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

7 July 2022

Dear Sirs

Application Ref: 22/01739/LB
17 Market Place Ripon North Yorkshire HG4 1BW
Conversion of building to form two flats on upper floors. Works include formation of new side entrance, amendments to staircase, internal partitions and additional dormer windows and rooflights.

I am sorry that this representation is presumably out of time for your consideration but trust that if at all possible you be able to refer to it in determination of the application.

May I add that this letter also notes application 22/01742/PCBSR use of upper floors as two flats and comments on 22/01774/FUL new access door and continuation of shop frontage.

The gist of this representation is the lack of detail in a listed building application. It is important to show proposed works by way of drawings to an appropriate scale, not just by general illustration and notes.

First floor -
The key concern is the treatment of the principal windows. At present these appear to be vertical hung siding sash to Market Place North as shown by photograph in the Heritage and Design and Access Statement. This needs to be the pattern followed on this floor. The illustration in the statement is for a different pattern and proportion, which could be top hung. The existing windows to Queen Street while slightly smaller than those on Market Place North appear to be top hung. We would ask that the statement is corrected to show the existing pattern and that this is used for the two Queen Street windows. Reference to the guidance on secondary glazing is welcome and we trust that an appropriate design will be submitted for consent as we are keen to support energy efficiency in listed buildings.

Second floor -
The existing dormer window to Queen Street is of horizontal sliding sash pattern; those to Market Place North are simple side hung casements.
The notes for the two additional dormer windows on Market Place North state ‘to match existing’. The existing ones are noted for either repair or to match existing. This is confusing. We would ask that all dormer windows should be horizontal sliding sash to the pattern of the survival on Queen Street.

Doorway -
While we have no objection to the formation of a doorway in this position on Queen Street, we must remind you that this is a listed building and that the general illustration included in the application is not adequate to present the works proposed. This proposal is not considered in the Heritage / Design and Access statement. Full drawings of both doorway and shop front should be submitted for approval before consent is given. (Current works at 9 Market Place West, in our opinion, offers a useful benchmark as to what is required.)

Roof -
It is proposed to replace the inner roof felting with more of the same. This is curious especially as it is mentioned that there will be recreational access to this roof. A higher specification material should be used. Furthermore, there is no detail of the proposed internal glazed balustrade. This may be hidden but is still a significant feature. Are works required to the chimney stacks and pots?

Other internal features -
There is reference in the statement to internal features including fireplaces and doors and their retention. This we welcome.

Timber recording -
The statement shows evidence of early timber work on the second floor. More may be revealed as work progresses. We would ask that a record of the works is produced and made available to the County Record Office.

We appreciate the thought that has gone into this restoration project and the viable use of this historic building. We trust that our representation will be a helpful contribution to clarify and improve the proposed works and sustain the building's significance.

Yours faithfully,

Christopher Hughes

Chairman, Ripon Civic Society