



Marcus Whitmore
planning studio

Planning, Design and Access Statement (Including Heritage Statement)

Redevelopment of site to provide high-quality visitor accommodation above café/bar



Site: 39 Sandside, Scarborough
Client: Harbourside Holidays Limited

January 2024



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Appendix A - Projects undertaken on Sandside by the Applicant

Appendix B - Heritage Gateway / Historic Environment Record results



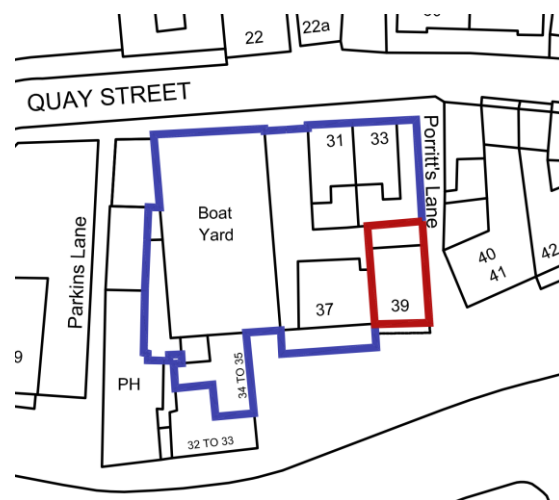
1 Introduction

- 1.1 This statement has been written with input from SPX Architects on behalf of the applicant, Harbourside Holidays Limited. It supports the planning application seeking permission to redevelop the building and site at 39 Sandside, Scarborough. The application proposes the demolition of the existing building and the erection of a replacement building that would have a café/bar at ground floor and 3no. high quality holiday apartments on the three floors above.
- 1.2 The site is currently occupied by a three-storey building that has a café/bar at ground floor and a duplex flat above it. The front elevation of the proposed replacement building would be a similar height to the existing, but an additional floor would be provided within the roof, served by dormer windows.
- 1.3 The application proposals form a phase of the redevelopment of the collection of buildings positioned between Sandside and Quay Street, including No.37 Sandside and Nos. 31 and 33 Quay Street, to provide high-quality holiday accommodation. The applicant has structurally repaired and remodelled No.37 to provide a fish and chip restaurant at ground floor and three holiday apartments above, whilst Nos. 31 and 33 Quay Street are being remodelled to provide two holiday homes for letting.
- 1.4 The application site lies on the north side of Sandside and overlooks Scarborough Harbour to the south. The site lies within the designated Scarborough Conservation Area.
- 1.5 This statement should be read in conjunction with the plans and drawings prepared by SPX Architects and the other documents submitted in support of the application, including the Structural and Condition Survey reports by Topping Engineers and Compass Building Consultancy, Preliminary Bat Roost Assessment by Wold Ecology, Flood Risk Assessment by Flood Risk Management and the Archaeology reports by Scarborough Archaeological and Historical Society.
- 1.6 At Appendix A of this statement, details are included of other projects along Sandside that have been undertaken by the applicant in order to demonstrate the quality of the works undertaken to date and their contribution to the locality.



2 The Site and its Surroundings

- 2.1 The site is currently occupied by a three-storey building that has fully rendered elevations and a natural slate covered roof. The building has been much altered over time and has had its rear section demolished at some point such that the roof of the building is mono-pitch in form at the front (facing Sandside), with a lower section of flat and dual pitched roofs to the rear.
- 2.2 The principal elevation of the building facing Sandside has a poor-quality shop front below an extended canopy which provides a balcony to the first floor of the flat above. The balcony is accessed via a pair of uPVC double doors with glazed side panels. A further casement uPVC window serves the first floor. At second floor two casement uPVC windows serve the bedrooms. From historic mapping it would appear the building was once a pair of back-to-back properties, with the rear property having been partly demolished such that it now comprises a two-storey structure with a mix of flat and dual pitched roofs.
- 2.3 The application site has an area of 87 sq.m and a frontage width of 7 metres. The site lies on the north side of Sandside and enjoys views to the south over the harbour. The site is identified on the map below and is denoted by a red line around its boundaries. The land and buildings adjoining the site outlined in blue are also in the ownership of the group of companies linked to the Applicant, and are shown for completeness.



The Application Site.

- 2.4 To the north of the site are three-storey properties fronting onto Quay Street, to the east is Porritt's Lane a narrow connecting street running on a north-south alignment



between Quay Street and Sandside. A number of properties sit on the east side of Porritt's Lane, including 40/41 Sandside, which is positioned at a slight angle to No.39 allowing Porritt's Lane to widen in width as it connects to Sandside.

