

Ravensthorpe Village Design Statement

Adopted February 2017



SUMMARY

The Ravensthorpe Village Design Statement (VDS) was originally prepared in 1998 and adopted on 13 January 1999 as Supplementary Planning Guidance to work in conjunction with the Daventry District Council Local Plan. It has proved to be a useful resource and has contributed to a number of planning decisions.

During 2014, Ravensthorpe Parish Council agreed that it would be appropriate to update the VDS to take account of changes in the village and in planning policies.

This has provided an opportunity to revise the layout of the document to make it easier to use and reference. Following consultation within the village the text has been revised and reworded where appropriate to improve clarity or to reflect changes since 1999.

The aim of the VDS is to raise awareness of design within Ravensthorpe and to produce a set of guidelines that will influence the form of future development and help to preserve the character of the village.

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INTRODUCTION

The Village Design Statement (VDS) describes Ravensthorpe as it is today and highlights the qualities valued by its residents. This updated document has been produced by a group of villagers in consultation with all households in Ravensthorpe, so that local knowledge, views and ideas may contribute to improving the quality of our environment. In a village survey conducted in 2014, over half the households responded and more than 95% of respondents supported the preparation of an updated VDS for Ravensthorpe. An open meeting was held in May 2015 to present the draft VDS and seek comments. This was followed by a guided walk around the village to discuss the valued views and open spaces. During the revision process drafts of the document were published on the Ravensthorpe Village Website seeking comments and suggestions which have influenced the final document.

This VDS is aimed at ensuring that our local distinctiveness and character is taken into consideration when local planning decisions are being taken.

In this document, the term "Ravensthorpe" refers to the village of Ravensthorpe itself and the landscape surrounding it within the boundaries delineated on the map in **Appendix 1**. In general these follow the parish boundary but exclude the separate settlement of Coton.

This document has been adopted as a Supplementary Planning Document by Daventry District Council. It will be a material consideration when considering any planning application in or near the parish and provides guidelines for future changes.

Who should use this guide?

- **Property owners planning extensions and changes**
- **Developers and Builders**
- **Ravensthorpe Parish Council**
- **Daventry District Council**
- **Highways authorities**
- **Utilities companies**



Fig 1 St Denys Church



Fig 2 The Chequers Public House



Fig 3 Thatched Post Office & Village Shop

1 VILLAGE CONTEXT

Ravensthorpe is a rural village situated in northwest Northamptonshire, approximately midway between Northampton and Rugby, eight miles northeast of Daventry, and eleven miles southeast of Market Harborough.

1.1 Historical Notes

There is an entry for 'Ravenstorp' in the Domesday Book of 1086 which describes a population of 3 freemen, 4 villagers and 8 smallholders. The present Church dates from 1290. The Font Bowl is older and may be from an earlier Church on the site.

Ravensthorpe retained the open field system until relatively late but enclosure in 1795 led to major

changes in the landscape. In 1890 Ravensthorpe Reservoir was constructed in the valley to the northeast of the village.

The second half of the twentieth century saw a fundamental change in Ravensthorpe's economy which until then had been predominantly agricultural and many changes to its building stock and local services, including the closure and demolition of the village school and the former Baptist Chapel.

1.2 Population

From a peak of 620 in 1821 the village population had fallen to 315 by 1961. In 2015 Ravensthorpe has around 250 households and a population of approximately 660. At the 2011 census 19% were under 18 and 21% over 65.

