RIPON CIVIC SOCIETY

HERITAGE IMPACT ASSESSMENT

Considering the Buildings, Structures and Spaces in and around Kirkgate Park



Updated December 2024

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INTRODUCTION

The following document was prepared by Ripon Civic Society (RCS) following a meeting with the Dean and his advisors in March 2024 in which the Cathedral architect, Oliver Caroe of Caroe Architecture (CA), noted that RCS were the first to discuss the proposals for a new annexe in terms of the significance of surrounding buildings, structures and spaces and its impact upon them rather than purely as a response to the building or its proposed location.

Following this meeting, the annexe application continued to be placed 'on hold' by the applicant for much of 2024 in order to allow them time to consult with the local community (of which the RCS meeting was part), and to consider the outcome of this consultation. In November 2024, the applicant issued revised proposals by Bowman Riley which retained a redesigned annexe building on the same site. These revised proposals were accompanied by a rewritten 'Heritage Impact Assessment' by Caroe Architecture which now includes the Old Courthouse and a commentary on the 'Contribution of Setting' of each listed building.

This document has been updated following consideration of the revised information although the conclusions it draws have not altered. As before, it does not attempt to reproduce Caroe Architecture's 'Heritage Impact Assessment' but rather to assess some buildings within the vicinity of Kirkgate Park (known as Minster Gardens South in the CA assessment) that are not included in it. For the most part these are buildings such as the public conveniences which, whilst clearly modern, do have an impact upon the place and could have an effect upon significance. It also provides an assessment of the Old Courthouse which was not originally included.

In addition to this Statement of Significance, the impact of the proposed annexe upon each particular asset is included in the Heritage Impact Assessment. Where RCS agree with assessment by CA, this has been noted in the text although the original text has not been reproduced. This document should therefore be read alongside that by Caroe Architecture.

It is interesting to note that Caroe Architecture describe the character of the Cathedral precinct as follows and this assessment flows through the RCS assessment:

> *"Prestigious detached buildings, concealed behind high walls of stone and brick, are a notable feature of the area, amongst which the Liberty Courthouse, are of exceptional*

aesthetic significance. Their relationship to one another, to the setting of the Cathedral and to the townscape of Ripon elevates the value of the whole."

Any assessment of this nature is by definition subjective, and a matter of opinion, although an objective framework suggested by Historic England and ICOMOS has been used as the basis of assessment. There is no suggestion that the 'Heritage Impact Assessment' by Caroe Architecture is anything other than professional, but the purpose of this document is to provide an alternative assessment for consideration by decision makers.

STATEMENT OF SIGNIFICANCE

The following section builds upon the 'Statement of Significance' section in Caroe Architecture's (CA) Heritage Impact Assessment' as the baseline assessment of the significance of the site and surrounding structures and buildings. The selection of buildings, structures and places assessed is sound with only few accidental omissions, and the assessments are well researched and thorough. Some unlisted and undesignated assets, whilst not being historic in their own right, have been included in this document as they may impact, or be impacted by, the current proposals.

Any comment or alternative view on CA's assessment is made using Historic England's Heritage Values[1] which broadly follow those set down in the Burra Charter[2] - the international standard for describing cultural significance published by Australia ICOMOS. In these documents, 'Significance' or 'Heritage Value' is categorised under four main categories:

- **Evidential Value** - the potential of a place to yield evidence about past human activity. Relates to ICOMOS's scientific value.
- **Historical Value** - the ways in which past people, events and aspects of life can be connected through a place to the present. Relates to ICOMOS's historical value.
- **Aesthetic Value** - the ways in which people draw sensory and intellectual stimulation from a place. Relates to ICOMOS's aesthetic value.
- **Communal Value** - the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Relates to ICOMOS's social / spiritual value.

Historic England write in their Advice Note 12[3] that:

> *"Significance is one of the guiding principles running through the historic environment section of the NPPF. The NPPF defines significance as 'the value of a heritage asset to this and future generations because of its heritage interest'. Such interest may be archaeological, architectural, artistic or historic' and it may derive 'not only from a*

[1] *Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment*, Swindon, Historic England, 2008
[2] *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, first published in 1979 and periodically revised, most recently in 2013.
[3] *Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12*, Swindon, Historic England, 2019

heritage asset's physical presence, but also from its setting'. Significance is what conservation sustains, and where appropriate enhances, in managing change to heritage assets."

Speaking in parliament in 1973, on *The Civic Amenities Act 1967*, which allowed the designation of conservation areas, Lord Sandford succinctly noted that the Act was a means of protecting the '*familiar and cherished local scene*'. This simple sentence sums up perfectly the meaning of significance. It is not just about buildings, structures, and the spaces between them but also about what is special to the communities in which they belong.

It should be noted that the significance of any building, place or structure is subjective and a matter of opinion but should derive from the place or 'thing' itself, and not be influenced by external influences or ulterior motives.

The setting of heritage assets can make an important contribution to the significance of those assets. The assessment of the impact on the setting of the site is guided by Historic England's 'The Setting of Heritage Assets'[4]. This document recognises the primacy of the National Planning Policy Framework (NPPF) and its related guidance in the national Planning Practice Guide (PPG). At paragraph 195, the NPPF states that:

"Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites… These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations."

The following text is taken from Caroe Architecture's 'Statement of Significance' and includes only the assessment of overall significance. It should be read in conjunction with the full assessment under the four 'value' categories in that document. It is not clear how the classification of significance used by Caroe Architecture has been developed and an attempt has been made to relate this to that suggested by ICOMOS in their *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*[5] as follows:

[4] The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition), Swindon, Historic England, 2017

[5] *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*, ICOMOS, 2011

CAROE CLASSIFICATION	ICOMOS EQUIVALENT
EXCEPTIONAL	VERY HIGH
CONSIDERABLE	HIGH
HIGH	
SOME	MEDIUM
NEUTRAL	LOW
LOCAL	
NEGATIVE / DETRACTING	NEGLIGIBLE
[not used]	UNKNOWN POTENTIAL

It should be noted that ICOMOS suggest that 'Negligible' significance should include buildings or structures of 'intrusive character' but also that there is no negative classification for archaeology, historic landscapes or 'Intangible Cultural Heritage or Associations'. For example, a lack of archaeology or a historic landscape isn't negative, it is just not there.

The corresponding ICOMOS classification to that used by Caroe Architecture is included in parentheses. For the full text on the Caroe Architecture Statement of Significance please see their 'Heritage Impact Assessment' which accompanies the planning application for the new annexe and associated works. In this document, and where it agrees with the CA assessment, a summary of their text is provided in a grey box. Where a new or alternative assessment has been carried out by Ripon Civic Society, the summary is contained in a blue box.

BUILDINGS & STRUCTURES

THE CATHEDRAL CHURCH OF ST WILFRID AND ST PETER

DESIGNATIONS: Listed building, Grade 1 (1150164); Scheduled Monument: Ripon Cathedral Close (1003148); Studley Royal Park WHS Buffer Zone; Ripon Conservation Area.

AGREE WITH ASSESSMENT OF OVERALL SIGNIFICANCE BY CA: EXCEPTIONAL (VERY HIGH) due to its aesthetic and design values, its historical associative and spiritual/communal interest and its archaeological interest.

THE WEST FRONT INCLUDING THE WEST TOWERS [of same]

DESIGNATIONS: As Cathedral

AGREE WITH ASSESSMENT OF OVERALL SIGNIFICANCE BY CA: EXCEPTIONAL (VERY HIGH) due to aesthetic and design values, historical associative and spiritual/communal interest and archaeological interest.

THE NORTH NAVE AISLE [of same]

DESIGNATIONS: As Cathedral

AGREE WITH ASSESSMENT OF OVERALL SIGNIFICANCE BY CA: EXCEPTIONAL (VERY HIGH) in its aesthetic and design values, historical associative and archaeological interest.

NORTH TRANSEPT [of same]

DESIGNATIONS: As Cathedral

AGREE WITH ASSESSMENT OF OVERALL SIGNIFICANCE BY CA: EXCEPTIONAL (VERY HIGH) due to architectural and artistic interest, historic interest, communal / spiritual value and archaeological value.

THE OLD DEANERY

DESIGNATIONS: Listed building, Grade II* (1150165); Scheduled Monument: Ripon Cathedral Close (1003148); Studley Royal Park WHS Buffer Zone; Ripon Conservation Area.

The CA report considers the significance of the Old Deanery as two entities – the original house and the former (now converted) carriage house. Whilst the carriage house referred to as the east wing was once separate, it is now linked to the main house and has been for at least one hundred and fifty years. The whole building is listed grade II* although no description is included in the listing text. It is considered that the building should be assessed as a whole, as the listing suggests, and significance is ascribed on the same basis as CA albeit the east wing is elevated to HIGH as the main house on the basis that the historic conversion illustrates the evolution of this important building.