- 2.5 To the south of the site is the wide public realm of Sandside where the existing café/bar at No.39 and the neighbouring cafes and restaurants place tables and chairs for their customers' use. To the west is the attached building No.37, which is slightly taller than No.39. This building accommodates a chip and chip restaurant at ground floor with holiday apartments on the three floors above.
- 2.6 Sandside and the harbour are an important part of the visitor experience of Scarborough and Sandside is busy for much of the year with visitors enjoying the historic setting of Sandside and the harbour with the Castle Headland above and views of the South Bay, South Cliff and the sea. Sandside, the harbour, the Castle and the Old Town, which lies above Sandside to the north, are all located within the Scarborough Conservation Area.
- 2.7 The buildings on Sandside and Quay Street are built on land that is generally level. The properties are generally of three and four storeys in height. Properties on Quay Street range between two and four storeys in height. The land rises behind Quay Street such that the properties of the Old Town sit above Sandside. The properties in Overton Terrace which sit to the north and above Quay Street and Sandside enjoy views of the sea and coastline over the rooftops.
- 2.8 Above Overton Terrace are other properties built on higher levels, each benefitting from views over the roofs of those below them from upper storey windows. Above these properties are the treed slopes of the Castle Headland (Castle Dykes) with the stone defensive walls of the Castle ruins sitting above.
- 2.9 The materials used in the construction of properties is mainly red brick with some buff brick, although a good percentage of the properties have been rendered, with the majority of these finished in shades of white and cream. In general, the fenestration of the properties in the locality gives the elevations a vertical emphasis, with window openings that are taller than they are wide, with some properties having bay windows at first floor level to take advantage of views over the harbour. Properties are roofed in either grey natural slates or red/orange clay pantiles.
- 2.10 The public realm of Sandside is spacious, providing an attractive amenity for local residents and visitors alike. Sandside was the subject of a public realm enhancement scheme through the Yorkshire Forward Renaissance Towns project of the early 2000s.



The public realm enhancement scheme has encouraged a change in character such that many of the commercial properties along its north side now accommodate food and beverage businesses that make use of the wide natural stone pavements for external seating for customers. However, other streets in the locality, such as Quay Street and Porritt's Lane and streets within the Old Town are generally narrower and more intimate in character, with a greater sense of enclosure due to the tall buildings on either side.

- 2.11 The area of Sandside in the vicinity of the site has a character of its own due to the relative positioning of buildings and the diversity in property types. The area stretches between Nos. 32-35 to the west of the application site to Casino Royale to the east – the properties at either end giving a sense of enclosure to the wider area of public realm between them. When viewed from the south some buildings appear to be in small groups whilst others stand as individuals. Nos. 32-35 form a group, as do Nos. 37 and 39, with a further group made up of Nos. 42, 43 and 44. Individual properties include No. 40/41 a two-storey building with large roof, the former Lancaster Public House (now known as 'Mutiny') with its front facing gables and large hanging bays and the Casino Royal, a later building with a Modernist architectural character with a contemporary addition to its roof with timber boarded sides and large areas of glazing.

Planning History

- 2.12 The following relevant planning history for the site is displayed online via the Council's public access website:
- 1993 - Alteration to frontage and change of use from gift shop to tearoom
 - 2004 – New side door in lieu of window.



3 The Proposals

- 3.1 The application proposes the erection of a replacement building on the site following the demolition of the existing building due to its structural condition and current built form which makes its conversion and extension unviable. The current building's condition is discussed later in this statement and is discussed in more detail in the Structural Inspection Report produced by Topping Engineers.
- 3.2 The replacement building would occupy the footprint of the existing building, but the footprint of the replacement would be extended slightly on its north side to provide a modest increase in the floor area of the café/bar proposed at ground floor. Above the café/bar, three holiday apartments are proposed at first, second and third floor. The third-floor apartment would be provided partly within the roof space of the building.
- 3.3 The upper floors of the replacement building would have larger floor areas than the existing building, as the form of the replacement would be more traditional than the current building which has had its rear section removed at some point in the past, resulting in a narrower plan form at the upper floor levels, which sit below a mono-pitch roof.
- 3.4 The holiday apartments would be accessed from a staircase on the north side of the building with bedrooms located centrally and kitchen/living areas positioned so as to enjoy views to the south and east over Sandside and towards to harbour and sea.
- 3.5 The front elevation of the replacement building would feature a well detailed painted timber shopfront at ground floor level with bi-folding doors allowing the café/bar frontage to be opened up and provide a connection with the outdoor seating area. At the first, second and third floor levels large, glazed doors would illuminate the rooms and allow views of the harbour, coastline and sea. These would also provide access to external balconies. The pitch of the roof would be increased over the current property, raising its overall height, although the eaves of the front elevation would remain in line with the existing property. The front elevation and the side and rear elevations would be finished in a painted render.
- 3.6 The front elevation of the replacement building is shown on the next page.



Front Elevation of Proposed Building (SPX Architects).

- 3.7 The east facing side elevation, facing Porritt's Lane, would include a number of windows, including large picture windows providing views along Sandside and across the harbour. A secure gate at the rear of the building would provide access to the proposed holiday apartments and the existing three holiday apartments above No.37.
- 3.8 The rear elevation would be three storeys high with a gable above. Small windows are proposed at second and third floor level to light the communal staircase. The small part of the west facing elevation of the property would be rendered and would not feature any windows.



4 Relevant Planning Policy

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. This approach is endorsed by the National Planning Policy Framework (NPPF) and the online Planning Practice Guidance (PPG).
- 4.2 The Development Plan for the purposes of determining this planning application under Section 38(6) of the 2004 Act comprises:
- **Scarborough Borough Local Plan 2011-2032 (adopted July 2017).**
- 4.3 In addition to the adopted Development Plan the material policy considerations include the Council's Residential Design Guide SPD and the National Planning Policy Framework (NPPF) (2021) which is supported by the Planning Practice Guidance (PPG).

