



WEB VERSION



RIPLEY Village Design Statement 2004





MAP 1.

Listed Buildings:

- Grade I
- Grade II*
- Grade II

Historic Park & Garden (eastern boundary)

AM Ancient Monument

Conservation Area Boundary

View or vista

Public Footpath

Public Bridleway

Nidderdale Way



RIPLEY VILLAGE DESIGN STATEMENT

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INTRODUCTION

Ripley is a small model estate village situated at the lower end of Nidderdale, some 2½ miles east of the Nidderdale Area of Outstanding Natural Beauty. It is a designated Conservation Area (see Map 1.) with a 15th century castle and many listed buildings.

WHAT IS A VILLAGE DESIGN STATEMENT?

The aim of this publication is to ensure that future restoration,

development and change are based on a considered understanding of the evolution and character of the village.

Produced by a cross-section of residents, it highlights not just the qualities they value but also their wish to contribute positively to the future of Ripley.

WHAT IS THE STATEMENT FOR?

Change is brought about not only by new development but also by smaller day-to-day alterations.

Changes to the appearance of homes and gardens can alter the look and feel of a whole village.

This Village Design Statement and its guidelines are therefore addressed to:

- Residents and businesses to give guidance to ensure that repairs, alterations and extensions are in sympathy with the character of Ripley.
- Developers, owners, their architects, designers and builders to specify what the village expects to see in new and altered buildings.
- The Parish Council to help members assess proposals and formulate comments on planning applications.
- Councillors and the Local Planning Authority to assist in decisions about changes affecting the character and design of the village.

HOW WAS THE STATEMENT PREPARED?

On the 4th September 2001, Sir Thomas Ingilby called a public meeting to discuss the potential for producing a VDS. Another public meeting was held in October and then in November two design workshops were held at the Hotel de Ville. A VDS working group was established and after a series of intensive meetings a draft VDS was produced, including maps, illustrations and appendices.

Consultation was carried out with appropriate officers of the Borough and County Councils, the Cabinet Member (Planning), Ripley Parish Council, all residents and businesses in the village and other organisations with an interest in the appearance and quality of Ripley. A full list of consultees, a summary of their comments and of how these were absorbed into the VDS are given in Appendix 3.

HOW IS THE STATEMENT TO BE USED?

This statement has been adopted by Harrogate Borough Council as Supplementary Planning Guidance [SPG] (see Appendix 1).

The guidelines contained in this VDS will be taken into account when planning applications are assessed and it is hoped that all owners will have regard to them when restoring or enhancing their properties.



Ripley Castle seen from across the lake.

THE VILLAGE CONTEXT

GEOGRAPHICAL LOCATION

Ripley is situated 3½ miles north of Harrogate in North Yorkshire (see Map 2). The village is 20 miles equidistant from York to the east and Leeds to the south. The Cathedral City of Ripon (7 miles) and the historic market town of Knaresborough (4 miles) are also readily accessible.

Ripley is fortunate in having a by-pass to carry the very heavy A61 traffic. Whilst the by-pass takes much of this A61 traffic many drivers choose to cut through the village. Being within commuting distance of these major conurbations, we recognise the danger of Ripley becoming a dormitory village.



Ripley in its geographical context.



The Hotel de Ville (Town Hall).



The Market Cross and Stocks with (l-r) Castle Close, Church View, Garden Cottage and Chantry House.

HISTORICAL SIGNIFICANCE

Ripley was mentioned in the Domesday Book. The original village was on the north bank of the River Nidd. In the early 14th century, the village and church were relocated by the Ingilby family, half a mile to the north as a planned village.

The Castle Gatehouse was constructed in the 15th century by Sir John Ingilby and the Castle itself in the 16th century by Sir William Ingilby.

In 1752, the Estate commissioned William Chippendale to produce a detailed survey of the parish. Its maps provide a useful image of Ripley at this time.

Considerable changes were made to the Castle between 1780 and 1810, with only the Gatehouse (c.1450) and the Tower Block (c.1555) surviving from the original.

The oldest houses in the village today date from the 18th century and are mostly situated close to the Church. They are an interesting mixture of vernacular and polite architecture with numerous attractive details.

Ripley was transformed in the mid nineteenth century when it was rebuilt by Sir William Amcotts Ingilby. His vision for a new model estate village was inspired by his travels on the continent. The project was completed by the building of the unusual 'Hotel de Ville', a large town hall. The adoption of the Tudor Gothic style and the use of local sandstone combine to give Ripley its unique character.

A brief chronology of Ripley Castle and the history of the village is given in Appendix 4.



Looking north along Main Street.

THE VILLAGE TODAY

The 1991 Census gave the Parish of Ripley a population of 190. The 2001 Census shows this has altered very little, at around 200.

In the past 20 years Ripley has changed from a traditional estate village to a modern rural settlement with a thriving community. This is reflected in the decision in 2002 for the Parish Meeting to become a Parish Council, a move endorsed by the Ingilby family. Their continuing ownership of the Castle as their home over almost 700 years provides continuity and cohesion to the village.

Today the Castle and its grounds have become a popular tourist attraction. The Estate, with its staff, hotel and shops, remains a major employer.

Following the sale of some estate properties to private owners, together with small residential developments and conversions, almost 50% of the village is now freehold. Many of the newcomers are young professionals or business people. Others are retired with varying backgrounds and experience. This has brought new energy and vision to Ripley.

The retail and commercial vitality of Ripley contributes to the village's dynamism and sustainability.



The Cyclists Rest (now Chantry House Gallery), Main Street.



Looking towards the Castle Gatehouse.

CONSERVATION

Since 1978 Ripley has been a designated Conservation Area. Most of the buildings are listed Grade I, II* or II.

Ripley Deer Park and the Victorian Walled Gardens are registered by English Heritage as a Grade II Historic Park and Garden (see Appendix 2 & Map 1).



Parked cars on Main Street.

TRAFFIC

The growth of tourism and Castle events is resulting in acute traffic problems. This is leading to disproportionate demands and congestion in the case of such a small village.

Parking is at a premium, especially at seasonal peak times, in spite of a large, free car park, conveniently close but often under-used.



Ripley Store, Main Street.

HARROGATE DISTRICT LOCAL PLAN

In Policy H6 'Housing Development in the Main Settlements and Villages', Ripley is classified as a "smaller village" and consequently does not have a defined Development Limit (see Appendix 1 for Local Plan Policies).

TOURISM

The economic life of the Castle and the village facilities rely on tourism to sustain them. It is essential that this activity is carefully managed so that those people who live in Ripley can continue to do so without excessive intrusion or disturbance.

GUIDELINES:

VC1

National Planning Policy Guidance 'General Policy and Principles' (PPG1) notes that it is proper to seek to promote or reinforce local distinctiveness, particularly where it is supported by clear plan policies or supplementary design guidance.

Applicants for planning permission should be able to demonstrate how they have taken account of the need for good design in their development proposals and that they have had regard to the Local Plan Policies and this Ripley VDS.

VC2

Every effort must be made to preserve and enhance the character of the village in the future. This will be assisted by the treatment of the VDS as a material factor in considering development proposals in the planning process, with the views of the residents and their elected representatives being given due prominence.