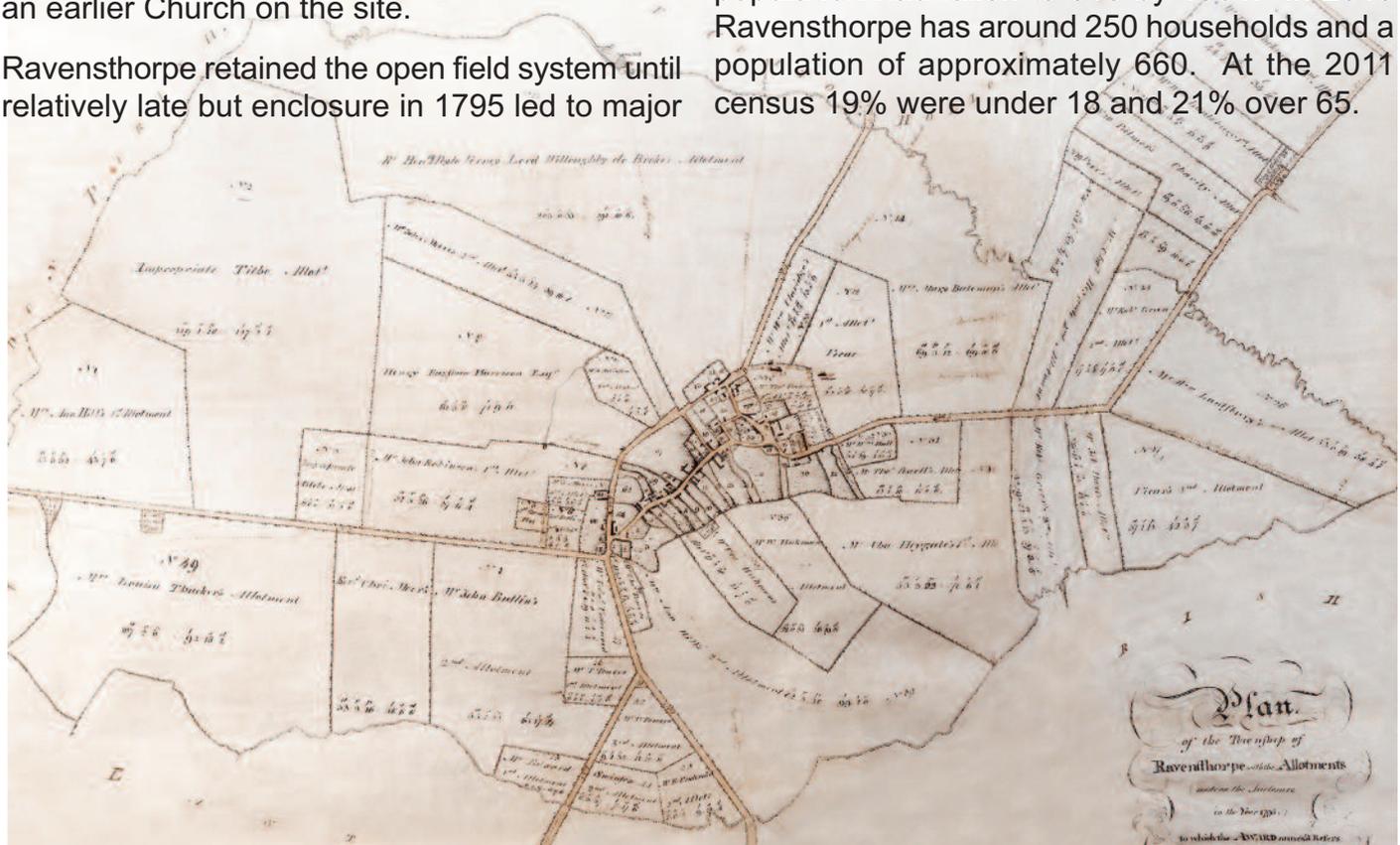


Fig 4 Enclosure map 1795

2 LANDSCAPE SETTING

Ravensthorpe is situated in a Special Landscape Area on the fringe of the Guilsborough Ironstone Uplands, characterised by sweeping open views of wide valleys and distant hilltop settlements. Ravensthorpe is classified as a 'Restricted Infill Village' in the saved Local Plan.



Fig 5 Open country North from Guilsborough Road

The village occupies a ridge, which is demarcated by the valleys of the Washbrook to the south and Coton Brook to the north. These meet one mile east of the village and form much of the parish boundary. This provides a well-drained site on an outcrop of Northamptonshire Sand close to the spring line above underlying Upper Lias clay.

To the northwest, parts of the outcrop are overlain by glacial deposits including sands, gravels and clays. The local geology is reflected in the older building fabric of warm-hued brown sandstone and cob (mud).

2.1 Views and Approaches

The hilltop tower of St Denys church is prominent in many views toward Ravensthorpe although numerous trees screen much of the village.

From the village there are attractive views out over a mix of arable farming and pasture, largely devoid of visually intrusive man-made structures. These, together with some valued views within the village, are numbered 1 to 9 in blue on the map in Appendix 3

The sense of proximity to the countryside is a highly valued attribute of the village and contributes to its rural character.

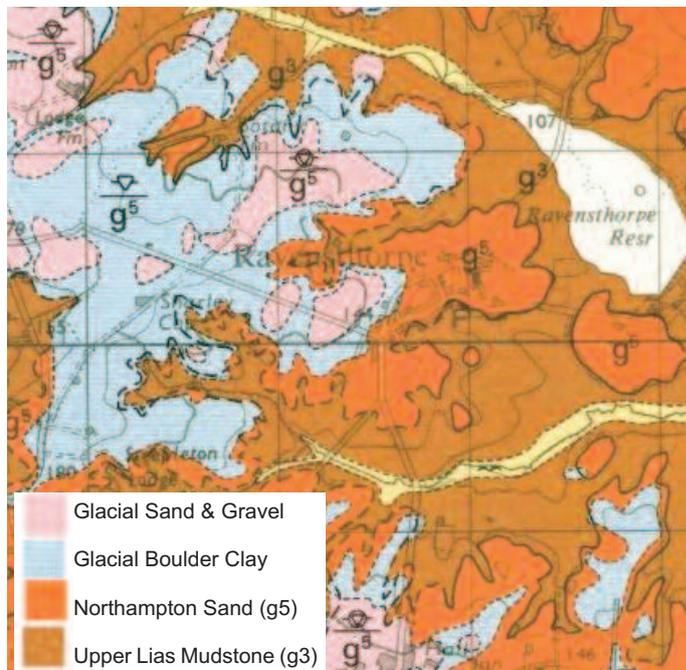


Fig 6 Geology around Ravensthorpe

Around the village there are a few small collections of barns and byres of the local orange-red brick under tile or slate roofs. Although no longer in active use their size, design and texture provide pleasing reference points within the landscape.

To the north east of the village Ravensthorpe Reservoir is a prominent feature of the local landscape. The road to Guilsborough crosses the reservoir on a hedged causeway and provides access to the reservoir nature reserve and the hamlet of Coton.

The copses around the reservoir and the many trees in the hedges give the landscape a wooded appearance. Much of this dates from the 1795 Enclosure of the formerly open fields.

The Enclosure hedges are important features of the local landscape . In the past these were kept thick and stout by traditional laying methods.



Fig 7 Church tower from NE



Fig 8 View of Ravensthorpe across reservoir and Top Ardles Wood

The approach roads to the village have had avenues of trees for most of the last two centuries: Dutch Elm disease has destroyed many trees on the approach from Guilsborough but intact avenues remain on the West and East Haddon roads.

Top Ardles Wood, a public area planted by villagers and the Woodland Trust to mark the millennium, connects the northeast corner of the village to the reservoir basin, with diverse native tree species and views from the village to the reservoir through wide "rides".



Fig 9 West Haddon Road with avenue of trees



Fig 10 Ravensthorpe from the Reservoir



Fig 11 Ravensthorpe from SE

LANDSCAPE GUIDELINES

- L1 Any development on the approach roads should avoid damaging the visual integrity of the avenues of mature hedgerow trees. Replacement of damaged or diseased trees should be encouraged**
- L2 Listed important views within the village, and into the countryside should be protected**
- L3 Where new agricultural buildings are necessary in open countryside they should be located and designed to minimise their visual impact**
- L4 Proposals involving large intrusive structures such as wind turbines and solar panel arrays should demonstrate overwhelming benefits to the community to balance the loss of social and environmental amenity**

3 SETTLEMENT PATTERNS

The aerial views and map of Ravensthorpe show the contrasting patterns of development and reflect the different periods of building.

Early development was concentrated around the church and along the High Street which forms part of the east/west route from Long Buckby to Brixworth. The northern boundary of the village was formed by a lane called Backside (now Guilsborough Road) which enclosed open fields in the centre of the village. The village was almost entirely agricultural with most buildings being farmhouses, associated cottages and agricultural buildings. Older buildings are generally sited either directly onto the street or set back slightly, with a boundary wall between house and pavement. Access is frequently to the side and behind, with outbuildings along the edge of plots and in some cases the buildings are set end on to the street.