AGREE WITH ASSESSMENT OF OVERALL SIGNIFICANCE BY CA: CONSIDERABLE (HIGH) due to historical illustrative and architectural design interest. The archaeological potential of the car park south of the building is CONSIDERABLE-EXCEPTIONAL (HIGH-VERY HIGH).

OLD DEANERY COTTAGE – NOW REMOVED FROM CA DOCUMENT

DESIGNATIONS: Listed building, Grade II (1150146); Curtilage to Old Deanery Listed building, Grade II* (1150165); Scheduled Monument: Ripon Cathedral Close (1003148); Studley Royal Park WHS Buffer Zone; Ripon Conservation Area.

AGREE WITH ASSESSMENT OF OVERALL SIGNIFICANCE BY CA: SOME (MEDIUM) due to historical interest, although garden building is considered NEGATIVE (NEGLIGIBLE). The archaeological potential of the area CONSIDERABLE-EXCEPTIONAL (HIGH-VERY HIGH).

THE GEORGIAN COURT HOUSE

DESIGNATIONS: Listed building, Grade II* (1174464); Scheduled Monument: Ripon Cathedral Close (1003148); Studley Royal Park WHS Buffer Zone; Ripon Conservation Area.

THE CA report considers the Courthouse Museum, like the Old Deanery, as two separate buildings. The whole building is listed grade II* and the entire building was a magistrates' court prior to its closure in 1998 when the Ripon Liberty Division was amalgamated into the new Harrogate Division. The building was bought by the Dean & Chapter who use the modern extension and part of the original building as administrative offices and lease part of the old courtroom, the jury room, and the justices' retiring room to the Ripon Museum Trust. This document therefore assesses the significance of the building as a whole.

AESTHETIC VALUE

As the CA report notes, there is architectural interest in the principal (south) elevation facing Kirkgate Park with the ashlar construction, stone detailing, door surround and window style. The east elevation, rather than being detracting, is an important component of the original building with the external steps leading down to the holding cell under the court which then had internal access to the courtroom via an internal stair. Despite the lack of maintenance due to being located in the stone mason's yard, the east elevation and the basement access in particular with its narrow windows and studded door is integral to understanding of the original building.



Figure 1: Door to the basement holding cell on east elevation of the Courthouse Museum.



Figure 2: 1980s extension - originally a second court, now Cathedral offices

Internally, the old jury room and judge's retiring room lie to the west of the cross passage from the entrance with the courtroom itself to the east. This is a well-preserved Georgian court interior with original, elegant joinery dividing the courtroom into compartments enclosing the central well and a gothick backboard behind the judge's seat.

The 1980s extension to the rear is integral to the Court House and was originally designed to provide a second court to be used as a youth court. This north wing is constructed in ashlar stone with a slate roof and timber sliding sash windows. It now provides office accommodation for the Cathedral.

HISTORICAL VALUE

This report agrees with the CA assessment of Historical Value as follows: *"Built in 1830, probably on the site of the medieval Liberty Court, there is strong historical interest derived from the consistent use of the building as a courthouse and then a courthouse museum, and the completeness of its preservation. It has retained most of its original features and is a good example of a small nineteenth*

century courthouse, illustrating how such a building functioned. It also illustrates the constant use of the site in relation to justice since the earliest days of the archbishops' Liberty."

EVIDENTIAL VALUE

The original building is single phase and relatively unaltered and the north wing was originally designed as an extension to the courthouse. In this respect the whole building, with the current Courthouse Museum, represents a continuation of judicial use for centuries. Evidential value is MEDIUM as the building is able to illustrate the changing approach to how justice is served since its construction in 1830 and earlier being the likely location of the medieval Liberty Court.

COMMUNAL VALUE

This report agrees with the CA assessment of Communal Value as follows: *"There is considerable communal value derived from both the building's present and original use: it is a museum with visitors including school groups and volunteers; and there are presumably a number of surviving employees, people who were put on trial at the courthouse and their relatives."* The use of the extension as Cathedral offices adds to the communal value.

OVERALL SIGNIFICANCE: HIGH due to aesthetic, historical and communal value which is not reduced by MEDIUM evidential value. The east elevation has the same heritage value as the rest of the building and is not detracting - the lack of maintenance (exacerbated by the presence of the fence to the stonemason's yard) does not detract from the building itself. The archaeological potential of this area is HIGH-VERY HIGH.

WEBB & WEBB SHOP, MINSTER ROAD

DESIGNATIONS: Scheduled Monument: Ripon Cathedral Close (1003148); Studley Royal Park WHS Buffer Zone; Ripon Conservation Area. The building is accessed through a doorway in the Grade II listed wall (1315493) and adjoins the Grade II listed Old Courthouse (1295756). This building is therefore considered as being listed grade II.

AESTHETIC VALUE

The building lies at the southern end of the Old Courthouse and appears to be a partial rebuilding of an earlier structure that abutted the courthouse prior to the stone wall being realigned or rebuilt to curve its southeastern corner in the late C19th. The wall is constructed from ashlar limestone and contains fragments of earlier medieval masonry including a two centred arched opening with

moulded imposts and voussoirs containing a likely C16th studded timber plank door that now forms the entrance to the shop. As CA notes, there *"there is strong conscious artistic interest derived from the re-use of this medieval doorway"* as well as from other features in the wall such as the lancet window and further door openings. The wider wall behind which the building lies forms a strong boundary feature between the Old Courthouse and Kirkgate Park.

HISTORICAL VALUE

There is some historical value in the re-use of medieval masonry and the realignment of the Old Courthouse wall in the late C19th century seems a conscious attempt to open up what is now Kirkgate Park to Kirkgate and Minster Road following the demolition of the Minster Inn and other buildings immediately north of the west front of the Cathedral in 1884.

EVIDENTIAL VALUE

There is some evidential value in the re-use of mediaeval masonry, in particular, the principal entrance into the shop. There may be further evidence of earlier structure to be found within the listed wall or the wall to the rear (north) of the shop which could be a much earlier wall than the southern wall and associated with the Old Courthouse. It is highly likely that archaeological evidence exists underground with burials and cellars being found during telephone cable excavations in the 1920's.

COMMUNAL VALUE

There is negligible communal value due to the use of the building as a store or commercial premises since the late C19th.

OVERALL SIGNIFICANCE: MEDIUM due to its historical interest and aesthetic value. The archaeological potential of this area is HIGH-VERY HIGH.

KIRKGATE PARK MONUMENTS

DESIGNATIONS: Scheduled Monument: Ripon Cathedral Close (1003148); Studley Royal Park WHS Buffer Zone; Ripon Conservation Area.

AESTHETIC VALUE

The Royal British Legion memorial garden was created in 2018 to commemorate the centenary of the 1918 armistice and comprises a small, plain stone pedestal surrounded by a lawned and paved area

enclosed by a low spiked chain on metal posts. Amongst this are arranged ceramic poppies from the '*Blood Swept Lands and Seas of Red'* exhibition at the Tower of London in 2014.

The stone fountain was erected to commemorate the silver jubilee of Elizabeth II in 1977 and comprises three octagonal basins supported on an octagonal column and a square base carved with cameos of the queen. The whole sits within a low octagonal basin which, should the fountain be working, would contain the water. There is also a Rotary Club commemorative stone placed close to the diagonal footpath through the Park.

None of the monuments in Kirkgate Park is large and nor do they dominate the area they occupy; however, there is conscious artistic interest in their design and placement. Aesthetic value is considered to be LOW.

HISTORICAL VALUE

There is LOW historical value as the monuments are modern although the jubilee fountain is now nearly fifty years old.

EVIDENTIAL VALUE

There is HIGH potential for the ground under the monuments to contain archaeological evidence of human activity with the jubilee fountain in particular sitting over the line of the east-west wall that once formed the southern boundary of the courthouse gardens. As the CA HIA notes, *the area has a close association with the medieval monastery and later Cathedral, as well as the Archbishop's Palace."*

COMMUNAL VALUE

There is HIGH communal value derived from the monuments in Kirkgate Park which maintain a tradition of civic memorial in this area whether with captured German guns from the First World War (now removed) through to the modern memorial garden. This garden in particular has very strong connections with the city which housed a significant training camp in the first world war and which continues to provide a home for the army.

OVERALL SIGNIFICANCE: MEDIUM. Whilst the monuments may not be the most visually attractive structures, the collective communal significance elevates their value and continues a tradition of civic memorial in this area that expresses well Lord Sandford's '*familiar and cherished local scene*'.

OLD COURTHOUSE - NOW INCLUDED IN CA DOCUMENT

DESIGNATIONS: Listed building, Grade II (1295756); garden curtilage lies in Scheduled Monument: Ripon Cathedral Close (1003148); Studley Royal Park WHS Buffer Zone; Ripon Conservation Area. This important building should be upgraded to listed status grade II*.



