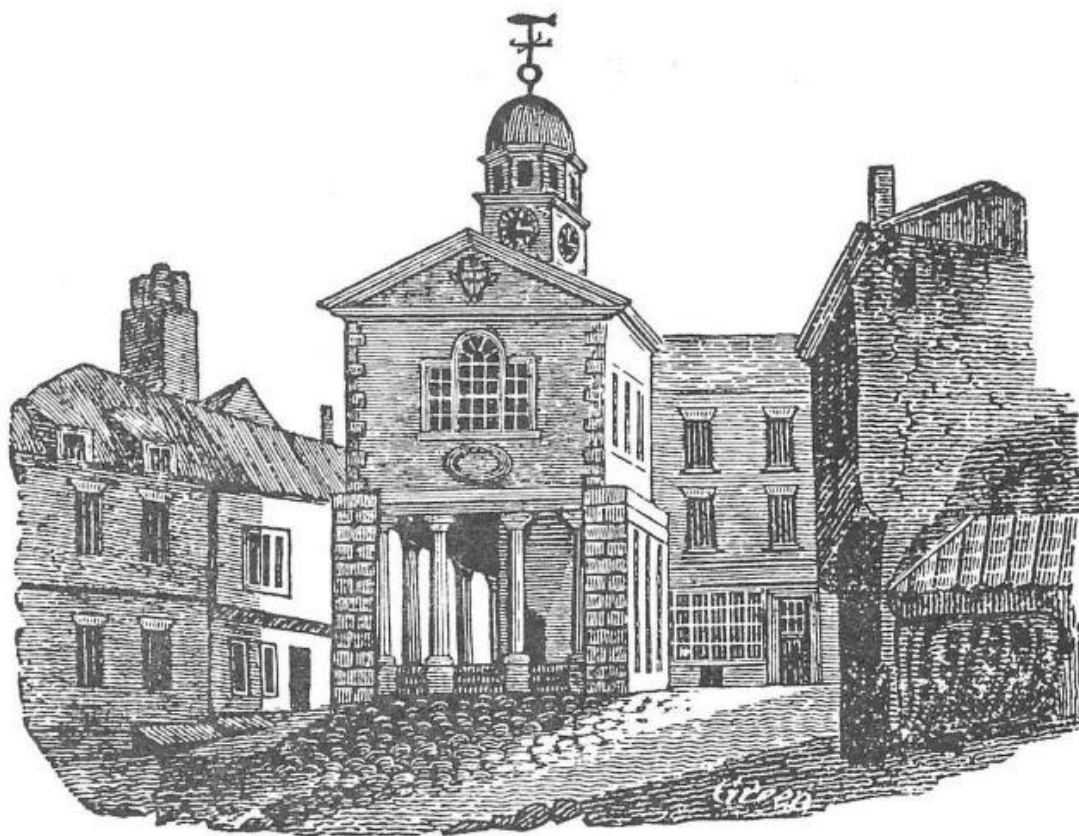


WHITBY OLD TOWN HALL AND MARKET SQUARE HERITAGE STATEMENT



Prepared by

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1.0 Executive Summary

This Heritage Statement forms part of the proposals for the repair and refurbishment of the Whitby Old Town Hall and Market Square.

It will form an integral part of the Scarborough Borough Councils and Whitby Town Councils strategic view on its approach to the repair, refurbishment and future development of the Old Town Hall and Market square, ensuring the optimum viable use is achieved.

Burrell Foley Fischer LLP has focused on producing a document that will be useful and not consigned to the bookshelves. It is intended to be comprehensive enough to be useful, without being so detailed as to be impractical. It endeavours to provide accurate information and a statement of good practice in relation to the historic fabric of the Old Town Hall & Market Place.

2.0 Introduction & Background

2.1 Context & Purpose

The Heritage Statement's purpose is to guide Scarborough Borough Council & Whitby Town Council in developing proposals for works that could affect the Old Town Hall and Market Square both interior and exterior spaces and fabric and to serve as a supporting document for a Planning and Listed Building Consent applications. As well as providing a basis for discussion with Historic England (HE) and the amenity societies as statutory consultees.

In order to do this, the Heritage Statement summaries existing information to create an understanding of the development of the building. It assesses the value and importance of the building and its various elements and previous activities; defines issues that might have impacts on them; and proposes policies to guide future management and help protect character and significance.

2.2 Consultation, Acknowledgements & Authorship

The Statement has been compiled in consultation with a number of individuals, their assistance and advice is gratefully acknowledged.

Kerry Babbington, Historic England.

Authorship

The Heritage Statement has been compiled for Scarborough Borough Council by Faye Davies BSc, BArch (Hons), GradDiplCons (AA), ARB, RIBA Specialist Conservation Architect (SCA) of Burrell Foley Fischer LLP. Any requirements for specialist input is identified within the Statement.

3.0 Understanding the site

This section summarises the historical development of the Whitby Old Town Hall and Market Square its immediate setting and the wider context of the building within a contemporary and historic setting as a way of understanding their significance and the issues which affect them.

The scope for the statement includes the Whitby Market Square surroundings focusing on the Old Town Hall.

3.1 Location, topography & setting / landscape

The Grade II* Listed Old Town Hall is located within the East Cliff area of the seaside town of Whitby. The gradient of the site is such that the market square slopes up from Harbour to the Town Hall entrance. The location on Church Street is notable due to its proximity to the famous 199 steps leading to St. Marys Church and the historic Whitby Abbey. After the dissolution of the monasteries in 1538, the Cholmley family bought Whitby abbey and a number of other buildings in Whitby. Nathaniel Cholmley commissioned Jonathan Pickernell of Whitby to build the classical Town hall in 1788. Jonathan Pickernell was also responsible for building the Grade II listed West Pier in Whitby between 1734 and 1817.

3.2 Planning Policy & Framework

Key points relevant to the impact statement are noted below and in the following section on policy.

3.2.1 National:

The National Planning Policy Framework (NPPF) February 2019.

Section 12 of the NPPF states that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 16 of the NPPF focuses on enhancing and conserving the historic environment. Within this section Paragraph 189 deals with the determination of applications where heritage assets are affected, and outlines the requirements where heritage assessments are to be submitted by applicants for Planning Consent, including where there is archaeological interest. The impact assessment intends to meet those requirements.

Paragraphs 192-196 outlines the decision process that the Local Planning Authority is expected to use in determining applications, this guidance has informed the impact assessment. The key consideration in a heritage impact assessment is the harm to, loss of, or enhancement of 'heritage significance'.

The following definition in the NPPF Glossary has been used in framing discussions of significance in the impact assessment: 'Significance (for heritage policy): 'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, Architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

Historic Environment Good Practice Advice in Planning: Managing Significance in Decision-Taking in the Historic Environment Historic England 2015.

Paragraph 4 of this guidance confirms the NPPF's definition of 'significance':

'The significance of a heritage asset is the sum of its archaeological, architectural, historic and artistic interest. A variety of terms is used in designation criteria (for example, outstanding universal value for World Heritage sites, national importance for scheduled monuments and special interest for listed buildings and conservation areas), but all of these refer to a heritage asset's significance.'

Other parts (paragraphs 8-11, 16-17, 28, 36, 52-53) of this document provide valuable relevant guidance on the question of heritage significance and this has been followed in the impact assessment

Historic Environment Good Advice in Planning: 3 The Setting of Heritage Assets Historic England 2015

Planning Practice Guidance: Conserving and enhancing the historic environment: Historic England

This is the cumulative database of guidance on planning aspects of conservation and heritage planning, and the following items have informed the impact assessment:

Paragraph 8: 'What is 'significance?'

Paragraph 13: 'What is the setting of a heritage asset and how should it be taken into account?'

Paragraph 17: 'How to assess if there is substantial harm'.

Local Planning Policy & Framework Scarborough Local Plan 2017

Policy DEC 5

The Historic and Built Environment:

Historic rural, urban and coastal environments will be conserved and, where appropriate, enhanced and their potential to contribute towards the economic regeneration, tourism offer and education of the area exploited, particularly those elements which contribute to the areas distinctive character and sense of place. In order to ensure this:

- a. Proposals affecting a designated heritage asset (or an archaeological site of national importance) should conserve those elements which contribute to its significance. Harm to such elements will be permitted only where this is outweighed by the public benefits of the proposal. Substantial harm or total loss to the significance of a designated heritage asset (or an archaeological site of national importance) will be permitted only in exceptional circumstances;
- b. Proposals affecting a Conservation Area should preserve or enhance its character or appearance especially those elements identified in any Conservation Area Appraisal;
- c. Proposals affecting archaeological sites of less than national importance should conserve those elements which contribute to their significance in line with the importance of the remains. In those cases where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development;
- d. Proposals which would remove, harm or undermine the significance of a non-designated heritage asset, or its contribution to the character of a place will only be permitted where the public benefits of the development would outweigh the harm; and
- e. Proposals which will help to secure a sustainable future for heritage assets, especially those identified as being at greatest risk of loss or decay, will be supported.

5.46

The Local Planning Authority will support proposals that seek to secure a long-term sustainable future for designated heritage assets, particularly those identified as being at greatest risk of loss or decay.