VC3

Tourism is essential to the commercial success and sustainability of village facilities. However, the related growth of traffic and the encroachment of vehicles into the village core must be controlled, directed and at times discouraged. There is an excellent free car park within 100 yards of the village centre and its use should be encouraged at every opportunity.

LANDSCAPE CHARACTER AND SETTING

THE SURROUNDING COUNTRYSIDE

Ripley is surrounded by open countryside, including the Deer Park with a large lake and fine old trees. Thornton Beck serves the lake before continuing half a mile southwards as Ripley Beck to join the River Nidd, which flows from west to east and forms the southern boundary of the parish.

An avenue of lime trees borders the by-pass which cuts through the more level farmland to the east of the village.

Fountains Abbey, a World Heritage Site, and Brimham Rocks, another National Trust property, are each within 15 minutes drive of Ripley.

THE SPECIAL CHARACTER OF RIPLEY'S SETTING

The most significant feature of the village and of medieval origins is Ripley Castle with its park-land and walled gardens.

An ancient track, known as Hollybank Lane which in part dates back to Roman times, runs westward past the Castle wall into open countryside and woodland beyond. This lane is part of the Nidderdale Way.

Sandstone walls are characteristic of Ripley village but the neighbouring fields and woods are mainly bounded by hedges and fences.



A view from Ripley Churchyard to the Deer Park beyond.



Ripley Beck, weir and Tower Bridge on Hollybank Lane.

LANDSCAPE VIEWS AND VISTAS OF RIPLEY

The southern approach to the village from Harrogate is particularly memorable with outstanding views which continue into Main Street and the Market Place where further vistas unfold.

Entering Ripley from the south (Harrogate) along an avenue of horse chestnut trees there are special views:

- On the right in front of South View and Sunny Side Cottages is a field with Clydesdale horses and a charming variety of traditional farm animals, set against the background of the Castle arboretum.
- To the left lies Chapel Flats Pasture (site of the Medieval Cemetery), the cricket field and the "green" car park, beyond which distant rural views extend, including the tree crowned ridge of the Nidd Valley.
- Ahead is the Boars Head Hotel, the Market Cross and Stocks.

Entering from the north:

- At the top of Scarah Bank on the Pateley Bridge Road is a glimpse of Ripley, the Castle with its lake and Broxholme wood.

- The road from Fountains Abbey affords a beautiful view of the lake and the Deer Park.
- Turning into Ripley at the northern roundabout the focal point is the Hotel de Ville and the attractive row of Town Hall Cottages in Main Street.

The western approach to Ripley is on foot along Hollybank Lane:

- As the path drops down, alongside the Deer Park, there is a particularly fine view of the Castle in its lakeside setting.
- Approaching Tower Bridge over Ripley Beck, there is a beautiful view on the right of the church with its old walled graveyard and York House (the former Rectory) across the fields.
- Entering the village between the Castle Gatehouse and the church, the cobbled Market Place widens into Main Street until the view is closed by the west facing buildings with Ripley Store at their centre.

The Market Cross is the central point of Ripley with good views in all directions:

- Looking towards Hollybank Lane is the oldest part of the village with the 14th century Church and the 15th century Gatehouse. The War Memorial is in the foreground.
- On the corner of Main Street and the Market Place stands the Boars Head Hotel.
- The view along Main Street is interesting in both directions with attractive cottages and houses and a wide grass verge with pollarded Chestnut trees.

Further views in the village:

- An exceptional vista of the Church, the Castle with the Deer Park, Castle wall and Gatehouse and the surrounding countryside may be seen from the west side of the Car Park and the Cricket Field.
- The Castle Yard affords an impressive view to the south with the four crenellated towers of the Castle wall to the right and on through the fine old gates to the Church tower beyond.

- Looking across Main Street from the Hotel de Ville is a view of the school, with interesting old houses and cottages adjacent.

IEWS AND VISTAS FROM RIPLEY

- On leaving the village at either roundabout the countryside is pleasant in all directions.
- viewed from Hollybank Lane, there are immediate and delightful rural views culminating in the unspoilt bluebell woods.
- Broxholme (the old Dower House) is easily identified from the Castle Terrace in the outstanding view over the lake and Deer Park to the ancient trees and woodlands beyond.

Ripley has a wealth of surprise views and vignettes of special significance including:

- The delightful aspects seen in both directions through the wrought iron gates of the walled Castle garden.
- A glimpse of the Church Tower seen beyond the fine cedar tree at the gates of York House.

- A charming prospect of the Deer Park which can be seen across the Churchyard from the south door of All Saint's Church.



Weir and footbridge over Ripley Beck, Hollybank Lane.



Hollybank Lane looking south-westward.

GUIDELINES:

LCS1

Every effort must be made to retain the agricultural character of the surrounding countryside of Ripley when considering diversification. In particular the wooded nature of the countryside and the distant tree crowned ridges should be preserved.

LCS2

The unique setting of Ripley with its tree-lined access routes, historic parkland and gardens must be maintained and protected.

LCS3

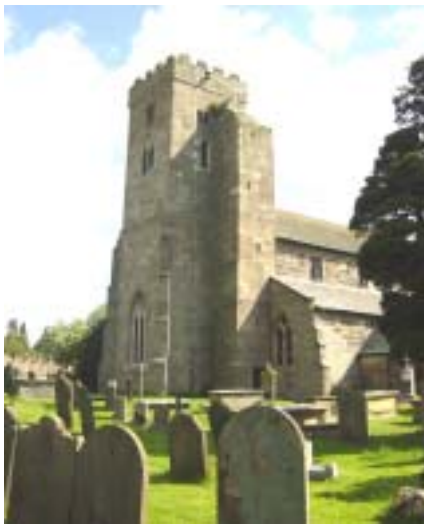
Due consideration must be given to the protection and enhancement of important views and vistas into and out of the village whenever development is considered.

SETTLEMENT PATTERN AND CHARACTER

VILLAGE ZONES AND LAYOUT

Ripley is a compact village with the oldest buildings at its heart (see Map 3.):

- The Castle remains the residence of the Ingilby family, but many of its rooms are open to the public. Restoration of its associated buildings is underway to extend and improve the commercial facilities.
- The 14th century church has many interesting historical features including the base of a “weeping cross” and listed table tombs.



All Saints' Church from the south-west.

Central to the life of the village:

- The church, particularly since its internal re-ordering (2002), forms a key focus for religious services and associated activities and remains at the heart of the community.
- The Boars Head Hotel was an old coaching inn and staging post. It is now complemented by a fine restaurant, popular bistro and beer garden.
- The Hotel de Ville provides the main secular amenity in the village for civic, social and cultural activities.
- The thriving Village School, was founded and endowed in the early 18th century by two daughters of Sir William Ingilby. It was rebuilt in the early 19th century.

Ripley is well provided with a variety of shops and attractions in various parts of the village:

- The Village Store, the Butcher, the Post Office, Garage and Hairdressing Salon, as well as the Chantry Gallery and Artisan's Gift Shop are all situated along or close to Main Street.
- The Castle Yard includes the Castle Gift Shop, a delicatessen and an optician together with the Castle Tea Rooms.
- The Old Farmyard with its Clydesdale horses and other livestock is a hidden gem from the past. It is just off the Market Place and is open to the public during the summer.