Figure 3: East elevation of the Old Court House. © H J R Dunn, 2015 '*The Canon Fee Court House, Ripon*'



Figure 4: View of Canon Fee Court House from Kirkgate Park

AESTHETIC VALUE

This is a long, two storey stone building although the upper storey of the southern end is timber framed. Constructed from hammer dressed stone under a pantile sprocketed roof, the openings are predominantly C19th although possibly in the same position as earlier ones and comprise an arched doorway to the northern end of the east elevation – now blocked – that contained an iron studded door and a two centred arched doorway to the old court room to the first floor accessed by an external stone staircase. There is an original tall slit window to the ground floor under the internal stairs to the east elevation.

Internally, the Canon Fee Court was originally at first floor level at the northern end accessed via the staircase with two further rooms to the south including a solar at the southern end. The central fireplace was constructed later. The ground floor contained cells at the northern end and gaoler's quarters adjacent in the centre likely with a kitchen in the southern, narrower section. Later, in the C17th the kitchen was relocated to the north reducing the gaoler's quarters and a fireplace was added to the northern gable later in the C19th.

Aesthetic value is HIGH.

HISTORICAL VALUE

There is no consensus on the age of the Old Courthouse although it is clearly old, and older than the date stone of 1614. There has been a court house on or around this site since at least the C13th and the earliest footings for the present building may date from the C14th when a timber framed

building was rebuilt in stone. According to Hutton and Ottervanger in their Building Record of 1975 for the Yorkshire Vernacular Buildings Study Group, they thought that the roof could date from the C16th or early C17th and there may have been significant works at this time perhaps commemorated with the date stone. Later windows and alterations to earlier openings appear to have been undertaken until the C19th.

The building illustrates the development of judicial buildings in this part of Ripon until the new court house was constructed in 1830. As a group of buildings, this and the adjacent court house are of VERY HIGH value and should be considered together.

EVIDENTIAL VALUE

Various investigations have not led to a consensus of the age of the building and despite references in early texts, the built fabric represents the best clues to an approximate assessment. Further investigation may reveal evidence of a medieval structure at the lowest levels especially as the ground level has risen significantly over time. As with other buildings in this area, it is highly likely that archaeological evidence of earlier structures exists below ground given its associations with early judicial site, the archbishop's palace and the Cathedral. The site has HIGH evidential value.

COMMUNAL VALUE

As the building is now a private residence and has been for a significant number of years, communal value is reduced but still MEDIUM due to long standing judicial associations of the site dating back centuries.

OVERALL SIGNIFICANCE: HIGH. The building has clearly been altered and is clearly very old even if 'how old' is not certain. It provides, along with adjacent and opposite buildings, a very strong defining character to Kirkgate Park both physically and visually. CA Document now agrees with RCS assessment of significance.

STONEMASONS' YARD BUILDINGS

DESIGNATIONS: Listed wall to Courthouse, Grade II* (1174464), Scheduled Monument: Ripon Cathedral Close (1003148); Studley Royal Park WHS Buffer Zone; Ripon Conservation Area.



Figure 5: South gable of the workshop building in the stonemasons' yard



Figure 6: View of stonemasons' yard from Kirkgate Park.

AESTHETIC VALUE

The stonemasons' yard occupies land that once formed gardens to the east of the Courthouse and is separated from Kirkgate Park by a grade II* wall for the 3m section that abuts the Courthouse and continues as a C19th stone wall toward the Old Deanery. The buildings in the yard date from the late 1950s or early 1960s with the southern gable of the principal workshop building cut into the C19th stone wall. This gable is constructed from stone cobbles with ashlar quoins and copings and contains a rather crude venetian window in a plain squared ashlar surround with a central narrow vertical vent above a flush stone string over. Adjacent is a pair of wide sheet metal gates with rendered gate posts. Behind this façade, the workshop it utilitarian and appears to be timber framed clad with horizontal shiplap boards above a brick base. The whole sits below a pantile roof. Various sizes and positions of windows, doors and projecting bays do not add to the aesthetic value.

A brick single storey hut with square brick chimney abuts the rear of the workshop whilst other buildings are single storey and constructed from concrete with a sheet metal flat roof. Piles of building rubble, pallets and a general lack of upkeep contribute to a general air of desertion and lack of care. Aesthetic value is NEGLIGIBLE except south elevation of workshop with is LOW as it displays some intent to marry with its surroundings.

HISTORICAL VALUE

There is LOW historical value as the buildings are late mid C20th although the site has been used as a mason's yard since the late C19th and the perimeter walls are likely from this date although follow the lines of the former gardens.

EVIDENTIAL VALUE

As noted by CA in their assessment of the adjacent Kirkgate Park *"There is high potential for the ground beneath…to retain evidence of human activity, and indeed, human burials have been found in the vicinity. This area has a close association with the medieval monastery and later Cathedral, as well as the Archbishop's Palace."*

COMMUNAL VALUE

There is NEGLIGIBLE communal value to be derived from these buildings.

OVERALL SIGNIFICANCE: LOW. Buildings are utilitarian and unremarkable although the yard does follow historic garden plan area. The southern gable of the workshop building has some presence on Kirkgate Park even if the quality of the building is low.

PUBLIC CONVENIENCES

DESIGNATIONS: Scheduled Monument: Ripon Cathedral Close (1003148); Studley Royal Park WHS Buffer Zone; Ripon Conservation Area.



Figure 7: Public conveniences sitting in front of C19th wall.

AESTHETIC VALUE

The public conveniences are a single storey ashlar limestone construction beneath a low-pitched slate roof built close to the curtilage listed wall between the Old Deanery and Kirkgate Park. The building has a pleasing symmetrical aspect with a central full height opening (timber and obscured glass) in a projecting stone bay and a matching opening to each side. Access into the male and female conveniences are from the north and south ends respectively via an open dog leg passage accessed from the west. The rear is gated off but has clearly been forced open. The whole sits below the level of the boundary wall to the rear.

HISTORICAL VALUE

There is NEGLIGIBLE historical value as the toilet block is modern.

EVIDENTIAL VALUE

Whilst the building itself is of NEGLIGIBLE evidential value, there is HIGH potential for the ground under them to contain archaeological evidence of human activity.

COMMUNAL VALUE

Communal value is LOW.

OVERALL SIGNIFICANCE: LOW. Whilst the building has a pleasing aspect clearly elevated beyond utilitarian municipal architecture, it is of little significance.

ARCHAEOLOGY

ARCHAEOLOGY IN THE NORTH PRECINCT (KNOWN AND UNKNOWN)

DESIGNATIONS: Scheduled Monument: Ripon Cathedral Close (1003148); Studley Royal Park WHS Buffer Zone; Ripon Conservation Area.

AGREE WITH ASSESSMENT OF OVERALL SIGNIFICANCE BY CA: CONSIDERABLE-EXCEPTIONAL (HIGH-VERY HIGH) due to known archaeology; HIGH (HIGH) potential for significant further revelations.

BOUNDARY WALLS

BOUNDARY WALL OF OLD DEANERY / KIRKGATE PARK

DESIGNATIONS: Curtilage Listed Grade II* with Old Deanery; Scheduled Monument: Ripon Cathedral Close (1003148); Studley Royal Park WHS Buffer Zone; Ripon Conservation Area.

AESTHETIC VALUE

Boundary wall is constructed from rough coursed cobbles with an almost herringbone pattern in places above a squared, coursed limestone base below a substantial stone coping. Indicates phased construction and possibly adaption rather than single phase. Construction is typical of boundary

walls in Ripon incorporating stone cobbles and squared limestone blocks. Mortar has eroded and wall is in need of repointing or risks localised collapse. Aesthetic value is MEDIUM.



Figure 8: Curtilage listed wall between Old Deanery and Kirkgate Park.

HISTORICAL VALUE

Many of the walls around Kirkgate Park were supposedly rebuilt in the late C19th at the same time as the Dean & Chapter opened up the northern side of the Cathedral with the demolition of the Minster Inn and surrounding buildings resulting in the open area visible today. The wall between the Old Deanery and the Park is on the same line as an earlier wall dating from at least the C18th and it is possible that the wall was raised with a section of cobble walling atop an older stone block wall. The CA HIA notes that "*the western, and probably northern walls* [of the Old Deanery] *have been constant since at least 1776."* Historical value is VERY HIGH.

EVIDENTIAL VALUE

Little if any documentary evidence exists on the rebuilding or alteration of the wall and the physical fabric is the only record which would benefit from further investigation. There is HIGH archaeological interest in the construction of the wall and the use of differing stone types.

COMMUNAL VALUE

There is NEGLIGIBLE communal value derived from the wall.

OVERALL SIGNIFICANCE: MEDIUM due to its aesthetic, historical and evidential interest.

BOUNDARY WALL OF OLD DEANERY TO MINSTER ROAD: ABBOT HUBY'S WALL

DESIGNATIONS: Listed building, Grade II (1174466); Scheduled Monument: Ripon Cathedral Close (1003148); Studley Royal Park WHS Buffer Zone; Ripon Conservation Area.

