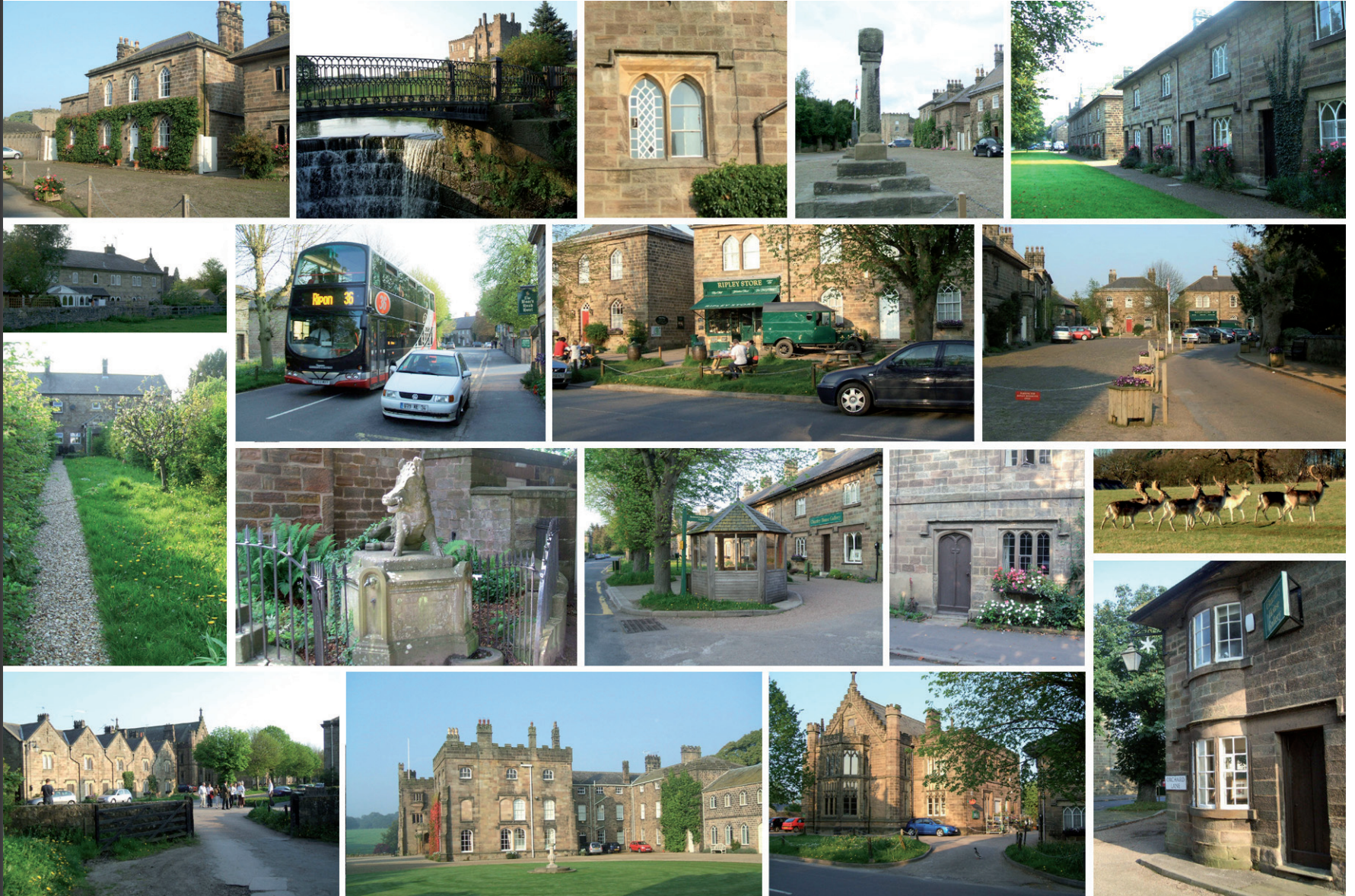


# RIPLEY

## Conservation Area Character Appraisal



Working for you

Approved 25 November 2009

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# 1 Introduction

1.1 Conservation Area Appraisals aim to define and analyse the special interest which constitutes the character and appearance of a place. It is these qualities which warrant the designation of a Conservation Area. This Appraisal was approved by Harrogate Borough Council on 25 November 2009 and forms an “evidence base” for the Local Development Framework (LDF). Consequently, it is a material consideration when determining applications for development, considering planning appeals or proposing works for the preservation or enhancement of the area. It also forms the basis for a subsequent Management Strategy, which will contain proposals and policies for the conservation and enhancement of the area.

1.2 The Appraisal provides information and guidance to those wishing to carry out works in the Conservation Area whether or not they require planning approval. As such, it is a useful source of information for property owners, agents, applicants and members of the public who live or work in the village of Ripley.

1.3 The main function of the Conservation Area Appraisal is to ensure that any works in the Conservation Area have regard to the special qualities of the area and to devise a strategy to protect these qualities. The Appraisal will help us understand

the impact that development proposals would have on the Conservation Area and whether these are acceptable and/or appropriate.

1.4 The assessment of the area’s special architectural or historic interest is based on a careful and objective analysis of the area as recommended by English Heritage in their “Guidance on Conservation Area Appraisals”.

1.5 Various qualities are looked at including: historical development, building materials and relationships between built and open spaces. Appraisals aim to be comprehensive but the omission of any particular building, feature or space should not be taken to imply that it is of no interest.

1.6 Ripley Conservation Area was originally designated on 18th October 1978. Following consultation on this Appraisal, the boundary was amended on 25 November 2009. The Appraisal aims to describe Ripley as it is today and identify the special character and distinctiveness of its setting, buildings and open spaces. Having identified those special qualities,



Ripley Market Square

the Appraisal examines opportunities to protect and enhance its character.

1.7 By identifying what makes Ripley special or distinctive, it is suggested that any future change, whether to individual buildings, building groups or the village as a whole, will be based on this understanding of the past and present character of the village. In this way, we can manage future change to ensure it makes a positive contribution towards preserving or enhancing its special character.

# Objectives

The principal objectives of the Appraisal are:

- to define and record the settlement's special character and interest;
- to raise public awareness of the aims and objectives of the conservation area designation and stimulate their involvement in the protection of its character;
- to identify what is worthy of preservation to aid understanding;
- to assess the action that may be necessary to safeguard this special interest
- to identify opportunities for enhancement.

## 2 Planning policy framework

2.1 Local authorities have a duty to designate 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' as conservation areas under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The same Act also requires local planning authorities periodically to review conservation areas.

2.2 Government guidance on all development affecting conservation areas is set out in Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG15). This advises local authorities to define the elements that make the special character or appearance of conservation areas in order to provide a sound basis on which to develop local planning policies, preservation or enhancement strategies and to make development control decisions.

2.3 In determining planning applications for development within conservation areas and applications for conservation area consent, the Council will give considerable weight to the content of conservation area character appraisals. The consideration of proposals in the context of the descriptive evidence in this Appraisal will be an important factor in deciding whether a proposal has an adverse impact on

the character and appearance of the Conservation Area and, therefore, whether it is contrary to saved Local Plan Policy HD3, which is the key policy for the control of development in conservation areas. The scope of Policy HD3 also covers development proposals outside conservation areas which would affect their setting or views into or out of the area.

2.4 Involving the community and raising public awareness is an integral part of the appraisal process and needs to be approached in a pro-active and innovative way. Community involvement helps to bring valuable public understanding and 'ownership' to proposals for the area. A report included in the appendix details how the local community has been involved and the contribution it has made to this Appraisal.