THE MAIN RESIDENTIAL AREAS

These may be divided into three building phases:

- 1 A few buildings survive from the 18th century. These are grouped mainly in the south east corner of the village and include York House (the former Rectory), Glebe House, Dacre House and Oak House. Other survivors are Chantry House on the Market Place and Cobbler's Cottage on the northern edge of the village.
- 2 The majority of the buildings in the village were constructed in the period from 1820 to 1850 by Sir William Amcotts Ingilby, replacing humble 15th century thatched cottages. The eclectic mix of Tudor and Gothic details give a special 'Ripley Character' to the village architecture of this period. The buildings include large detached houses, semi-detached cottages and a variety of terraces.
- 3 Since 1980 there has been much new residential development. The initial new buildings in Orchard Lane and at Birchwood Mews were sympathetically designed terraces, with some echo of the styles of the 19th century. These developments blend well with their environs.

The more recent Chantry Court development consists of converted agricultural buildings and new dwellings. The latter utilise standard elevations, joinery and materials which, whilst attractive in themselves, are not fully in keeping with the architectural style of Ripley.

There are very limited opportunities for new in-fill building and any development proposed within the confines of the village must be rigorously assessed.

THE VILLAGE STREETS

The north/south Main Street is the principal route through Ripley.

The Market Place extends from Main Street westwards to Hollybank Lane.

To the east behind Main Street lies Orchard Lane.

A one-way system operates from the Market Place through Castle Yard and along Back Lane to rejoin Main Street at its northern end.

The old Pateley Bridge Road at the northern end of Main Street, now a cul-de-sac, provides access to Cobblers Cottage, the tennis court, the service entrance to the Castle Gardens, and also forms part of the Nidderdale Way.



Market Place, north side.

SPACES, STREETS AND BUILDINGS

Ripley is fortunate in having a variety of public open spaces:

- The cobbled Market Place with its village Cross and Stocks is a charming area, popular with visitors and residents but often very congested.
- The Churchyard provides a peaceful contrast with fine views across the valley to the Deer Park.
- The Castle Yard is an attractive buffer between the Castle and the village, giving tourists access to the Castle and its grounds, and to several retail outlets.
- The free public car park situated 100 yards from the centre of the village is a large grass covered area, much used by visitors for informal picnics. It also has public conveniences.
- The Boars Head beer garden offers a central, peaceful oasis for refreshment.
- The Hotel de Ville provides useful short term parking facilities for

the post office and the school. Recycling facilities are situated at the rear of the building.

- The "Cherry Patch", at the northern outskirts of the village, is a useful informal play area for the school and village children.
- The tennis courts and cricket field located respectively at the northern and southern end of the village provide leisure facilities.

Other interesting features in Ripley:

- Small old stable buildings, adjacent to Orchard Lane, lie at the eastern end of the Main Street cottage gardens.
- Two original 19th century wash houses are set back in the space between the two blocks of Main Street cottages. These were previously for communal use by Ripley tenants.
- The quaint hexagonal timber bus shelter is on Main Street, opposite the Market Cross.
- The boar drinking fountain is an attractive feature of the Market Place.

- The turbine house next to Ripley Beck, just south of Hollybank Lane, which once generated electricity for the Castle and Estate.

GUIDELINES:

SPC1

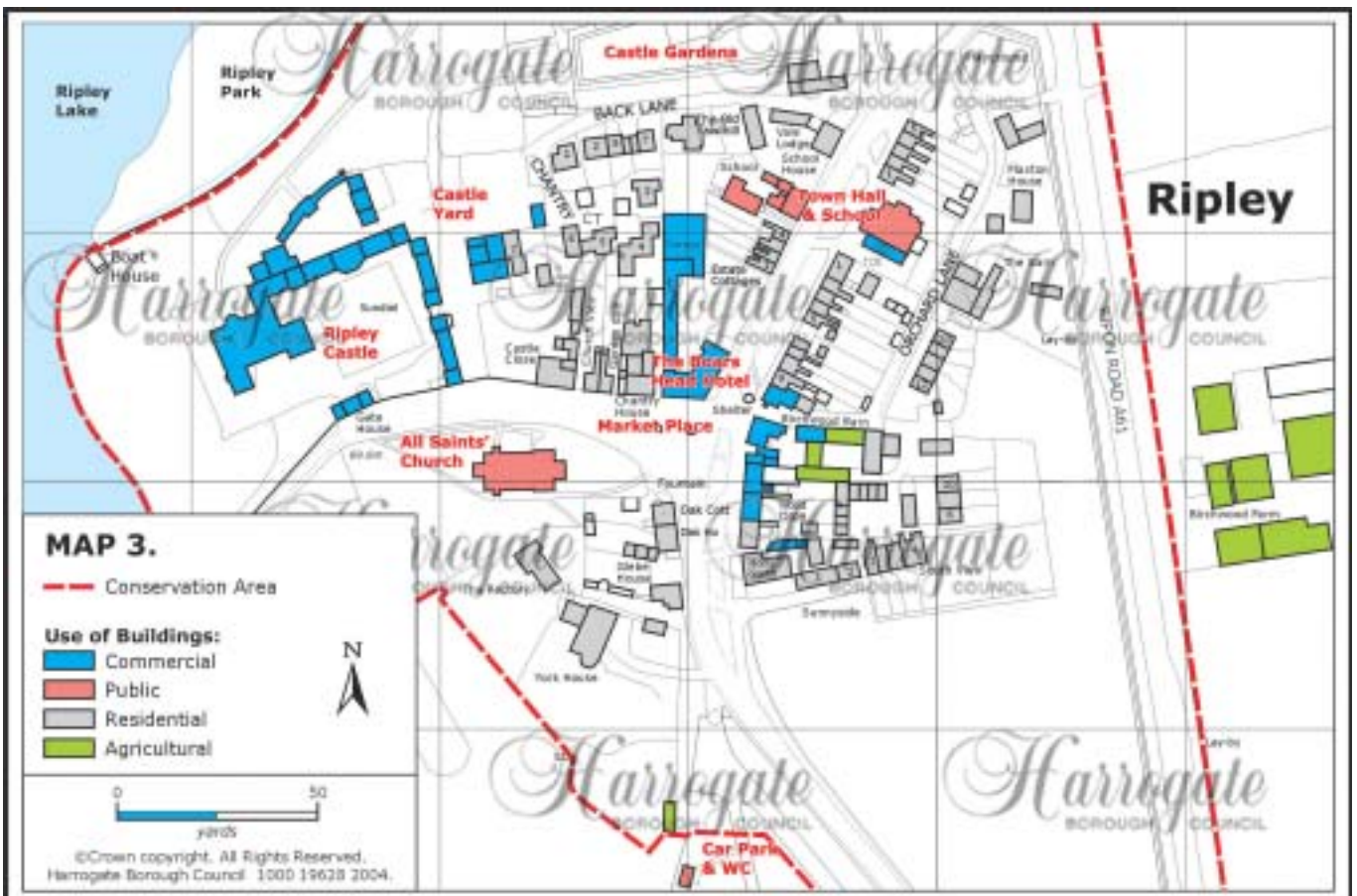
Ripley may be divided into a number of use/character zones, viz. the Castle, the Church, the Hotel de Ville and School, and commercial, residential and agricultural areas. This existing character should be respected and changes of use which would compromise Ripley's traditional village character, style and functions should not be permitted.