5.43

The Local Plan recognises the value of protecting and enhancing its heritage assets and the built environment for the benefits it brings to the social, cultural and economic life of the area in addition to its role in contributing to the regeneration of the area. It is particularly important to safeguard those elements which are fundamental to the character of the area, particularly the following:

- The buildings and structures associated with the roles of Scarborough, Whitby and Filey as historic seaside resorts;
- The harbours of Scarborough and Whitby and the coble landing at Filey; Scarborough Castle, Whitby Abbey and Whitby Abbey Headland;
- The historic grain of Scarborough Old Town and Whitby, including their street layouts, town yards, plot sizes and landscape settings;

5.44

There are a range of historic assets in the area. The most important of these are formally “designated” under the relevant regulations as either Listed Buildings, Conservation Areas, Scheduled Monuments or Historic Parks and Gardens. However, there are also other non-designated heritage assets and their setting which contribute to the areas diverse distinctive character and require attention to ensure that those elements which contribute to their significance are not harmed. Proposals should consider and demonstrate how development could impact on the following designated and non-designated assets and their setting including where mitigation may be required or where opportunities for the enhancement of features could arise:


a. Listed Buildings

A key component of the areas heritage assets are its range of Listed Buildings. These Listed Buildings are designated by the Secretary of State and the Local Planning Authority will seek opportunities to enhance or better reveal the significance of such buildings where appropriate, as well as safeguarding the long term future of assets. Any loss or substantial harm to such an asset will have to be assessed against whether substantial public benefits would be achieved that would outweigh this loss.

b. Conservation Areas

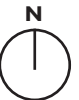
At present, the Local Plan area has 27 Conservation Areas which are (or will be over the life of the Local Plan) subject to specific attention within their relevant Conservation Area Character Appraisals and Management Plans. Elements which make a positive contribution should be preserved and any harm would need to be weighed against the public benefits of the proposal(4). Not all elements of a Conservation Area will necessarily contribute to its significance, and the Local Planning Authority will look for opportunities which can better reveal the significance of an asset or make a positive contribution to the area.

3.3 General description of the site

-  Market Square
-  Old Town Hall



- A Old Town Hall & Market
- B Church Street
- C 199 Steps
- D St. Marys Church
- E Route to Whitby Abbey
- F Whitby Swing Bridge
- G Whitby Harbour
- H RLNI Lifeboat Centre



4.0 General History

4.1 Whitby Town Hall and Market Square Timeline

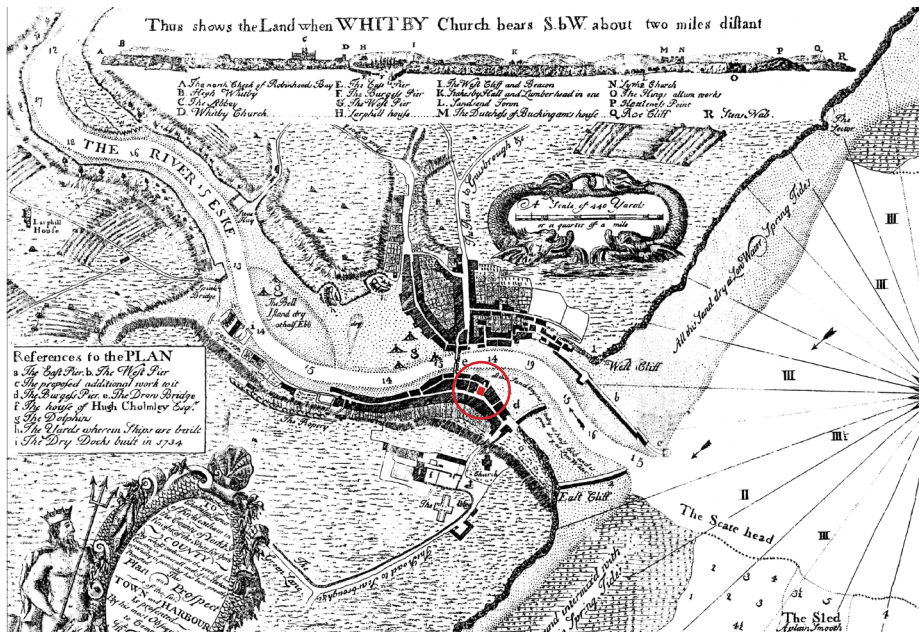
1640

A Toll-booth/ Town Hall has been located on this site since 1640 and it was intended, among other uses, as a place to accommodate the officers who collected toll for the Lord or Lady of the manor at markets and fairs. The money from the toll booth was used to pay for the upkeep of Whitby Abbey. The 1640 toll booth was used to hold court of pie poudre. This court was held in the presence of the Town Mayor:

'Courts of Pie Poudre were occasional courts which were set up during times of market to deal expeditiously with disputes that arose in the market ranging from thefts to disputes between merchants.'

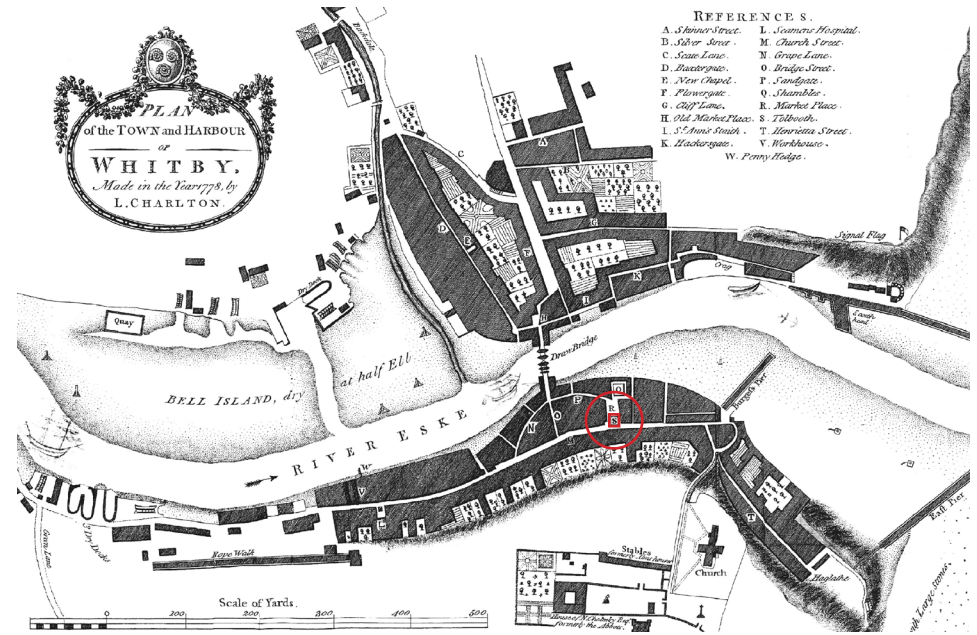
The toll booth therefore, had a 'hoppet' or prison at the ground floor in which these people were held.

1740



Map of Whitby in 1740 showing the Toll booth sitting in the urban context

1782

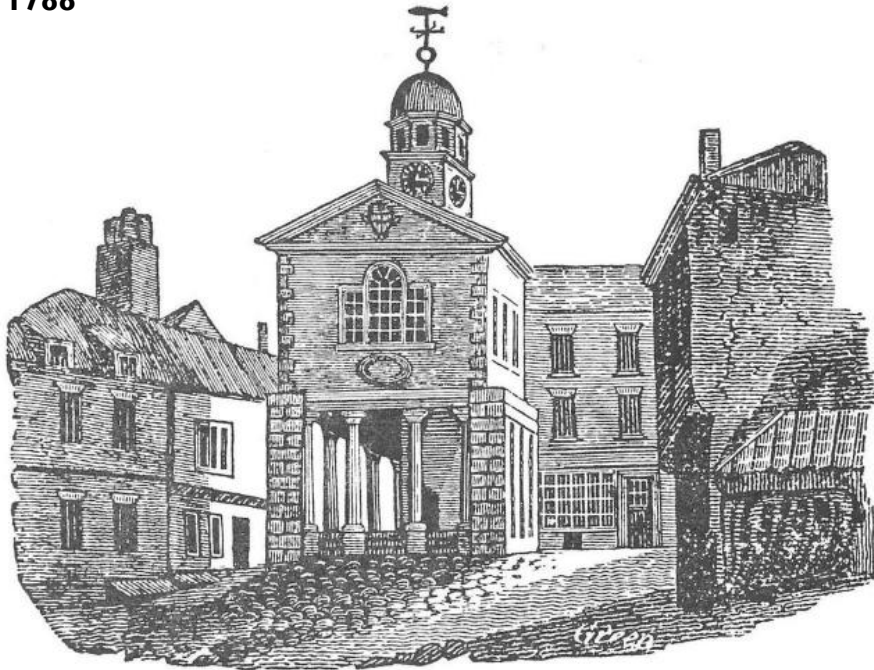


Map of Whitby showing tight urban grain of the Old Town with the Market square prior to the erection of the current town hall.

