c/o The Workhouse Museum
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Place-shaping and Economic Growth
Harrogate Borough Council
P.O Box 787
Harrogate HG1 9RW

24 February 2023

Dear Sirs

23/00294/FULMAJ | Full planning application for the change of use and conversion of former warehouse to form twelve houses, and construction of two dwellings, formation of access onto Trinity lane, and associated parking and landscaping. | North Yorkshire Timber Company Limited Trinity Lane Ripon North Yorkshire HG4 2AL

Ripon Civic Society has considered the above application and has the following observations to make.

The Society has objected to previous applications that proposed the total demolition of the main building on the site, that was once the warehouse for Kearsley's Ironworks (later 'The British Iron and Implement Factory') and housed the company's products - particularly mowing and reaping machines - for finishing before sale. We agreed with the decision to refuse, on the grounds that the structure is 'a non-designated heritage asset which makes a significant contribution to the character and appearance of Ripon Conservation Area, and the construction of the proposed dwellings would cause unacceptable harm to designated and undesignated heritage assets which would not be out-weighed by the benefits of the proposal.'

The Society welcomes the new application's less-destructive approach to the building. While we regret that about half the structure will be lost, we accept that the practicalities of converting all the existing space would pose difficulties that may have made the work uneconomic. We therefore accept that the proposed action is appropriate.

We are content that the configuration of the southern wall of the development will improve the look of the structure by opening previously-blocked windows and by working with the grain of the building.

We regret the proposed loss of the semi-circular window with its original glazing bars in the north-western gable. This is the remains of one of the two large archways that gave access to the warehouse. Its corresponding opening on the other gable was at some point clumsily filled with non-matching brick. We therefore urge that the developers be asked to relocate the existing window to the south west gable as an indication of the building's previous life.

Yours faithfully

David Winpenny

David Winpenny, Co-Chairman, Ripon Civic Society