The Development Plan

- 4.4 The Development Plan policies that are considered to be relevant to the determination of the application are as follows:

SD1: 'Presumption in Favour of Sustainable Development' – This policy makes clear that the Council will take a positive and proactive approach to the consideration of development proposals that reflects the that of the NPPF. It states that the Council will take a proactive approach and will work co-operatively with people wishing to carry out development and applying for planning permission, to find solutions to secure sustainable development that meets relevant plan policies that can be approved wherever possible.

SH1: 'Settlement Hierarchy' – This policy advises that the broad distribution of development in the Local Plan area will be shaped by the role and function of places, based on a hierarchy of settlements. Scarborough is at the top of the settlement hierarchy, being the principal settlement within the area. The site is wholly situated within the defined development limits of Scarborough.

DEC1: 'Principles of Good Design' – This policy sets out a number of principles of good design which applicants need to demonstrate have been followed, including an analysis of the context and how the scheme responds positively to this.



DEC2: ‘Electric Vehicle Charging Points’ – This policy requires all new residential property with a garage or dedicated parking space within its curtilage to provide a charging point for electric vehicles.

DEC3: ‘The Efficient Use of Land and Buildings’ – This policy requires that development proposals make efficient use of land and/or buildings. It advises that the density of development should be in keeping with the character of the local area.

DEC4: ‘Protection of Amenity’ – This policy seeks to ensure that existing and future occupiers of land and buildings are provided with a good standard of amenity. It requires that amenity is protected from unacceptable impacts, including overbearing impact, overlooking, disturbance, and loss of natural light.

DEC5: ‘The Historic and Built Environment’ – This policy states that the 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 area’s distinctive character and sense of place.

DEC6: ‘Archaeology’ – This policy states that the Local Planning Authority will seek to protect, enhance and promote archaeological heritage.

TOU1: ‘New Tourism Facilities - This policy encourages the diversification of the tourism industry. It states that proposals for new tourism facilities will be permitted where they respect the distinctive tourism character of the area both in terms of scale and nature of development; and wherever possible, help reduce the seasonal nature of the tourism industry in the area.



ENV3: 'Environmental Risk' – This policy requires proposals to include any measures needed to mitigate against impacts from environmental risks such as flooding on or off a site, as well as ensuring development protects water resources and avoids pollution.

Material Considerations

National Planning Policy Framework (2023)

4.5 Chapter 12 seeks to achieve well-designed places through the creation of high quality, beautiful and sustainable buildings and places. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

4.6 Paragraph 130 requires planning decisions to ensure 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.”

4.7 Chapter 16 seeks to conserve and enhance the historic environment and sets out guidance on the considerations that need to be given to proposals that affect heritage assets.

Residential Design guide SPD

4.8 The opening paragraph of the Council’s SPD advises that:



Marcus Whitmore
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“The need to secure good design is embedded within the core approach of the Scarborough Borough Local Plan (adopted July 2017). Indeed, the Local Plan vision anticipates a “visible uplift in the quality of the design of the built environment” by the end of the plan period (2032), while specific aims and objectives seek to “safeguard and reinforce the distinctive character of the (Borough’s) various settlements” and to ensure that development “adds new and interesting layers to the design palette of the area.”

- 4.9 The SPD makes clear that understanding the place in which a development is proposed is the key to good design and that proposal should respond positively to their context and create an individual sense of place with distinctive character.



5 Planning Assessment

- 5.1 Having regard to the planning policies identified in Section 4 of this statement, and in accordance with Section 38 (6) of the 2004 Act, the proposal is considered in relation to the development plan and other material considerations below.
- 5.2 The following matters are the key issues in the consideration of the proposal:
- Principle of Development
 - Demolition of Existing Building
 - Archaeology
 - Design
 - Heritage
 - Flood Mitigation
 - Ecology
 - Residential Amenity
 - Access.

Principle of Development

- 5.3 The redevelopment of the site to re-provide a commercial use at ground floor and to provide new high-quality visitor accommodation on the floors above is considered to conform with Local Plan Policies SD1 and SH1 which promote sustainable development within the Development Limits of settlements.
- 5.4 The proposed visitor accommodation is also considered to accord with Local Plan Policy TOU1, which encourages the diversification of the tourism industry. It states that proposals for new tourism facilities will be permitted where they respect the distinctive tourism character of the area both in terms of scale and nature of development; and wherever possible, help reduce the seasonal nature of the tourism industry in the area.
- 5.5 The proposed development seeks to add to the current visitor offer that the applicant has developed at No.37 Sandside and also the visitor accommodation that is currently being developed at Nos. 31 and 33 Quay Street to enable the provision of a small complex of high-quality year-round visitor accommodation. The quality of the accommodation proposed will attract visitors who will spend money in the local economy, helping to support local businesses, services and jobs.



- 5.6 Based on the above, and given the site is located within the settlement's Development Limits – within an area of mixed residential and commercial tourism uses in an accessible and sustainable location - it is considered that the general principle of the development is acceptable, subject to all normal planning considerations.

