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

2 February 2022

Dear Sirs

Application No: 21/05452/FUL
3 Water Skellgate Ripon HG4 1BQ
Proposed change of use from former Ripon City Club to single residential dwelling house

The Society welcomes the investment proposed by conversion of the former Ripon City Club to a dwelling house. The Society has long recognised the building's importance to the city's heritage by the green plaque sited prominently at the front entrance.

The building is included in Harrogate Borough Council's Ripon Conservation Area Character Assessment as follows:
at para. 6.118 Important Unlisted Buildings
Ripon City Club, Water Skellgate
'A late nineteenth century two storey brick building with an elaborate front elevation. The entrance breaks forward and the doorway is framed by fluted pilasters carrying a small pediment supported by scrolls, all in soft orange brickwork.'
and at para 6.87 (part)
'… set back from the street frontage is the Ripon City Club, a red brick building of 1879 which stands on the site of the Bluecoat School. It is built from two sorts of brick, with a soft orange brick used for the ornate pedimented doorway, and the window surrounds. Unfortunately, this brick has weathered very badly, and the front elevation is in need of extensive repair.'

We should like to raise three points with regard to the application.

We are unclear what is intended for the building forecourt. On drawing no. 2156-2 Proposed Plan there is a broken line with annotation 'drop kerb to allow vehicle access'. As there is no representation on the drawing of the current distinctive boundary wall to back of footway, we are concerned that the intention may be to remove this. We trust we are mistaken but if so would point to there is already a vehicle access point from which the forecourt can be accessed by vehicles for private parking. The boundary wall is an important feature in the street scene which helps to define the public and private zones. We should object to its loss.

The next point concerns the brickwork. As noted above this is an essential characteristic of the building and its contribution to the street scene. Brickwork restoration, especially re-pointing, is a skilled task and one which needs to be handled with care by an appropriate expert. We are very pleased not to read of any intent to paint brickwork.

The final point concerns windows. Re-opening of original window openings is a sound approach to the introduction of natural light into the building. The front (north) elevation window frames and glazing are complete as original. The Planning Statement refers to replacement of the existing windows. We urge that the existing pattern is followed. This could readily incorporate double-glazing.

We trust that our comments are helpful and will support what should be a significant restoration project in the city. You may consider that they raise matters that should reasonably be covered by planning condition.

Yours faithfully,

Christopher Hughes

Chairman, Ripon Civic Society