SPC2

New development and alterations should reflect the character of the particular zone, space, street and buildings of the locality.

SPC3

There is very little space for new infill development within the conservation area. What open space remains between properties should be maintained and protected.



BUILDINGS AND STYLES IN THE VILLAGE

The village of Ripley is a designated Conservation Area and most of the buildings are listed Grade I, II* or II. Ripley Park and the Walled Gardens, Orangery, etc. are registered by English Heritage as a Grade II Historic Park and Garden. This protection is of little use if owners, residents and traders of Ripley do not care for their properties.

Over the last 600 years the Ingilby family have owned, developed, created and cared for the village. Today, the village is at a turning point with 50% of the residential properties now in private ownership. It is hoped that this Village Design Statement will help owners to appreciate the importance of the original concept of the village and the quality and detail of its buildings.

It is important to remember that we are only the guardians of our buildings for the next generation. It is therefore important to maintain and, where necessary, repair them using traditional materials and techniques to preserve their character.



Glebe House, Main Street.

BUILDINGS

Apart from the Church and the Castle, which has a series of three-storey towers, the buildings of Ripley are two-storey in height. They are built of coarse, local sandstone with a pink colouring and are mainly roofed in Welsh blue slate. Exceptions to this are York House (the old Rectory), which is rendered, and some of the walls in the Castle walled garden which are built of brick. The Church appears to have a Westmoreland slate roof and the Castle has some traditional stone slate roofs. Various agricultural buildings and out-houses in Orchard Lane have red clay pantile roofs.

Most buildings are traditionally built at the back of the pavement, be they detached, semi-detached or terraced blocks. Social buildings i.e. the Church, School and Hotel de Ville are set back from the street or have their own settings. Roofs tend to be hipped, often behind a high stone parapet. Where the roof has gables, there is normally a stone parapet with bold kneelers at gutter level.

The buildings divide into three basic forms relating to their original use. These are:

❶ **Civic Buildings:** include the Castle, its courtyards and walled garden, the Church and its walled graveyard, the Hotel de Ville and the School. Every effort should be made to retain the grandeur of these buildings in any restoration, alteration or extension.

❷ **Residential Buildings** can best be categorised as follows:

Early Buildings: these are pre-1820 and include York House, Glebe House, Oak & Dacre Houses, Chantry House and Cobbler's Cottage.

19th century Major Buildings: these have grand aspirations. Some are well positioned along the north side of the Market Place. Others include Horn Garth, Birchwood House and Vale Lodge.



The Old Sawmill, Back Lane (now a dwelling).

19th century Minor Buildings: consisting mainly of the terraces on Main Street, Sunny Side, South View.

Modern Houses: apart from the new Rectory, these new houses are in Orchard Lane, Back Lane and Chantry Court.

❸ **Agricultural Buildings:** found in the Castle Courtyard, at the rear of Birchwood House and in the area now occupied by Chantry Court and Back Lane. Functionally they were barns, stables, sawmill, dairy and forge. Today they have been restored as retail outlets, dwellings or as part of the Estate enterprise.



Town Hall Cottages, Main Street.

STYLES

Sir Nicolas Pevsner, in "The Buildings of England (Yorkshire West Riding)", after giving a detailed account of All Saints' Church and the Castle, refers to Ripley village as a "...model village of great charm, one straight street with houses in various versions of Gothic to Tudor."

Leaving aside the Castle and the Church, the remaining buildings in the village can be divided into three chronological periods, reflected in their architectural styles:

- ❶ **1752–1820:** the Chippendale Map (1752) commissioned by Sir John Ingilby provides us with a useful early vision of the village and, along with other information, enables us to identify the buildings present in it at that time.

The materials and details of the few surviving buildings enable us to identify a simple country Georgian style with vertical and Yorkshire sliding sash windows. The doors are traditional six panel with simple jamb details. The windows have a basic stone head and sill. These buildings contrast well with the later Gothic style.



6-10 Main Street (east side).



School House, Main Street.

- ❷ **1820–1860:** the majority of the residential buildings date from the redevelopment of Ripley by Sir William Amcotts Ingilby and his vision can still be appreciated today. Though most combine elements of both styles, the Gothic is best illustrated by the pointed arch details of doors and windows at the School House and Vale Lodge. Tudor details can be seen in the window and door details on the terrace blocks in Main Street. Many decorative architectural details are modelled on those found on the Castle.

- ❸ **Post 1980:** almost no changes occurred from 1855 to 1980. Since then a series of restorations, conversions and new developments has brought the village into the new millennium. These conversions and infill building, while generally following the materials of the village, mostly lack the architectural detailing of the attractive 19th century "Ripley Style".



South View.

"...model village of great charm, one straight street with houses in various versions of Gothic to Tudor."

Pevsner

GUIDELINES:

B&S1

New development should reflect the general massing, height and form of other buildings within its location. Similarly the space around the building should respect the special setting of adjoining properties.

B&S2

Any new building, be it "polite" or "vernacular", should reflect the original use of the buildings in that location and the style of appropriate buildings in the village.

B&S3

The style of Ripley's buildings reflect the era of their construction. It is appreciated that a modern interpretation of the local character by a creative architect could develop this tradition.