Ripley Castle

### 3 Historic development & archaeology

3.1 The present name Ripley derives from earlier forms of the name “Ripeleia” or “Ripelai” (1165) and “Rippeleg” (1202), the leah or wood of the Hrype or Ripon people. The original village was on the north bank of the River Nidd, and in the early fourteenth century the village was relocated by the Ingilby family half a mile to the north as a planned village. A market charter was granted to Ripley by the Crown in 1357, and the Market Place must date from this time. Around 1390, the church was moved from its old site by the River Nidd to the south side of the new market place.

3.2 The Church and the Castle are the oldest buildings in the village, dating from the fourteenth century. However, the Castle has been greatly altered and extended, with only the short tower block (c1555) and gatehouse (c1450) remaining from the original. Between 1780 and 1810, under Sir John Ingilby, the old manor house abutting the tower was demolished and the Castle was extended with a new domestic wing, while the gatehouse was romanticised with battlements to the design of William Belwood. Further improvements to the Castle took place between 1807-1812 when the coach house and stable block were constructed, and between 1817-18 when the formal Castle gardens were created, with an orangery, pavilions and heated glasshouses.

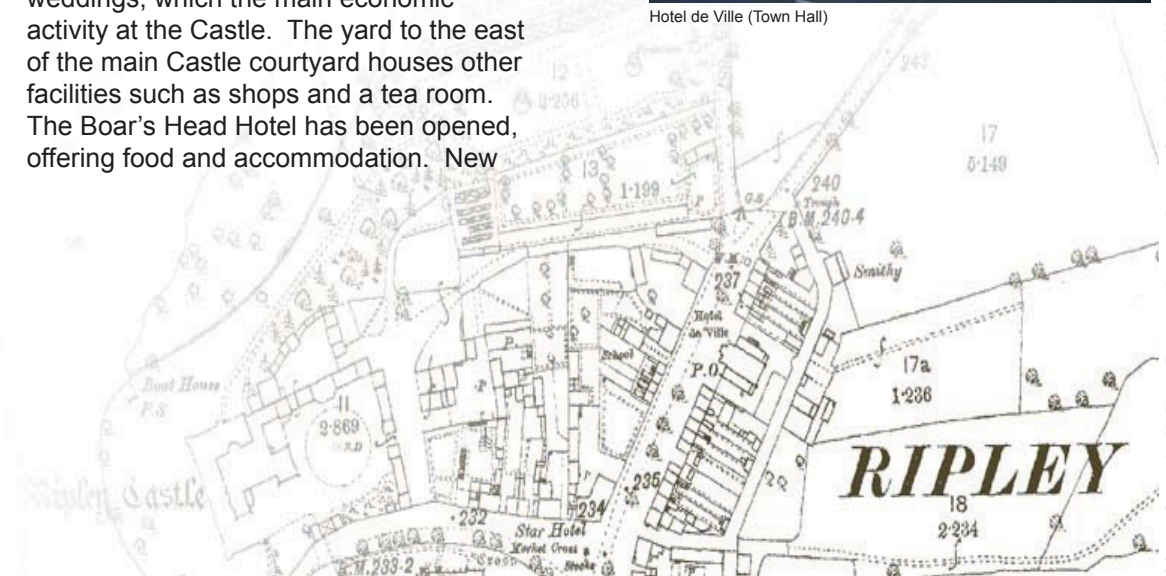
3.3 Following the updating and extension of the Castle, Sir John’s successor, Sir William Amcotts Ingilby rebuilt the village between 1820 and 1840 in the style of a village he had seen in Lorraine, using a Gothick/Tudor style of architecture. The ‘Y’ shaped plan of the village was retained, although the main street was widened considerably. The village project was completed with the building of the ‘Hotel de Ville’ in 1855 by Sir William’s widow Mary Ann, in his memory “for the use and benefit of the inhabitants”. The adoption of a distinctive ‘Gothick’ style for the buildings has resulted in a village which is of unique picturesque character and appearance.

3.4 The latter part of the twentieth century saw further major changes, The Castle and gardens are now open for public viewing. The Castle itself is a popular venue for weddings, which the main economic activity at the Castle. The yard to the east of the main Castle courtyard houses other facilities such as shops and a tea room. The Boar’s Head Hotel has been opened, offering food and accommodation. New

housing has been built in the village in recent years and, to cater for visitors, a car park has been formed at the south end of the village. Ripley village, which was originally created around the Castle to serve the Ingilby family and their estate (and as such was essentially a “private” domain), now welcomes the outside world and is a significant visitor attraction.



Hotel de Ville (Town Hall)



## 4 Location & landscape setting

- 4.1 Ripley lies about three miles north of Harrogate and nine miles south of Ripon, just west of the A61 Ripon Road, which forms a bypass for the village. The village stands where the Nidderdale uplands end in a series of deeply cut valleys before levelling out as more rolling countryside into the Vale of York.
- 4.2 The Castle and village about the medieval Ripley Park and the later gardens and pleasure grounds, contained by high stone walls. The Park contains lakes, fed by Thornton Beck, which are a significant



feature of the village's setting. Ripley Park is a registered Historic Park and Garden, which extends up to Broxholme.

- 4.3 To the east the land is generally flat with large fields. Beyond the park to the west, the land begins to rise towards the hills of Nidderdale, giving a hilly, wooded setting to the village.

## 5. Landscape character

- 5.1 This section describes the character of the landscape in and around Ripley. It identifies the key landscape characteristics which make the village distinctive.

### Key Views

- 5.2 Approaching the village from most directions, significant views of Ripley and its immediate landscape setting can be obtained. Once in the village, viewpoints are focussed on particular buildings in a notably picturesque way, with certain buildings acting as key “visual stops” in the street scene.
- 5.3 The southern approach to Ripley is especially memorable, the approach roads framed by avenues of horse chestnut trees, with open fields to the east and the cricket field to the west, with distant views beyond to the tree-crowned ridge of the Nidd valley. Entering the village from the south along the main street, the view is terminated by the Boars Head Hotel, with the Market Cross and stocks in front.
- 5.4 Approaching Ripley from the north, from the top of Scarah Bank, a view can be had of Ripley and The Castle with its lake and Broxholme Wood. From the Fountains Abbey road a good view of the lake and deer park can be had. Entering the village from the north, the view south from the old road to Pateley Bridge is terminated by the Hotel de Ville.
- 5.5 The western approach to Ripley is along Hollybank Lane, from where, as the path drops down alongside the deer park, there

is a fine view of the Castle in its lakeside setting. Approaching Tower Bridge over Ripley Beck, there is a fine view on the right of the Church set in its old walled graveyard and York House 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 including Ripley Store.



In the grounds of Ripley Castle

- 5.6 Within the village there are a number of notable views. From the Market Cross west towards Hollybank Lane is a view of the oldest part of the village to the fourteenth century Church and the fifteenth century Gatehouse. From the Castle Yard, there is an impressive view to the south of the four crenellated towers of the Castle buildings to the right and the old gates framing a view to the Church tower beyond.
- 5.7 Finally, 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.

### Significant Field Boundaries

- 5.8 The boundary between the parkland to the west and the wooded pleasure grounds to the north and walled gardens to the east is defined by a stone ha-ha of probable eighteenth century date, and this boundary forms part of the western limit of the Conservation Area. The ha-ha allows views west over the lake and medieval deer park, with its pollarded oak and sweet chestnut trees and its traces of medieval “ridge and furrow” ploughing and quarrying.
- 5.9 Approaching the village from the west along Holly Bank Lane, the lane climbs between stone walls, with the high stone crenellated wall to the north being part of the early nineteenth Picturesque improvements. These walls partially



Ripley Castle and wall

contain the view east and focus the view towards the Market Place with its Cross and memorial, and the Tudor-Gothick style buildings beyond.