AGREE WITH ASSESSMENT OF OVERALL SIGNIFICANCE BY CA: EAST SECTION = SOME (MEDIUM): due to its historical associative and illustrative interest. CENTRAL SECTION = CONSIDERABLE (HIGH): due to historic illustrative, associative, archaeological and aesthetic interest. WEST SECTION = SOME (MEDIUM): due to historic illustrative, associative, archaeological and aesthetic interest.

BOUNDARY WALL OF OLD COURTHOUSE

DESIGNATIONS: Listed building, Grade II (1315493); Scheduled Monument: Ripon Cathedral Close (1003148); Studley Royal Park WHS Buffer Zone; Ripon Conservation Area.

AGREE WITH ASSESSMENT OF OVERALL SIGNIFICANCE BY CA: CONSIDERABLE (HIGH) due to its historical, archaeological and aesthetic interest.

TREES

TREES IN THE CONSERVATION AREA

DESIGNATIONS: Scheduled Monument: Ripon Cathedral Close (1003148); Studley Royal Park WHS Buffer Zone; Ripon Conservation Area. T14 – Common beech is a Veteran tree (235098).

AESTHETIC VALUE

Kirkgate Park is an important open public space containing many trees and the 2009 *Conservation Area Appraisal* by Harrogate Borough Council classifies many of these as important. These are beneficial to the setting of the surrounding listed buildings and to the character of the Park as a treed space. In addition to this the trees, along with others to the north of the Cathedral in the Old Deanery and around the Courthouse Museum, provide a backdrop to the Cathedral when viewed along the driveway to Studley Royal to the west and this important vista as part of the designed landscape by the Aislabies is recognized by the inclusion of this vista in the World Heritage Site buffer zone which extends from Studley Royal to the Cathedral and beyond to Blois Hall. They also provide shelter and shade to those using the park.

The tree survey by Brooks Ecological which accompanies the Annexe application lists all the trees in Kirkgate Park as Category B with the exception of T14 – the veteran beech – which is Category A. This tree is now designated as a Veteran Tree by the Woodland Trust. Category A is high quality with a life expectancy of 40+ years, whilst Category B trees are of moderate quality with a life expectancy of 20+ years. In addition, the report ascribes all the trees as having arboricultural value as individual trees in their own right rather than landscape value as part of a wider grouping.

HISTORICAL VALUE

The land referred to in this document as Kirkgate Park has been an open space since at least the early C18th when it was illustrated in Gent's map of Ripon from 1733 although it is shown in more detail on the 1776 Estate map. With the construction of the Courthouse in 1830, the area to the south appears to have been planted with a designed layout of treed paths which had been replaced with a treed perimeter and three central roundels by 1891. This likely happened at the same time as the Minster Inn and surrounding buildings were cleared in the 1880's. The veteran beech tree (T14) is located precisely on the location of the central roundel and likely dates from this time. Other trees to the north, east and south of the Park also likely formed part of this planting scheme.

EVIDENTIAL VALUE

There is evidential value in the fact that at least some of the trees in Kirkgate Park can be traced back to a designed C19th planting scheme illustrated on a detailed Ordnance Survey town plan from the 1890s.

COMMUNAL VALUE

The communal value of trees has been well documented in recent months with the deliberate loss of the sycamore at Sycamore Gap on Hadrian's wall and other locations throughout the country. The public objection to the location of the Cathedral Annexe on Kirkgate Park and the associated loss of a number of trees including a cherished veteran tree clearly illustrates the depth of feeling towards these trees in Ripon and beyond. Communal value is HIGH.

OVERALL SIGNIFICANCE: HIGH due to aesthetic, historical and communal value. These trees are important to the conservation area and the setting of the surrounding buildings (listed or otherwise).

OPEN SPACES

WEST FORECOURT AND MINSTER ROAD

DESIGNATIONS: Scheduled Monument: Ripon Cathedral Close (1003148); Studley Royal Park WHS Buffer Zone; Ripon Conservation Area.

AGREE WITH ASSESSMENT OF OVERALL SIGNIFICANCE BY CA: The open space and setting is of CONSIDERABLE (HIGH) value, due to historical associative and spiritual interest, and archaeological interest. However, as the CMP rightly indicates, the actual quality of the West Forecourt is only of SOME (MEDIUM) significance, and capable of enhancement.

NORTH OF THE CATHEDRAL CHURCH AND MINSTER ROAD

DESIGNATIONS: In the curtilage of Ripon Minster Cathedral church: Grade I: 1150164; Scheduled Monument: Ripon Cathedral Close (1003148); Studley Royal Park WHS Buffer Zone; Ripon Conservation Area.

AGREE WITH ASSESSMENT OF OVERALL SIGNIFICANCE BY CA: DETRACTING (NEGLIGIBLE) due to the impact of the road. The potential archaeological value is HIGH-CONSIDERABLE (HIGH).

MINSTER GARDENS (NORTH)

DESIGNATIONS: Scheduled Monument: Ripon Cathedral Close (1003148); Studley Royal Park WHS Buffer Zone; Ripon Conservation Area.

AGREE WITH ASSESSMENT OF OVERALL SIGNIFICANCE BY CA: NEUTRAL (LOW) historical and communal interest. The archaeological potential is HIGH-CONSIDERABLE (HIGH).

KIRKGATE PARK OR MINSTER GARDENS (SOUTH)

DESIGNATIONS: Scheduled Monument: Ripon Cathedral Close (1003148); Studley Royal Park WHS Buffer Zone; Ripon Conservation Area.

AESTHETIC VALUE

Kirkgate Park is open grassed area enclosed by important listed buildings and walls on all sides including the Grade I Cathedral to the south. Significant tree cover provides shade and shelter and allows a gradual ‘reveal’ to the surrounding buildings when approaching from differing directions. The Park is well used and maintained even if municipal in character. The well-designed public

conveniences to the east do not intrude into the quiet, shady space and sit against the curtilage listed wall and treed boundary to the Old Deanery whilst the south gable of the stonemasons' yard, likewise sits unobtrusively in the northern wall. The monuments to the southern edge of the Park provide a strong civic context.

As noted in the assessment of the trees in this area, they form the backdrop to an internationally important view of the Cathedral from Studley Royal World Heritage Site.

HISTORICAL VALUE

There is historical value in the fact that a garden has existed in this location for centuries and the now extant Park and trees are a continuation of this long-established use. The area north of the Cathedral was the probable location of the C12th Archbishop of York's manor, Canon's lodgings, and Liberty Court.

EVIDENTIAL VALUE

As noted by CA, this area is of HIGH archaeological value.



Figure 9: View of Kirkgate Park from the south.

COMMUNAL VALUE

There is HIGH communal value due to the presence of monuments to the southern section against Minster Road and the use by the general public as a quiet space in the city centre as well as a route to important publicly accessible buildings from the principal car park in the city centre.

OVERALL SIGNIFICANCE: HIGH as this space represents an integral part of the setting of the many surrounding exceptional and special listed buildings of national importance. The trees in the Park also provide the backdrop to an internationally important World Heritage Site as well as being a pleasant open space in its own right.

FORMER STONEMASONS' YARD

DESIGNATIONS: Scheduled Monument: Ripon Cathedral Close (1003148); Studley Royal Park WHS Buffer Zone; Ripon Conservation Area.



Figure 10: View of stonemasons' yard from the north with the Cathedral beyond through the trees.

AESTHETIC VALUE

As noted by CA, there is limited conscious artistic value to the stonemasons' yard. Whilst the southern gable of the workshop building has some merit, the remainder of this building and other buildings are of low quality and little design. The light-industrial character of the area does not sit well with surrounding buildings or spaces and the deliberate neglect detracts from the character and appearance of the wider area. There are good views of the Cathedral through the tree canopy of Kirkgate Park from the yard.

HISTORICAL VALUE

There is some historical value provided by the historic boundary walls and the use of the area as the Cathedral stonemasons' yard since the late C19th although this use now appears to have ceased.

EVIDENTIAL VALUE

As noted by CA, this area is of HIGH archaeological value.

COMMUNAL VALUE

There is little LOW communal value on the site.

OVERALL SIGNIFICANCE: NEGLIGIBLE due to the negative appearance of the buildings on the site and the appearance of desertion and neglect. The potential archaeological value is HIGH.

OLD DEANERY GARDENS

DESIGNATIONS: Curtilage to The Old Deanery: Grade II*: 1150165; Scheduled Monument: Ripon Cathedral Close (1003148); Studley Royal Park WHS Buffer Zone; Ripon Conservation Area.

AGREE WITH ASSESSMENT OF OVERALL SIGNIFICANCE BY CA: SOME (MEDIUM) due to its historical interest, but with the potential to be of higher significance if better managed and with recovery of former design values. The potential archaeological value is HIGH-CONSIDERABLE (HIGH).