Demolition of Existing Building

- 5.7 As the building is located in the Scarborough Conservation Area consideration was originally given to its retention, upgrading and extension. Whilst the building has been much altered, it has occupied the site for many years. That said, it is considered that in its altered state the building at best makes a neutral contribution to the conservation area. The loss of the building and its proposed replacement are considered further in Section 6 of this statement, which deals with heritage matters, but in brief the current condition of the building and its altered form render its repair and extension unviable.
- 5.8 Two independent surveys of the building have been undertaken and reports received that advise on the building's poor structural condition, which principally arises from movement of the structure due to poor foundations.
- 5.9 The Topping Engineers' Structural Inspection Report advises that the building is extremely aged and weathered such that its overall condition is very poor. It confirms that the building has suffered significant structural movement as evidenced by the various cracks and gaps and rotated elements, indicating substantial settlement toward the building's southeast corner. The report advises that the render finish to the building means that the movement is not as obvious as would be the case in a brick-built building without a render finish. Topping Engineers also advise that the building fabric is extremely porous with damp throughout and perished internal brickwork; the building being poorly sealed due to the movement that has occurred.
- 5.10 Given the poor overall condition of the building, the Structural Inspection Report concludes:

“Whilst we have given significant consideration as to how the building could be rectified, the deterioration extends to almost all of the building fabric and the remedial works needed to put the building into good order would be so significantly greater than those associated with a replacement building, that demolition and a replacement building should be considered, in our opinion. In



addition to the balance of the works involved, we would have concerns about the safety of remediation of the building in respect of using piled underpinning within a distressed structure and in proximity to the attached building with the potential for damage to the attached structures.”

- 5.11 The building condition report for No.37, produced by Compass Building Consultancy, advises:

“...as part of our survey, we undertook detailed close hand inspections of all internal areas and an inspection of the external elements from the ground externally with the use of binoculars. Our inspection revealed a multitude of defects, ranging from severe dampness to structural instabilities. Whilst we acknowledge the limitations of our structural knowledge, we have significant concerns surrounding the apparent structural rotation/movement of the property, which is most evident when viewing the property from the front at the harbour side.”

- 5.12 The report lists the various problems/defects of the building and provides advice on how these might be approached. In relation to the issue of movement it advises that underpinning works are likely to be cost prohibitive due to the locality of the property. The report concludes:

“...Due to the extent of structural issues and defects identified, it is likely to render the renovation of the existing building so problematic and beyond economic repair. As such, we suggest that you weigh up the option of wholesale demolition and rebuilding compared to renovation.

From the perspective of a Chartered Building Surveyor, when considering buildability, sustainability and longevity of the building, we would recommend demolition and rebuilding of the property as opposed to renovation. This will afford the opportunity to stabilise the ground conditions and construct the property in a manner that will endure the coastal pressures placed on the building fabric.”

- 5.13 The reports by Topping Engineers and Compass Building Consultancy are submitted in support of the application.



Archaeology

- 5.14 The site lies within an area of archaeological interest and the applicant has already commissioned a scheme of trial trenching close to the site (within the boatyard shed to the west of the site) in order to understand the make-up of the ground within the locality, undertaken by the Scarborough Archaeological and Historical Society. The archaeological investigations were carried out in 2009 and are the subject of a preliminary report which is in the public domain. This report is submitted in support of this application.
- 5.15 The preliminary report makes clear that further analysis of the finds made within the trenches is required but sets out in some detail the historic underground structures identified during the investigation works.
- 5.16 The report confirms that the boatyard shed (and its neighbours) lie in the area of the medieval town of Scarborough, close to a possible medieval waterfront alignment. Previous buildings on the boatyard are identified within the report, including a building of late 14th or early 15th century in date, and tenements known as Whartons Yard.
- 5.17 The objectives of the investigation works were to determine the nature, depth, extent and state of preservation of archaeological deposit and in particular to seek to identify the possible alignment of the later medieval sea wall.
- 5.18 The report sets out in some detail the location and nature of the four trenches that were opened up within the floor of the building and provides both written and photographic descriptions of the structures found below ground.
- 5.19 Within Trench 5 the approximate location of the medieval sea wall was identified although the stone that would have formed this wall had been removed, with the report opining that the stone could have been reused to build the post-medieval sea wall further south.
- 5.20 Given the findings of the trial trenching it is considered that a similar scenario will be found to exist under No.39, i.e. alignment of former sea wall with original stone removed for reuse elsewhere. However, as a result of the site's archaeological interest the applicant would be happy to accept that a condition be imposed on the grant of planning permission that requires a written scheme of investigation to be produced for the site in advance of the demolition of the existing building. It is



anticipated that this will require an archaeologist to be present during any ground disturbing works at No.39.

Design

- 5.21 Government planning policy as outlined in paragraph 130 of the NPPF which indicates that planning decisions should ensure that development is visually attractive as a result of good architecture and layout together with appropriate and effective landscaping.
- 5.22 The design policy of the Local Plan (DEC1) requires that development should reflect the local environment, respond positively to its context, be laid out and orientated where possible to reduce the need for energy consumption.
- 5.23 The Local Planning Authority's adopted Residential Design Guide SPD elaborates on the design guidance given within the Local Plan policies in order to help deliver development that is of a high design quality. The SPD's design vision states:

"To create buildings, places and spaces that are attractive and diverse, accessible for all, green, sustainable and resilient, where our communities can be happy, healthy and safe."