B&S4

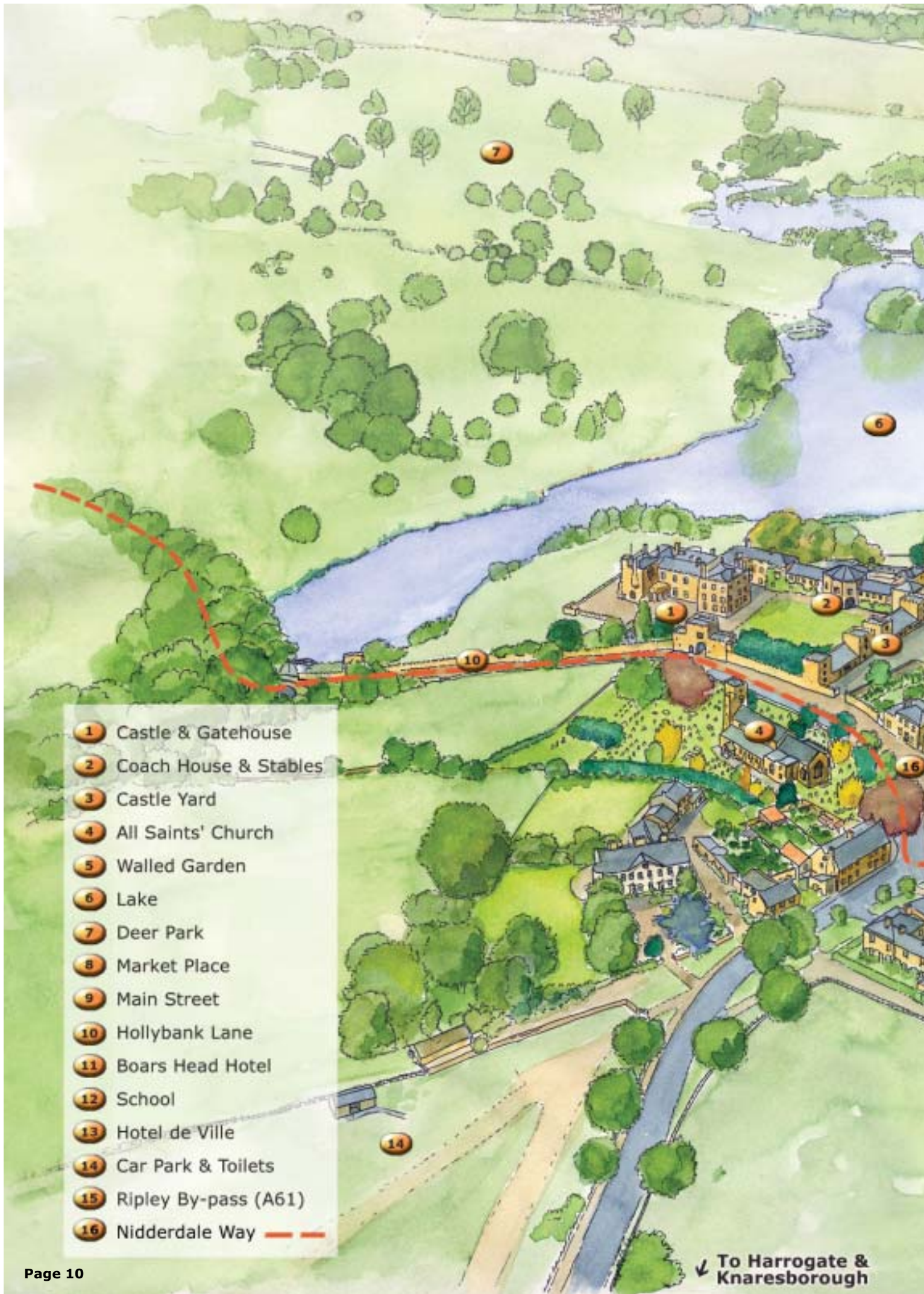
Stone extensions should be modest in massing and not overpower the main building and its details. Porches and conservatories should be resisted unless totally appropriate to the style of the building in question.



20th century development on Orchard Lane.



20th century development Chantry Court off Back Lane.



- 1 Castle & Gatehouse
- 2 Coach House & Stables
- 3 Castle Yard
- 4 All Saints' Church
- 5 Walled Garden
- 6 Lake
- 7 Deer Park
- 8 Market Place
- 9 Main Street
- 10 Hollybank Lane
- 11 Boars Head Hotel
- 12 School
- 13 Hotel de Ville
- 14 Car Park & Toilets
- 15 Ripley By-pass (A61)
- 16 Nidderdale Way - - -



↑ To Pateley Bridge

To Ripon →

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2003

BUILDING DETAILS AND MATERIALS

DETAILS

The major features of a building, the chimneys, window and door proportions etc. are important when viewing it from a distance. Close to, the joinery details, door furniture and even the boot-scraper are equally important. It is essential that every effort is made to reproduce exactly these features when restoring or replacing parts of a property so that they harmonise both with the building or terrace and its neighbours.



Gothic door and fanlight, Castle Close.

Doors: are of timber in a frame set within the stonework. Occasionally the frame is recessed behind the stone door jamb. The designs vary from a traditional six-panel design with the upper pair sometimes glazed, to Gothic shaped panels and mouldings. Fanlights are a feature of many doorways. At the Castle gatehouse and courtyard heavy timber gates give a strongly defensive appearance. This is echoed in the high gates between properties along the Market Place frontage.



Variations on the Tudor Gothic theme: Main Street.

Windows: vary from traditional, side sliding Yorkshire sashes to Georgian/Victorian vertical sliding sashes. Where the window has a Gothic arch, this design feature is repeated in the intersecting glazing bars. In some cottage terraces, side hung, metal-framed casements have leaded lights.



Classical doorway and window, Chantry House.

Traditional drip moulds give a strong detail to the lintel, sometimes extending over the doorway. Many window openings are divided by stone mullions. These are splayed or have a *cavetto* moulding to give a slender appearance and reflect light into the building.

Roofs: some of the older buildings have gables with a raised parapet and kneelers at the eaves. The buildings of the Victorian period normally have hipped roofs in blue Welsh slate with matching ridge and hip tiles. The more important properties have a stone parapet with a hidden lead gutter behind them.



Variations on the Tudor Gothic theme: Town Hall Cottages.



Well-designed, early 1990's extension to the Boar's Head.

The hipped roofs of lesser properties have a pronounced overhang at the eaves. Rainwater pipes and gutters are generally in iron with appropriate hopper-heads. In some of the older buildings these details are in lead.

Chimneys: with the exception of terraced cottages, these are usually located at the gable ends of the roof ridges. Many buildings have ornate groupings of flues in octagonal stone stacks that form a major architectural feature of the building. Except for a few of the older properties, the chimney breasts are internal, giving the gable walls a smooth external surface.



Variations on the Tudor Gothic theme: Garden Cottage.

Appendages: many buildings have small extensions or outbuildings and, occasionally, conservatories. In parts of the village these have tended to be either neglected or repaired with inappropriate materials. It is important that existing appendages are well restored with traditional materials and detailing. New extensions should reflect the features of Ripley village architecture. Conservatories would be more harmonious in natural or dark finishes rather than in white.

MATERIALS

Ripley is fortunate in that buildings of all ages are constructed in similar traditional materials. This gives the village a continuity of design and character that is often absent in other villages.

Walls & Stonework: the core of the rebuilt village was constructed in local stone matching the earlier buildings. Most buildings are of a coarse sandstone with a pink tint and tooled finish. All phases of building have considerable detail with plinths, heads and cills, string courses and drip moulds. Courses vary from 6 to 12 inches high with a thin ½ inch joint just slightly recessed. New building in the last twenty years has tended to use new stone of a more buff tone. These buildings exhibit little of the 'Ripley Character' detailing. The two new terraces in Orchard Lane are an exception, having been provided with drip moulds and string courses.

Roofing: most of the buildings in the village are roofed in traditional Welsh blue slate with blue/black ridge and hip tiles. A few earlier buildings have a graduated stone slate roof with stone ridge and hip copings. Flat roofs are in a traditional lead covering. Small outbuildings (particularly in Orchard Lane) and the old agricultural buildings of Birchwood Farm have traditional red clay pantiles.

Floorscape: The Market Place and some courtyards are covered with traditional river cobbles. Some main pedestrian routes have stone flags. Most houses have a large stone flag at the threshold of the principal entrance. The village pavements are generally finished in asphalt. Footpaths leading out of the village are chiefly of compacted earth and gravel.

Paintwork: many of the estate properties have their doors painted in the traditional 'estate' brown and it is hoped that this tradition will continue. Windows, at present painted white, should ideally be in a more traditional off-white, dust or slate colour. Gutters should tone with the roof material and downpipes should be painted to harmonise with the stonework.