VIEWS WITHIN THE SETTING OF THESE HERITAGE ASSETS

THE CATHEDRAL PRECINCT

DESIGNATIONS: The tangible assets listed above are located within the Cathedral Precinct, which in turn falls within the Ripon Conservation Area (see Ripon Conservation Area Character Appraisal, 2009). Ripon Cathedral and Precinct are also located within the buffer zone for Studley Royal Park, which includes the ruins of Fountains Abbey World Heritage Site (1000094).

AGREE WITH ASSESSMENT OF OVERALL SIGNIFICANCE BY CA: CONSIDERABLE (HIGH) due to extremely high aesthetic and design values, historical associative and spiritual/communal interest, and archaeological interest.

VIEWS TO AND FROM THE WORLD HERITAGE SITE AT STUDLEY PARK

AGREE WITH ASSESSMENT OF OVERALL SIGNIFICANCE BY CA: EXCEPTIONAL (VERY HIGH) view from Studley Royal Park, CONSIDERABLE-EXCEPTIONAL (HIGH-VERY HIGH) far views from other distant vantage points.

VIEWS FROM WITHIN THE PRECINCT

The following text is taken from the HIA by CA as an explanation of key views on which the impact of the proposals will considered later in this document:

> *From within the Conservation Area, the Cathedral Church is highly visible, and there are many complex local views into and out of the Precinct area, and also several impressive dynamic views. The Conservation Area Character Appraisal (2009) identifies the following three key views which are potentially relevant to any development in the North Precinct:*

i. *Along Kirkgate, to the west end of the Cathedral 'The west towers of the Cathedral loom over the brick buildings at the end of Kirkgate in a dramatic manner'*
ii. *From Minster Gardens, there are impressive views towards the North and West Towers, although many vantage points are obscured by mature trees*
iii. *From St Marygate looking towards the North Transept*

In addition to these three views, two more have been noted as significant in the context of any North Precinct development proposal:

iv. *In addition to the kinetic Kirkgate view noted in the RCAA (see (i) above), the panoramic view of the West Front towards North Precinct at the reveal at the east end of Kirkgate, is impressive.*
v. *In addition to the view of the West Front and towers noted in the RCAA (see (ii) above), the view extends across the whole of the North Aisle elevation and North Transept, though again heavily obscured by trees.*

AGREE WITH ASSESSMENT OF OVERALL SIGNIFICANCE BY CA: Views to the Cathedral across the Precinct vary in significance as CONSIDERABLE-EXCEPTIONAL (HIGH-VERY HIGH), with many illustrating the overall aesthetic and experiential value of the wider site: one of gradually revealed and framed views as a kinetic experience

In addition to the above five views, it is considered that the view along Minster Road from the west towards the North Transept is an important view and should also be assessed.

DESCRIPTION OF PROPOSALS

This section provides a brief description of the revised proposal for a new annexe to the north side of Ripon Cathedral within Kirkgate Park. This is intended to provide additional accommodation for the Dean and Chapter and to provide an enhanced visitor and user experience. This description should be read in conjunction with the full description of the proposals contained in the documents for annexe application (22/04808/FULMAJ) and the associated Listed Building application for the demolition of the walls (23/00282/LB).



Figure 11: Proposed Site Layout© Bowman Riley

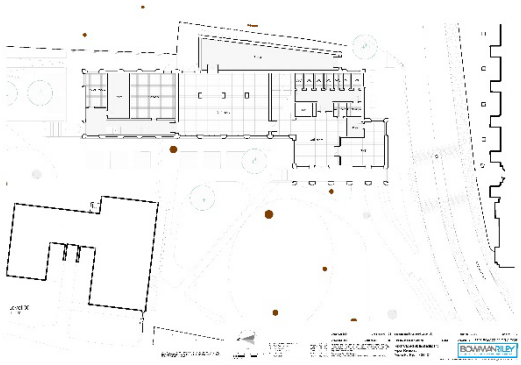


Figure 12: Ground floor layout, © Bowman Riley

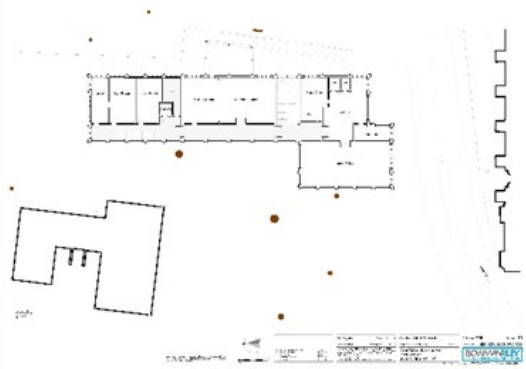


Figure 13: First floor layout, © Bowman Riley

The proposed annexe provides approximately 1,087sqm / 11,704sqft of accommodation over two floors and in terms of footprint is 3% smaller than the previous proposal. It is located primarily on council owned land between Minster Road and the former Cathedral stone mason's yard to the north and extends into the yard itself. The associated landscaping scheme creates a series of interlinked open spaces on the former stonemasons' yard, Minster Gardens North and Kirkgate Park (Minster Gardens South). The eastern wing has been reduced in size from previous proposals in order to retain more of the mature trees on the site and as a result the building now projects further north into the stone mason's yard than previously.

The accommodation is arranged over two storeys in three offset and parallel wings with the principal entrance provided to the east off a covered cloister walkway accessed via steps and a ramp that runs north-south under the edge of the western wing. The eastern wing is single storey and runs immediately to the west of the curtilage listed boundary wall to the Old Deanery.

At ground floor level, the main entrance gives onto a central entrance hall leading west to the staircase. Replacement toilets occupy the southern section of the building against Minster Road with the Cathedral shop in the south western corner. The eastern half of the building is occupied by a public refectory with kitchens and stores to the rear and side. The new song school facilities are located at first floor level closest to the Cathedral along with offices and facilities for the Cathedral staff and a community room to the north and east.

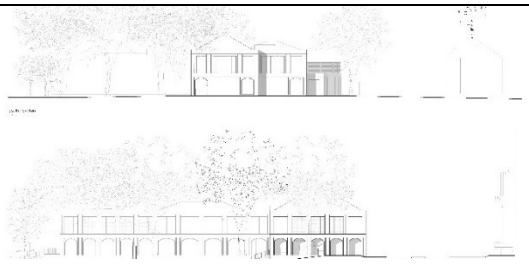


Figure 14: South & west elevations © Bowman Riley



Figure 15: Artist's impression © Bowman Riley

The building is faced with stone is cladding to a structural steel frame. The roof is now predominantly flat behind a low parapet and there are pitched sections closest to the Cathedral finished in zinc. Stone columns run along the façades which extend upwards to the stone parapet. A recessed stone frame sits between the columns with shallow arched heads to the ground floor and flat heads to the first. Bronze effect windows, doors or stone panels sit within this. The effect is to create a regimented façade using a mixture of materials both traditional and contemporary.

The proposed building occupies a substantially larger area than the buildings it replaces (WCs and Stonemasons' buildings) and is only slightly smaller than the previous proposal. It is also significantly taller than all of the buildings it replaces which is exacerbated by the raised ground floor level. It does however, fulfil a stated need by the Cathedral. In order to construct it, a number of Category B trees would be lost in Kirkgate Park although the Category A Veteran beech is proposed to be retained. Additional tree planting would be provided on and off site in mitigation. It is likely that at least part, if not all, of the boundary wall to the Old Deanery would require rebuilding.

HERITAGE IMPACT ASSESSMENT

The following section will provide an assessment of the proposed development on the historic and natural environment, both in terms of the impact on the immediate context and the wider setting, and in terms of the impact on the individual heritage assets within the site. In their Advice Notes 12[6], Historic England state that:

> *Where the proposal affects the setting, and related views, of a heritage asset, or assets, clarify the contribution of the setting to the significance of the asset, or the way that the setting allows the significance to be appreciated. This may include the impact of the location of new development within the setting, of the impact on key views, the impact on the relationship of the heritage asset to its setting, etc.*

As before, this document will use the same basis for assessing the impact of the proposed development on the significance of the various heritage assets identified in the previous section. This in turn uses a slightly reduced version of the ICOMOS basis for assessment contained in 'Guidance on Heritage Impact Assessments for Cultural World Heritage Properties[7]' which recognises that impact can be positive as well as negative as does the NPPF which, in the Glossary, defines the setting of a heritage asset as:

> *The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*

The basis of assessment is as follows (taken from Caroe Architecture's 'Heritage Impact Assessment'. The impact of the proposals is considered on all buildings, structures or spaces whose significance has been assessed in the previous section and not just the major buildings and individual interventions in the CA report.