Fig 12 Cottages at junction of Church Hill & Coton Road

to match local styles and much of the newer housing has been laid out as cul-de-sacs on former fields, allotments and orchards.

3.1 Characterisation

The village can be viewed as two distinct areas:

(i) the more densely settled older parts of the village comprising the **High Street, Church Hill**, parts of the **Guilsborough Road, Teeton Road** and **The Hollow**.

(ii) other areas of the village - most of **Guilsborough Road, West Haddon Road, East Haddon Road, Scott Close, Little Lane, Bettycroft Close, Church Gardens, The Orchards** and **Dairy Field and Court**. (See map page).

The border of the village to the northeast is marked by rows of traditional cottages along the **Coton Road** and in **The Hollow** with the group of what were originally council houses in **Bettycroft Close**. This area is linked to the **Teeton Road, Churchyard** and the **Playing Field** by a well-used public footpath, running from **Bettycroft Close**, via **The Hollow**, the **Allotments** and **Church Gardens**.

Guilsborough Road, originally had open land on either side but is now developed along much of its length. The preservation of many of the hedgerow trees, a narrow open space bounded by hedges, known locally as 'Cuffy's Pit', and views to the north over open country, help to retain much of its original rural character.

There is a concentration of older buildings around



Fig 13 High Street buildings abutting the road

The twentieth century saw the extension of the compact settlement layout and the demolition of a number of the older buildings such as the school. Their replacement and associated infill of open spaces was mainly with detached one and two storey buildings. There was little attempt



Fig 14 Trees and hedges on Guilsborough Road



Fig 15 Aerial view showing distinction between older and newer parts of Ravensthorpe

the junction at the north end of **Church Hill**, including Manor Farm and the Old Vicarage, with a robinia tree in the garden which is reputed to be 300 years old.

The Church, with its raised churchyard and stone retaining wall dominates the central part of **Church Hill**. The development of **Church Gardens**, which leads off **Church Hill** to the east, replaced the school and a number of cottages.



Fig 16 Village Green

commemorating the Jubilees of Queen Victoria and King George V.

Teeton Road leading east from the village green has buildings of mixed ages and layouts with cob and stone wall boundaries on both sides. The



Fig 17 Church Gardens



Fig 18 Teeton Road

The **Village Green** forms a corridor between the church and the southern boundary of the village enhanced by the tree and shrub-filled gardens on the south side of the **Teeton Road** and by the walled garden to the east. There are beech trees

War Memorial Playing Field on its north side forms the village boundary.



Fig 19 Victorian water treatment works

Outside the village the water treatment works are a fine example of the quality of late Victorian civil engineering.

The **High Street** provides an unfolding view of buildings along both sides, many of them accessed directly from the pavement. These include the thatched Post Office and important stone buildings leading round to Chequers Lane and the Chequers Inn. They face the Garage, the car sales forecourt and the recently renovated Village Hall with views towards the Green and the walled garden beyond.

Little Lane provides a pedestrian link from the **High Street** to **Guilborough Road**. Further to the west, the **High Street** continues beyond **Scott Close** (a cul de sac of mostly single storey houses with prominent dormer extensions) to a narrow section bounded on both sides by older buildings of various ages and layouts, some with cob walls. Where older buildings have been demolished their replacements are generally set back from the street with a lessening in the historical sense of enclosure. Properties on the south side of the **High Street** still retain long,



Fig 21 Home Farm at junction of High Street and Guilborough Road



Fig 20 Scott Close

narrow plots, which run down to the brook.

The west end of the High Street and the junction with the **East Haddon Road** is marked by the listed buildings of Home Farm and Halls Farm. The new development of twelve affordable homes in **Dairy Field** and **Dairy Court** forms the western boundary of the settlement together with the mid 20th century housing along the **East and West Haddon Roads**.

The small engineering works on the edge of the village is a good example of a modern industrial building designed and sited to be unobtrusive.

In conclusion, the growth of the settlement around former farm houses and cottages has resulted in informal groupings of older buildings where the various sizes, styles and materials are juxtaposed almost randomly, leading to a relaxed and informal arrangement offering pleasing variation in views where more uniform newer development does not dominate.



Fig 22 Organic development in High Street

SETTLEMENT GUIDELINES

- S1 Ravensthorpe's settlement patterns vary greatly between old and new areas of the village and development should be sympathetic to its location within the village
- S2 The sense of countryside proximity arising from many viewpoints through gaps in the developed road frontage and undeveloped areas at the village boundaries is highly valued. This amenity value should be taken into account and adverse impacts mitigated
- S3 Well established building lines on either side of frontages should be reflected in any infill development to harmonise with the surroundings
- S4 Development in older parts of the village should respect the tradition of building close to the street, either through the position of the house, or by means of construction of a suitable boundary wall
- S5 Development should be encouraged to include a sense of enclosure rather than open-plan front gardens
- S6 In order to reduce the isolation of cul-de-sacs any new development of several properties that necessitates a new road should include a pedestrian access to other parts of the village in addition to and separate from the vehicle access
- S7 Where permission is granted for new housing on rising ground, extra care must be taken to ensure that the new building will not over-dominate its neighbours, or detract from village views
- S8 New development should not be allowed if it is too large in scale and massing for the plot

4 COMMUNITY AND COMMERCIAL FACILITIES

4.1 Amenities and Employment

Although a relatively small village Ravensthorpe is served with amenities including a public house, Post Office/general store and garage.

Businesses within the village include Torquemeters, an internationally renowned hi-tech engineering firm, a famous bespoke bootmaker, plant nursery, hydraulic services company, specialist car dealer and a number of other businesses. Most are unobtrusively located in former residential houses and farm buildings rather than modern purpose built units.

Farming remains important although there is now only one mixed farm located in the village.



*Fig 23 Well screened commercial development
Torquemeters factory*

The area around the village is managed by a number of other farms. A diagram of land use is shown in **Appendix 2**.

Ravensthorpe is a thriving community with a number of businesses providing varied employment opportunities within the village. Although the majority of residents now work elsewhere an increasing number work from home. A recent survey indicated the crucial importance of good internet access and this has led to the installation of superfast fibre-optic broadband links to all premises in 2015.