- 5.24 The existing context of the site is detailed in Section 2 of this statement. In brief, the site lies within a historic harbourside location that has been the subject of changes in layout over time. The area is characterised by buildings of between two and four storeys in height and by development that sits at different levels above Sandside, with the land rising up to the Castle Headlands and the defensive walls of the castle ruins. Whilst Sandside has a spacious character, which allows residents and visitors views over the harbour, streets within the locality are generally narrow and have a good sense of enclosure due to the tall buildings that line them. Buildings are generally finished in red brick or render with roofs of grey slate and orange/red pantiles.

Amount

- 5.25 In terms of floor space and accommodation proposed, a café/bar of 64.7 sq.m is proposed at ground floor (to replace the current café/bar which has a floor area of 54.2 sq.m), whilst on the upper floors 3no. 1-bedroom holiday apartments are proposed, one per floor.



Layout and Appearance

- 5.26 In terms of layout, the replacement building replicates the footprint of the existing building, although it extends slightly further north, and at ground floor will present the active frontages of the café/bar to Sandside and Porritt's Lane, as per the existing situation. Access to the apartments will be provided by a secure gateway from Porritt's Lane which already provides access to the apartments above No.37. It is considered that the proposed development is laid out in a simple manner that is legible and that will provide an enhanced character to Sandside by replacing a visually poor building with a new building of good quality, which has an attractively detailed shop front.
- 5.27 In relation to appearance, the design approach adopted for the replacement building at No.39 takes influence from the remodelling works that the applicant has undertaken next door at No.37. The works to No.37 received the grant of planning permission in November 2020, with the officer report on the application advising that:

"The alterations to the front of the property would see the replacement of four non-traditional window, two being hanging bays, which are not aligned in a traditional manner, with four larger openings that would be fully glazed, and which enable access onto four external balconies. Given the non-traditional style and siting of the existing windows, the proposed modernisation works are considered to provide the elevation with a more appropriate fenestration arrangement, with a contemporary appearance. The proposal to align the openings one above the other at first, second and roof level is considered to be a visual improvement to the existing building, which has little architectural merit given the changes that have taken place in the past. ... The revisions to the upper floors are considered to enable the remainder of the building to be visually improved, as well as adding to the quality of the views from the holiday flats. The proposal is considered to preserve the character and appearance of the conservation area."

- 5.28 It is considered that the application proposals are appropriate for the site and its context, as the replacement building is very similar in scale and massing to the existing building, and in particular the proposals replicate the width and height of the principal elevation facing towards Sandside. Whilst the window openings in the upper floors of the principal elevation are contemporary in terms of design detailing, the shop front is proposed to be constructed in timber and will include traditional detailing so as to complement the quality shop front the applicant as installed at



No.37. The large-glazed openings proposed at first and second floor are designed to complement those within the upper floors of Nos.37, such that the visual grouping that already exists between the two buildings is maintained and enhanced.

- 5.29 The proposed development will incorporate details and materials which are subtly different to No.37 so that whilst the two buildings will form part of the applicant's holiday complex, the buildings appear as a group rather than as one building to ensure the character of the area is maintained.

Scale

- 5.30 As mentioned earlier, the height and width of the principal elevation to Sandside will match that of the existing building. The roof of the building will be larger than the existing and will be dual-pitched in place of the current combination of mono-pitch, flat and dual pitched roofs. The rear part of the building will be increased in scale over the existing to allow sufficient floor space to create the quality holiday apartments proposed on the upper floors.

Landscaping

- 5.31 The current site does not contain any landscaping. It forms part of an historic small scale urban block structure that has the development plots largely covered by buildings and streets and spaces that do not include street trees. On this basis and given that the footprint of the replacement building would occupy the entire site area no landscaping is proposed.
- 5.32 Overall, in terms of design quality, the proposed development is considered to accord with the Local Plan's aims and objectives to safeguard and "reinforce the distinctive character of the (Borough's) various settlements", but at the same time "to ensure that development adds new and interesting layers to the design palette of the area".
- 5.33 Policy DEC1 and the Residential Design Guide SPD make clear that understanding the place in which a development is proposed is the key to good design and that proposals should respond positively to their context and create an individual sense of place with distinctive character. This statement and the application drawings demonstrate that the form and character of Sandside has been analysed and understood and by proposing a replacement building which replicates the proportions of the principal elevation of the existing building that the proposal positively responds to its context and reinforces the distinctive character of Sandside.



- 5.34 A completed Design Guide Checklist (Appendix B of the Residential Design Guide SPD) accompanies the application.

Heritage

- 5.35 Heritage is considered in Section 6 of this Statement.

Flood Mitigation

- 5.36 The application is accompanied by a Flood Risk Assessment ["FRA"]. The FRA for the site advises that it is partly located in Flood Zone 2, being located on Sandside adjacent the harbour and the coast and includes modelling of the known flood extent in the area.
- 5.37 The FRA makes clear that the proposals involve commercial development at ground floor level and residential use at first floor level and above.
- 5.38 The FRA advises that flooding of the development could occur due to wave action as follows:

"An easterly wind combined with high astronomical tides and a residual depth of water due to surge will likely result in some flooding on Sandside due to both waves breaking on the sea defences and via the harbour. In these circumstances the depth of the water on the development is likely to be short lived but may be of a sufficient volume and velocity to create a hazard as it rapidly drains to a lower ground elevation. This hazard will increase over the lifetime of the development."