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[6] *Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12*, Swindon, Historic England, 2019, p17.
[7] *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*, ICOMOS, 2011

DESCRIPTOR	DESCRIPTION
High Positive	The proposed alterations or development will have a major positive impact, improving the character, setting and/or heritage values of the heritage asset(s). The change would have the potential to reveal and/or enhance several heritage values assigned to the building or setting as defined in the Assessment of Significance.
Moderate Positive	The proposed alterations or development will have a considerable beneficial impact, improving the character, setting and/or heritage values of the heritage asset. Moderate positive impact on the heritage asset(s) as a whole may be caused by cumulative minor positive impact on the heritage values of several features. This affect can be direct or indirect.
Minor Positive	Minimal beneficial improvements to the significance and character of the heritage asset brought about by the proposals. This can be direct or indirect.
Neutral	There is no change incurred by the development or alteration on the heritage asset.
Minor Detrimental	A minimal impact will be brought about on the setting, character, or heritage value of the heritage asset. Localised, minor detrimental impact may be accepted should demonstrable mitigation be in place.
Moderate Detrimental	The proposed alterations or development will have a negative impact, adversely affecting the character, setting and/or heritage values of the heritage asset(s). This may be brought about to the heritage asset(s) due to the cumulative minor detrimental impact on the heritage values of several features. This affect can be direct or indirect. Detrimental impact of this nature should be avoided, but it may be possible to accept if demonstrable positive mitigation is in place.
High Detrimental	The proposed changes will have a seriously negative impact on the overall character, setting and/or heritage values of the heritage asset(s). Features that contribute to the overall heritage values, character, or significance of the heritage asset would be disturbed. Major detrimental change should not be considered acceptable.

IMPACT	PROPOSAL	HERITAGE IMPACT	
	THE WEST FRONT INCLUDING THE WEST TOWERS		
	Construction of a new two-storey building to the north of the Cathedral in the location of Kirkgate Park and extending north to Stonemasons' Yard with associated landscaping works.	This report agrees with Caroe Architecture's (CA) assessment that the west front in general is of EXCEPTIONAL significance. The dominant feature is the cathedral itself and the proposed building would have little impact on this even if it is visible in the periphery. Heritage impact is **NEUTRAL**.	
	THE NORTH NAVE AISLE		
	Construction of a new two-storey building to the north of the Cathedral in the location of Kirkgate Park and extending north to Stonemasons' Yard with associated landscaping works.	CA notes the "excellent example of late perpendicular design". Views of the north nave aisle are predominantly oblique due to the presence of Minster Road, Cathedral railings and Deanery wall to the north. Kirkgate Park represents a welcome open space on this more enclosed northern side and the mature trees enhance the setting by providing a place for pause and contemplation in the shadow of the	

		cathedral in contrast to the processional western approach and the sloping graveyard to the south and east. The first view of the cathedral for visitors using the Sainsbury's car park is of the north elevation and there are views of the cathedral from this glimpsed through the trees especially in winter. A large gabled two storey building covering a significant portion of Kirkgate Park and built to the back of pavement line would significantly harm oblique views of the North Nave Aisle from the western end of the park whilst at the same time adding a sense of enclosure that has not existed for hundreds of years, if ever. It is accepted that some thinning of the trees may be desirable to slightly improve the northern aspect of the Cathedral, but this should be across the whole park and not concentrated solely on the eastern half. The closure or calming of Minster Road would be beneficial but this is not proposed under the current application.	 

		Heritage impact is considered to be **HIGH DETRIMENTAL** due to the significant change in the setting rather than impact upon the fabric itself.	
	THE OLD DEANERY		
	Construction of a new two-storey building to the north of the Cathedral in the location of Kirkgate Park and extending north to Stonemasons' Yard with associated landscaping works.	The Deanery is separated from Kirkgate Park both physically and visually with the curtilage listed western boundary wall as well as mature tree planting to the boundary on the Deanery site which are also viewed as part of the mature trees in Kirkgate Park. Due to high enclosing walls (listed and unlisted) the principal view of the Deanery is through the entrance gates to the southwest both from immediately outside the gates and further west along Minster Road. The proposed building, even with a stepped front façade, is a significant change to the entrance approach and the loss of trees to Kirkgate Park will create a solid visual buffer to the western boundary that is currently diffuse due to the trees.	 

		Heritage impact is considered to **MINOR – MODERATE DETRIMENTAL** due to the change to the western aspect caused by the loss of trees with Kirkgate Park and the addition of a large, predominantly blank eastern elevation to the new building.	
	OLD DEANERY COTTAGE		
	Construction of a new two-storey building to the north of the Cathedral in the location of Kirkgate Park and extending north to Stonemasons' Yard with associated landscaping works.	Deanery Cottage lie to the east of the Deanery and has its own entrance. Heritage impact is considered to be **NEUTRAL**.	
	GEORGIAN COURT HOUSE		
	Construction of a new two-storey building to the north of the Cathedral in the location of Kirkgate Park and extending north to Stonemasons' Yard with associated landscaping works.	The Courthouse Museum sits on the northern edge of Kirkgate Park and as well as being an important building in its own right (hence the II* listing), it also makes a significant positive contribution to open space between it and the Cathedral. Access to the museum is from the south although first glimpses from this direction are oblique from the east or, more usually, the west from Kirkgate. The fact that repairs to	

		the flanking walls are noted as a benefit in the HIA are irrelevant and these should not be conditional upon gaining consent for the new building. The proposed annexe would significantly reduce the open space in front of the building and whilst this would mean that it would sit centrally within this new public space, the impact on the building and setting, as well as aspect and prospect would be severely harmed. Tidying up the stonemasons' yard, improving landscaping and removing buildings to the east would not mitigate this harm. How useful or safe the new open space is to the rear is questionable as it would not be overlooked and could present safeguarding issues. Heritage impact is considered to be **MAJOR DETRIMENTAL** due to the significant harm to the setting and loss aspect and prospect.	 

	COMMERCIAL PREMISES, MINSTER ROAD		
	Construction of a new two-storey building to the north of the Cathedral in the location of Kirkgate Park and extending north to Stonemasons' Yard with associated landscaping works.	The proposed new building would have little impact upon the commercial premises to the south west corner of Kirkgate Park. Heritage impact is considered to be **NEUTRAL**.	
	MINSTER GARDEN MONUMENTS		
	Construction of a new two-storey building to the north of the Cathedral in the location of Kirkgate Park and extending north to Stonemasons' Yard with associated landscaping works.	Even though the quality of the monuments is questioned in CA's HIA, removal of the existing monuments is significant harm. Heritage impact is considered to be **MAJOR DETRIMENTAL** due to their collective communal significance.	
	OLD COURTHOUSE (CANON FEE COURT HOUSE)		
	Construction of a new two-storey building to the north of the Cathedral in the location of Kirkgate Park and extending north to Stonemasons' Yard with associated landscaping works.	The Grade II listed Old Court House is enclosed behind a separately listed stone wall although it can easily be glimpsed above, and the principal aspect and prospect are to / from the east. This building, along with the Courthouse Museum and the Old Deanery physically	

		enclose Kirkgate Park along with the Cathedral to the south to a lesser extent due to the presence of Minster Road. The proposed building would occupy a large portion of the Park to the south of the Georgian Court House and would preclude medium distance views of the Old Courthouse from the eastern half of the Park. It would also be highly intrusive in the street scene when approaching the Old Courthouse along Minster Road from the east. Heritage impact is considered to be **MODERATE DETRIMENTAL** due to the impact on views of the building and harm to its setting.	 © Dunn, 2015 '*The Canon Fee Court House, Ripon*'
	STONEMASONS' YARD BUILDINGS		
	Construction of a new two-storey building to the north of the Cathedral in the location of Kirkgate Park and extending north to Stonemasons' Yard with associated landscaping works.	The buildings in the stonemasons' yard do not make a positive contribution to the immediate site or the wider setting although the southern gable of the workshop does have some minor artistic merit. The proposed annexe would result in the demolition of all	