DISABLED ACCESS

The Disability Discrimination Act 1995 requires that, from 1 October 2004, all buildings to which the general public have access (e.g. public buildings, shops etc.) should, as far as reasonably possible, be accessible to people with disabilities. The construction of new dwellings must comply with Part M of the Building Regulations 2000 which will be updated from 1 May 2004. In many cases, this could have an adverse impact on the character of an historic building and every effort should be made to minimise this whilst complying with the Act.

GUIDELINES:

BD&M1

Walls should be of matching coursed stone with a pecked or similar surface finish. Plinths, string courses, cills and drip moulds are characteristics that should be encouraged. Mortar should be of a traditional lime mix with a slightly recessed joint.

BD&M2

Roofs are generally of Welsh blue slate with stone chimneys. Existing roofs are detailed with gable copings and kneelers or parapets and cornices. New buildings should be of similar style. Where coping stones are used on gables they should be of a suitably robust nature.

Roof lights must be kept to a minimum and, where used, they should be of the recessed type, flush with the slates and have a maximum width of 550mm.

Gutters and rain water pipes should be cast-iron with recessed lead gutters to any stone parapets. Soil vent pipes should not be visible on main elevations and therefore ought to be internally positioned.

BD&M3

Doors should be individually designed to match the building, rather than using off-the-peg mass-produced products. In the main they will be of Gothic pointed, classical six panel or agricultural

style. The doors are often constructed with the timber frame set behind a stone jamb. Fanlights are a common feature to the Gothic door with a drip moulding over the stone lintel. Good quality door furniture such as numbers, knockers and letter-boxes, should be retained or reinstated.

BD&M4

Windows are normally vertical sliding sashes but a few buildings have Yorkshire side sliding sashes, whilst the small terraced cottages generally have stone mullions and metal casements. Any replacement windows should be of timber with refined narrow glazing bars or metal, as appropriate. Converted agricultural buildings should have well recessed windows in a natural timber treated with an appropriate preservative. uPVC and mass produced joinery are likely to be inappropriate.

BD&M5

Traditional gates, stonewalls, railings, kerbs, cobbles, entrance flagstones and paviers must be restored and incorporated into all proposals appropriate to the location.

BD&M6

To retain the traditional character of an estate village in a conservation area, the following paintwork colours are recommended:

Doors:

BS 08B29 'Van Dyke',
or Ripley Estate brown

Windows:

BS 10C31 'Buttermilk'
BS 10B17 'Hopsack'
BS 12B15 'Seafoam'

Gutters:

BS 00E53 'Black'

Rainwater and SV pipes:

BS 10B17 'Hopsack'

BD&M7

Every effort should be made to minimise the adverse impact of the Disability Discrimination Act 1995 and Part M of the Building Regulations 2000 on the buildings of Ripley.

HIGHWAYS, PARKING AND TRAFFIC

LOCAL ROADS, STREETS AND PARKING

It is clear from the building of the bypass in the 1930's that Ripley has had a traffic problem for many years.

Today the problem can be divided into three major components:

- ❶ Southbound traffic in the morning uses the village as a 'rat run' to obtain priority over other southbound traffic at the southern roundabout. Every effort should be made to ensure that motorists use the bypass.
- ❷ Conflict between traffic and pedestrians occurs at times of peak village activity e.g., school drop off and pick up times, and during major Castle events.
- ❸ The provision of a free car park in the 1980's was an attempt to solve the parking problem. However many visitors ignore the car park and cause congestion by parking for long periods in the village.

Recent application of bus stop and school road markings, plus single and double yellow lines have made an unfortunate visual impact on the village.



Standard traffic sign detracting from the street scene.

FOOTPATHS, CYCLEWAYS AND BRIDLEWAYS

The Main Street pavements of asphalt or compacted gravel run alongside the buildings and grass verges. These have a pleasantly low-key appearance.



Hexagonal bus shelter, Main Street.

Back Lane and Orchard Lane are narrow and have no pavements.

The Nidderdale Way passes through the village as does a planned cycleway from Harrogate to Pateley Bridge. Horses and cyclists, in addition to pedestrians, use these and other routes. As well as providing safe routes through the village, consideration should be given to providing a limited number of cycle racks and 'hitching posts' to enable riders and cyclists to enjoy Ripley's facilities. Parking (by arrangement) for horse boxes should continue to be allowed in the free car park to facilitate circular rides from Ripley.

The continuing development of events and activities at the Hotel de Ville necessitates better control of visitors' cars, service vehicles and pedestrians.



Typical timber litter bin.

STREET FURNITURE

Litterbins are essential. New bins in sympathetic natural materials should continue to replace the old unsightly metal ones.

The posts and chains that deter parking on verges need to be maintained and replaced in natural materials as required.

The public telephone kiosk by the Post Office is of the old K6 pattern and is listed.



Listed K6 telephone box, Main Street.

Standard street furniture in the form of speed limit, parking and school warning signs, some of which are discretionary, needs more thought and co-ordination in location, size and colour.



Typical timber bench, All Saints' Churchyard.

SIGNS

As an estate village, Ripley in the past had very few signs, but with traffic management and other demands these have proliferated. To avoid overpowering this traditional rural village with visual clutter these must be reduced to the minimum and further installations resisted. Temporary event signs must be carefully controlled and kept to a reasonably small size. Signs erected by traders need to be limited and monitored for size and colour to avoid visual intrusion.

For the benefit of visitors, however, a suitably sited map to show the layout of the village in relation to surrounding footpaths and bridleways could usefully be displayed in an appropriate location, perhaps the village car park.



Insensitive type and positioning of flood-lighting unit, Castle Gatehouse.

ILLUMINATION

This is mainly provided by attractive street lanterns with their Ripley Star motif, the subtle floodlighting of the Church Tower and the uplighters on the Boars Head Hotel. Security floodlights on the 15th century Gatehouse and elsewhere on the Castle and some private dwellings are considered to be too powerful and out of character with the village.



An inappropriate notice on a doorstep in the Market Place.



Intrusive and poorly located burglar alarm, Chantry House Gallery.

Each property owner must ensure that their security lighting and signs have minimum impact, particularly when mounted on listed buildings.

LOCAL UTILITIES AND SERVICES

The village has an excellent bus service. Harrogate, Ripon, Knaresborough, Leeds and York are easily accessible. The Church, the School and the Hotel de Ville (with the associated Star Club) provide the bulk of the Community's needs. Cricket and tennis facilities are available to members of the appropriate clubs.

There is a well-located free car park with public conveniences on the edge of the village.



Overhead cables are a visual detractor.

Two bridleways and one public footpath extend into the surrounding countryside.

A variety of shops and a post office provide for most basic needs. The Estate itself is a major employer.

There are electricity, gas, mains drainage and telecommunication services. The Estate provides a private water supply. There are large recycling bins behind the Hotel de Ville for glass, cans and paper.

The visual impact of local utilities should be kept to a minimum. Overhead telephone or power cables should ideally be routed underground or from roof to roof rather than as a web of cables from large poles. Front elevations should not be used for satellite dishes or intruder alarm boxes, particularly on listed buildings.

GUIDELINES:

HPT1

Steps should be taken to deter south-bound morning traffic using Main Street as a "rat run."

HPT2

Any new or remodelled parking spaces created within the conservation area should be surfaced in natural materials and reserved for use by residents. Visitors should be encouraged to use the free car park.