- 5.10 South of Holly Bank Lane, stone walls define the edge of the churchyard and the houses beyond, marking a sudden transition from the level village site to steeply sloping meadows falling to the Ripley Beck.
- 5.11 The southern exit from the village towards Harrogate is bounded by low stone walls topped with distinctive horizontal parkland style iron railings with avenues of mature trees to each side of the road. The Ripon Road bypass, constructed in the 1930s, is bounded by thorn hedges with prominent avenues of mature trees at each side of the road, screening the road from the village, and the backs of the houses from the road.

### Prominent Woodland

- 5.12 The wooded pleasure grounds to the north of the walled garden provide a backdrop to the northern edge of the Conservation Area. To the west of the walled garden, another wooded area extends southwards towards the Castle outbuildings.

### Landmark Trees

- 5.13 The avenues of trees lining the bypass and the roads to Ripley and Harrogate, and especially those on the small greens along

the main street are especially noteworthy, as these avenues provide Ripley with an essential element of its character.

- 5.14 The churchyard is noteworthy for its tree cover, including a fine copper beech, and other prominent trees adorn the grounds of York House. The trees in the Churchyard are pollarded annually to maintain their contribution to the streetscene.
- 5.15 East of the walled garden is the wooded area known as "The Cherry Patch", which contains the tennis courts and which provides an informal play area for village children.



Trees along Main Street (looking north)

### Strategic Pedestrian Routes

- 5.16 Several footpaths radiate from the village into the open countryside, especially to the west, around the edges of Ripley Park. The Nidderdale Way enters the village via Holly Bank Lane before turning north and west to Brimham Rocks and Nidderdale.

### Floorscape

- 5.17 The main roads and pavements are finished in bitmac, a natural successor to the rammed earth and stone that would have preceded it. Back Lane has a bound gravel finish which complements the stone of the walls and buildings better than the grey bitmac. There are significant areas of cobbles, for example the area extending from the Market Place to the Castle gatehouse is important to the setting of the buildings and contributed to its 'sense of place'.



## 6. The form & character of buildings

6.1 There are 47 buildings or features in Ripley Conservation Area that are included on the Statutory List of Buildings of Special Architectural or Historic Interest. The village is notable in that all of the buildings fronting Main Street and Market Place are listed buildings. However, there is a small number of unlisted historic buildings, mainly former farm buildings and out-buildings along Orchard Lane which make a positive contribution to the character and appearance of the Conservation Area and are of particular interest locally. These buildings have been identified during the public consultation and are recorded on the Concept & Analysis map. There is a general presumption that buildings of local interest within the Conservation Area will be protected from demolition and the Borough Council will be especially vigilant when considering applications for alteration or extension.

6.2 The most important listed buildings are as follows:

- Ripley Castle ..... Grade I**
- Ripley Castle Gatehouse ..... Grade I**
- Church of All Saints ..... Grade II\***
- Weeping Cross,  
Churchyard ..... Grade II\***
- Stables and coach houses north  
and east of Ripley Castle ..... Grade II\***
- Orangery, walls, botheys,  
glasshouse and pavilions .... Grade II\***
- The Hotel de Ville ..... Grade II**

(All listed buildings within Ripley Conservation area are included in Appendix C.)

### Ripley Castle

6.3 The Castle comprises a large house with a mid sixteenth century tower at the south west corner, and ranges of buildings built 1783-6 for Sir John Ingilby by William Belwood. The eighteenth century replacement and extension buildings were built in a Picturesque Gothick style, the whole building alongside the nineteenth century lake having a picturesque romantic medieval appearance.

### Ripley Castle Gatehouse

6.4 The gatehouse is one of the oldest parts of the castle, of medieval date with alterations in the sixteenth century and in 1788-90 by William Belwood for Sir John Ingilby. The three storey central bay has a tall pointed carriage arch flanked by



Ripley Castle Gatehouse

lower two storey buildings housing a guard room and keepers lodge. Stables, coach houses and service buildings to north and east of Ripley Castle courtyard

6.5 Linking the gatehouse to the Castle are these ranges of stables, coach houses and service buildings which enclose the castle courtyard. These buildings,



Ripley Castle Stables

comprising alternating single storey buildings and taller, crenellated towers, were begun in 1786 by William Belwood in the Picturesque Gothick style. A new glass tower was added at the junction of the north and east ranges in 2005. The range is almost entirely in commercial use as shops, an office and banqueting hall.

### Orangery, botheys, glasshouses and pavilions

6.6 These buildings, within the walled garden, lie to the north east of the Castle, and possibly form part of the late eighteenth

century alterations undertaken by William Belwood. They were altered in 1817-8, and the glasshouse probably dates from around 1840.

## Church of All Saints

- 6.7 The parish church dates from c.1390 with significant sixteenth century additions and alterations, including the raising of the tower in 1567. The raised, crenellated tower forms a visual stop to the views south from the Castle yard where the enfiladed towers of the stable and service wing lead the eye towards the Church tower.

## The Hotel de Ville

- 6.8 The construction of the Town Hall or Hotel de Ville in 1854 marked the completion of the rebuilding of the Picturesque Gothick village. It was begun by Sir William Amcotts Ingilby, and completed by his widow Mary Ann in his memory. The French name for the town hall reflects Sir William's long association with and interest in France and Switzerland. The building is a tall, single storey hall built gable end on to the main street, with a large, canted bay window with crenellated parapet, inscribed below 'Hotel de Ville 1854'. The insertion of an upper floor in the Hotel de Ville in the 1960s allowed the social and economic functions to expand. Today, the building is the dining room to the village school and is used for classes, meetings and community activities. The first floor is a licensed club and part of the building is occupied by the village post office and a hairdresser. The building is in an ornate Gothick style, with octagonal battlemented turrets and crow stepped gables.



Vale Lodge

- 6.9 In style, it unites the architectural features of the Castle and the Church; the crenellations and octagonal buttresses imitate the roofline of the earliest parts of the Castle, while the decorated windows and the finials are very similar to those in the Church.

## General form

- 6.10 The village is characterised by the Gothick style cottages and other buildings which front the Main Street and the Market Place. However, while these buildings have pointed windows, Tudor style doorways and other details to their front elevations, the rear elevations are usually devoid of



Town Hall Cottages

such details. Short terraces of four or five houses line the Main Street, interspersed with single buildings, while the larger detached houses cluster along the north side of the Market Place and near the Church.



Chantry House Gallery

- 6.11 Most, but not all, of the buildings along the main street are hip roofed, with slate roofs. Town Hall Cottages at the north end of the village, and South View at the south end are short rows of cottages built gable end towards the front.
- 6.12 A small number of mid to late eighteenth century houses survive in the village, mainly to the south of the Market Place, but older outbuildings and farm buildings are found in Back Lane and Orchard Lane, many with pantile roofs.

