

RIPON CITY PLAN

Supporting Document: Environment & Heritage

Appendix H.b: Landmark buildings in need of revitalisation

Most buildings and structures within the city are generally maintained in a reasonable condition. There are several however which are notably not and these have a disproportionate effect on their surroundings – the bad apple in the barrel syndrome – especially when the blight they cause is long-lasting. As well as being visually intrusive, poorly-maintained structures are environmentally wasteful of resources, will cost more ultimately to put right and represent lost economic opportunities.

A list of significant landmarks most in need of revitalisation has been drawn up and they have been identified in the City Plan proposals maps. They are:

- Ure Bank Maltings
- Station Hotel
- Former Girls' High School
- Buildings adjoining Ireland's Court
- Malt House to the rear of Kirkgate
- Sigma Antiques,
- 36 Low Skellgate
- The former Turks Head PH, Low Skellgate
- Minster House coach house
- Properties on north side of Moss's Arcade



Ure Bank Maltings

Grade II listed Not in a conservation area

The Ripon premises of Leeds malsters, Dobson & Sons Ltd.

The buildings are largely empty and continue to deteriorate. Some years ago an application to demolish the main building was refused, but no solution has yet been found to secure the future of this impressive building, probably the largest single structure in Ripon other than the cathedral.

The exterior is in a poor state with holes in the roof, but internally the building is believed to be in a reasonable condition and still containing some of the original machinery and fittings. The lower floors have iron columns supporting the floors above.

A maltings expert found some unusual and exciting features which suggested that the building dated from before 1888, when laws regulating maltings were changed.

This building urgently needs a workable plan to rescue an important part of Ripon's industrial heritage.





Station Hotel

Unlisted. In Ripon Conservation Area

Former railway hotel and public house c.1850 with later early 20th century extensions.

Situated on North Road where it would once have served railway passengers travelling to and from the station. It served too as a pub for this part of north Ripon.

Boarded up and a prominent eyesore, the building appears to be capable of restoration and urgently needs to be brought back into use, ideally to serve its community.



Former Girls' High School

Unlisted. In Ripon Conservation Area

Built in the early 20thC as the Ripon Girls' High School it was incorporated into the Ripon & Yorks St John College in the 1960s as a lecture block. More recently it served briefly as the Ripon Lifelong Learning Centre.

Despite the grant of planning permission for conversion to apartments linked to new build in the grounds the present owners have allowed it to remain empty and in a deteriorating condition. Its urgent reuse is a priority.



Buildings adjoining Ireland's Court

Mostly unlisted. In Ripon Conservation Area.

A group of historic domestic and commercial properties to the rear of North Street which loosely align to the former burgage plots. The development of the area west of the Market Place has opened them up by providing a new frontage to the Marshall Way car park.

There are opportunities here for a sensitive conservation scheme to bring them back into use.



Former malt house to the rear of Kirkgate

Unlisted. In Ripon Conservation Area

Single storey in brick and blue slate.

The history of this building remain uncertain. 19th century OS maps mark it as a malt house. Although it lies close to the Unicorn Hotel there is no known evidence of a connection.

Its increasing dereliction and unkempt appearance are blighting the Kirkgate Yards and are a serious concern in a city centre location close to the Cathedral.



Sigma Antiques, Water Skellgate

Grade II listed. In Ripon Conservation Area.

1885. Formerly the Victoria Hall Opera House. White-washed brick. Slate roof. Two storeys. Now antiques store.

Although the front of this building has been tidied the rear remains unsatisfactory, with a derelict single storey extension and unkempt grounds spoiling the amenity of nearby residents.



36 Low Skellgate

Grade II listed. In Ripon Conservation Area

Early or mid C18 former house. Colour-washed brick. Slate roof.

Works to restore this building were only partly carried out and the work is incomplete with concerns about the loss of interior features.

A facelift to the street frontage remains unfinished after many years – the “temporary” front door is entirely unsatisfactory.

The rear elevation is unfinished and untidy and is a blot on the largely residential neighbourhood.





Former Turks Head PH, Low Skellgate

Grade II listed. In Ripon Conservation Area

C18, altered in mid-C19. Colour-washed bricks. Pantiled roof. Described in the listing description as having an “unusually ornamented ground floor, with pilasters and a moulded cornice (breaking upwards over door, and surmounted by ball finials); all covered with chevrons, roundels and nailhead. Door with 4 moulded panels and segment-headed fanlight.”

Some of this detailing has unfortunately been lost in recent repair work. There has been no application for change of use to residential. Its loss as a public house is regrettable.



Minster House coach house

Grade II listed within the curtilage of Grade II* listed Minster House. In Ripon Conservation area

Late 18thC brick and slate. Highly prominent location backing on to Bedern Bank. In low level use but with potential for conversion to community use, offices or housing. In need of some repair – defective guttering/RWPs., blocked-up windows.



Property on north side of Moss's Arcade

Unlisted. In Ripon Conservation Area.

2 storey, brick and slate. A prominent building lying behind shops fronting Queen Street and which may have been part of a burgage plot. Run-down condition and appears to be in low-level storage use. Would suit retail/commercial use or conversion to residential.