RIPON CIVIC SOCIETY

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

17 November 2021

Dear Sirs

Application Ref: 21/03908/LB
Conversion of dwelling to form 2 No. ground floor offices and 2 No. flats
5 Park Street Ripon North Yorkshire HG4 2AX

Thank you for advising the Society of this application.

In principle we support the proposal as a welcome renovation of a prominent listed building.

While the Heritage Statement assesses that no further historic fabric is to be lost we must record the importance of original details such as cornices, skirtings, fireplaces and doors. Suspended ceilings for example may indeed avoid loss of cornices but an attempt to include the display of cornices and skirtings in the design of rooms is encouraged.

We are concerned that alternative approaches to provision of increased insulation should be evaluated and selected to conserve the character of historic elements such as windows. Similarly we trust that fire protection works will be carried out in ways to protect historic appearance.

The Heritage Statement advises that the building has a stucco elevation, presumably this always being the intention. Whether or not the building may originally have been brick, its appearance today includes both addresses 4 and 5 Park Street and the elevation wall and window decoration is common. We have been unable to find any reference to external redecoration in the application (although this may be an oversight on our part). If both addresses are in the same ownership, a comprehensive scheme for the whole building is commended and would be a significant enhancement to the street, Conservation Area and Ripon Neighbourhood Plan Spa Quarter.

The ground floor office use should not be advertised in any way on the Park Street elevation in order to retain the domestic appearance of the building.

Yours faithfully,

Christopher Hughes

Chairman, Ripon Civic Society