## Materials

- 6.13 Ripley Conservation Area is characterised by buildings made from coursed squared sandstone with grey stone slate roofs. However, a survey of the Manor of Ripley in 1635 gave details of forty houses on the Ingilby Estate, all of which were timber framed or cruck built. Today, there is no sign of any timber framed houses surviving in the village, with all houses being either newly built or rebuilt in stone.
- 6.14 Most buildings are roofed in grey slate, some roofs being laid in graduated courses, and a couple of buildings are roofed in Westmorland slate. Pantiles are only used on smaller outbuildings and farm buildings along Orchard Lane .
- 6.15 Boundary walls are mostly of coursed sandstone with flat or ridged copings. A high crenellated wall of coursed sandstone bounds Holly Bank Lane between the Gatehouse and the Tower. This was probably built when the lake was made in 1843-4, and was part of the rem ode ling of the Castle and village in a romantic medieval style.

## Roof detailing

- 6.16 The older houses to the south of the Market Place have gables with flat stone copings, tabling and prominent kneelers at the eaves. Few of the later groups of houses are gabled, apart from Town Hall Cottages and South View. The roofs at Town Hall Cottages are in fact a series of large dormers, running back into a transverse gabled roof, with valley



South View

gutters and ridgetop chimney stacks. At South View, the gables run through from front to back, with a tall chimney stack in each valley.

- 6.17 Most of the houses along the main street, whether detached or in terraces, have hipped slate roofs. The two terraces south of The Hotel de Ville have deep oversailing eaves, while Nos 1-4 Estate Cottages (opposite) has a shallow stone parapet around the eaves, as have a number of other detached houses, including School House, Vale House and Birchwood Farm.



School House

## Windows

- 6.18 Windows vary in style from the simple two section horizontally sliding Yorkshire sash used in some cottages, to larger 4, 12, 16 or 20 paned vertical sliding sash windows. These plainly detailed windows are usually found in rear elevations, whereas the windows in buildings fronting the main street are given a variety of Tudor Gothick treatments, using stone mullioned windows or windows with intersecting tracery.



Estate Cottages detail

- 6.19 1-4 Estate Cottages on the west side of Main Street has three light stone mullions with leaded windows and iron casements with continuous hood mouldings carried over both the door and ground floor window.
- 6.20 Similar mullions are used at Church View and Garden Cottage in Market Place, and here modern windows have been inserted into the stone mullions.



Town Hall Cottage detail

- 6.21 1-5 Town Hall Cottages has two light pointed stone mullions with cast iron latticed windows. Some of these have been replaced with single panes of glass, or with three horizontally divided panes, with some loss of architectural interest.



Main Street (Nos. 1-5 and 6-10)

- 6.22 A variation on the Gothick theme are the three light windows with intersecting tracery used at 1-5 and 6-10 Main Street.
- 6.23 The larger early nineteenth century houses, such as The Boar's Head Hotel, Castle Close and Horn Garth have vertical sliding sashes in pointed openings, with intersecting tracery to the upper part of the windows.



Horn Garth

- 6.24 It is important that all of these distinctive patterns of glazing are retained in these buildings, and where losses have occurred, that the original pattern be reinstated in order to maintain the architectural unity of the building.

## 7. Character area analysis

7.1 This section examines the buildings and spaces within the Conservation Area in greater detail by using sub areas to identify the special character of the village and to describe the details and features that help to define the special “sense of place” of Ripley.

7.2 The long period of estate ownership and the rebuilding of most of the village in a Gothick style in the nineteenth century has given Ripley a particularly distinctive character and appearance. However, the Conservation Area can be divided into two distinct sub-areas:

- **Ripley Castle and grounds**

- **The village centred on Main Street and Market Place**

### Ripley Castle & grounds

7.3 The Castle and its grounds as contained in the Conservation Area has two distinct elements - the castle buildings to the west of the Market Place and the walled gardens to the north of the village, these two elements being linked by woodland paths.

7.4 Viewed from the village, along Market Place, the Castle is hidden behind high walls and crenellated towers, giving a forbidding appearance. However, most of this is pure artifice, dating from the late eighteenth century rem ode ling of the Castle by William Belwood in a picturesque medieval Gothick style.



Waterfall from the lake below the Castle

7.5 From Holly Bank Lane, there is a good view of the piled up towers and turrets of the Castle with the weir, crossed by a delicate early nineteenth century cast iron footbridge, in the foreground. The tall, crenellated wall linking Tower Bridge and the Gatehouse reinforces the mock medieval appearance of the Castle and its setting.

7.6 The walled garden to the north east is of completely different character, with a classically detailed orangery and pavilions with linking glasshouses along the south face of the north wall. These features were originally built by William Belwood around 1785, and were altered in 1817-8 for Sir William Amcotts Ingilby.

7.7 The tall boundary walls of the walled garden serve to screen it from the village. Beyond the walled garden, to the north, are further woodlands outside the limits of the Conservation Area.

### The Village centred on Main Street & Market Place

7.8 The rebuilding of the village in the early nineteenth century, under the control of Sir William Amcotts Ingilby in a quirky Gothick style has given Ripley a unique character and appearance.

7.9 The most notable features of the village layout are its clearly defined “hard-edged” form when viewed from outside and internally, the siting of the houses directly onto the street without front gardens. These continuously built-up frontages impart a strong ‘urban’ sense of enclosure. There is a strong focal point at the junction of the cobbled Market Place and the Main Street, centred on the cross and the stocks, with a backdrop provided by The Boar’s Head Hotel.



The Market Cross

7.10 The strongly contained Main Street of terraced cottages is punctuated with larger public buildings, notably the Hotel de Ville,



Orchard Lane outbuildings

the School and School House and The Boar's Head Hotel. These larger buildings have been aligned in the street scene to act as focal points, closing views in various directions. These buildings also comprise the economic and social hub of the village. Their roles as the foci of village life should be upheld.

- 7.11 Along Main Street, other strong features in the townscape are the grassed areas

running along the whole street, together with the mature trees.

- 7.12 The ordered formality of the Main Street frontage gives way to a less ordered setting along Back Lane and Orchard Lane, where gardens are defined by hedges or walls, and small slate and pantile roofed outbuildings butt up to the roadside.

- 7.13 Orchard Lane runs into the former farmyard of Birchwood Farm, where there is an irregular arrangement of farm buildings,

garages and newly built terraces of houses which do not detract from the character of the area.

- 7.14 The area to the south of Market Place contains the Church and churchyard and a scatter of eighteenth century buildings, with Georgian details. This area escaped the rem ode ling of the village, and these houses are possibly evidence of an earlier rebuilding begun in the eighteenth century.



