RIPON CIVIC SOCIETY

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Place Shaping and Economic Growth
Harrogate Borough Council
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15th January 2023

Dear Sirs

APPLICATION NO: 6.31.2833.B.LB 22/04522/LB
INTERNAL AND EXTERNAL ALTERATIONS INCLUDING THE REPLACEMENT OF THE ROOF, ROOF LIGHTS, NEW STRUCTURAL WALL OPENINGS AND INTERNAL PARTITIONING TO FACILITATE THE US AS TWO NO. TWO BEDROOM DWELLINGS OF THE EXISTING MALTHOUSE BUILDING.

APPLICATION NO. 22/04521/FUL
CONVERSION OF MALTHOUSE BUILDING TO TWO NO. DWELLINGHOUSES AND THE ERECTION OF O PAIR OF SEMI-DETACHED DWELLINGS, ALONG WITH ASSOCIATED LANDSCAPING.

LOCATION: MALTINGS BUILDING UNICORN YARD KIRKGATE RIPON NORTH YORKSHIRE

Thank you for consulting Ripon Civic Society on the above applications. The Society supports in principle the development of the malthouse building and the erection of a pair of semi-detached dwellings, subject to the following concerns being addressed.

Assessment of the site in its wider context

We agree with Historic England that the application should include further assessment of the site and its setting. It is located in the Ripon Conservation Area and the Kirkgate Yards area covered by RNP Policy C2 and comprising the backlands of medieval burgage plots. We support HE's request for an assessment of the character of the Conservation Area to inform the style and character of the new development. We also support HE and NYCC in relation to the need for an archaeological assessment.

Kirkgate Yards

The 2019 Ripon Neighbourhood Plan (RNP) is part of the development plan. Policy C2 *East of Market Place* includes the Kirkgate Yards Area within which the application site lies. The RNP proposes that the complex issues in this backland area, arising from the mix of ownerships, buildings and uses, would best be addressed through an Action Area Plan to guide development in a comprehensive way.

However, we acknowledge that planning permission has already been granted for housing on the adjoining garage site north of nos. 1-4 Court Terrace. We also appreciate the immediate reality that the malthouse building is in poor condition and requires protection so that an appropriate use is urgently needed. We are of the view that, in the current circumstances, the

proposals are within the spirit of Policy C2 and would act as a catalyst along with the garage development, to encourage the development of other sites in the Kirkgate Yards Area.

Design

Ripon Neighbourhood Plan Policy C1 sets out an overall approach to design in the city centre quarters. Its requirements include development to be of appropriate scale, sustainable materials, high quality (including innovative) design, to incorporate means of enclosure and to contribute to enhancing legibility and permeability.

We have several concerns in relation to the design of the proposals. We agree with Historic England that the application omits crucial detail, both for the proposed conversion and the new build. The design of the new housing should reflect the materials and proportions of the Grade II Listed Court Terrace, albeit in a contemporary form. More detail is needed of the materials proposed – we consider that handmade bricks laid in English bond coursing would be appropriate with a requirement for agreement of a sample panel prior to the commencement of development. The proposed window proportions and glazing bars are also unacceptable and should reflect those of Court Terrace.

Trees

We welcome the tree survey accompanying the application and support the requirement for an Arboricultural Impact Assessment, which will illustrate and discuss the impact of the proposals on the trees and vice versa, to help to inform good design. We have some concerns about the future protection and maintenance of the mature trees on the northern boundary which need to be protected from construction work and to be sustained and protected in the future.

Public access

There is currently public access across the Kirkgate Yards area and detail is needed of how this will work in relation to the proposed development.

Boundary Treatment

We are concerned that the proposed boundary treatment shown on the site plan as the retention of a low stone wall and low level, low maintenance planting is inadequate. Treatment of the boundaries between individual ownerships in the Kirkgate Yards area is important and we consider walls are required that define the development. The historic wall on the northern boundary also requires protection.

Sustainability

The Society expects the development to be sustainable by incorporating energy saving measures, including electric vehicle charging points, sustainable heating and photovoltaics as appropriate.

We would request that you take account of these comments and look forward to seeing the additional information requested.

Yours faithfully

Rachel Wigginton
Planning Lead
Ripon Civic Society