The renowned gardens at Coton Manor, fishing on Ravensthorpe reservoir and the Chequers Public House also bring visitors to the village.

The M1 motorway lies six miles to the west and the nearest railway stations are at Long Buckby, Northampton and Rugby. There is a very limited bus service. Although the village school closed in 1962 education is provided locally by the primary and comprehensive schools in Guilsborough and the primary school in East Haddon.

The recently refurbished Village Hall is in the centre of the village and is regularly used for various activities including the Women’s Institute, Keep Fit Classes(including Yoga and Pilates),



Fig 24 Village Hall

Indoor Bowls, Bee Keepers, Dog Training, Dance Classes and Community lunches and Coffee mornings.

The War Memorial Playing Field at the eastern edge of the village is managed by a group of volunteers and provides sports facilities including the Eric Hickman Pavilion and an adjacent play area.

Allotments, on land behind the churchyard and administered by the Parish Council, are fully subscribed and actively used.



Fig 25 Commercial use of old buildings

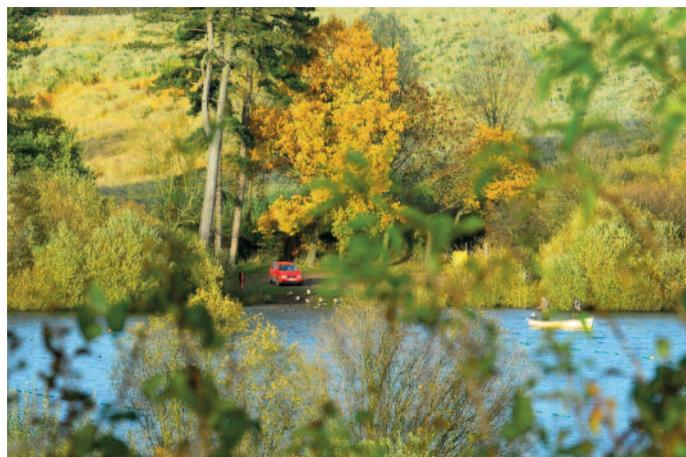


Fig 26 Anglers on reservoir

COMMUNITY & ECONOMY GUIDELINES

- C1** It is important to retain Ravensthorpe’s character as a working village offering a variety of employment
- C2** Businesses established in Ravensthorpe should be ‘good neighbours’ – not adversely affecting the community with unreasonable working hours, pollution of any kind, or generating unreasonable extra traffic volumes
- C3** Should new commercial development take place, the buildings should be of high quality, sympathetic with local building styles, of low visual impact and sites should be enhanced by the planting of native trees, hedgerows and shrubs
- C4** Older buildings may usefully and sympathetically be converted to appropriate Business or Light Industrial use where appropriate



Fig 27 Playing Field and Pavilion



Fig 28 Allotments

4.2 Important Open Spaces

The main public open spaces are shown on the Map (centrefold). These include the Playing Field, Village Green and other small grassed areas and verges fronting roads within the village. St. Denys Church is surrounded by a churchyard with prominent yew and cypress trees which leads through to the allotments.

A number of other open spaces (labelled F - N on the maps) make an important contribution to the village character or facilitate views out of the village. These include fields between the village and the reservoir (K,L,M), the field opposite Home Farm at the junction of the High Street and East Haddon Road (I), the hedged 'Pit' (J) and open fields (F,G,H) north of Guilsborough Road and the walled garden (N) on the east side of The Green.

In 1999 a Pocket Park was created in a former stone pit to form a nature reserve with managed bio-diversity to encourage interest in the management of the environment for all ages.



Fig 30 Pocket Park

Top Ardles Wood, between the village and the reservoir was planted to celebrate the millennium and is managed by the Woodland Trust. It provides an area for wildlife habitat, nature lovers and walkers who have access from the playing field. It has been laid out with open avenues which preserve views of the reservoir.



Fig 29 Top Ardles Wood and reservoir

Ravensthorpe reservoir is a major feature of the local landscape and provides opportunities for walkers, bird watchers and fishermen.

Most of these areas meet the criteria set by the Open Spaces Society for designation as Local Green Spaces.



Fig 31 Top Green

OPEN SPACE GUIDELINES

- O1** The open spaces and woodland, shown on the centrefold map and appendix 3 contribute to the sense of countryside proximity and should be retained for their visual and amenity value
- O2** The allotments were more extensive in the past and provision of additional areas should be considered
- O3** Disabled access to public open spaces should be improved

Ravensthorpe Village Design Statement

Buildings

- Listed buildings
- New since 1999
- Planning granted

Walls

- Listed cob
- Unlisted cob
- Other walls

Important Trees

- No TPO
- TPO
- TPO Groups

footpaths

- Public Open
- Valued Open
- woodland



Fig 32

n space
n Space



5 BUILDINGS

5.1 Types and styles

The Church of St. Denys is the oldest surviving building in Ravensthorpe. The Church tower is the tallest structure in the village and dominates the skyline. The church is the only structure in the village accorded Grade II* Listed Building status. There are 37 other Grade II listed structures including 11 sections of cob wall. (see map & appendix 5)



Fig 33 Ironstone buildings with varied alignment

The older properties have a wide variety of layouts and density, some with wide street frontages and others with a narrow gable end facing the street. Some houses are set back, behind a boundary wall but the majority abut the pavement.

In contrast, later-twentieth century housing is mostly set back in its plot with open gardens, hard standing and garages facing the street. More recent (post-twentieth century) housing has focused on 'executive' housing in isolated pockets, 'backland development' and the



Fig 35 Rendered cob cottage with rounded chimneys

development of semi-detached, 'affordable housing'.

There are groups of similar semi-detached houses originally built as council houses at each end of the village.

There are some fine architectural details, such as the ashlar stone chimney and parapet kneelers on the roof of Hall's Farmhouse, and the tall brick chimneys with rounded corners on The Cottage, Coton Road

5.2 Local materials

Ironstone, a local sandstone with a warm tone, has been used for most of Ravensthorpe's older, larger buildings. It has also been used for many cottage and boundary wall plinths. Brick became fashionable from the eighteenth and early nineteenth centuries as is demonstrated by the brick wing added at that time to the ironstone Old Vicarage. The local bricks are an orange-red and were used in simple patterns, using vitrified dark blue or black headers. These can be seen in many Ravensthorpe houses and walls.