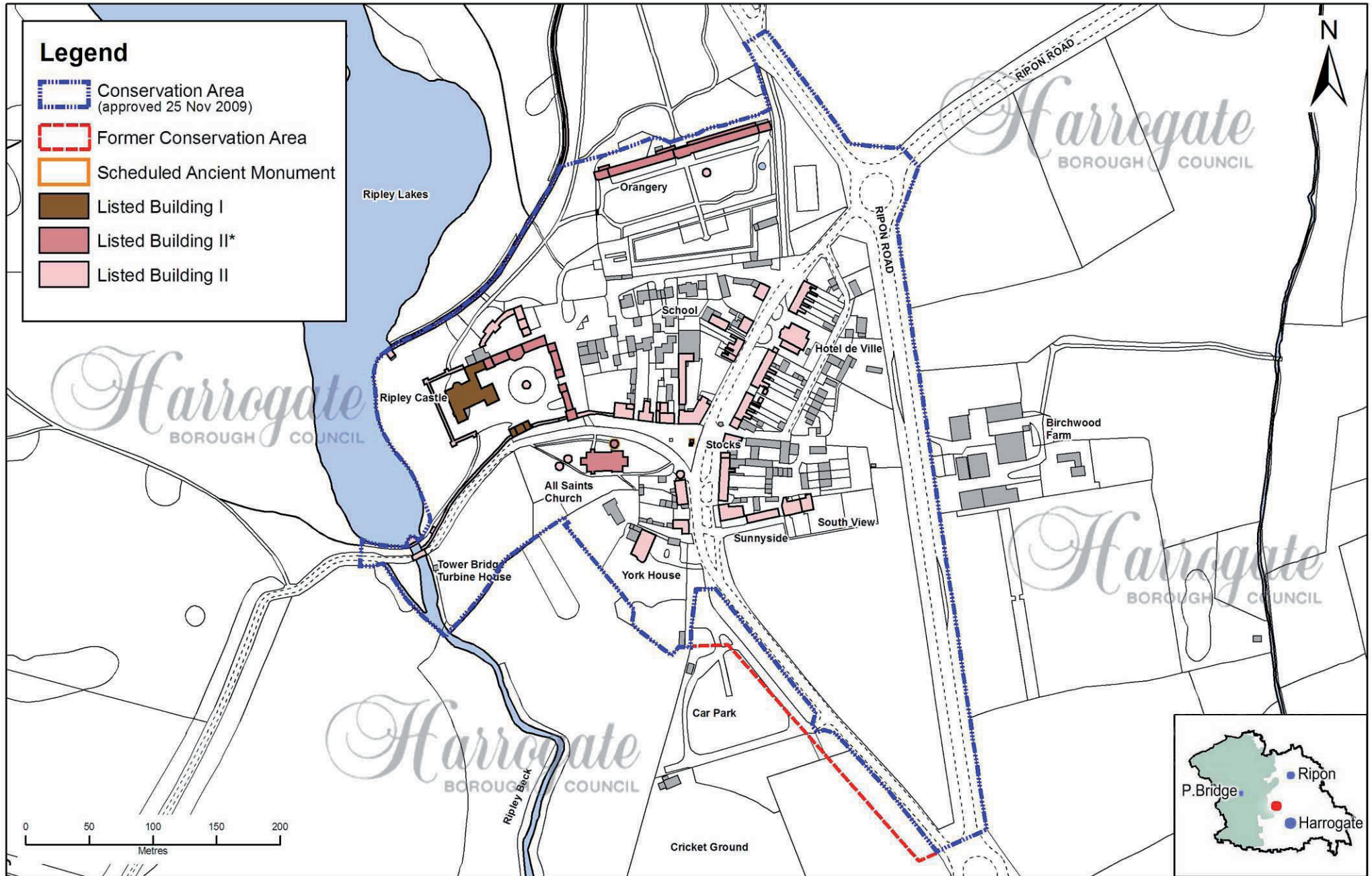
Oak Cottage

Map 1: Historical development of Ripley



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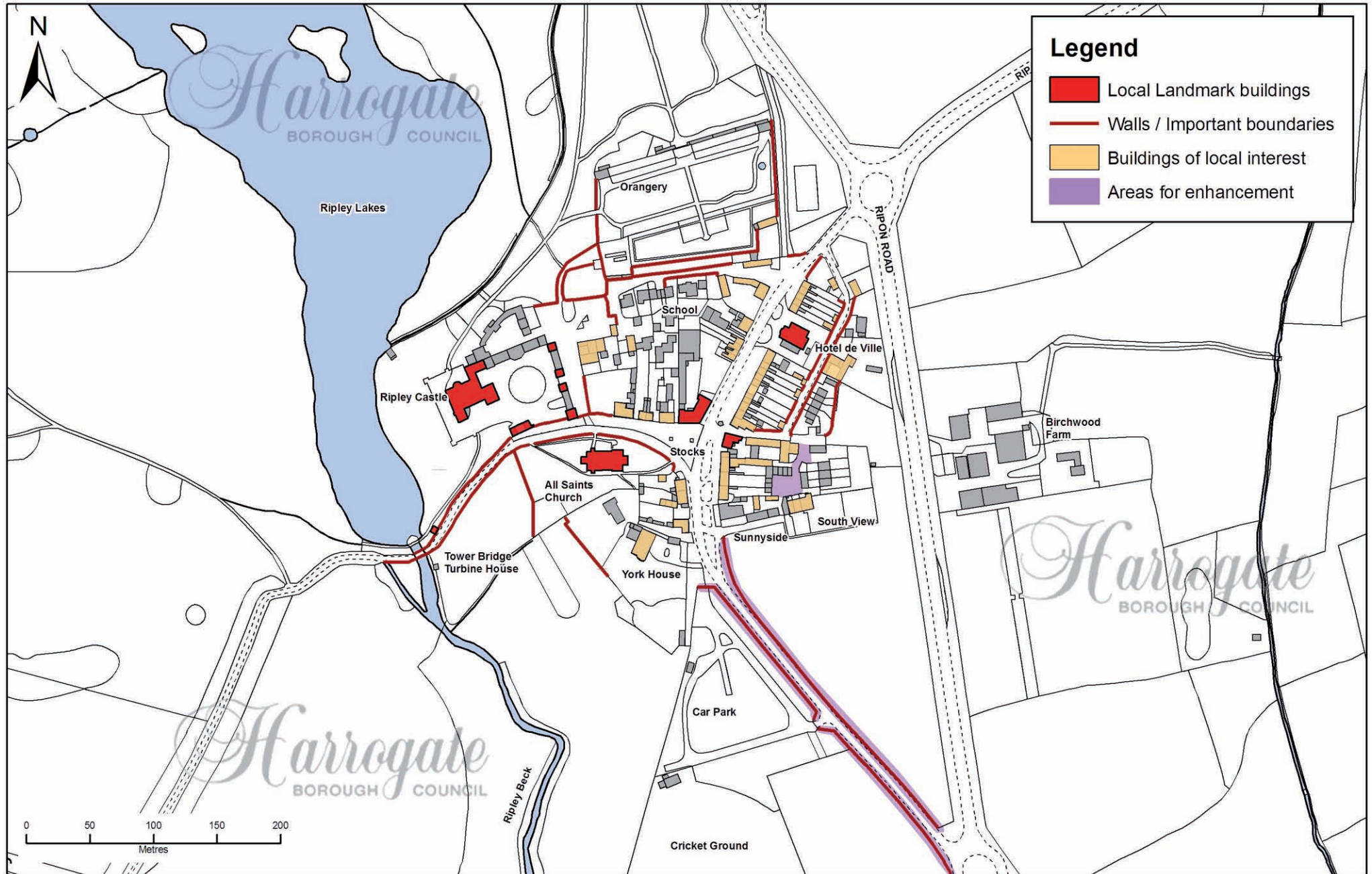
Map 2: Ripley Conservation Area boundary