4.0 General History

4.1 Whitby Town Hall and Market Square Timeline

1788



THE OLD TOWN HALL, WHITBY. Built by Nathaniel Cholmley in 1788, to replace the old Toll Booth (1640) in the Market Place. This print is from the woodcut used to illustrate, "History of Whitby" published by Rev. George Young, in 1817.

After the original building became decayed and unsuitable for Whitby, it was taken down and in 1788 the Town Hall as we know today was erected. The building was constructed of Hewn stone covering 10 by 8.2 metres. The ground floor of the marketplace was left open to allow for market stalls to occupy the undercover area on market days.

Note: The etching above shows the undercroft without railings.

September 1823, the Whitby Literary and Philosophical Society meets at the Town Hall.

1800s



Painting by Frederick William Booty (1840-1924) depicting Whitby Market Place

Note: By the 1800's Railings had been installed to the undercroft of the Town Hall. The Market was a vibrant place and the heart of the town. The stalls were set out either side of the town hall with a central 'walkway' left clear.

1863

Watercolour painting by Albert George Stevens (1863-1925) of Whitby Market Place

1882

Summary conviction of Edward Elwick of Church Street in the township of Whitby jet worker for indecent behaviour in the Town Hall during the celebration of divine service there.

Offence committed at the township of Whitby on 11 October 1882

1880

Whitby Market Place, Church Street, in 1884 with the Old Town Hall in the background. In the 17th Century the Market was moved to its present site, seen here, from the bottom of Golden Lion Bank (a short steep bank at the top of which you will now find the Sutcliffe Gallery). This was due to increased traffic to the East side via a wooden drawbridge built by Sir Hugh Cholmley. He also built a tollbooth which was eventually replaced by the Old Town Hall. When this photograph was taken, rents for the market stalls were collected by 'John the Bellman' on behalf of the Lord of the Manor and tenants paid from 1s. 6d. to 2s. 0d. per day.

1884



Image taken by Frank Meadow Sutcliffe in 1884

1885

Newby Wiske.

WHITBY.

On Tuesday evening a preliminary meeting was held at Whitby to form a Ratepayers' Association.

COURT LEET.—Yesterday the Court Leet for the manor of Whitby was held at Whitby Town-hall, before Mr. Geo. Buchannan, the seneschal for the lord of the manor (Sir. Charles Strickland). There was no business before the Court. A jury was sworn, of which Mr. J. Stevenson was foreman. Mr. M. Wellburn was re-appointed bailiff, Mr. J. Ryder constable, Mr. W. T. Clarkson ale-connor, and Messrs. J. Ryder and W. G. Lockey afferors. At the banquet at the Angel Hotel in the evening Mr. G. Buchannan was chairman, and Mr. Stevenson vice-chairman.

1900



Photograph taken in 1905 showing a market stall in front of the Town Hall Pillars.

1902

VISITORS desirous of seeing the various stages in **THE MANUFACTURE OF WHITBY JET ORNAMENTS** should see the large working automatic penny-in-the-slot model, outside the premises of **J. H. HODOMAN, 149, Church Street, next to the Whitby Town Hall**

Extract from the Whitby Gazette in 1902

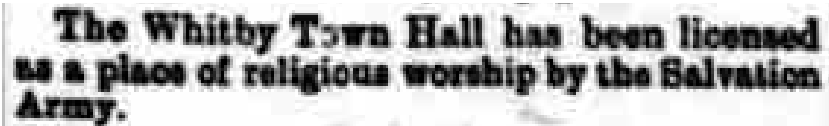
1906



WHITBY MARKET PLACE.
THE FARMERS' FRIEND will pay another visit on **SATURDAY, OCTOBER 27th, 1906.** He will have a large collection of all Goods useful to Farmers and others, also a quantity of Goods (soiled only), owing to the extensive fire at his place in July.
Sale at 10-30 a.m.
To be sold regardless of cost. Must be cleared.

Extract from a Whitby newspaper regarding marketplace activity in 1906

1908



The Whitby Town Hall has been licensed as a place of religious worship by the Salvation Army.

Extract from the Whitby Gazette in 1908.

Note: The Town Hall was once licensed as a religious place of worship.

1912



Photograph taken in 1912 of the Market square.

1914



In 1914 the German High Seas Fleet shelled Whitby and struck the abbey causing considerable damage.

1920

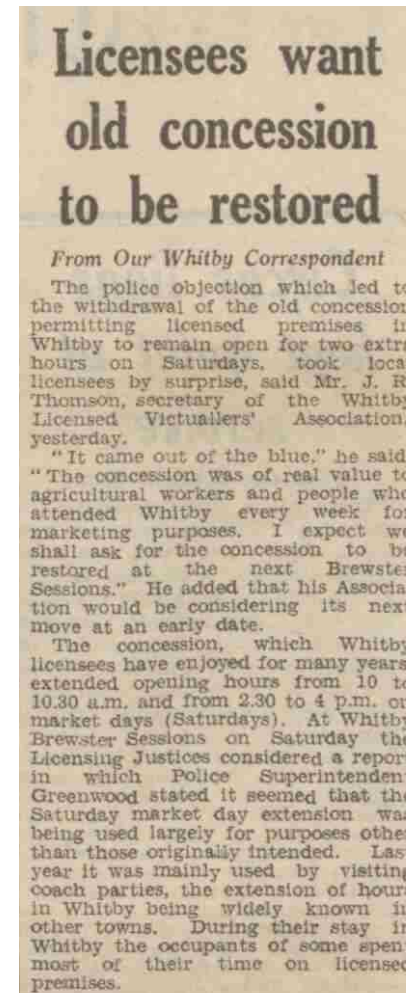


Whitby Market in 1920. Note: At this point, the Town Hall had metal railings surrounding the Ground Floor. The market stalls were simple trestle tables.

circa 1940s

While there is no confirmation of when the railings were removed, we know that "Iron gates and railings were cut down to help the war effort" in the 1940's. The Town Hall railings, like others across the country were cut off at the sides leaving the stubs to be seen in situ.

1950



Conduct criticised

The chairman, Dr. W. E. F. Tinley, commented that he understood that last year the conduct of some of the coach parties was scandalous, disgusting and indecent, and he added that anything the police could do to prevent a recurrence would have the support of the Bench. When formal application was made on behalf of the licensees for the extension of permitted hours on Saturdays, Superintendent Greenwood opposed it, saying there was now no market day and the application was entirely without merit.

The Justices upheld the objection and the licensees were told that in future they would have to observe normal opening hours on Saturdays.

Up to 1939 Whitby had a market day each Saturday and provided covered accommodation for stallholders on the east side of the town. During the war the Market Hall was let as a clothing factory and it is still used for this purpose. On Saturdays there are a few stalls in the open space near Whitby Town Hall, and Saturday is still regarded as market day by Whitby Urban Council.

Extract from the Yorkshire Post and Leeds Mercury in 1950.

4.3 General description

Ground Floor and Market Square

The Market Square slopes down towards the harbour; there is level access from Church Street to the East side of the building and stepped access from the Market Square. The Ground Floor is open, this open undercroft allows stalls on market days to occupy the sheltered interior of the Old Town Hall. On the ground floor is a cobbled and paved market square. The building itself is supported at the ground floor either side by 4 Doric columns and a central pillar/staircase. The Central circular stone rotunda staircase is entered from the East side of the market square through a timber curved door.

First Floor

The central spiral stone rotunda staircase with a cast iron balustrade leads up to the middle of the first floor room. The West elevation is occupied by 3 venetian sash windows, the central window has a tympanum fanlight. Above the central window is the Cholmley Coat of arms. The North and South Side elevations show a central venetian sash window with two blind windows either side. The rear elevation shows blind windows to mirror the West elevation. Above the blind window is a glazed metal circular window.

Internal

East Elevation: A lath and plaster wall with two six panelled doors either side of a fireplace, one leading to a narrow timber staircase to the clock tower, the other concealing a cupboard.

West Elevation: A simple fitted bench with a boarded back returned onto the north and south walls. The modern plasterboard ceiling no longer has a cornice and spotlights have been fitted in the room, one in the middle and 4 in each corner.

Roof Void

The narrow timber staircase leads to a timber line roof void with a pitched ceiling. Access to the clock tower is through a small opening with a timber ladder. The current clock tower is electrically operated to chime on the hour.

Roof

The pitched Welsh slate roof is surmounted by a rectangular clock tower with gilded figures and hands on all sides. An octagonal arcaded louvred domed bell-cote with gold ball and fish vane sits atop.

4.3 General description of building elements

Windows/Doors

The timber venetian sash windows that occupy the first floor are the original configuration they were in 1788. The east front has a round window in tympanum, but the Venetian window below is blind. The North and South sides have one double-hung sash window flanked by blind windows.

Columns

The sandstone columns are original with subsequent repairs circa 1960s. The sandstone columns were rendered with cement and most of the lintels above the columns replaced with reinforced concrete. There is extensive cracking to the cement render exposing the sandstone behind. In 2022, a large section of stone fell from the building.