Fig 34 Chequer brickwork

A number of cottages, barns and boundary walls in the village are constructed from cob. This was locally-dug clay-soil mixed together with other materials such as barley straw and then built up in horizontal layers, or 'lifts', on top of a stone or brick plinth. Examples can be found in a number of 17th and 18th century cottages on the High Street. Cob is long lasting, as long as it receives regular light maintenance. These buildings are mostly lime-rendered and many have been painted.

Many of the older buildings had roofs of longstraw thatch, with flush ridges and a steep pitch but almost all have been replaced with slates or tiles and the Village Shop is the only



Fig 36 Cottages showing varied materials and finishes

remaining thatched building in Ravensthorpe.

More recent housing is predominantly built of brick, with tiled roofs, many with concrete tiles and a low pitch.



Fig 37 20th century housing in Scott Close

In conclusion, the older buildings provide a lively and varied “palette” in terms of building shapes, materials, colours and design. Much recent development has been more uniform in layout, material and appearance.

5.3 Boundaries: Hedges Fences & Walls

The ancient cob boundary walls are an important feature of Ravensthorpe. Many would originally have been protected by thatch coping, but today are protected by stone, tiles or tin coping. Some of these have listed status. Other fine walls include the redbrick examples along the churchyard’s southern boundary, and at on the east side of the green (see map page).

Hedges, trees and shrubs form boundaries between gardens in all parts of the village. These provide an important haven for birds and other wildlife and contribute much to the character of the village.



Fig 38 Cob wall with capping on Teeton Road



Fig 39 Lime rendered cob cottage



Fig 40 Hedges and trees in The Hollow

BUILDING GUIDELINES

Layout

- B1 The village character is largely of organic development of single or small groups of buildings and development should be in sympathy with this, avoiding the creation of monotonous areas of similar buildings
- B2 Boundary walls are important features in Ravensthorpe and any development should retain existing walls or keep alterations to a minimum
- B3 The preservation of existing hedges and trees together with new planting utilising appropriate local/native species should be encouraged
- B4 Hedge heights near buildings, except for specific screening purposes, should be approximately 2 metres maximum in the interests of highway safety and good neighbourly relations
- B5 Where possible parking areas should be located to the side or rear of new development
- B6 Large areas of hard-standing should be discouraged particularly in front of buildings

Materials

- B7 The colour, texture and patterns of locally distinctive materials such as sandstone, cob and chequer-work brick should be a source of inspiration for new buildings
- B8 The use of traditional materials such as cob should be encouraged for use in buildings and walls where possible and appropriate
- B9 Development in older parts of the village should use materials sympathetic to its locality
- B10 Traditional local brickwork should be retained in its original state, characteristically unpainted. Lime based mortar should be used for any repointing
- B11 Cob walls should be protected by an earth and lime render and a lime wash

6 HIGHWAYS AND INFRASTRUCTURE

6.1 Roads and Streets

Ravensthorpe is bounded by two well used east west roads, the High Street and the Guilsborough Road. These join at the west end of the village and are linked in the centre by Church Hill.

The narrow and winding High Street is heavily used for journeys from the east of the county to



Fig 41 Winding High Street with narrow footways

Daventry and the M1 junction at Crick. The village Post Office/shop and the local garage are on the High Street as well as a number of other businesses.

The narrow width of the High Street, with parked vehicles and bends, contributes to reducing speed but on Teeton Road, towards the village boundary, and on Guilsborough Road, the absence of parked vehicles results in higher speeds. Church Hill is narrow and winding but carries less traffic.

Traffic volumes through the village are increasing, particularly in the morning and evening, but also due to the general growth in traffic notably for home delivery services. The narrow footpaths, poor visibility and on street parking have resulted in requests for measures to control traffic speeds which are considered by the village to be an important safety issue.

6.2 Parking and Lighting

On-street parking is a particular issue along the High Street because it is narrow, has more business activity and has fewer properties with off street parking. Vehicles often park partly on the footway due to the narrow road causing problems for pedestrians with small children and those with mobility issues.



Fig 42 Parking obstructing pavement

Opinions vary about appropriate levels of street lighting but it would be desirable to upgrade the existing lamps to improve energy efficiency and to reduce light pollution.

6.3 Footpaths, Bridleways and Cycleways

The pavements within the village are generally hard surfaced but many are narrow. There are a number of places on through roads where the single footway changes side. On Teeton Road this change is on the village side of a blind bend where vehicles enter the village at speed.

The last (and diverted) remnant of the ancient public footpaths shown within the village on the Enclosures map runs from The Hollow over the allotments to the corner of the churchyard and Church Gardens. From there it is partially paved and runs as an alleyway between private gardens to the Teeton Road.

Recreational walking is available on several public footpaths close to the village but the roads to East Haddon, Long Buckby, Spratton, and Guilsborough, are all well used by traffic and are narrow in places. This militates against the use of the roads for walking and cycling. There are no specific cycleways.



Fig 43 Single footpath with cross-over on bend

Top Ardles Wood and the reservoir are attractive and well used village recreational assets. They are both accessible for walkers using permissive paths from the village crossing fields. For those with mobility issues, the wood is only accessible from the Memorial Playing Fields and access to the reservoir is only possible via roads without separate footpaths. The narrow causeway over the reservoir is hazardous for pedestrians due to poor visibility and narrow verges.

6.4 Street furniture, Utilities and Services

Street furniture in the village is generally in line with guidelines for rural areas.

Overhead wires and poles detract from the quality of the streetscape. Most electricity cables have been put underground in recent years but many telephone connections remain from poles.

Fibreoptic broadband has been installed in 2015. Ravensthorpe has no mains gas supply.



