

Heritage Note - Addendum

Land abutting Cayton Mill Caravan Park, Mill Lane, Cayton.

REF: P20-1792 / LG

DATE: November 2020

1. Introduction

- 1.1 This addendum has been prepared by Pegasus Group as an addendum to the Heritage Appraisal prepared to support the S73 application for the variation of Condition 4 of planning permission ref: 17/00474/OL for residential development on land abutting Cayton Mill Caravan Park, Mill Lane, Cayton on behalf of Barratt Homes Yorkshire East Division & David Wilson Homes Yorkshire East Division.
- 1.2 Since the preparation of the original Heritage Appraisal, further discussion has taken place between the client, Historic England and the Conservation Officer for Scarborough Council in order to refine the design of the dwellings at the southern extent of the site, those dwellings closest to the Grade I listed Church of St. John and the Cayton Conservation Area. The design and detailing of these buildings has been further refined since the submission of the Heritage Appraisal in July and as such, a further assessment and justification of these changes is required to ensure the proposals still preserve the character of the Cayton Conservation Area and the significance of the Grade I listed church by preserving aspects of its setting which contribute to its significance.
- 1.3 This addendum was prepared by L. Garcia, BA (Hons), MCIfA, Associate Heritage Consultant at Pegasus Group, who prepared the original Heritage Appraisal for the variation of the condition.
- 1.4 The addendum relates only to the discussions and changes in the proposed scheme since July 2020 when the Heritage Appraisal was prepared. Detail of the background and baseline heritage conditions of the area are contained within that document and not repeated here.

2. Updated Design Discussion

- 2.1 The changes in layout relevant to this addendum relate to the seven dwellings located at the southern extent of the site. Changes were suggested due to the heritage sensitivity of the site location and to ensure that the designs of these dwellings preserved the significance of the Cayton Conservation Area and did not harm the significance of the grade I listed Church of St, John through changes within its setting, which makes a minor contribution to its significance.
- 2.2 The revised designs are clearly embedded in the language of the local vernacular. The key architectural touchstones which are characteristic of the historic buildings within the Cayton Conservation Area are displayed on these dwellings. For example, a key feature, recurrent on a number of buildings within the historic core, even those which have experienced significant

alterations are stone kneelers on the gable ends and coped gables. These features are displayed on the gables of all the new dwellings in this site, providing a visual link with the conservation area.

- 2.3 The rhythm and scale of the dwellings is also in keeping with the buildings within the Conservation Area. It is clear that the traditional buildings of the settlement have been referenced in the façades with elements such as the first floor windows having no lintels, being directly under the eaves, and the ground floor windows being in proportion. With the addition of the horizontal sash windows, it is important to ensure these windows are not too tall as this would appear unbalanced. Exemplars from within the Conservation Area clearly show the ground and first floor openings being of a similar scale.
- 2.4 One particular change from the designs put forward at the time of the original Heritage Appraisal is the inclusion of chimney stacks. These are of a suitable width, rising from the ridge and the gable-ends and again, evoke the historic core of Cayton, bringing this sense of the village vernacular to the north of the church, in an area which is typically characterised by modern, suburban built form.
- 2.5 The proposed boundary treatments of these dwellings is a low stone wall, which will demarcate the properties from the green space beyond. The materials for this wall, and the materials for the buildings themselves would need to be conditioned to ensure that they are appropriate for this location.

3. Conclusion

- 3.1 It is considered that the changes to the architectural details of the dwellings at the southern end of the site will create a bespoke and desirable place to live. The strong frontage onto the open fields and then on to the church, Conservation Area and historic core of Cayton presents an attractive space. This also presents an opportunity to enhance the experience of the Church of St. John and the Conservation Area by opening up new views and providing a village green type of character.
- 3.2 The updated designs go further than the original plans regarding the variation of condition 4 discussed in the Heritage Appraisal and therefore the conclusions of the original Appraisal can be carried forward and stated with conviction that no harm would be caused to the grade I listed Church of St. John or the Cayton Conservation Area.