Stairs/Ladders

Many of the stone treads to the spiral staircase have cracks. The lower treads of the spiral staircase have been damaged. The iron balustrade is set with the stone and as a result the corner of the treads have blown/cracked. The narrow timber staircase leading to the roof void is presumed to be original and has worn treads.

Ceilings

External: The undercroft ceiling of the Town town hall appears to be a gypsum based render.

Internal: The ceiling of the first floor has been damaged by water penetration through leaks in the roof. Sections of the Roof Void: The pitched ceiling has been lined with timber T&G boards.

Floors

External: The Market Square is surrounded by cobbled stones. The Town Hall has original stone pavers. Internal: First floor buildup of carpet on top of underlay and timber floorboards. The condition of the floorboards is yet to be determined.

Walls

External Walls:

The External walls of the town hall building are built of hewn sandstone/ashlar. The stonework of the upper floor has open joints, particularly below the windows with varying levels of repair of the years.

Internal Walls: A lath and plaster wall with two six panelled doors either side of a fireplace, one leading to a narrow timber staircase to the clock turret, the other concealing a cupboard.

Roof

The roof appears to have been re-slatted due to the visible 'modern' underfelt which is damaged and split in places. The slates have been extensively patched.

Balustrade

An iron balustrade is fixed to the stone steps as you enter the building. On the first floor the iron balustrade at the top of the staircase has been boarded over with timber panelling.

5.0 Statement of Significance

5.1 Introduction

- **Evidential Value:** The potential of a place to yield evidence about past human activity;
- **Historical Value:** The ways in which past people, events and aspects of life can be connected through a place to the present, both illustrative (visual) and/or associative;
- **Aesthetic Value:** The ways in which people draw sensory and intellectual stimulation from a Heritage asset or place;
- **Communal Value:** The associated meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values can embrace both social, spiritual and inspirational values;

In order to identify and assess the contributions that these values make to the overall significance of Whitby Town Hall the following ratings have been implemented:

- **High:** An aspect, feature, space or theme that strongly contributes to the significance of the place. These values may be important at either a national or international level and will have a high cultural value and will form an important element of the building or the site.
- **Medium:** An aspect, feature, space or theme which has some cultural importance and makes a moderate contribution to the significance of a place at regional level.
- **Low:** An aspect, feature, space or theme which will make a slight contribution to the significance of a place or adds something to the heritage value.
- **Neutral:** An aspect, feature, space or theme which has no cultural importance, which neither adds or detracts from the significance of a place and is not considered intrusive to the heritage value.
- **Detrimental:** An aspect, feature, space or theme which detracts from the heritage value.

5.2 The Whitby Old Town Hall Heritage Values

5.2.1 Evidential Value

Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them. Their evidential value is proportionate to their potential to contribute to people's understanding of the past. It is our understanding that the site is not in an archaeological priority zone.

Whitby Old Town Hall & Market Place erected in 1788, is an example of a multi-use civic building. It had at least another precursor of 1640 (there may have been further occupation of this site prior to these records) it appears to have accommodated different ranges of uses, highlighted in the timeline. The Old Town Hall building exhibits one route among the many possibilities for sequential changes in combinations of uses. On the other hand, the architectural expression of the 1780's version provides an example of the dominant classical idiom for civic buildings of the late eighteenth century.

The site itself has been the host to numerous activities (a planned urban landscape) that relate to the history of markets and the position of a Toll booth / Town Hall in the form of the Whitby Courts. The building has always acted as a 'host' or 'vessel' for these particular activities to take place and therefore the site has **MEDIUM** Evidential Value.

5.2.2 Historical Value

In the sixteenth and seventeenth centuries civic buildings began to appear in large numbers in towns of varying sizes. Changes were taking place across the country. Early civic buildings were often variants of typical rectangular house forms, adapted versions of large domestic buildings each in their local form of construction. A more distinctive arrangement visible in many locations was for two basic uses - a market and a council meeting room - to sit one above the other. A ground floor columned structure provided flexibility in the arrangement of market stalls, and the first floor council room allowed for a degree of security. The type could be appropriate to a small town, as at Dunster (1635, fig i), and was often set in a marketplace and open round all its sides. There are many variants of this basic arrangement: Salisbury Council House (1580-84, fig ii), Castle Cary Market House (1616, fig iii), each with its own specific relationship to the surrounding squares or streets, and with its own degree of grandeur appropriate to the size and ambitions of the town.



Fig i: Dunster Yarn Market



Fig ii: Salisbury Council House



Fig iii: Castle Cary Market House

In the eighteenth century larger civic buildings developed and were more likely to be part of a street frontage. An open ground floor could be provided by making a colonnade on the street, leading back into a (covered) market space, with a meeting room on the first floor. This arrangement could be given dignified Classical expression with rusticated piers on the ground floor and a symmetrical façade above finished with a pediment, as Whitby Old Town Hall.

Associative

There is evidence / documentation of events that took place at Whitby Old Town Hall including literary society meetings, courts and markets. It's association with the evolution of particular activities, notably 18th Century Courts and the rise of 19th/20th Century Marketplaces associates the town hall with the whole of Whitby. Around the old town hall are narrow alleyways down which water and boats can be glimpsed, and irregular rows of 17th and 18th Century fishermen's and shipbuilder's cottages, all of which assemble in the market square. In the timeline there are images indicating the historic uses of the market place and how the undercroft has developed and changed. For example, an etching print circa 1817 shows an open ground floor undercroft but in another painting of a similar period (mid 1800's) there appears to be railing installed which restricts the undercroft. These illustrations and photos also provide an insight of how the market / undercroft was laid out and how the community populated the space. Highlighting that the Old Town Hall and Market Place was a vibrant hub for the community. The associative value is therefore **MEDIUM**.

Illustrative

Illustrative value has the power to aid interpretation of the past through making connections with, and providing insights into, past communities and their activities through shared experience of a place. Although the Old Town Hall first floor sits empty, the undercroft and Market Place still functions as it's original purpose. Whitby Old Town Hall has a **HIGH** illustrative historical value.

5.2.3 Aesthetic Value

Whitby Town hall is located in Area 2 of the Whitby conservation area and in the character appraisal is described as a 'focal building' within this conservation area. The tight urban grain seems to be a continuous line of frontages on Church Street gradually breaks up as the corner is turned and Market Place comes into view. The Old Town Hall with its open ground floor with solid Doric columns and heavy stone circular core at the centre is an imposing 18th Century building which almost fills the tiny market square – this is a piece of urban composition of outstanding importance. The Aesthetic Value is therefore **HIGH**. (*Whitby Conservation Area – Character Appraisal & Management Plan*) Jan 2013.

The external form of Whitby Old Town hall by in large remains unaltered. Although inappropriate repairs in the 1960's including concrete mortar infills/pugs has accelerated the deterioration resulting in a detrimental impact to the building. However, its original form from 1788 and generally its patina of age remains intact and therefore has a **HIGH** aesthetic value which should be preserved and / or enhanced.

The internal aesthetic value of the Old Town Hall is **MEDIUM/LOW**. There has been minimal interventions to the space. Those interventions that are evident can be clearly identified and reversed / stripped out, for example the first floor perimeter low level storage cupboards, which conceal the original timber benches could be removed.

5.2.4 Social & Communal Value

Whitby Town hall has a **LOW/MEDIUM** social and communal value which should be enhanced. Although the place was originally used by the people, market traders, courts etc. It has almost become obsolete, especially the existing First Floor, which is now closed to the public and is currently empty. This space is not heated or ventilated and if continued to be left unused the space will deteriorate further. On the Ground Floor the undercroft is utilised by market stall holders on market days, but in the evening / out of hours the space is under used. There has been reports of deification. It's identity as a community hub and court and the past events which took place there is not self evident, unless you knew the buildings historic past people could question it's current purpose.

Refer to pages 16-20

5.3 Significance of the Internal and External Spaces

The following pages/drawings highlight the relative levels of historic / architectural significance on each of the floor plans and the spaces. They also indicate the degree to which they can possibly accommodate or inform change. The following criteria have been applied, based on the extent to which each space conveys the identity and function of the building and the fundamental point of the building's significance and reason for listing:

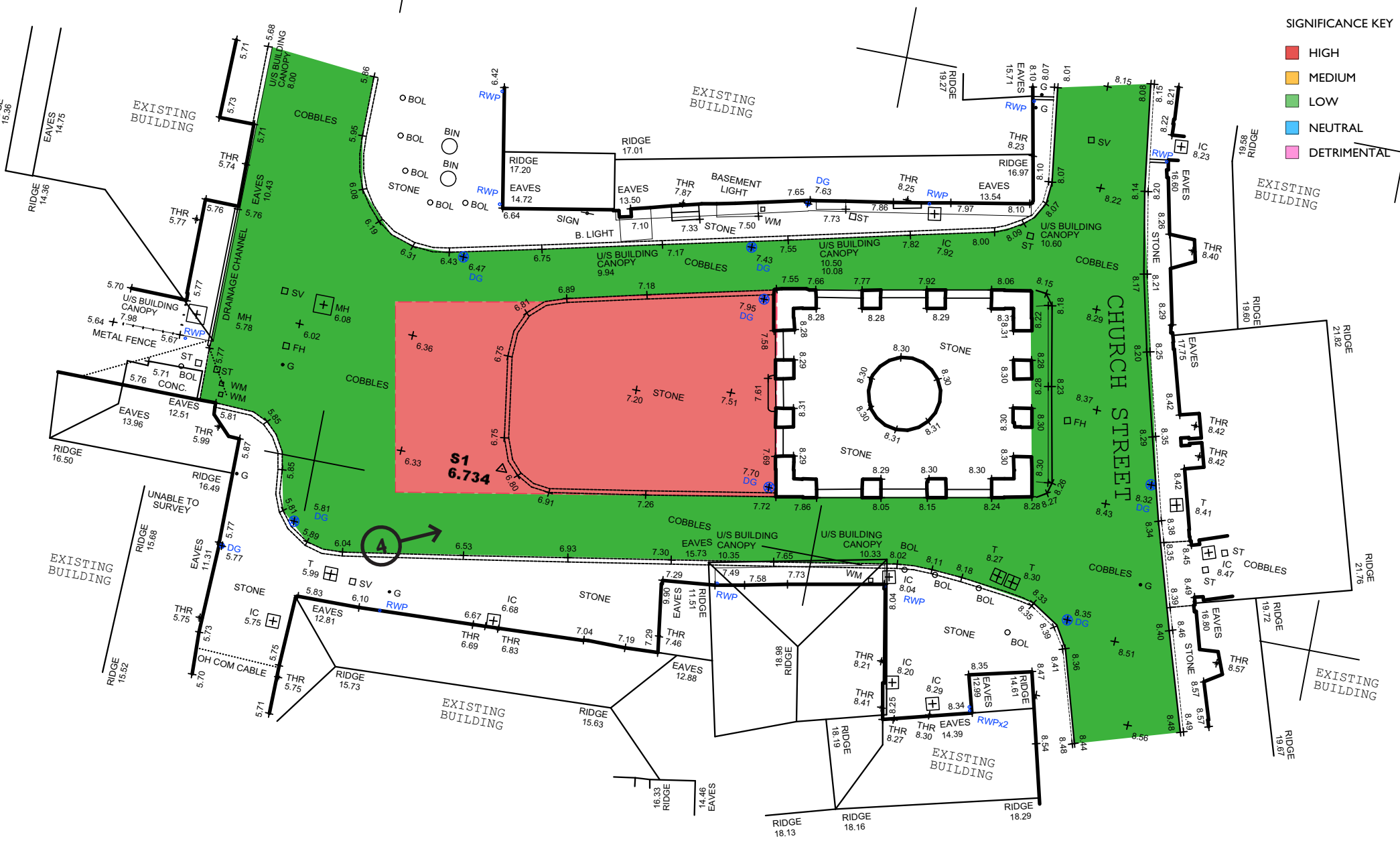
5.4 Significance of the Setting

The NPPF defines setting as “*the surroundings in which a heritage asset is experienced*”.

Whitby Old Town Hall is set within the tight urban grain of the Old Town. The building is passed on the notable route either down Church street or Sandgate and through the historic market square up to the 199 steps up to Whitby Abbey.

The tight urban grain of Church Street and Sandgate define the approach to the Town Hall's setting. The steep gradient elevates the building on the Market square adding to the Grandeur of the buildings Doric columned facade, and provides a central open air meeting point around the Old Towns cafe's and shops.