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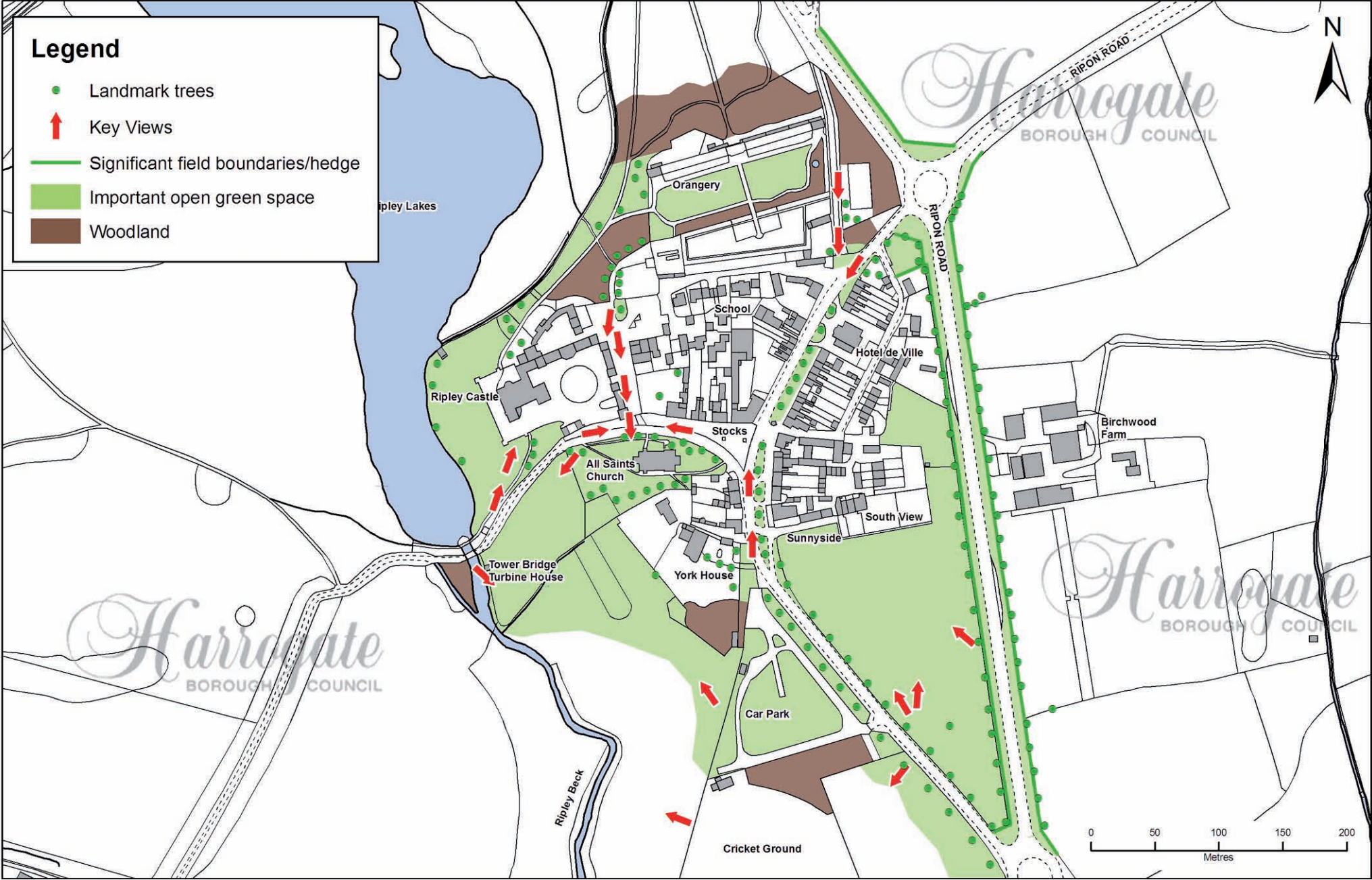


### Map 3: Analysis & concepts



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Map 4: Landscape analysis



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# Appendix A

## 1. Management strategy

The purpose of the Conservation Area Appraisal and Management Strategy is to provide a clear and structured approach to development and alterations which impact on the Ripley Conservation Area. The special qualities, which “it is desirable to preserve or enhance”, have been identified in the Appraisal.

Although Ripley is an attractive village, it does not follow that all buildings and spaces within the Conservation Area necessarily contribute to that attractiveness. Ultimately the aim is to

- (a) explore whether there are any buildings or areas which are at odds with or spoil the character of the Conservation Area and
- (b) to consider how the special character or distinctiveness, as defined in earlier sections of this document, might be best preserved or enhanced.

Clearly some of the ideas or suggestions will relate to buildings or land in private ownership. It is important to note that individual owners and/or the local community will not be under any obligation to make the changes or improvements suggested. However, they may be encouraged to think about suggestions made and, once the Appraisal has been adopted, the findings and recommendations will be considered by the Borough Council in response to any applications for planning permission, listed building consent, conservation area consent or requests for grant aid.

## 2 Monitoring & review

The Borough Council is required to review its conservation areas on a regular basis, this may involve the designation of new conservation areas, the de-designation of areas that have lost their special character, or the extension of existing conservation areas. The special character of Ripley has been re-evaluated as part of the process of preparing the character appraisal and this contributes to the overall review.

Part of the review process involves the maintenance of a comprehensive and up to date photographic record to establish a visual survey of buildings of local interest in the Conservation Area. This record was compiled with involvement of the community at the public consultation event.

## 3 Maintaining quality

To maintain the recognisable quality of the Ripley Conservation Area and to ensure the highest quality of design, the Council will:

- From time to time review the character appraisal and management strategy, which will act as a basis for development control decisions and the preparation of design briefs;
- Require all applications to include appropriate written information and legible, accurate and up to date, fully annotated scale drawings;
- Keep under review a list of buildings of local interest, that positively contribute to the character and appearance of the Conservation Area;
- Where appropriate, prepare supplementary planning documents including design guidance and development briefs;
- Expect the historic elements which are an essential part of the special architectural character of the Conservation Area to be preserved, repaired and reinstated where appropriate.

## 4 Conservation Area boundary review

As part of the process of producing the Appraisal, the existing Conservation Area boundary was reviewed. The public consultation event identified adjoining areas as being of positive interest in ways which directly relate to the special character of the existing Conservation Area. The future inclusion of these areas will be determined on the basis of whether they have special architectural or historic interest the character or appearance of which it is desirable to preserve and enhance.

It was suggested by residents at the workshop that the boundary be extended as follows:

- At the south end of the village, to include the car park, the cricket ground, and the adjoining fields and avenue of trees south to the River Nidd bridge;
- At the north end, to include part of the woodland north of the walled garden.

Respondents to the consultation on the draft Conservation Area Appraisal made the following suggestions in regard to the boundary:

- At the south end of the village, to include the car park, the cricket ground, and the adjoining fields and avenue of trees south to the River Nidd bridge. The field to the south of the cricket ground, Chapel Flatts, is known to have been a burial site associated with the earlier church at Ripley. Excavations by Yorkshire Water in 1991 disturbed 128 medieval burials;
- In connection with the above point it was brought to officers' attention that the southern boundary, which runs through the village car park and the field to the southeast is not readable on the ground and that this issue should be resolved.
- At the north end of the village, extend the Conservation Area boundary to include the area to the north of the walled garden. This triangular area is bounded by the ha-ha to the northwest and the park wall to the northeast. Residents felt that this designed landscape was of architectural interest.
- The existing boundary is appropriate. Do not include Chapel Flatts in the Conservation Area, as its is of archaeological value, not architectural or historic value.

Some of the boundary amendments suggested at the workshop were reiterated during the consultation on the draft boundary. Conflicting views were received about the potential inclusion of the field known as Chapel Flatts. All of the boundary comments received focused on either the northern end of the Conservation Area boundary or the southern end. Alterations to these parts of the boundary and the justification for altering or maintaining the Conservation Area boundary as is are set out below:

Northern boundary: The area proposed for inclusion by residents is part of the Grade II Listed Historic Park and Garden at Ripley Castle. In addition the temple and the ha ha wall are both Grade II Listed Buildings. It is felt that the site is adequately protected by the existing designations and it would be unnecessary for the designations to overlap further as proposed. From within the Conservation Area it is felt that the walled garden and orangery form a visual stop to the Conservation Area, and as such it is felt that the boundary covers a logical extent, and minimises the overlap between the Conservation Area and Historic Park designations. It is felt

that the Conservation Area covers all of the built form of special interest within the village, and the Historic Park and Garden Designation adequately covers the special interest of Ripley Park. The existing overlap and the way the current designations adjoin each other will be addressed as part of the national Heritage Protection Review which will unite the existing listings of buildings, parks and gardens and Conservation Areas on a single Historic Environment Register (HER).