- 5.39 The FRA concludes that:

"...with climate change, the development may be at risk of flooding due to the tide level exceeding the South-Eastern flank of the harbour, a risk that may be exacerbated due to wave action and wind."

In these circumstances flood water will likely drain away from the development quickly due to the local ground elevation but may create a hazard due to the velocity of the water. The impact on the fabric of the building can be mitigated by employing suitable flood resilience measures..."



- 5.40 Given the context of the Site, and the tourism related uses proposed, level access is required to the ground floor, to mimic the existing situation. Therefore, the FRA sets out a number of measures to ensure the commercial unit is resilient to flooding.
- 5.41 As the visitor accommodation is proposed at first floor level and above, it will be placed some 1.79m above the reasonable worst-case scenario including climate change. Therefore, whilst residents of the holiday units should be made aware of the risks from tidal flooding at ground floor, as such events are short lived, they should be advised to remain at the first floor and not access or egress the building until the event passes.
- 5.42 Subject to building in flood resilience measures into the commercial unit and providing guests of the upper floor apartments with advice on what to do in a flooding event the replacement building is considered to be safe in the event of a flood in accordance with Policy ENV3 of the Local Plan.

Ecology

- 5.43 The existing building on the site has been the subject of a Preliminary Bat Roost Assessment, which was carried out by Wold Ecology. The report on the survey work undertaken accompanies the application.
- 5.44 In brief, the report confirms that whilst no signs of roosting bats were discovered during the survey and daytime inspection there is a risk of bats being present in the building at other times of year, especially during the summer months. The report therefore advises that if the demolition works are not proposed to be carried out prior to May 2024 a further bat activity survey should be undertaken between May – late August to ensure bats are not roosting in the building prior to demolition. It is considered that this further survey work can be conditioned as part of the grant of planning permission.
- 5.45 In the interests of achieving a net gain in biodiversity the applicant accepts a condition being imposed on the grant of planning permission requiring the provision of bird and/or bat boxes on the new building to comply with Policy ENV5 of the Local Plan.



Residential Amenity

5.46 Local Plan Policy DEC4 requires that new development should protect the amenity of existing residents as well as creating acceptable amenity conditions for future occupiers.

5.47 In a similar vein, paragraph 119 of the Framework states that:

“Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.”

5.48 The proposed development would re-provide a modest café/bar with opening frontages to Sandside and Porritt’s Lane, similar to those that exist in the current building on the site. The properties to either side of the site – No.37 and No.40/41 - accommodate cafes/restaurants with visitor accommodation above. Sandside is a mixed-use area with residential uses above ground floor commercial uses, in an area that experiences high levels of pedestrian activity, particularly during the holiday season. This is all part of the experience that visitors who choose to stay in the existing visitor accommodation on Sandside, including that already provided by the applicant come to enjoy.

5.49 Whilst the rear section of the proposed replacement building is taller than the existing building the scale of the proposed property is appropriate for the area, and it would help to reinforce the sense of enclosure along Porritt’s Lane which would previously have existed. The building’s immediately to the rear of the site – Nos. 31 and 33 Quay Street – are in the applicant’s ownership and form part of the high-quality holiday accommodation complex that the application proposals form part of. Whilst the building would be taller in relation to the properties behind it, the relationship between the properties is appropriate for the locality, with much of the Old Town having tall buildings separated by modest rear yards. The proposal is designed to avoid overlooking between the properties.

5.50 As stated above, the rear section of the proposed building would have an enclosing effect on Porritt’s Lane and it would appear more dominant in views from the windows of neighbours, although it would not be directly opposite them. There are rooms in the properties on the opposite side of Porritt’s Lane that have windows that face the existing building, but the main rooms of No.35 Quay Street face towards No.33 and No.30 Quay Street. The main rooms of No.40/41 Sandside face south over the harbour and would not be impacted by the proposals.



- 5.51 Overall, it is considered that the proposed development will not give rise to any unacceptable amenity impacts given the high-density nature of the locality. Therefore, the proposed development is in accordance Policy DEC4 of the Local Plan and with Paragraph 119 of the NPPF, both of which require development not to cause significant adverse impact on amenity.

Access

- 5.52 In terms of vehicular and transport links the location of the site means it is well served with public transport and car parks. There is hence no issue with public access to the building and it is possible for guests to use more sustainable travel options, with the closest bus stop facility being located approximately 10 metres from the site. For those seeking longer distance travel, access to Scarborough's train station is within walking distance, or can be accessed via bus or taxi.
- 5.53 Level access will be provided for staff and customers of the café/bar. Access to the flats will be via an ambulant staircase to the rear of the building, off Porritt's Lane, which has been designed to meet the requirements set out within Part M of the current Building Regulations.
- 5.54 An access staircase was granted permission under application reference 21/00855/FL, which permitted the alteration works to No.37 to enable the provision of high-quality holiday apartments in the upper storeys of the building with access via a roof deck from the rear.