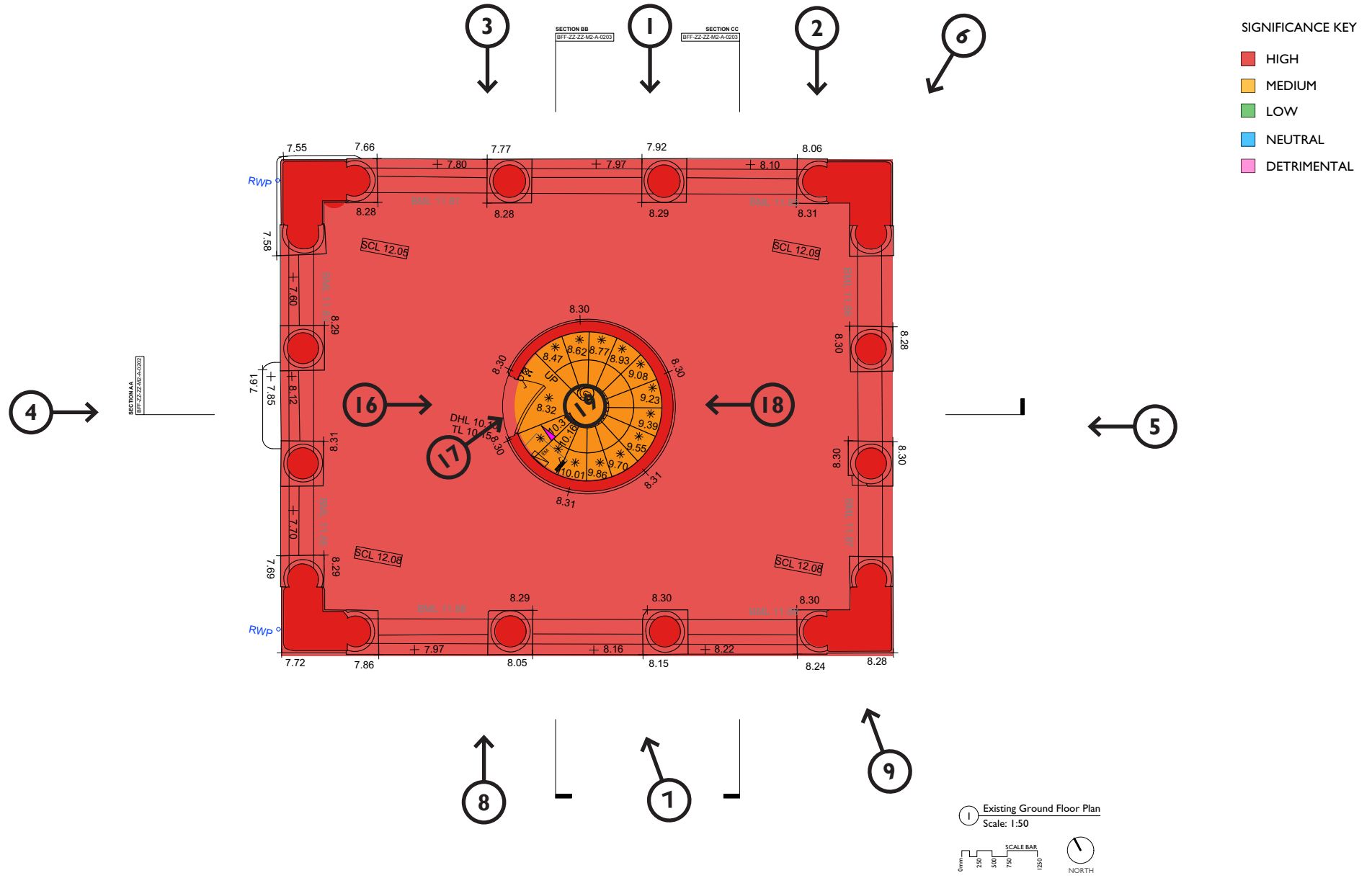
5.4 Site Significance Plan



SIGNIFICANCE KEY

- HIGH
- MEDIUM
- LOW
- NEUTRAL
- DETRIMENTAL

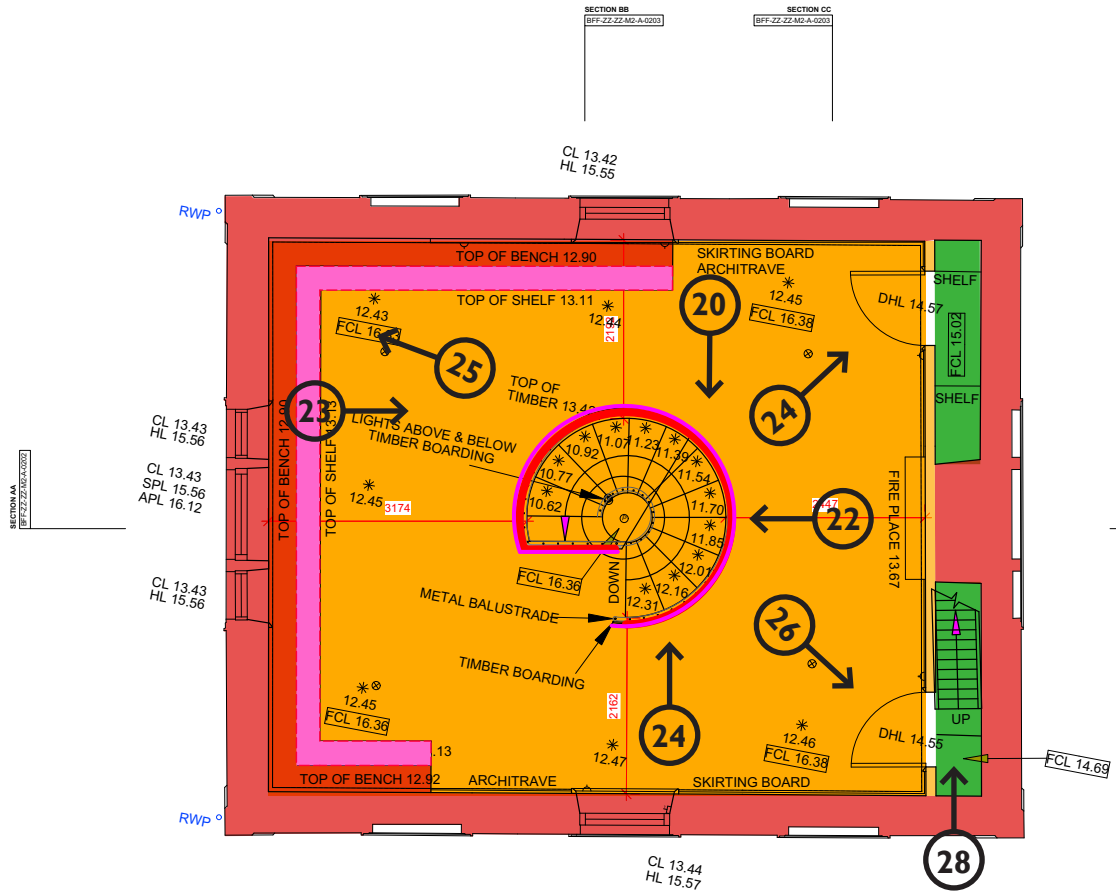
5.4 Ground Floor Significance Plan



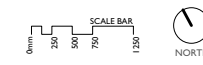
5.4 First Floor Significance Plan

SIGNIFICANCE KEY

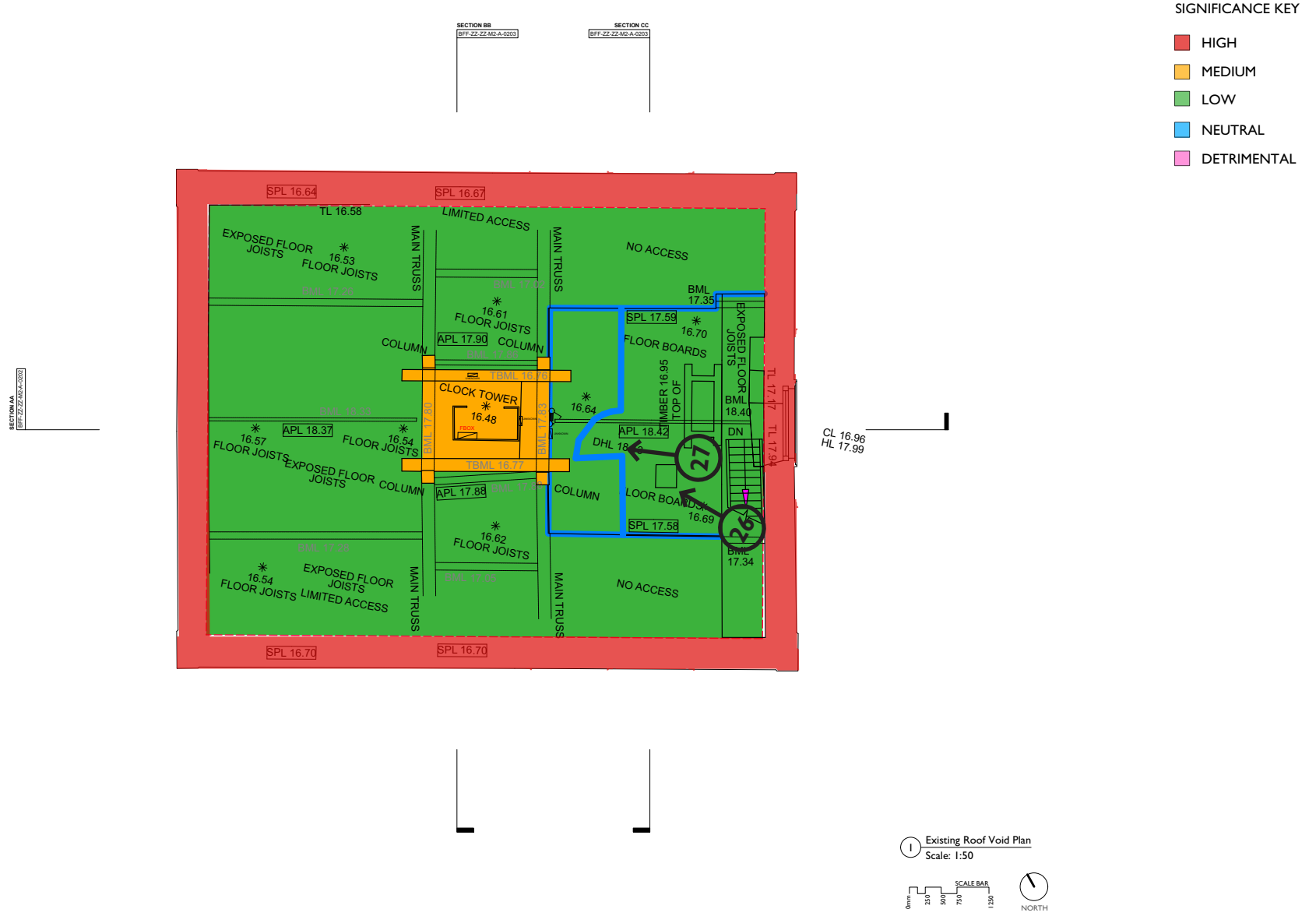
- HIGH
- MEDIUM
- LOW
- NEUTRAL
- DETRIMENTAL



