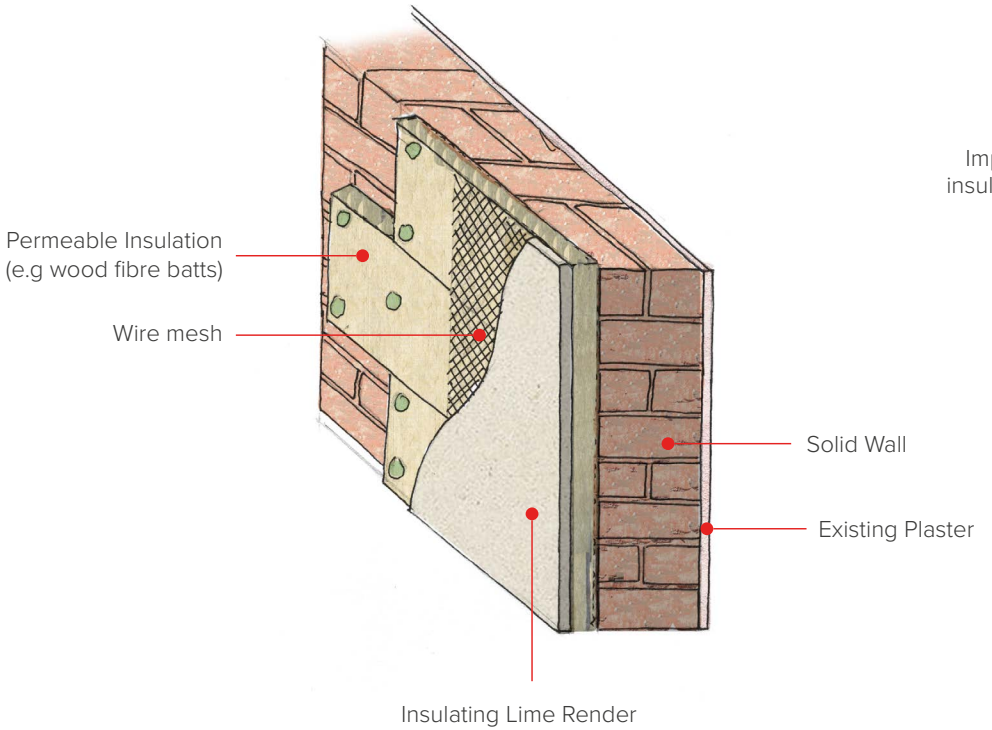
A 'whole building approach' means understanding a building and its surroundings to find balanced solutions. These solutions should save energy, preserve the building's history, and keep the indoor environment comfortable and healthy.

This approach also looks at broader things like the environment, culture, community, and money, including where the energy comes from. It makes sure that improvements make sense, happen at the right time, fit well together, work effectively, and last a long time. It helps solve problems and manage risks.

Most importantly, it deals with specific situations, not general ideas. Opportunities and problems can be very different depending on where they are. The best solution for one building might not work for another, even if they look similar. So, we need to think about each place individually: how the building is made, the systems it uses, and the people who use it

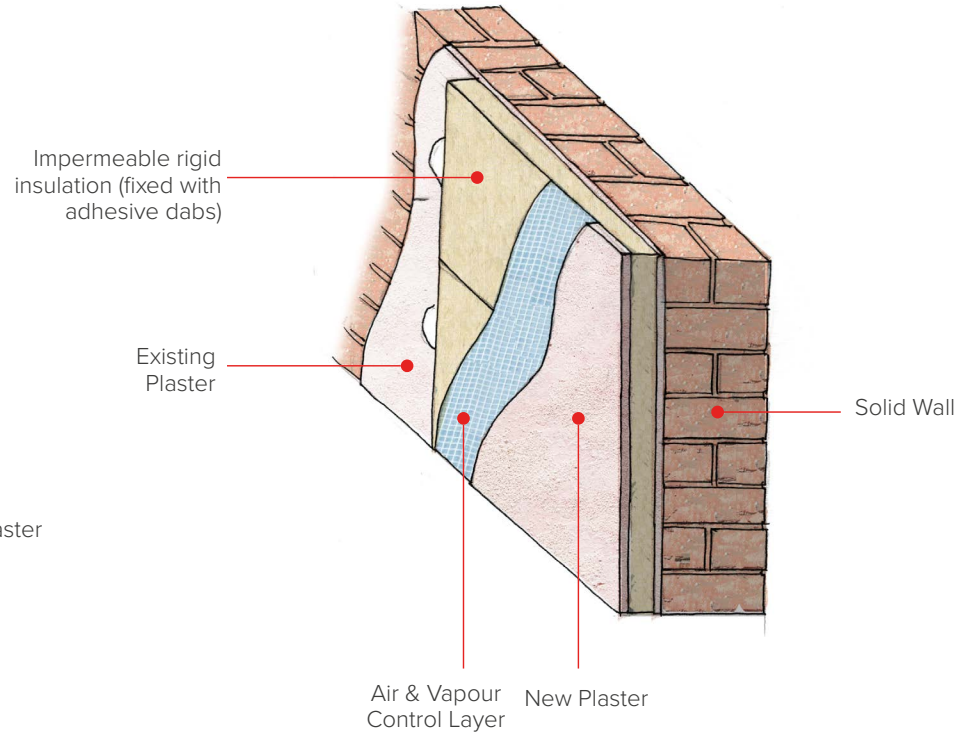
Solid Wall Insulation

External Insulation



External wall insulation systems typically comprise of an insulation layer fixed to the outside of the existing wall with a protective render or cladding installed on top to protect the insulation from the weather. This will however change the external appearance of the building.

Internal Insulation



Internal wall insulation is typically applied directly to the inner face of the external wall and then a finish is applied to the room side. This will result in slight loss of space within rooms, and internal features like cornices, picture rails, skirting etc may be affected.