From The Chairman,
c/o The Workhouse Museum
Allhallowgate,
Ripon, HG4 1LE
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Place-shaping and Economic Growth
Harrogate Borough Council
P.O Box 787
Harrogate HG1 9RW

3rd October 2020

Dear Sirs

Planning Application ref. no: 20/03200/FULMAJ
Former North Yorkshire Timber premises, Trinity Lane, Ripon, HG4 2AL

Ripon Civic Society objects strongly to this application and urges refusal of the application at the earliest opportunity. We have read and assessed the submission documents and plans.

The site is within the Ripon Conservation Area. The building is not listed. We have read the Heritage Statement and find it extremely disappointing. The building is the warehouse of the former Kearsley metal manufacturing company, the office for which survives on North Street. Terraced housing surrounding the site includes dwellings but for Kearsley employees. The attached illustration explains this information.

As such it is an important survival of Ripon's industrial heritage and its importance is underestimated and in this application totally overlooked. The Society contends that the building clearly constitutes an undesignated heritage asset deserving every effort to secure its retention and conservation.

Accordingly, the Society argues that the first step in seeking residential development of this site should be the conversion of the building into a practical number of units of accommodation. This should be planned to meet the highest environmental standards. Unless and until this has been proposed any question of redevelopment should be ignored.

The application is unclear in whether the proposals recognise the issues of ground stability in Ripon and the best practice requiring to be demonstrated.

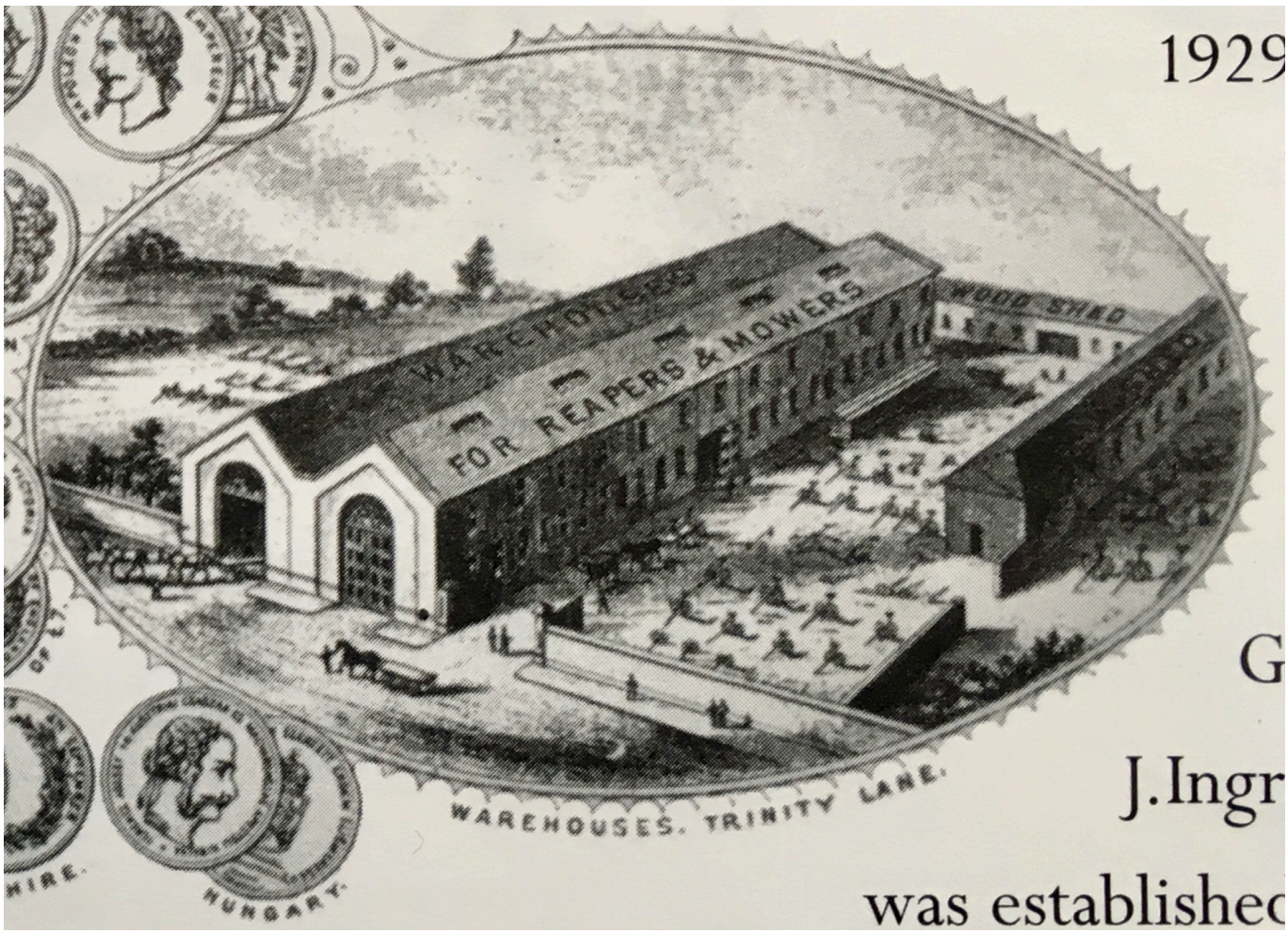
In the event that the redevelopment proposal is recommended to proceed, the Society would make three points. The site layout forms a cul-de-sac. This is disappointing in an urban setting where in the interest of permeability it should form a street with at least pedestrian and cycle movement being available onto Westbourne Grove. The small triangular area of planting is worthless and, if not incorporated into a private curtilage, should be at least hard landscaped. The brickwork detail indicated is bland and could offer a modern interpretation of the brickwork detailing of adjoining properties. The addition of timber fencing to low brick walls should be replaced by full height brick walls to improve street scene quality.

The Society trusts that these representations are helpful and will be given full and positive consideration.

Yours faithfully,

Christopher Hughes

Chairman, Ripon Civic Society



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