Fig 44 Causeway over reservoir

HIGHWAY GUIDELINES

- H1 The effect of any development on road traffic speed and volume should be considered**
- H2 New roads, footpaths and signs should comply with standards appropriate to their rural location as described in 'Rural England' (October 1995)**
- H3 Off street parking sufficient for anticipated occupancy should be included in any new development**
- H4 Passive measures should be encouraged to reduce traffic speeds and improve visibility for emerging traffic at junctions**
- H5 Where there is potential conflict between vehicles and pedestrians due to inadequate footway and narrow carriageway particular consideration should be given to the need for additional safety measures**
- H6 Street furniture should suit its context. Only essential signage and road marking should be used**
- H7 'Rural Village' levels of lighting should be encouraged using white light at levels to reduce light pollution**
- H8 Private security lights should be muted and carefully sited to light the required area without forming a hazard to road users or annoyance to neighbours**

7 ENVIRONMENTAL SUSTAINABILITY

Wildlife habitats including hedgerows and woodland, trees, shrubs, streams, open areas and verges in and around the village should be maintained and improved. Within the village these include gardens, the village green, the churchyard, allotments and playing field.

Outside the village Crabtree Pit Pocket Park, Top Ardles Wood and the land around Ravensthorpe Reservoir are planted with a variety of native

species of trees and shrubs with open areas to maintain a diversity of wildlife.

Such areas cannot work in isolation as wildlife cannot thrive in a small "island" of protected land. The avenues of trees and hedges that are a feature of the village and the approach roads are therefore of the utmost importance to all forms of wildlife.

ENVIRONMENT GUIDELINES

- E1 The sensitivity of the local water catchment to pollution and the wildlife corridors provided by the reservoir, associated waterways and roadside hedges should be considered when assessing the impact of new developments in and around Ravensthorpe**
- E2 Landscaping measures that protect existing wildlife environments and help create new habitats in the form of copses, hedgerows, ditches and ponds, and open spaces of rough grassland should be encouraged**
- E3 Mature trees should be retained wherever possible, and tree roots should be protected by fencing during building work, trench digging and ploughing**
- E4 Plant native species to retain landscape character and to benefit wildlife within the village. Local native broadleaf trees include Ash, Elm, English Oak**
- E5 Local hedgerow species should be encouraged rather than fast-growing evergreens. Local species include Blackthorn, Hawthorn, Crab Apple, Holly, Elm, Field Maple, Hazel and Ash**
- E6 Hedge laying is a traditional local skill and should be encouraged as it leads to healthier hedges**

CONCLUSION

Ravensthorpe is a quiet rural upland community surrounded by beautiful countryside, including locally important water catchment, recreation and wildlife conservation areas.

We are privileged to live in Ravensthorpe and we are trustees of this environment as a whole. This includes the maintenance, preservation and integrity of the open areas, the surrounding countryside and the historic character of the settlement we have inherited. Ravensthorpe's status as a 'Restricted Infill Village' should be retained to help retain its character

This Village Design Statement lays down guidelines for developers and planners to assist them in ensuring that future alterations or development are of a high standard of design which comply with national and local policies and meet the economic, social and environmental needs of the local community.

We commend it to present and future residents, landowners, developers, builders, community groups and utility providers.



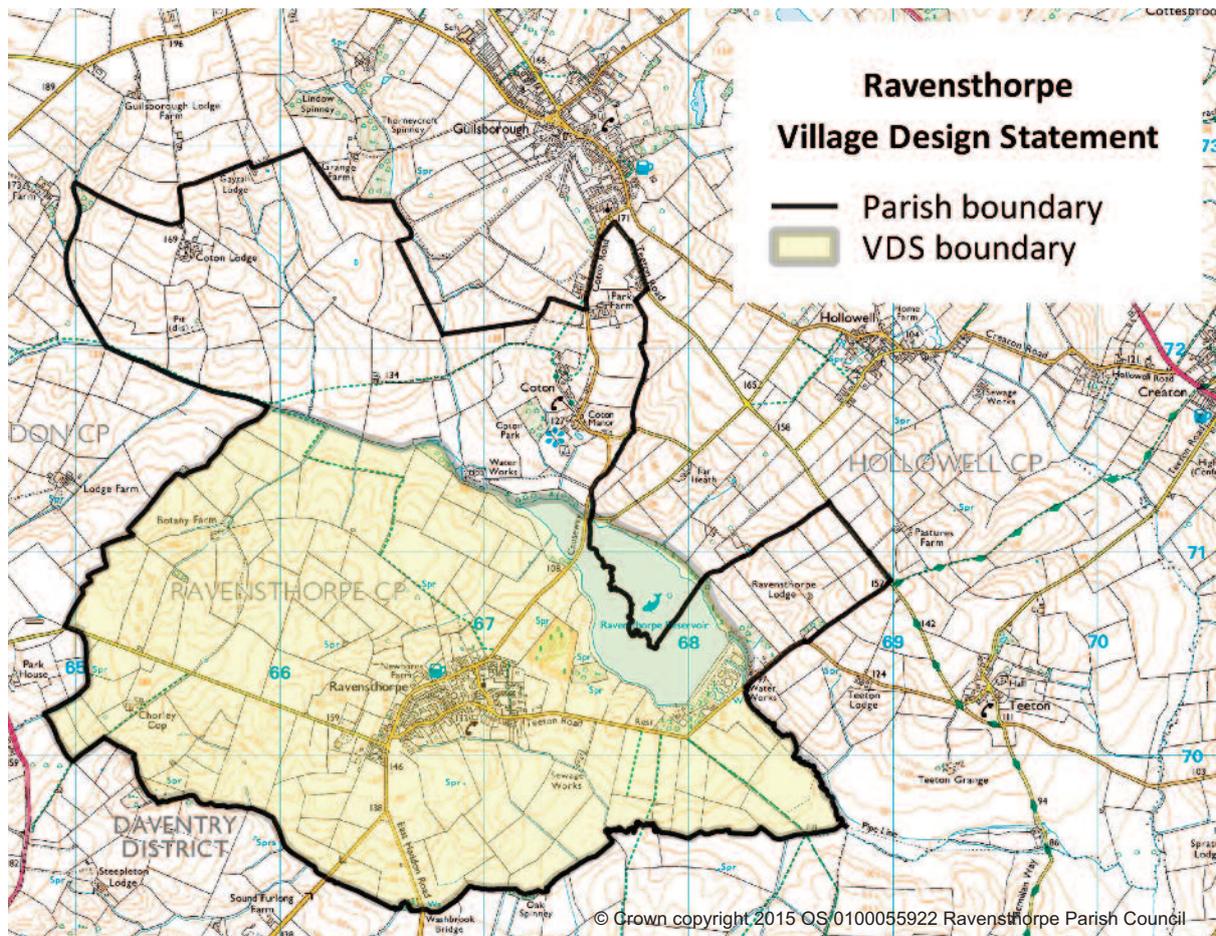
Fig 45 Aerial view of Ravensthorpe showing number of trees, green boundary, reservoir and causeway