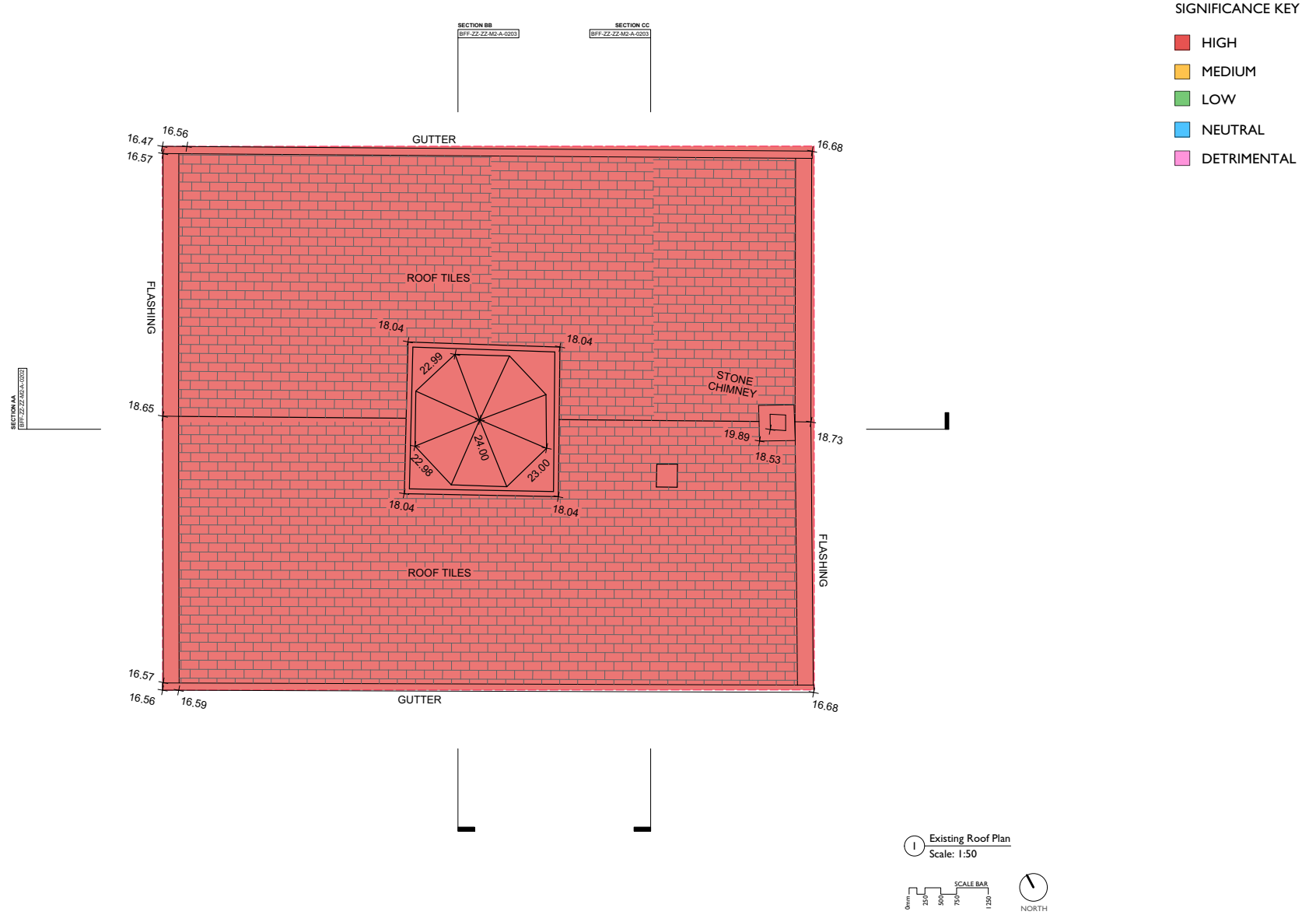
1 Existing First Floor Plan
Scale: 1:50



5.4 Roof Void Significance Plan



5.4 Roof Significance Plan



5.5 Existing Site Photographs Exterior Elevations



1 North Elevation First Floor



2 North Elevation Signage



3 North Elevation Ground Floor



4 West Elevation and Market Square



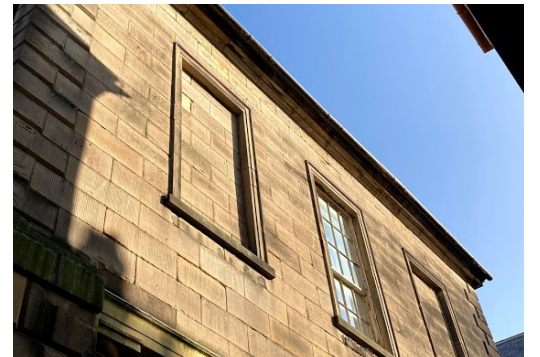
5 East Elevation



6 East Elevation



7 South Elevation First Floor



8 South Elevation First Floor windows



9 South Elevation Ground Floor

5.5 Existing Site Photographs Exterior Surroundings



10 View towards market square and harbour



11 Looking South between the columns



12 Looking North between the columns



13 View towards market square and cafe



14 Looking East Between columns



15 Rotunda Staircase on Market day

5.5 Site Photographs Ground Floor



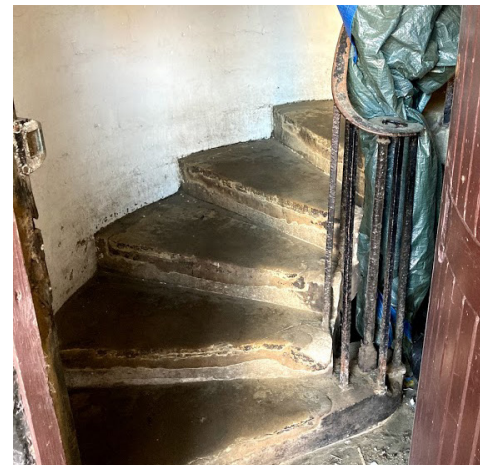
16 Ground Floor: View from the Market Square



18 Ground Floor: View from Church Street



17 Broken stonework to lintels



19 View within the central rotunda and up the Spiral Staircase



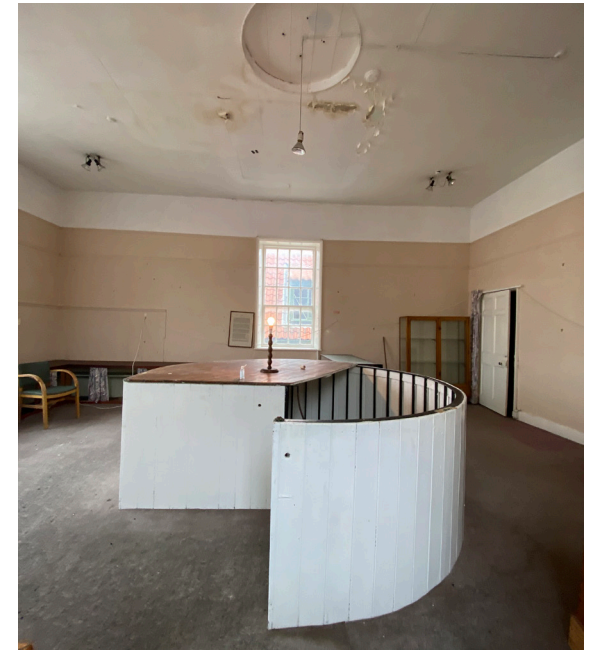
5.5 Site Photographs First Floor



20 South Interior Elevation



22 West Interior Elevation



24 North Interior Elevation



21 Central Spiral Staircase



23 East Interior Elevation



24 First Floor cupboard



25 Original Benches within cupboards
(later 20th century addition)



26 Entrance to Roof void/Clock Tower

5.5 Site Photographs
Roof Void



26 Timber panels in the roof void. Photograph taken from the top of the ladder staircase.



27 Entrance to the clock tower



28 Ladder staircase leading to roof void

6.0 Impact of Proposed Alterations

6.1 The impact of new proposals are addressed in following table:

Heritage impact assessment and mitigation

In developing a scheme for the improvement & repair of Whitby Old Town Hall and Marketplace we have undertaken an assessment of the potential impacts of our proposals on the fabric and significance of the site, so that ways could be found by which potential impacts can be avoided or minimised.

External Landscape Alterations								
No	Proposal	Drawing no. ref	Fabric Affected	Significance of Fabric / Space	Impact on Marketplace/ building	Reversibility	Reason	Notes
01	Alter steps to the East Elevation	0401	Existing Old Town Hall entrance steps, market paving slabs and perimeter cobbles	High/Medium	Medium	It would not be appropriate to reverse this change	Extending the landscape at the Ground Floor level of the Old Town Hall increases the area of the floor plate bringing the outside in. This will enhance the potential of the undercroft.	
02	New raised platform to link the Market Place and Ground Floor of the Old Town Hall	0401	Existing Old Town Hall entrance steps, market paving slabs and perimeter cobbles	High/Medium	Medium	It would not be appropriate to reverse this change		
03	New Paving slabs to match existing (new finish to raised platform)	0401	Existing Old Town Hall entrance steps, market paving slabs and perimeter cobbles	High/Medium	Neutral	It would not be appropriate to reverse this change	It provides a safer and more accessible area of the marketplace with increased provision of amenities for traders and events.	A stone survey was commissioned as part of RIBA Stage 3 to ensure any new paving slabs best match the existing.
04	New Metal railings to form balustrade to landscape	0401	Existing Old Town Hall entrance steps, market paving slabs and perimeter cobbles	High/Medium	Medium	It would not be appropriate to reverse this change		Handrails are required as part of Building Regulations to provide accessible access to the market and building. The proposal eliminates the risk of falls from the existing unprotected edge. Noting there is current H&S risk, temporary banners are often hung to cordon off the drop but ultimately has damaged the existing historic fabric.
05	New cobble stones to replace stone slabs to centre of market square	0401	Existing Old Town Hall market place paving and perimeter cobbles	High/Medium	Medium	It would not be appropriate to reverse this change		
06	New floor boxes and recessed fixing points set within new platform	0401	Existing Old Town Hall entrance steps, market paving slabs and perimeter cobbles	High/Medium	Low	Yes		During public consultation, market traders requested better provisions within the market square. Floor boxes to have stone lids to match the undercroft paving & recessed fixings to anchor any stalls.
07	New cobble stones to replace existing where damaged	0401	Existing Old Town Hall entrance steps, market paving slabs and perimeter cobbles	High/Medium	Neutral	It would not be appropriate to reverse this change		
08	New tactile paving strips, anti-slip stair treads.	0401	Existing Old Town Hall entrance steps, market paving slabs and perimeter cobbles	High/Medium	Medium	It would not be appropriate to reverse this change		Tactile paving and anti-slip treads are required as part of building regulations to provide accessible access to the market place and building.
09	New landscape lighting to the Old Town Hall facade	0600	Facade	High/Medium	Low	Yes		The existing building is poorly lit with inappropriate lighting. New discrete LED fittings are proposed.

6.2 Impact table of existing and proposed use

Heritage impact assessment and mitigation

In order to achieve an all-encompassing assessment of the proposed alterations, as well as understanding the buildings fabric, we have undertaken an assessment of the existing uses of the spaces and the impact the proposed alterations will have.