Southern Boundary: This substantial area includes the cricket ground, car park, the field called Chapel Flatts and the avenues of trees along the southern side of Main Street and along the A61.

The car park and cricket ground are attractive open spaces, but are of no special architectural or historical interest and as such it would be inappropriate to include them within the Conservation Area.

While Chapel Flatts is certainly an archaeologically sensitive site, its interest does not readily manifest itself at or above ground level in the form of buildings, ruins, earthworks or standing remains. The heritage assets on this site are underground and would not be adequately protected by Conservation Area designation, which is concerned primarily with the visual character and appearance of the built environment. Including Chapel Flatts within the Conservation Area would not afford the subterranean remains on this site any greater protection. Therefore it would be inappropriate to include Chapel Flatts within the Conservation Area.

The avenues of trees to the southeast of the village along the A61 are attractive and of landscape value. However, they are somewhat remote from the built up area of the village, making the inclusion of the trees as far as Killinghall Bridge in the Conservation Area tenuous. It is suggested that a Tree Preservation Order would be more appropriate as this could be used as a means of protecting the trees as a group and give a stronger degree of protection than Conservation Area designation.

It is agreed that the existing Conservation Area boundary south of Main Street at the southern end of the village is ill-defined. It includes the perimeter trees and some of the land at the cricket field and the agricultural field to the south, but is not readily readable on the ground as it does not follow physical features in the most part. Given that the cricket ground and field are of no special architectural or historical interest the most rational

way of resolving this inconsistent part of the boundary is to amend the Conservation Area boundary so that it follows the boundary wall to the south of Main Street. Conservation and Design officers will propose that the trees excluded from the Conservation Area as a result of this boundary amendment are put forward for protection by a Tree Preservation Order (TPO), which would afford them a greater degree of protection than Conservation Area designation. This boundary amendment does not remove any buildings or structures of interest from the Conservation Area.

## 5 The management of change

The special character and appearance of Ripley Conservation Area is vulnerable to erosion and significant harm through often well-intentioned, but misguided alterations and inappropriate change.

Whilst there is scope for enhancement, there are no sites in the Conservation Area that could be considered to have a wholly negative impact on the character of the Conservation Area.

## 6 Opportunities for enhancement

Ripley is an attractive village, and most of the buildings are in good condition. There are, however, a number of opportunities for the enhancement of some areas as follows:

- Retain, where possible, grassed areas in their unkerbed state, thus retaining the rural informality of these parts of the village;
- Reinstate windows to their former pattern and detail where original details have been lost or replaced by modern factory made details;
- Repair the iron railings alongside the road at the south end of the village;
- Resurface the former farm-yard area at the rear of South View;
- Reduce the amount of signage on and around business premises in the village and ensure a



consistent approach is use to the colours and lettering of signage;

- Trees which make a particular contribution to the conservation area should be protected by Tree Preservation Orders (trees in conservation areas have a degree of protection). Trees should be proactively managed in order to maintain the character and appearance of Ripley;
- Introduce a sensitively designed traffic management scheme to eliminate the use of the Main Street as a short cut by vehicles.



### Existing Buildings

Ripley has a very strongly defined and distinctive architectural character, which has been relatively unaltered by later alterations. Over the past 30 years, public awareness and expectation of the planning system to protect the 'familiar and cherished scene' has increased substantially. Additionally, there now exists a greater understanding of the impact which incremental change can have upon the distinctive character of historic areas. Options to safeguard and enhance the architectural character of Ripley could include some or all of the following:

### Design Guidance

Additional design guidance, which is more specific to Ripley, could be considered for future alterations to direct change towards materials and design detailing which complements the defined local architectural character. This would be in the form of non-statutory planning guidance. If adopted, this guidance would act as a yardstick against which proposals could be assessed and could assist both existing and future residents in understanding what is desirable. Such guidance would complement the Ripley Village Design Statement (2004)

### Article 4 Directions

Although most buildings fronting Main Street and Market Place are listed buildings, where additional planning controls over alterations are already in

place, there may be scope for extra controls to unlisted buildings through an Article 4 Direction, which removes permitted development rights.

These are legal rights to alter dwellings without the need for planning permission within strict limitations. Article 4 Directions can be designed to be specific to particular types of development relating, for example, only to roof covering or front elevations. It cannot place an embargo on change but rather brings certain types of development within the scope of planning control.

Article 4 Directions are made by the Borough Council and, in some cases, would need confirmation by the Secretary of State. Article 4 Directions could be introduced throughout the Conservation Area or just to individual buildings whose special interest is considered to be at risk from incremental change.

#### **Reinstatement of architectural detail**

A small number of buildings have been altered, which has changed their architectural form in a way which conflicts with the distinctive character of Ripley. In such cases, measures to reinstate original pattern details should be undertaken. Where listed buildings are involved, such reinstatement could qualify for grant aid from Harrogate Borough Council.



#### **The Erosion of quality and loss of architectural detail**

The character and appearance of buildings in the Conservation Area is harmed by the removal or loss of original architectural features, notably doors and windows and the use of inappropriate materials. Insensitive re-pointing will harm the long-term durability of stone work.

In all cases, the Borough Council will expect original historic features and detailing to be retained, preserved and refurbished in the appropriate manner, and only replaced where it can be demonstrated that it is beyond repair.

### **Roof alterations & extensions**

Rooflines and ornate chimney stacks are particularly important elements in the Ripley Conservation Area. Fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers, or inappropriate roof windows can all harm the character of the historic roofscape and will not be acceptable.

### **Gardens & boundary treatments**

Rear gardens make an important contribution to the appearance and character of the area. The Borough Council will resist the loss of soft landscaping and original boundary walls and hedges. For example, the construction of new openings and the consequent breaking up of the continuous stone walls flanking Orchard Lane and Back Lane would be detrimental to the character and appearance of the Conservation Area.

### **Telecommunications equipment, satellite dishes & alarm boxes**

Minor additions to buildings such as burglar alarms and satellite dishes need to be carefully sited as they can spoil the appearance of historic buildings. Care should be taken to avoid damaging historic details when fixing cables or equipment. The Borough Council can provide guidance on the installation of telecommunication equipment including satellite dishes.

### **Floorscape**

It is unlikely that, in past times, street surfaces in Ripley were formalised with setts, paving or cobbles and it is considered that modern tarmac is a natural successor to the rammed earth and stone that would have preceded it. The edges along the inner edges of the grass verges are often informal and definition of grass verges with modern kerbs should not be encouraged. Where pre-cast concrete kerbs have been used, these should be replaced with more traditional stone kerbings in the interests of the visual amenity of the Conservation Area.

The cobbled area extending from Market Place to the Castle gatehouse provides an important element in the setting of the Castle, the Church and other listed buildings and needs to be maintained.

The courtyard fronting the Castle off Chantry Court is paved in bit-mac with gravelled aprons each side, and this treatment could usefully be considered for the former farmyard area at the rear of South View off Orchard Lane on the east side of the village.