Fig 46/47 Cuffy's Pit and Allotments provide wildlife havens within the village

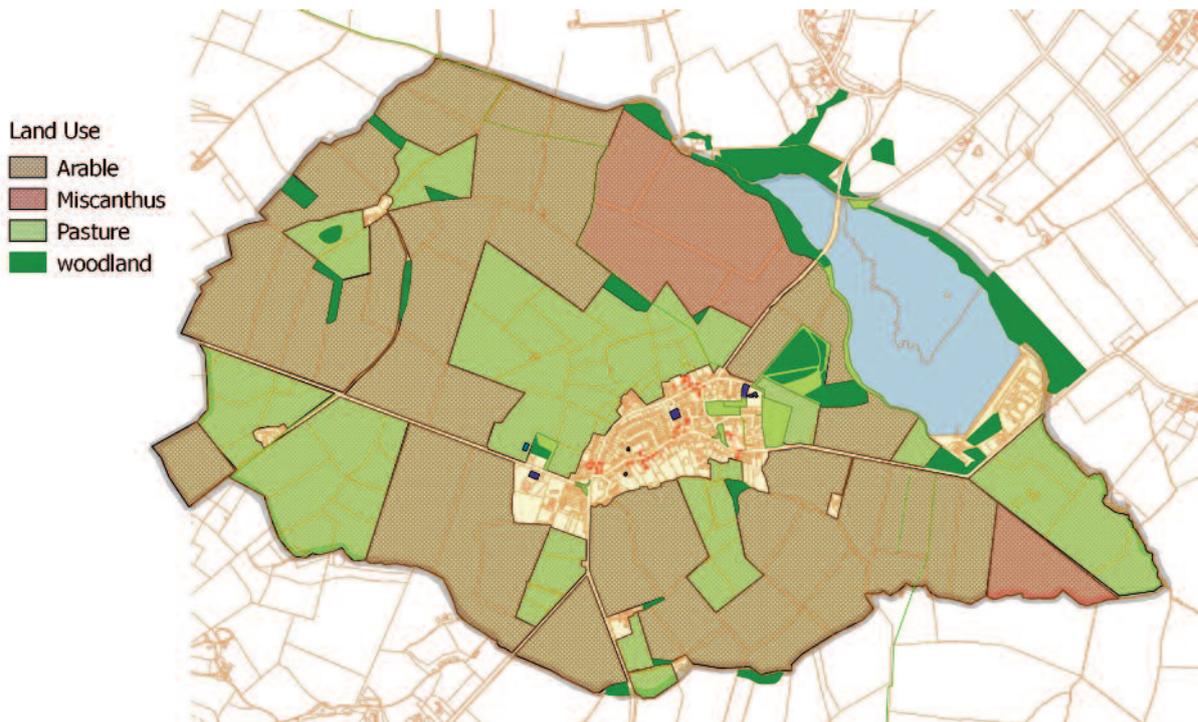
APPENDIX 1

Parish boundary and area covered by this Design Statement



APPENDIX 2

Land Use around Ravensthorpe



Appendix 3

Important Open Spaces and Views around Ravensthorpe

Legend

-  footpaths
-  Valued Open Space
-  Public Open space
-  woodland



1 View of avenue of trees up West Haddon Road



2 View North through gateway opposite Little Lane



3 View North East from Coton Road across valley towards Guilsborough



4 View from Coton Road across Reservoir



5 View from Playing Field across Top Ardles Wood & Reservoir



6 View South from Teeton Road across valley towards East Haddon



7 View from East Haddon Road across valley



8 View of field with iron railings opposite Home Farm



9 View down High Street across The Green to walls and garden

APPENDIX 4

Current Planning Policies

Any planning application must be assessed for compliance with "**The Development Plan**" before it can be approved or rejected. Any appeals against a decision are also decided by reference to the Development Plan.

The Development Plan has components at three levels : National, Local and Neighbourhood.

The **National Planning Policy Framework** (NPPF) is the default, top level , and most generic framework. Subject to certain conditions being met by the local authorities (such as demonstrating the existence of approved housing land supply to meet at least 5 year's local requirements) , more detailed planning policies can also be set by local authorities, allowing the national requirements to be tailored to local conditions .

For Ravensthorpe, the "Local Plan" is the **West Northamptonshire Joint Core Strategy** (JCS) Document, adopted in December 2014, together with the remaining "saved" policies of the Daventry District Local Plan (1997).. This sets out a vision and strategy for planned and controlled development of this area, including housing provision, commercial development and infrastructure such as transport links.

The Local Plan, in turn, allows neighbourhoods to further interpret and tailor local policies, through the creation of **Neighbourhood Plans** and **Village Design Statements**. Once approved at Daventry, Neighbourhood Plans become part of the Local Plan. Adopted Village Design Statements have the status of "supplementary planning documents / guidance" . Both must be taken into account when determining the acceptability of any proposed development within those neighbourhoods.

The Joint Core Strategy, in Section 16, includes its strategy for the rural areas of West Northants.

Policy R1 classifies rural settlements outside the main urban areas into a "rural hierarchy" , comprising "Primary service villages", "Secondary service villages", "Other villages" and "Hamlets & small settlements".

As a general rule, development is preferred in the towns and their planned extension areas and is limited in the rural areas, to an extent dependent on position in the rural hierarchy. There are some specific relaxations, e.g. for local shops, rural tourism and recreation facilities.

Among some 64 policies "saved" from the **1997 Daventry Plan**, which continue to apply as components of the current JCS, several have particular relevance to Ravensthorpe:

Policy EN1 designates an area which includes the open country around Ravensthorpe as a "Special Landscape Area" and limits development within it to controlled re-use of rural buildings, agriculture, forestry and rural tourism & recreation.

Policy HS22 designates Ravensthorpe as a "**Restricted Infill Village**", allowing only new development which is within the existing confines of the village and not affecting open spaces of particular significance to its form and character, or renovation & conversion of existing property that is in keeping with the village's character.