HPT3

New and restored footpaths and roadways should be designed to have a traditional village character in respect of size and the use of materials.

HPT4

Street furniture and statutory signage should be carefully located in the village to retain local distinctiveness and minimise their visual impact. This applies to statutory services and includes overhead cables, street lighting, traffic signs etc.

HPT5

Commercial signage should be of a traditional style and have only external illumination, if any.

HPT6

It is vital that the Hotel de Ville remains at the heart of the community with all the facilities required to meet Ripley's needs in the 21st century.

LANDSCAPE AND WILDLIFE

The Castle courtyard, walled gardens and parkland are open to village residents and attract many paying visitors.

The traditional estate setting with its pasture and woodlands is enhanced by the lakes, the ancient and rare trees of the parkland and the arboretum. Fallow deer and game birds abound.

The walled ornamental and vegetable gardens have their own charm. Beyond the deer park are the delightful bluebell woods along Hollybank Lane and at Broxholme Wood.



Spleenwort readily colonises the mortar spaces on the sandstone walls.

Local agriculture is very apparent beyond the tree-lined roads. Footpaths pass through woodland, pasture and arable fields. The large field south of South View and Sunnyside is attractive, being used for the grazing of Clydesdale horses and other livestock of the Farmyard Museum.

The domestic gardens of the village are mainly behind the houses, and are usually bounded by stone



Deer in the Park.

walls. An exception is York House surrounded by large mature gardens.

There are attractive window boxes around the Market Place and along Main Street. There are also climbing roses and other ornamental creepers on some houses.

The trees and hedgerows of the surrounding countryside provide an interesting skyline. The village itself has a rich selection of trees which are protected within the Conservation Area. These include two large copper beeches and the mature yew trees in the Churchyard. Thought should be given to the long-term replacement of older trees.

Beyond the village the sandstone walls give way to hedges and fences.

Rural Ripley has an abundance of wildlife in its surrounding parkland, farmland and woodland. The park lakes attract a variety of water fowl, in particular many greylag and Canada geese. Kingfishers can be seen by Thornton Beck. Kestrels, sparrowhawks and tawny owls are frequently seen and curlews and heron are common.



The Lake supports a variety of resident and visiting waterfowl.

Barn owls have not been seen for several years due to disappearing natural habitats. It is important to protect existing barn nesting sites. Bats are often seen in the village, and their habitat must be protected. Both are subject to statutory protection.

The preservation of local wildlife and the encouragement of biodiversity in the area should be a priority for every landowner.



Back garden gate with flowers.

GUIDELINES:

LW1

Boundary walls should be stone walls in character with the local area.

LW2

Consideration should be given to new tree planting to replace old mature trees nearing the end of their natural life. This relates to both specimen trees and those lining the primary routes around the village.

LW3

Clearance felling of surrounding woodland should be selective, retaining appropriate trees to protect and enhance new planting of native species and maintain original vistas and biodiversity in the locality as far as possible.

LW4

Hedgerow boundaries, particularly those between fields, should be maintained and restored, providing linear microhabitats.

LW5

Existing bat roosts and owl and other nesting sites must be preserved and additional artificial roosts/nesting sites created wherever possible.

LW6

Every effort should be made to retain the rural and agricultural setting of Ripley.

FUTURE DEVELOPMENT

There is very little land available for new development within the Ripley Conservation Area. Any further in-fill building must be rigorously controlled, particularly as regards preserving the open spaces between existing buildings and the views and vistas framed by these.

The Local Plan makes no provision for further expansion. Should any such development be considered in the future, the setting of the village and all views and vistas must be carefully protected.

Such measures will ensure that any future developments enhance the character and appearance of the village and reflect and maintain the rural character of Ripley.

GUIDELINES:

FD1

Ripley is a unique village of great historic and architectural significance. Any new development should respect the quality of buildings erected by previous generations.

FD2

Future development, whether conversions, extensions or new buildings, must enhance, rather than detract from, their settings and have regard for important views and vistas. All owners must consider the impact of their individual proposals on the overall character of Ripley.

FD3

All residents, businesses and village organisations are asked to work in harmony to realise the short, medium and long-term potential of the village.

CONCLUSION:

Ripley is a model estate village with a unique architectural style and considerable visual appeal.

It is essential that property alterations and any new construction harmonise with the existing buildings within the Conservation Area.

The Village Design Statement offers guidelines and advice as to how such changes may be made with minimal visual impact.

A balance of maintenance, restoration, alteration and new-build should provide for a 21st century lifestyle and its related facilities.

It is important that this generation makes decisions for our village that future generations will appreciate, as we today admire the visual qualities and workmanship of our ancestors.

This will ensure that Ripley retains its reputation as one of the most attractive villages in Yorkshire both for residents and visitors alike.



Bluebell Wood off Hollybank Lane.

Ripley VDS is one of a number of documents constituting Supplementary Planning Guidance to the Harrogate District Local Plan. These include:

Darley VDS

Kirkby Malzeard VDS

Biodiversity Design Guide

Landscape Design Guide

Residential Design Guide

Shopfronts Design Guide

Further Supplementary Planning Guidance is in course of preparation.

APPENDIX 1: Local Plan Policies

This **Village Design Statement for Ripley** should be read in conjunction with the Harrogate District Local Plan (adopted in February 2001) and its Selective Alteration (approved for Development Control purposes in July 2002). The VDS specifically amplifies Local Plan policies:

- HD1 Statutory list of buildings of architectural or historic interest
- HD3 Control of development in Conservation Areas
- HD20 Design of new development and redevelopment
- H6 Housing development in the main settlements and villages
- H13 Housing density, layout and design (updated by the Selective Alteration)

Other relevant Local Plan policies likely to affect the design of development in and around the village are as follows:

CHAPTER 3 Countryside:	Policy H14	Housing amenity
Policy C2 Landscape Character	Policy H15	Extensions to dwellings
Policy C3 River and stream corridors	Policy H16	Annexes to dwellings
Policy C5 Woodland and forestry	Policy H17	Housing type (updated by the Selective Alteration)
Policy C5A Hedgerows	Policy H18	Siting and design of dwellings in the countryside
Policy C11 Landscaping of development sites	Policy H19	Agricultural occupancy
Policy C12 Agricultural land	Policy H20	Replacement dwellings in the countryside
Policy C13 Agricultural and forestry development	CHAPTER 10 Employment:	
Policy C14 Farm diversification	Policy E5	Existing non-conforming uses
Policy C15 Conservation of rural areas	Policy E6	Redevelopment and extension of industrial and business development
Policy C16 Re-use and adaptation of rural buildings	Policy E7	New industrial and business development in the main settlements and villages
Policy C18 Extension of curtilages into the countryside	Policy E8	New industrial and business development in the countryside
CHAPTER 4 Nature Conservation:	CHAPTER 11 Shopping:	
Policy NC6 Species protected by law	Policy S3	Small shops
Policy NC7 Enhancement of nature conservation	Policy S4	Shopping in the countryside
CHAPTER 6 Heritage and Design:	CHAPTER 12 Transportation:	
Policy HD1 Statutory list of buildings of special architectural or historic interest	Policy T1	The highway network
Policy HD4 Development affecting archaeological sites	Policy T2	Vehicle access
Policy HD5 Archaeological investigation	Policy T3	Traffic management
Policy HD7A Parks and gardens of historic interest	Policy T4	Traffic calming
Policy HD12 Amenity open space	Policy T5	New highways
Policy HD13 Trees and woodlands	Policy T8	Roadside facilities
Policy HD16 Approaches to settlements	Policy T9	Retention of parking
Policy HD21 Advertisement control	Policy T16	Disabled parking
Policy HD22 Advertisement control	Policy T17	Cycle parking
Policy HD23 Satellite dishes and antennae	Policy T21	Foot and cycle access
CHAPTER 7 Recreation:	Policy T22a	Measures to promote cycling
Policy R1 Existing recreation open spaces	Policy T22b	Measures to promote walking
Policy R2 Existing recreational facilities	CHAPTER 13 Tourism:	
Policy R4 Open space requirements for new residential development	Policy TR1	Visitor accommodation
Policy R5 New sports and recreational facilities	Policy TR3	Camping and caravan development safeguarded locations
Policy R11 Rights of Way	Policy TR4	Camping and caravan development site characteristics
Policy R12 Sport and recreation development in the countryside	Policy TR6	Tourist attractions
CHAPTER 8 Amenity:	CHAPTER 14 Community Facilities and Utility Services	
Policy A1 Impact on the environment and amenity	Policy CF9	Other new community facilities
Policy A3 Noise generating and sensitive development	Policy CF10	Telecommunications development
CHAPTER 9 Housing:	Policy CF11	Major utilities networks
Policy H5 Affordable Housing (updated by the Selective Alteration)	Policy CF12	Renewable energy
Policy H7 Housing development in the countryside		
Policy H8 Rural affordable housing		
Policy H9 Sub-division of dwellings		

APPENDIX 3: Consultations

In the introduction (page 1) there is a brief account of the preparation of the Village Design Statement by the village community. The draft statement was then approved by Cabinet Member (Planning), on 19th December 2003 for consultation with the following organisations and the response was as follows:

Organisation	Responded	General Support	Observations	Absorbed
All Saints' Church PCC				
Birstwith Tennis Club				
British Horse Society/Harrogate Bridleways Association	✓	✓	✓	✓
Countryside Agency	✓	✓		
County Councillor R. Thomas	✓	✓		
CPRE	✓	✓	✓	✓(in part)
English Heritage	✓	✓	✓	✓
English Nature				
Environment Agency	✓	✓	✓	n/a
HBC Development Control				
HBC Planning Policy				
Hotel de Ville (Star Club)	✓	✓		
House Builders' Federation				
NYCC Environmental Management Unit				
NYCC Heritage Unit	✓	✓	✓	✓(in part)
Ramblers' Association	✓	✓	✓	✓
Ripley Castle Estate	✓	✓	✓	✓
Ripley Cricket Club				
Ripley Endowed School				
Ripley Parish Council	✓	✓		
Ripley Women's Institute				
Sustrans	✓	✓	✓	✓
Yorkshire Water				
Yorkshire Wildlife Trust				

The observations were discussed and acted upon (absorbed) in detailed discussions between officers of Harrogate Borough Councils Department of Technical Services and the Ripley Working Group and the final draft has been agreed by the Countryside Agency.

This document was fully ratified on 5th March 2004 by the Cabinet Member (Planning).

APPENDIX 4: Ripley Chronology

8th Century Possible early settlement and religious focus at southern end of Chapel Flats and the associated river terraces. This may have been the site of the Synod of Nidd, 706 AD. There is some supporting archaeology. The first church site was established here.

1086 Domesday Book: The entry for Ripley states that there were six carucates of land "...it is waste".

14th century (2nd quarter) The Ingilby family gained possession of the manor and relocated the old village (perhaps amalgamating with the lost medieval village of Owlcotes) as a Y-shaped planned village to the east of the manor house.

1357. A Market Charter was granted to Ripley by the crown.

c. 1390. The church was moved from its old site by the River Nidd to the south side of the Market Place of the new village. The old church (The Sinking Chapel) was dismantled and partly reused.

c. 1450. A fortified gatehouse was built adjacent to the manor house.

1557. A three-storey, fortified tower was built abutting, but not intercommunicating with, the manor house.

1567. The church tower was raised in height and the clerestory added.

1635. A survey of 'The manor of Ripley' lists some 30 dwellings and that they were all of timber-frame or of cruck construction.

1702. Ripley Endowed School was built by Mary Ingilby and endowed by part of the fortune of Katherine Ingilby. It was rebuilt in 1830.

1752. William Chippendale's survey shows the village to have maintained its original plan and that the dwellings had not significantly increased in number.

1780s. Sir John Ingilby demolished the old manor house abutting the fortified tower and replaced it with the present domestic wing of the castle as designed by William Belwood.

1788-90. The side ranges of the gatehouse had their pitched roofs replaced by battlements.

1807-12. The Castle coach-house and stable block was constructed.

1815. Sir William Amcotts Ingilby inherited the estate.

1817-18. The formal Castle gardens were created with an orangery, pavilions and large heated glasshouses.

1820-40. The old dwellings of the village were razed to the ground and a new model village built in a Gothic/Tudor style of architecture. The village plan was preserved although the main north-south route (Main Street) was widened considerably.

c. 1844. Parkland lakes completed.

1855. Mary Ann, the widow of Sir William Amcotts Ingilby, completed the Hotel De Ville in his memory "for the use and benefit of the inhabitants".

1862. Ripley railway station built. The line closed in the 1960s.

1930s. A by-pass was built to carry the increasing traffic of the A61 around and away from the village.

1980s. The estate released some land for new dwellings and some agricultural buildings for domestic conversion.

1989. Village car park and public conveniences provided.

2000-03. A major restoration and conversion of the Castle coach-house, stables and service wing created a suite of offices, conference facilities and a banqueting suite.

Further Reading

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Muir, Richard, 2001.

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Speight, Harry, 1898. *Nidderdale and the Garden of the Nidd.*

Thorpe, John, 1866. *Ripley, its History and Antiquities.*

Cover photographs:

FRONT: top - bottom:

Vista into the village from the south;

Vista across to Sunnyside and South View;

The Market Place, with Ripley Castle Gatehouse, flagstaff and War Memorial;

The orangery.

BACK: from top left clockwise around quotation:

Decorative cobble pattern in the Market Place; Stone detailing around door and window on Main Street; Asbestos roof to outbuilding, and overhead cables; Ripley School; More recent development, in background, respecting style and detailing of existing buildings; Gatehouse doorknocker; Stone canopy over front door; Cross and stocks; Hotel de Ville; The Boar sculpture in the corner of Market Place.



The Boar Fountain in the Walled Garden.



***"These old buildings
...are not our property,
to do as we like with.
We are only trustees
for those that come
after us."***

William Morris, 1889



Ripley Village Design Statement was coordinated, researched, written and produced by the Ripley VDS Working Group who would like to express their appreciation for the helpful advice and encouragement given to them by Harrogate Borough Council and their gratitude to the late Ruth Pickard for her devotion to the project and the village. Publication was generously sponsored by the Ripley Castle Estate.



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