### Important trees

The existing avenues of mature trees along the village street and the by pass are important features that add greatly to the charm and character of the Conservation Area. In accordance with the Council's Landscape Design Guide, the existing pattern of hedgerows, hedgerow trees, trees and shrubs should be preserved and repaired through managed planting and maintenance. In considering both of these areas, guidance should be geared towards tree/shrub planting and management methods that improve wildlife habitats.

### Outdoor advertisements & street furniture

The design and appearance of street furniture and advertisements in the village adds to street clutter and needs improvement in order to visually enhance the character and appearance of the area. There is an ongoing proliferation of signage associated with various commercial uses in the village which is having an adverse impact on the Conservation Area.

### New development

A key consideration is the impact that future development proposals (whether in the form of new buildings or through the extension of existing buildings) might have on the distinctive form and character of the Conservation Area.

The Conservation Area Character Appraisal will provide guidance on the locally distinctive building features and details which reinforce the particular "sense of place" that characterises Ripley.

This will assist in the formulation of proposals for small scale extensions and development.

New buildings will only be permitted where they respect, rather than compete with, the historic skyline, respect landform and landscape

pattern and are accompanied by a comprehensive landscape scheme integral to the design. New development must be of a suitable quality of design and execution and should relate to its context and respect the established values identified in the Appraisal. The Council will encourage new development that complements the established grain or settlement pattern, whilst representing the time in which it is built and the culture it accommodates. New development should respect and not impact on the existing spaces between buildings.

A further key consideration for new development is the appropriateness of the overall mass or volume of the building and its scale. A new building should be in harmony with, or complementary to, its neighbours. It is important that the materials generally match or complement those that are historically dominant in the area.

Within the above criteria, new development should aim to achieve a creative design solution, whether contemporary or traditional in style. There are exceptions and these may include new development forming part of, or adjoining, an important architectural set piece of recognised quality, or where a high quality contemporary building would clearly be appropriate.

### Neutral buildings & spaces

Neutral elements or buildings may have no special historic or architectural quality in their own right, but nonetheless provide a setting for listed buildings and unlisted building of special character or interest. This backcloth is important and needs careful management as a setting for the special elements.

### Employment & commercial activity

Ripley is well provided with a variety of shops and attractions in the Main Street and the Castle Yard. It is important to retain employment use in the village, in order to retain its character as a working village rather than a dormitory village. This will ensure the Conservation Area has a vibrant feel during the daytime. Commercial activity will also provide a focus for the community.

## Checklist to manage change

In managing change in the Conservation Area, regard should be paid to the following:

- Development should not impinge on the form and character of Ripley.
- Buildings should be constructed of materials which match or complement local traditional materials.
- Design should reflect the distinctive local architectural style both in terms of overall form and detailed design as appropriate to the context.
- In general new buildings should follow the established building line, with frontage properties abutting the pavement edge.
- New development should not adversely impact on the historic skyline, respecting important features such as the Church tower and the Castle.
- The repair and reuse of older buildings should be encouraged in the first instance rather than redevelopment.
- Maintain the softness of roadside verges by avoiding the introduction of kerbs where none existed historically.
- Positive management of the avenues of mature trees.
- Retain important gaps between buildings to ensure glimpses of trees and views are maintained.
- Minimise clutter of signage and street furniture.
- Repair and retention of stone boundary walling and iron railings.



# Appendix B

## Public Consultation

The Borough Council's Statement of Community Involvement (SCI) sets out the requirements for public consultation. To meet these requirements, and to inform a review of the Conservation Area, a public consultation event was held on Wednesday 7th May 2008. This consultation took the format of a public meeting and included a walkabout and a workshop session. Prior to the event residents were notified via a leaflet. In addition, a press release appeared in the local newspaper informing residents and consultees that a review of the Conservation Area was taking place and that a workshop had been arranged.

The format of the workshop included a short presentation on why the Conservation Area is being reviewed, the purpose of the Appraisal and management plans and a brief resumé on the changes that have happened since the original designation.

The main activity was a walkabout, which involved dividing into groups walking around part of the Conservation Area. The groups were encouraged to make notes and take photographs to identify what makes Ripley special to them. On returning to the village hall, the workshop session enabled the groups to share the information gathered on the walkabout by annotating large maps of the village with text, symbols and photographs. The maps then facilitated a feedback session, mainly focusing on identifying potential areas within the Conservation Area in need of enhancement.

The outcome of the consultation event and the information gathered directly contributed to producing this Appraisal. Key issues raised at the event included:

- the preservation of important views;
- identifying buildings of local interest;
- suggestions for changes to the extent of the Conservation Area;
- the retention of important boundary walls;
- the retention and management of trees.

Every effort was made to take into account, and give due consideration to, the views of the local residents (and to represent those views in this Appraisal document). Consultation on the draft Appraisal took place from 20th April 2009 for six weeks. Consultees included local residents, the parish council, English Heritage and Natural England. Local involvement was an essential aspect of the consultation process and local residents were encouraged to comment on the draft document. When all comments had been received, appropriate revisions were made before the Conservation Area Appraisal was approved by the Cabinet Member for Planning and Transport on 25 November 2009.

# Appendix C

## Listed Buildings within Ripley Conservation Area

All are listed Grade II except where notated (I) = Grade I, or (\*) = Grade II\*

Hollybank Lane	Tower Bridge; Tower and flanking walls
Main Street	Vale Lodge; School House; Ripley School; 1-4 Estate Cottages; Engineering workshops and stores;  Star House and Star Cottage; Drinking Fountain and statue; Dacre House, Oak House and Oak Cottage; Glebe House; York House; 1-5 South View; 1, 2 Sunnyside; Horngarth; Village Shop, Wood Close and Wath House; Birchwood Farmhouse; 6-10; Outbuilding to rear of 6; Outbuilding to rear of 5; 1-5;  Town Hall and Post Office; 1-5 Town Hall Cottages; Telephone kiosk
Market Place	Castle Close and wall; Church view and Garden Cottage; Chantry House; Market Cross ( <i>also a SAM</i> ); Stocks ( <i>also a SAM</i> );  Church of All Saints(*); Weeping Cross(*)( <i>also a SAM</i> ); Gravestone; Table tombs
Ripley Park	Ripley Castle (I); Sundial in courtyard; Stables, coach houses and service buildings(*); Gatehouse (I); Dairy range; Brewhouse and laundry block; Terrace walls; Tower and flanking walls; Weir, stone basin and foot-bridge at lake outlet; Boat house; Ha-ha wall; Gates and piers; Curbing to raised flower bed; Orangery, bothies, glasshouse and pavilions(*); Temple; Weir and bridge between Ripley Lakes; Deer shed; Cross base and shaft

## Registered Parks or Gardens in Ripley Conservation Area

Ripley Castle

## Scheduled Ancient Monuments (SAM) in Ripley Conservation Area

Market Cross & Stocks (*also listed Grade II*) Grid Ref 2839 6052

Churchyard Cross (*also listed Grade II\**) Grid Ref 2833 6051

# Appendix D

## Further Reading

Butlin R.A.( ed) (2004) Historical Atlas of North Yorkshire

Darley, Gillian (1975) Villages of Vision

Department of the Environment (1994) Planning Policy Guidance Note 15: Planning and the Historic Environment.

English Heritage (1989) Register of Parks and Gardens of Special Historic interest.

Low, J (1984) William Belwood, Architect and Surveyor in Yorkshire Archaeological Journal Vol 56 pp148-151

Muir, Richard (2007) Be your own Landscape Detective.

Pevsner, N (1967) Buildings of England, Yorkshire: West Riding.

Ripley VDS Working Group, Ripley Village Design Statement (2004)