Policy EM11 limits commercial development in Restricted Infill Villages to that of a scale and character reflecting the residential nature of the surroundings.

All the policies and supplementary documents in force mentioned above can be obtained online, from the Daventry Planning website. <https://www.daventrydc.gov.uk/living/planning-policy/>

APPENDIX 5

Listed Buildings in Ravensthorpe (all Grade II except church) (order is from W to E on map)

Halls Farmhouse	Guilsborough Road	Farmhouse. Late C16 and early C17, Squared coursed lias with C20 tile roof.
Stables N of Halls Farmhouse	Guilsborough Road	Farmhouse. Late C16 and early C17, altered C19 and C20. Squared coursed lias with C20 tile roof.
Home Farm	High Street	Probably mid C18. Cob with brick and lias plinth and corrugated metal roof
Uppingstone House	High Street	Early C18. Squared coursed lias with plain-tile roof.
Building E of Uppingstone House	High Street	Probably late C17, altered C18. Squared coursed lias and brick with plain tile roof.
Elmdene	High Street	Probably mid C18. Rendered cob with slate roof
Barn S of Elmdene	High Street	Probably mid C18. Cob and brick, now part rendered, with corrugated metal roof
Old Mill House	High Street	House and stable block. Datestones JS/1653 and JS/1792. Rendered cob with slate roof
Wall S of Old Mill House	High Street	Probably C18. Cob with lias plinth and tile coping
Old Forge House	High Street	Mid C18. Squared coursed lias and chequered brick with C20 plain-tile roof.
Ivydene & The Roost	High Street	Probably mid C18, altered C19. Rendered cob with slate roofs
Wall W of Torch Hill	High Street	Probably C18. Cob with lias plinth.
Walls outside Lansdowne	High Street	Two sections. Probably C18. Cob with lias plinth and corrugated metal coping
Post Office	High Street	Probably early C18. Rendered cob with thatch roof
No 8	High Street	Commercial premises. Originally Mid C17. Squared coursed lias and cob with corrugated metal roof
No 6	High Street	Mid C17 and C19. Squared coursed lias with slate roof
Wall N of No 6	High Street	Probably C18. Cob with lias plinth and corrugated metal coping
Telephone kiosk	High Street	Type K6. Designed 1935 by Sir Giles Gilbert Scott
The Chequers	Chequers Lane	Public house. Early C19. Brick with slate roof
Manor Farm	Guilsborough Road	Late C18 with later additions. Chequered brick with plain-tile roof
No 2 & 4 Manor View	Guilsborough Road	Mid C18 altered C19. Cob, brick and lias, now rendered, with slate roofs
The Old Vicarage	Church Hill	Mid C18 and C19. Chequered brick and squared coursed lias with slate roof
Stables N of Old Vicarage	Church Hill & Guilsborough Road	Two separate buildings Probably mid C18. Brick, lias and cob with slate roof
The Cottage	Coton Road	Probably mid C18. Cob and brick, now rendered, with slate roof (Originally public house)
Wall opposite Church		Probably late C18. Rendered cob with brick and lias plinth. C20 plain-tile coping
St Denys Church (Grade II*)	Church Hill	C13 and C19. Squared coursed and regular coursed lias with lead and plain-tile roof.
No 2 Church Hill	Church Hill	Mid C18. Chequered brick, and rendered cob partly painted, with slate roof
Walls to S & E of No 2	Church Hill & Teeton Road	Group of C18 walls of cob with brick and lias plinths
Fieldside	Teeton Road	Datestone S.W.M. 1733. Squared coursed lias with slate roof

RAVENSTHORPE VILLAGE DESIGN STATEMENT

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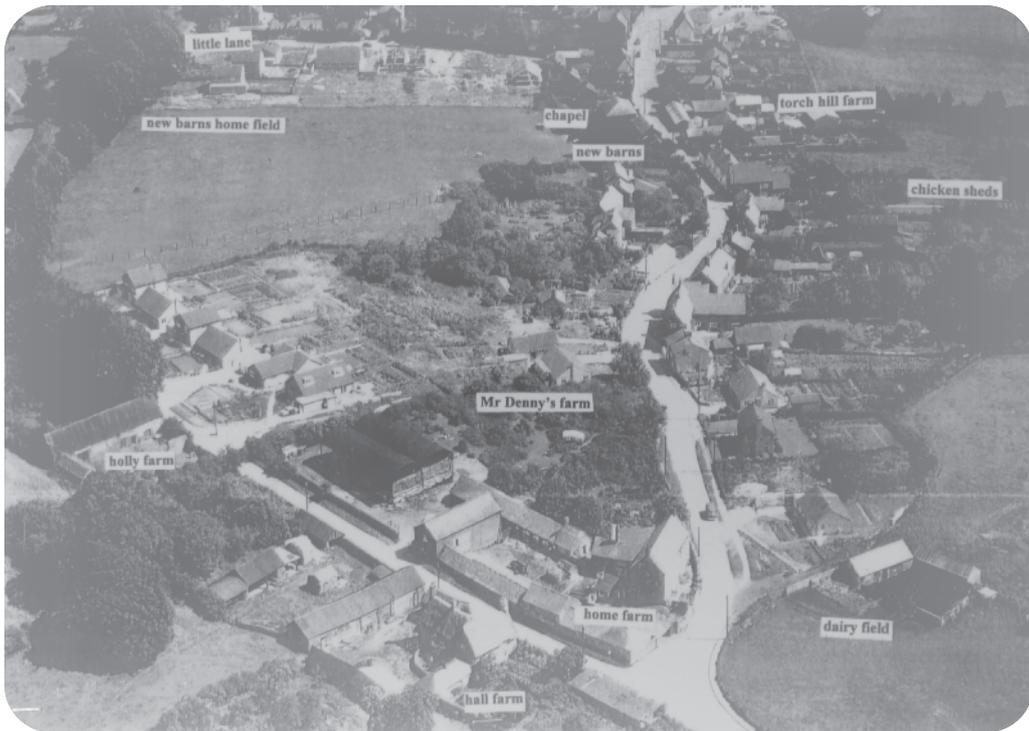


Fig 48 Ravensthorpe in about 1970 before development in centre of village