6 Heritage Statement

- 6.1 In this section the heritage impact of the proposed development upon the setting of above ground heritage assets including listed buildings and the Scarborough Conservation Area will be assessed.
- 6.2 Online documentary materials and historic maps have been consulted in order to understand the contribution that the site makes to heritage significance. The Heritage Gateway (HG) has been consulted, and in particular the Historic Environment Record (HER), which can be found online at www.heritagegateway.org.uk.
- 6.3 A 100m radius search on the HG has been carried out using the host property as the central point of reference and 51 records were noted. However, none of the records appear to relate directly to the host site. An extract of HG Search Map showing each record using coloured symbols and the overview of the different records available are set out in Appendix B of this statement.

Executive Summary - Heritage

- 6.4 In brief, the much-altered appearance of the building and its poor structural condition result in it not positively contributing to the character and appearance of the conservation area. However, the building does contribute to the heritage significance of the locality insofar as it is thought to have occupied the site for well over 170 years and forms part of the established block structure of the historic harbourside location. To ensure the site continues to contribute to the heritage significance of Sandside, the replacement building is proposed to be built on the footprint of the existing building and will replicate the width and height of the principal elevation of the existing building.
- 6.5 By adopting this approach to the site's redevelopment, the character and appearance of the conservation area and the setting of nearby listed buildings will be preserved.

Legislative Framework

- 6.6 As has been made clear earlier in this statement, the application site lies within the Scarborough Conservation Area and has a number of listed buildings lying in close proximity to it.
- 6.7 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990



requires decisions on a planning application that affects the setting of a listed building to have special regard to the desirability of preserving the building or its setting. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged.

- 6.8 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that when considering a planning application that affects a conservation area a Local Planning Authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the area.

Heritage Policy Context

- 6.9 Policy DEC5 of the Local Plan states that historic environments will be conserved (and where possible enhanced) and in order to ensure this it advises that:

- Proposals affecting a designated heritage asset should conserve those elements that contribute to significance, and that any harm will be permitted only where this is outweighed by the public benefits of the proposal, and
- Proposals affecting a Conservation Area should preserve and enhance its character or appearance, especially those elements identified in any Conservation Area Appraisal.

- 6.10 In terms of determining applications, paragraph 194 of the NPPF states that:

"...local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted..."

- 6.11 Paragraph 199 of the NPPF advises that:

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.... This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."

- 6.12 Paragraph 200 of the NPPF adds that:



“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.”

6.13 At paragraph 202 the NPPF states that:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

6.14 In addition, paragraph 203 of the NPPF states that:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

6.15 Paragraph 206 of the NPPF concludes that:

“Local planning authorities should look for opportunities for new development within Conservation Areas and the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”

6.16 The setting of heritage assets is described in the Glossary of the NPPF 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.”

6.17 Furthermore, with regard to setting, Historic England has produced a document entitled ‘The Setting of Heritage Assets’, which provides useful guidance on the matter.

6.18 Significance, in terms of heritage policy is described as follows in the Glossary (Annex 2) of the NPPF:

“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."

Relevant Heritage Assets

- 6.19 The application site forms part of the designated Scarborough Conservation Area. As previously mentioned, the HER for North Yorkshire has been consulted and whilst it contains no records for the site itself, a number records for sites in close proximity to the application site are the subject of records and these are included at Appendix B for reference.
- 6.20 From a search of historic mapping, the current building on the site is thought to be of some age, although it has been the subject of extensive alteration over the years removing much of its original character and interest. Due to the appearance and form of the existing building, brought about largely by its structural problems and unsympathetic changes in the past, it is not considered to positively contribute to the character and appearance of the conservation area.

Scarborough Conservation Area

- 6.21 The Scarborough Conservation Area covers a wide area and various phases of the town's development, including the mid-19th century South Cliff area. The conservation area awaits a Character Appraisal document to be written and adopted.
- 6.22 The report on the archaeological trial trenching undertaken on the applicant's behalf at No.36 Quay Street that accompanies this application provides information on the historic development of the locality of the site. This references work by Pearson (2005) that sets out an assumed alignment of the waterfront quay in the mid-14th century which runs centrally under the existing building at No.37 (see figure 1 below). At that point in time the site likely consisted of open quayside, whilst part of it fell within the harbour. The trial trenching work undertaken at No.36 Sandside found the approximate position of the medieval sea wall and this supports Pearson's earlier postulation. The harbour wall was built further south at a later date which enabled the construction of buildings fronting onto Sandside.

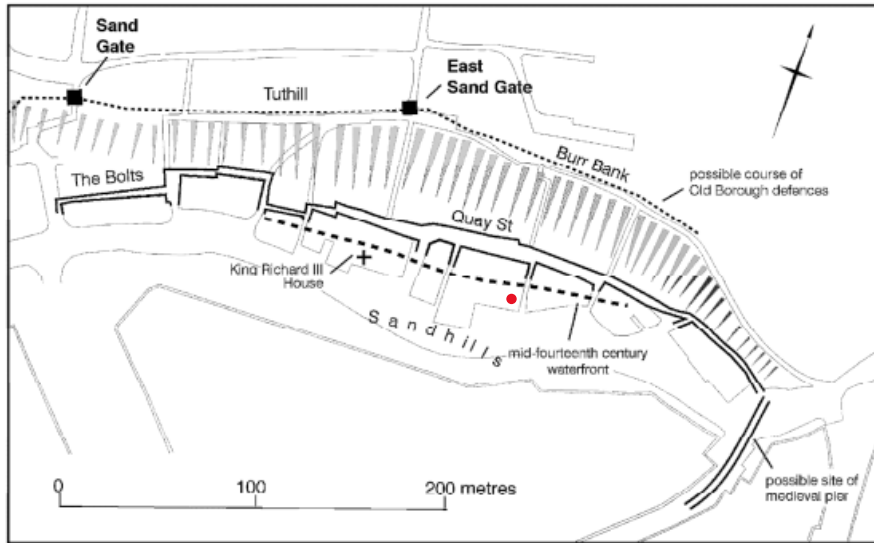


Figure 1 – Postulated mid-14th century quay alignment (Pearson, 2005) with application building location shown with a red dot.