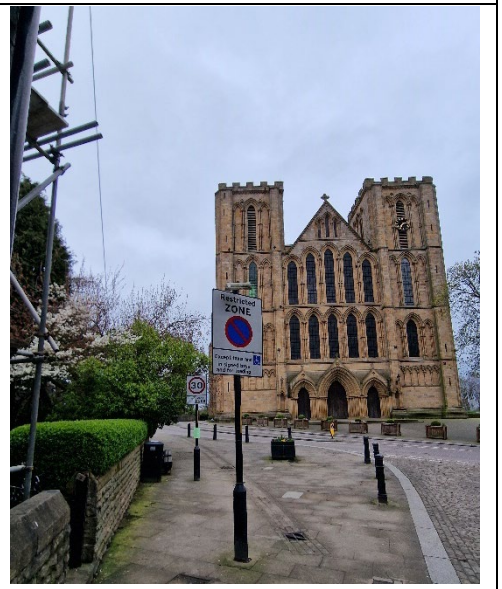
		of the buildings in this area and the creation of a landscaped public garden. Heritage impact is considered to be **MODERATE POSITIVE** purely in relation to the existing buildings and immediate setting and as separate to the impact on the wider site which are considered elsewhere.	
	PUBLIC CONVENIENCES		
	Construction of a new two-storey building to the north of the Cathedral in the location of Kirkgate Park and extending north to Stonemasons' Yard with associated landscaping works.	The construction of the proposed annexe would require the total demolition of the public conveniences equating to significant harm however the building is of low significance. Building would be replaced with one that is significantly larger and higher. Heritage impact is considered to be **NEUTRAL** due to the LOW significance of the WCs.	
	ARCHAEOLOGY IN THE NORTH PRECINCT (KNOWN AND UNKNOWN)		
	Construction of a new two-storey building to the north of the Cathedral in the	The archaeological evaluation by FAS Heritage found below ground remains to be present from the C11th	

	location of Kirkgate Park and extending north to Stonemasons' Yard with associated landscaping works.	and later. The proposals have the potential for impact upon this archaeology but can be mitigated with planning conditions. Heritage impact is considered to be **MINOR DETRIMENTAL** to the possibility of impacting archaeological remains.	
	BOUNDARY WALL OF OLD DEANERY / KIRKGATE PARK		
	Construction of a new two-storey building to the north of the Cathedral in the location of Kirkgate Park and extending north to Stonemasons' Yard with associated landscaping works.	Wall is curtilage listed as part of Old Deanery and has been in existence since at least first OS map issue in 1853 but is partially obscured by toilet building and planting. The wall is an important structure along with other listed walls in delineating Kirkgate Park – an important public open space in the city centre. The proposed new building would completely obscure it and cause damage by proximity of new foundations. Heritage impact is considered to be **MINOR DETRIMENTAL** due to total obscuration and potential	

		damage. If substantial demolition is necessary, impact would increase to **MAJOR DETRIMENTAL**.	
	BOUNDARY WALL OF OLD DEANERY TO MINSTER ROAD: ABBOT HUBY'S WALL		
	Construction of a new two-storey building to the north of the Cathedral in the location of Kirkgate Park and extending north to Stonemasons' Yard with associated landscaping works.	Wall runs to the south of the Old Deanery along Minster Road and the proposed new building is in very close proximity at its western end. Heritage Impact is considered to be **NEUTRAL** due to wall being unaffected.	
	BOUNDARY WALL OF OLD COURTHOUSE		
	Construction of a new two-storey building to the north of the Cathedral in the location of Kirkgate Park and extending north to Stonemasons' Yard with associated landscaping works.	Walls runs on the opposite (western) side of Kirkgate Park to the proposed new building. Heritage impact is considered to BE **NEUTRAL** due to wall being unaffected.	

	TREES IN THE CONSERVATION AREA		
	Construction of a new two-storey building to the north of the Cathedral in the location of Kirkgate Park and extending north to Stonemasons' Yard with associated landscaping works.	The CA HIA defers to the AWB assessment of Landscape Impacts upon the trees in Kirkgate Park which seems to assess tree removal from specific viewpoints rather than as an impact on the whole site and character / sense of place. Whilst the loss of individual trees in specific views can still be considered harmful, the loss of a substantial number, including a veteran tree, all in one small area of the conservation area has a much greater impact, and replacement with a large building even more so. Kirkgate Park itself seems to be a designed landscape on both the OS town plans of the 1850s and 1890s with an almost 'patte d'oi' in early Victorian times being replaced by three roundels later in the C19th. It seems likely that some of the surviving trees date from this time with the planting to the eastern boundary certainly a later Victorian feature. It is not possible to say whether the trees in Kirkgate Park were ever intended to grow so large and it is the trees	  

		in their present condition against which any impact should be assessed. It is accepted that whilst some thinning of the tree canopy could be beneficial to views of the cathedral form the north, these views have not featured prominently in artistic or photographic representation. Presumably this is because the falling land to the south provides a dramatic setting, along with the fact that there are no roads or thoroughfares to the north from which to enjoy views of the cathedral. The modern view from Sainsbury's car park of the building partially obscured by trees is in contrast to the more open views from the west and south and is special because of this. Heritage impact is considered **MAJOR DETRIMENTAL** due to the loss of the trees and a significant portion of the open space to the north of the Cathedral.	

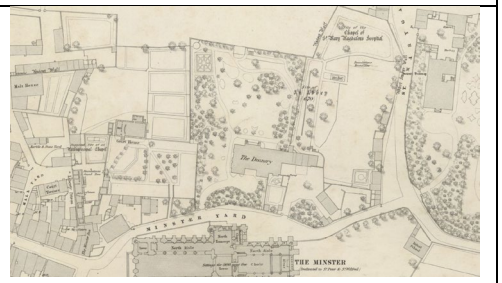
	WEST FORECOURT AND MINSTER ROAD		
	Construction of a new two-storey building to the north of the Cathedral in the location of Kirkgate Park and extending north to Stonemasons' Yard with associated landscaping works.	The forecourt is the setting for the west front of the Cathedral. When in this space, even with Minster Road separating it from Kirkgate, it is the west front which dominates and the proposed building on Kirkgate Park is unlikely to detract from this experience. Heritage impact is considered **NEUTRAL** on this basis.	
	NORTH OF THE CATHEDRAL CHURCH AND MINSTER ROAD		
	Construction of a new two-storey building to the north of the Cathedral in the location of Kirkgate Park and extending north to Stonemasons' Yard with associated landscaping works.	Minster Road provides a thoroughfare between Kirkgate / Bedern Bank and St Marygate and has been in existence for centuries even if this was as a footpath prior to being made into a road in the late C19th. Whilst traffic does detract from the setting of the Cathedral, the route and open space of Kirkgate Park is important to its setting. Any road closure, whilst likely beneficial, is outside the scope of this application so it is the effect of a large new building on	

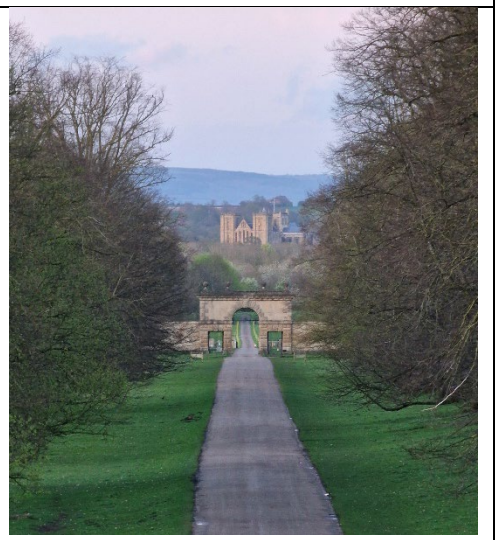
		an historic open space immediately to the north of the road that is relevant. There are no other large buildings as close to the Cathedral as that proposed in this application with all on the northern side being set back substantially from the pavement line (Georgian Court House – 52m & Old Deanery – 27m). The Deanery does have a boundary wall of some 2m height but a 6m high wall on the same line with a hipped roof above some 2.1m above this represents a significant change. The proposed building will not impede oblique views along Minster Road in either direction but will be a significant presence. This is not an area characterized by large buildings abutting the footpath, especially ones with a large depth to width ratio. Heritage impact is considered to be **MAJOR DETRIMENTAL** due to the uncharacteristic and significant alteration to the street scene.	 

	MINSTER GARDENS (NORTH)		
	Construction of a new two-storey building to the north of the Cathedral in the location of Kirkgate Park and extending north to Stonemasons' Yard with associated landscaping works.	The area to the north of the Georgian Court House is currently an open space separated by a timber fence between the public garden area and the stonemasons' yard. Views of the Cathedral would be unaffected by the proposed building and views of it would likewise be obscured by the Courthouse Museum and extension. Heritage impact is considered **MODERATE POSITIVE** due to the opening up of the stonemasons' yard to the public space.	
	KIRKGATE PARK OR MINSTER GARDENS (SOUTH)		
	Construction of a new two-storey building to the north of the Cathedral in the location of Kirkgate Park and extending north to Stonemasons' Yard with associated landscaping works.	Minster Gardens or Kirkgate Park provides a treed open space to the north of the Cathedral. The eastern section contains the public conveniences and a tarmac access drive to the stonemasons' yard whilst the central and western sections contain lawned areas, planting beds and the monuments considered earlier in this section.	

		Whilst there has been some historic building on this area south of the former precinct wall, this was towards the western end of park and the space has been open for at least 150 years. The loss of approximately 50% of the current Kirkgate Park to a large building is a significant alteration and one that is not mitigated by the addition of the stonemasons' Yard as public space to the north which is not of the same quality and is poor from a safeguarding point of view. The loss of trees within this area is considered earlier in this section. Heritage impact is considered to be **MAJOR DETRIMENTAL** for the above reasons.	 

