From The Chairman,
c/o The Workhouse Museum
Allhallowgate,
Ripon, HG4 1LE
info@riponcivicsociety.org.uk
www.riponcivicsociety.org.uk

Place-shaping and Economic Growth
Harrogate Borough Council
P.O Box 787
Harrogate HG1 9RW

6 January 2021

Dear Sirs

Planning Application ref. no: 20/04385/FUL
80 North Street, Ripon

The Society welcomes this application to restore what has been one of the most neglected properties in the Conservation Area for many years. The Design and Access Statement demonstrates an ambition and vision for the buildings and the extensive plot which the Society believes could be exemplary.

There appears to be one detail of the thorough front elevation restoration proposals which deserves tighter specification at this stage. This is the second floor window above the first floor oriel window. We suggest that the window frame details should be drawn explicitly to match the unusual margined pattern of the attached premises.

The Society is pleased to see the use of brickwork and stone throughout the build (rather than more mundane finishes) given the traditional architectural approach. Brickwork can be bland. There are opportunities for modelling and articulation but it is not possible to understand if these will be taken. It would be helpful for the submitted drawings to be at a scale where such details can be clearly demonstrated.

We would have been interested in proposals for the free-standing apartment building to enjoy a more innovative approach. We note also the written comments regarding sustainability and would have welcomed a more comprehensive approach that might have offered greater architectural aspiration.

One final comment is that the landscape design opportunity offered within the site is significant and unusual in the Conservation Area. Details of this would be a welcome element of the application.

Yours faithfully,

Christopher Hughes

Chairman, Ripon Civic Society