



RIPON *CIVIC* SOCIETY

From The Chairman, Victoria Villa, Princess Road, Ripon, HG4 1HW
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Executive Director
Department of Development Services
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17 July 2009

Dear Mr Avison

RIPON SPA BATHS

Ripon Civic Society is very concerned about the fabric of the 1904 portion of Ripon Spa Baths, as are a number of concerned people of Ripon who have spoken to us.

As you will see from the attached pictures, there are major problems with the porte-cochère, especially with the growth of some quite large trees as well as of weeds and moss. Although it is not possible to see the gutters from ground level, the presence of this vegetation suggests that regular maintenance may have been overlooked, causing the guttering to be filled with debris.

As you will see from pictures 6 and 9 to 12, this has resulted recently in severe efflorescence in the terracotta, which, as well as being unsightly, is an indication of the ingress of moisture and rainwater from points such as that in picture 7. If not dealt with, this will cause long-term problems to the façade and to the iron ties which hold the terracotta in place.

We are also concerned that there are even more fundamental problems with the structure of the porte-cochère. The parapet at both sides are affected, but especially the left side as you face the building, which is some inches out of line, and needs immediate remedial work.

As one of the landmark buildings not just of Ripon but of the whole Borough, the 105-year-old Spa Baths need care and regular attention. I trust you will bring this matter to the attention of your staff for swift action.

With best wishes

Yours sincerely

David Winpenny
Chairman

cc The Right Worshipful the Mayor of Ripon, Cllr David Parnaby