	FORMER STONEMASONS' YARD		
	Construction of a new two-storey building to the north of the Cathedral in the location of Kirkgate Park and extending north to Stonemasons' Yard with associated landscaping works.	The stonemasons' yard is currently unused except for storage and the low quality buildings, (with the possible exception of the building fronting Kirkgate Park), and general mess detract from the setting of the Cathedral and the adjacent buildings. Opening up this area to the northern section of Minster Gardens would be beneficial as would the loss of most of the buildings. Given that this area is in Cathedral ownership, assessing the tidying up of the area as a benefit of, and justification for, development seems perverse. Opening up the area at the rear in conjunction with significant physical separation to the front again appears perverse. Heritage impact is considered to be **MINOR POSITIVE**.	 

	OLD DEANERY GARDENS		
	Construction of a new two-storey building to the north of the Cathedral in the location of Kirkgate Park and extending north to Stonemasons' Yard with associated landscaping works.	The Old Deanery Gardens are physically separated from Kirkgate Park by a stone wall of some 2m height and mature trees both in the gardens and in the adjacent park. The proposed building would present a dominant new aspect to the west of the gardens although obscured by a reduced level of trees than currently exists. Heritage impact is considered to be **MINOR DETRIMENTAL**.	
	THE CATHEDRAL PRECINCT		
	Construction of a new two-storey building to the north of the Cathedral in the location of Kirkgate Park and extending north to Stonemasons' Yard with associated landscaping works.	The historic precinct stretched along the northern side of the Cathedral encompassing land now occupied by the Old Deanery, Georgian Court House, Kirkgate Park and Old Courthouse and was separated from the Cathedral by a stone wall (the remains of which have been found in the archaeological investigation). Whilst some of this land is still in Cathedral ownership, some is in now council or private ownership – see ownership plan in Appendix I. The precinct as an entity has not	 *1854 issue of Ordance Survey town plan*

		existed for centuries. If it were still in existence, the proposed building would be almost in its centre and straddling the line of the now lost precinct wall, in an area characterised by "*prestigious detached buildings concealed behind high walls of stone and brick*". Heritage impact is considered **MODERATE DETRIMENTAL** as the precinct does not exist as an entity anymore and neither the proposed building nor landscaping reinforce its former presence.	
	VIEWS TO AND FROM THE WORLD HERITAGE SITE AT STUDLEY ROYAL		
	Construction of a new two-storey building to the north of the Cathedral in the location of Kirkgate Park and extending north to Stonemasons' Yard with associated landscaping works.	Studley Royal lies to the west of the Cathedral and whilst the Cathedral itself is visible from the avenue, the proposed building would not be due to the surrounding townscape. The trees in Kirkgate Park present a backdrop to the Cathedral in the view from Studley Royal and their loss would have a significant impact however there are other trees which would remain.	

		Better photographic evidence is required of these views including in winter as noted in the National Trust representation in response to the planning application. Heritage impact is considered to be **MODERATE DETRIMENTAL** subject to the further assessment of additional photographs.	
	VIEW ALONG KIRKGATE TO WEST FRONT OF CATHEDRAL		
	Construction of a new two-storey building to the north of the Cathedral in the location of Kirkgate Park and extending north to Stonemasons' Yard with associated landscaping works.	Kirkgate forms the principal approach to the Cathedral and the view of the west front framed by buildings on either side is a common artistic representation. The west front is gradually revealed as one progresses along Kirkgate and only revealed fully close to the Bedern Bank junction. For much of this experience the application site would remain concealed behind the properties on the north side of Kirkgate. Heritage impact is considered to be **NEUTRAL** as the west front would remain dominant.	

	VIEW FROM MINSTER GARDENS TOWARDS NORTH AND WEST TOWERS		
	Construction of a new two-storey building to the north of the Cathedral in the location of Kirkgate Park and extending north to Stonemasons' Yard with associated landscaping works.	The view of the Cathedral from the north is glimpsed through trees and properly revealed as one moves south through Kirkgate Park. A significant reduction in tree cover would reveal more of the Cathedral but the placement of a large two storey buildings would present a solid barrier to views of the north transept. Irrespective of the quality of the proposed new building, this would present a significant change to the experience of the Cathedral from the north and permanently block views of the transept. For this reason, heritage impact is considered to be **MAJOR DETRIMENTAL**.	
	VIEW FROM ST MARYGATE LOOKING TOWARDS THE NORTH TRANSEPT		
	Construction of a new two-storey building to the north of the Cathedral in the location of Kirkgate Park and extending north to Stonemasons' Yard with associated landscaping works.	From St Marygate, views of the east front are partially obscured by mature trees in the Cathedral grounds although the north transept acts as a visible marker in the streetscape. The view is framed by the listed Deanery wall to the right (hard) and hedging and trees	

		to the left (soft). The wall would obscure views of the proposed building and Old Deanery beyond. Heritage impact is considered to be **NEUTRAL** due to the proposed building not being visible.	
	VIEW FROM EASTERN END OF KIRKGATE TOWARDS NORTH PRECINCT		
	Construction of a new two-storey building to the north of the Cathedral in the location of Kirkgate Park and extending north to Stonemasons' Yard with associated landscaping works.	On approaching the Cathedral, Kirkgate frames the view of the west front which only gradually opens up as one approaches the junction with Bedern Bank / Minster Road. At this point the proposed building would become visible but would currently (though perhaps not permanently) be screened by street furniture and vegetation to the south of the Old Courthouse. The west front of the Cathedral would continue to dominate. Heritage impact is considered to be **NEUTRAL** as the west front would remain dominant.	

	VIEW FROM KIRKGATE PARK OF WHOLE NORTH AISLE ELEVATION		
	Construction of a new two-storey building to the north of the Cathedral in the location of Kirkgate Park and extending north to Stonemasons' Yard with associated landscaping works.	The current view from Kirkgate Park, like that of many views of the Cathedral (Kirkgate, St Marygate, St Agnesgate) is partially obscured - by trees in this case - and gradually revealed. Due to the size of the Cathedral and the proximity of the viewpoint, it is difficult to appreciate from close up. Once free of the tree cover, area occupied by the monuments allows an appreciation of the whole elevation. The loss of trees and replacement with a building would not provide any better a view of the Cathedral and would actually reduce the available viewpoints from which it can be enjoyed specifically the axial view of the north aisle from the stonemasons' Yard entrance track. There would be a higher level first floor 'communal room'. It is not clear if this would be publicly accessible. Heritage impact is considered **MODERATE DETRIMENTAL** due to the loss of available viewpoints of the Cathedral.	 

	VIEW ALONG MINSTER ROAD OF NORTH TANSEPT FROM WEST		
	Construction of a new two-storey building to the north of the Cathedral in the location of Kirkgate Park and extending north to Stonemasons' Yard with associated landscaping works.	When moving along Minster Road from west to east, the buttresses of the North Aisle of the Cathedral to the south contrast with the trees of Kirkgate Park to the north. Both have a strong vertical emphasis, particularly in winter, and diminish into the distance which leads the eye towards a large sycamore tree in the Old Deanery garden as a focal point before the road bends away. In this view, the North Transept is a dominant feature and is gradually revealed as one approaches. The proposed annexe on the north side of Minster Road would remove the gradually diminishing tree line into the distance and provide another dominant elevation in competition with the Cathedral. Heritage impact is considered to be **MODERATE DETRIMENTAL** due to the replacement of the treed verge with a solid structure that would compete with the Cathedral.	

CONCLUSION

The overall conclusion of this Heritage Impact Assessment on the proposed annexe to the Cathedral is that it will have a **MAJOR DETRIMENTAL** impact upon the buildings, structures and spaces in and around Kirkgate Park in Ripon.

Out of twenty-nine individual assessments, ten are neutral due to no impact. Out of the remaining nineteen, eight are **MAJOR DETRIMENTAL**. These eight assessments are the most significant as they are generally concern assets that are closest to the proposed building.

This assessment takes into account the effect upon both listed and undesignated heritage assets around the site as well as modern buildings that are considered by virtue of being located in the immediate vicinity of Kirkagte Park.

No assessment has been made of the quality of the proposed building and its impact assessed purely on the basis of the effect of it will have upon its surroundings.

The Society supports the need for the Cathedral to provide improved and extended facilities but is committed to ensuring that any proposed extension does not harm the historic fabric or character of the city. It is considered that the proposed building would have an unacceptable detrimental impact on the surrounding heritage assets and its siting and design should be reconsidered.

As noted early on in this document, any Heritage Impact Statement is a matter of opinion even using an accepted methodology for assessment. The purpose of this report was not to contradict Caroe Architecture's Statement, but purely to provide a counterpoint to it and offer an alternative assessment of the value of this important part of the city of Ripon and the impact which the proposed annexe would have upon it.

The revised proposals put forward by the Cathedral make no material difference to the conclusions of this document and the impact on the fabric and setting of the surrounding buildings remains unacceptable. Whilst more trees are retained, the bulk of the building and significant presence within Kirkgate Park is wholly inapproporiate.

APPENDIX I – LAND OWNERSHIP AROUND RIPON CATHEDRAL