Undercroft								
No	Proposal	Drawing no ref -	Fabric Affected	Significance of fabric	Impact on Building	Reversibility	Reason	Notes
10	Existing paving slabs, lifted, and reinstated level like-for-like.	0402	Ground floor paving slabs/ surround stone steps	High	Neutral	It would not be appropriate to reverse this change	To replace damaged paving slabs, insulate to upgrade thermal performance and make undercroft habitable.	A stone survey has been conducted as part of RIBA Stage 3 to ensure any new paving slabs best match the existing.
11	Removing detrimental cement render to columns and re-rendering in lime render.	0500	Existing concrete rendered stone columns	Detrimental	Low	It would not be appropriate to reverse this change	Existing poor historic indent repairs and decaying fabric are reducing the lifespan of the building.	Current concrete render has blown and is causing damage to existing columns
12	Stone indent repairs to buildings facade	0500	Inappropriate and poorly executed 20th Century Indent repairs & original fabric	Detrimental	Low	It would not be appropriate to reverse this change	Existing poor historic indent repairs and decaying fabric are reducing the lifespan of the building. These are causing further deterioration to the historic stone.	A stone survey has been conducted to ensure any new indent repairs match the existing.
13	Lime mortar repairs to central rotunda	0500	Original stone/washed out/ missing lime mortar	High	Low	It would not be appropriate to reverse this change	Increase the lifespan of the building and repair historic features.	
16	Plasterboard suspended ceiling internally and external soffit board.	0702	Original/ 20th Century Lintels and Artex Ceiling	Medium	Low	Yes	In a building with limited space, the suspended ceiling provides a void for structure, lighting, heating & services ensuring that the buildings composition is not disrupted.	The condition of the existing ceiling is poor. It does not appear to be original and there are significant cracks/damage throughout.
18	4 no. floor boxes within corners of Undercroft	0402	York Stone paving slabs	Medium	Medium	No	Access to power will allow the market and events to be more successful and inline with modern market standards.	The undercroft is poorly serviced and needs updating to support business viability.
19	New sink within central rotunda, beneath staircase	0402	Original stone rotunda staircase	High	Low	No	To provide a new sink for market trader use and cleaning.	Proposal developed alongside traders during consultation stages.
20	Electrical fuseboard/cupboard within central staircase	0402	20th Century	Low	Low	It would not be appropriate to reverse this change	An upgrade is urgently required, current provisions do not meet today's safety standards.	Upgrade to meet Building Regulation Standards, H&S requirements.

6.2 Impact table of existing and proposed use

Heritage impact assessment and mitigation

In order to achieve an all-encompassing assessment of the proposed alterations, as well as understanding the buildings fabric, we have undertaken an assessment of the existing uses of the spaces and the impact the proposed alterations will have.

First Floor								
No	Proposal	Drawing no. ref	Fabric Affected	Significance of fabric	Impact on Building	Reversibility	Reason	Notes
21	New WC including Stud wall, and all sanitaryware. New 'jib' door.	0403	Original Lath and Plaster stud wall	Medium/Low	Neutral	It wouldn't be appropriate to reverse this change	Provision of WC will allow for community use of the space.	There is currently no WC provision within the Old Town Hall. Amenities required to provide a space suitable for community use.
22	New Kitchenette set between two existing doors.	0403	Fireplace & Original Lathe and Plaster stud wall	Medium	Medium	It wouldn't be appropriate to reverse this change	To provide storage and facilities to the community within the First Floor.	There is currently no kitchen/sink facilities within the Old Town Hall.
23	New entrance to loft, including new 'jib' door.	0403	Lath and Plaster stud wall	Medium	Neutral	It wouldn't be appropriate to reverse this change	To ensure the symmetry and composition of the First Floor is retained when adding a WC.	
24	Low-level cupboards stripped out to expose existing timber benches	0403	Non-original timber cupboards/curtains	Detrimental	Low	It wouldn't be appropriate to reverse this change	Expose original benches, whilst providing perimeter seating for community use.	These features will be restored.
25	Timber boarding removed from railings and new steel balusters fitted to ensure building regulation compliance	0403	Non-original timber boarding	Detrimental	Low	It wouldn't be appropriate to reverse this change	To expose the original railings and ensure they are Building Regulation compliant.	These original features will be restored and altered.
26	New ceiling and new recessed light fittings installed.	0702	Original Lath and Plaster ceiling	Low	Low	It wouldn't be appropriate to reverse this change	Existing ceiling is damaged, and current provision for lighting is minimal.	Existing ceiling is 20th Century plasterboard and is in a poor state of repair and has started to collapse
27	Carpet stripped out and existing timber floor revealed and restored.	0403	Non-original carpet	Neutral	Neutral	Yes	Expose original features and increase material lifespan of internal features.	Repairs carried out once exposed in accordance with SPAB Guidelines (if required).
28	Re-decoration throughout.	All	20th Century decoration	Low	Neutral	N/A	-	
29	New Low-level radiators beneath timber benches.	0403	N/A	Medium	Neutral	Yes	To ensure the space is heated and comfortable for community events	Appropriate 'vintage' style column radiators will be considered.
30	External Lighting.	0403 & 0600	N/A	High	Low	Yes	Accentuate the buildings historic features and provide a safer and more accessible marketplace.	Current lighting is wasteful of energy. LED lighting is proposed.

6.2 Impact table of existing and proposed use

Heritage impact assessment and mitigation

In order to achieve an all-encompassing assessment of the proposed alterations, as well as understanding the buildings fabric, we have undertaken an assessment of the existing uses of the spaces and the impact the proposed alterations will have.

Old Town Hall Roof								
No	Proposal	Drawing no. ref	Fabric Affected	Significance of fabric	Impact on Building	Reversibility	Reason	Notes
31	Existing roof slates and felt removed, slates set aside for re-use. Badly decayed timber replaced. Slates re-laid onto new battens/ counterbattens with new felt / breather membrane.	0501 & 0503	Existing roof slate tiles	High	Neutral	It wouldn't be appropriate to reverse this change	To secure the building and prevent further water ingress. The external envelope is in urgent need of repair. The building has experienced water ingress and is poorly insulated.	Lead flashings are missing from Clock tower. Rainwater ingress is evident in a variety of places. The oak roof structure to the clock tower is reading high moisture levels and has wet rot. Presumably driving rain is entering via louvres in the roof lantern, causing timber structure to remain wet. (Extract from condition survey)
32	Existing lantern dismantled and condition checked, any decaying structure replaced using like-for-like materials, design and techniques.	0501 & 0503	Existing Lantern and Weather vane	High	Neutral	It wouldn't be appropriate to reverse this change		
33	New louvred vents installed to match existing like-for-like.	0501 & 0503	Existing Louvred vents	High	Neutral	It wouldn't be appropriate to reverse this change		
34	Replace damaged gutter and missing rainwater pipework.	0501 & 0503	Existing Gutters and RWPs	Medium	Neutral	It wouldn't be appropriate to reverse this change	Cast Iron gutters dislodged causing rainwater to drain down walls.	

8.0 Bibliography and Sources

Books

- A History of Whitby, and Streoneshalh Abbey: With a Statistical Survey of the Vicinity to the Distance of Twenty-five Miles, Volume 2, George Young. (1817)
- (Whitby Conservation Area – Character Appraisal & Management Plan) January 2013.
- The Streets of Whitby and their Associations, Kendall, Hugh P (1948)
- From Market to Department Store – The Selling of Textiles in Whitby from 1700 to 1914



OLD TOWN HALL

Overview

Heritage Category:
Listed Building

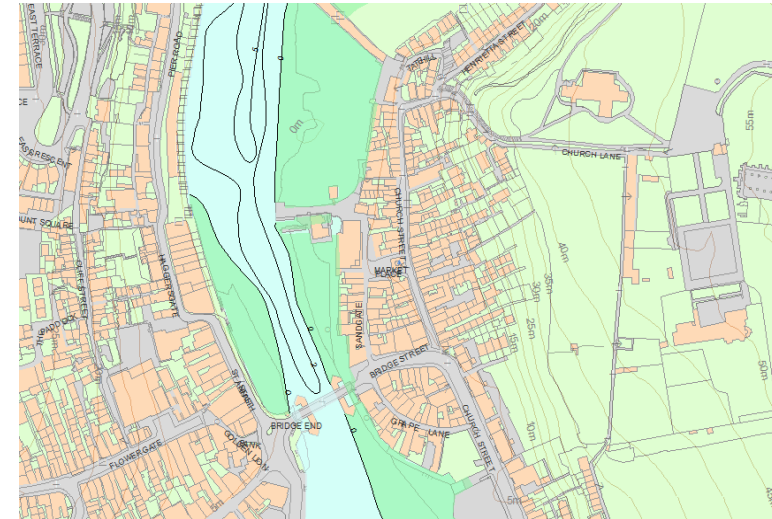
Grade:
II*

List Entry Number:
1261706

Date first listed:
23-Feb-1954

Statutory Address:
OLD TOWN HALL, MARKET PLACE

Map



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1261706.pdf](#)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 24-Sep-2020 at 10:31:52.

Location

Statutory Address:
OLD TOWN HALL, MARKET PLACE

The building or site itself may lie within the boundary of more than one authority.

County:
North Yorkshire

District:
Scarborough (District Authority)

Parish:
Whitby

National Grid Reference:
NZ 90004 11168

Details

1. 1811 MARKET PLACE

Old Town Hall NZ 9011 2/157 23.2.54.

II* GV

2. 1788. Jonathan Pickernell of Whitby, architect; built at the expense of Nathaniel Cholmley. 2 storeys, ashlar with open ground floor on pillars. North front with square rusticated angle piers and 2 Doric columns and attached half columns. Venetian windows and quoins to first floor. Oval plaque with date below window; pediment with shield of arms of Cholmley. Slate roof. South front similar but without plaque and with round window in tympanum. Sides with 3 double-hung sash windows. Rectangular clock turret with gilded figures and hands on all sides, cornice. Octagonal arcaded louvred domed bell-cote with gold ball and fish vane.

All the listed buildings in Market Place and Clothing Factory, Sandgate form a group.

Listing NGR: NZ9000411168

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:
436829

Legacy System:
LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

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