6.23 A map dating from 1852 (see extract at Figure 2 below with No.39 highlighted by a red dot) shows what appears to be two buildings on the site. At that time, it appears that one building on the site had its principal elevation facing south towards Sandside and one looked north into a yard. Porrett's Lane, as it was spelt at that time, lies immediately to the east. The map also shows buildings to the south which are no longer present.

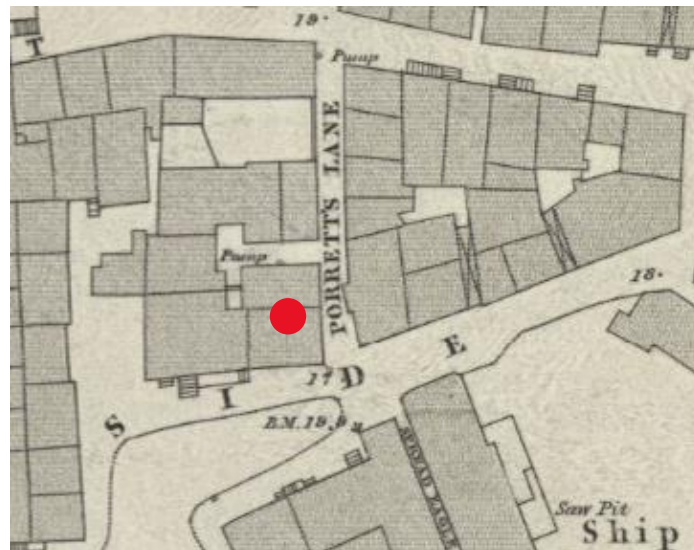


Figure 2 - Extract of 1852 map of Sandside.

6.24 The map of Sandside dated 1892 (see extract at Figure 3 below) shows the same two buildings on the site, but the name of the adjacent Porritt's Lane is now spelt



differently. The yard onto which the building on the northern part of the site faces appears to be named Porritt's Yard.

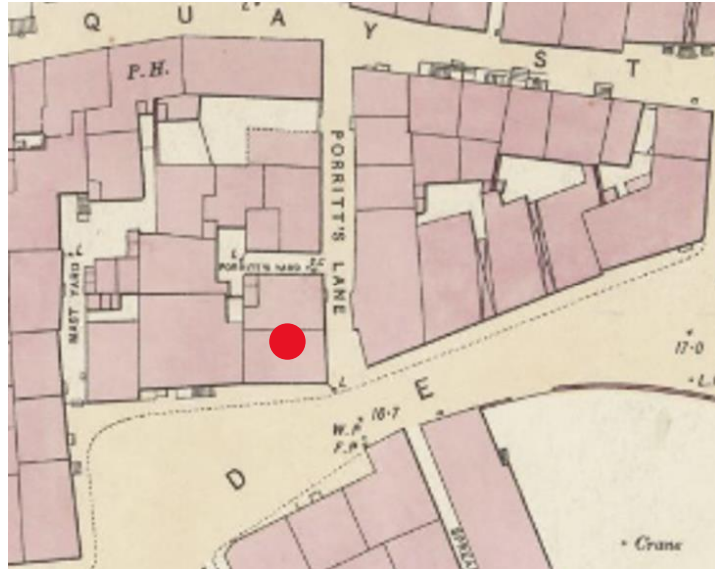


Figure 3 – Extract from 1892 map of Sandside.

6.25 Figure 4 below is an extract of a historic photograph of Sandside (date unknown) and shows how the building on the site appeared prior to being significantly altered, resulting in the building that exists on the site today. This photo also shows that the buildings either side of No.39 have been significantly altered since the photo was taken, with No. 40/41 to the east of the site having been demolished and replaced by a new building in the 1950s.



Figure 4 - Historic photo of Sandside with No.39 shown with a red dot.



Listed Buildings

6.26 Nos. 32 to 35 Sandside lie to the west of the site and lie forward (south) of the site with the boatyard shed and No.37 Sandside sitting between them. Nos. 32 to 35 form one block, but are subject to two separate listings, both at Grade 2.

6.27 The listing description for Nos. 32 and 33 Sandside is as follows:

“Part of early to mid C18 block with Nos 34 and 35. 5 storeys, attic and cellars. Red brick, plinth with stone capping. Brick strings between storeys. Moulded and coved eaves cornice to hipped old pantile roof. One modernised dormer. Originally a 4 window front to south, with 2 close set to each house, the left hand ones of No 33 have been blocked, flush architrave framed sashes and pivot casements. Doors of 4 panels with rectangular fanlights in doorcases of pilasters and entablature. Small window over door of No 32. Cellar windows and hatch. Return front to east adjoining Nos 34 and 35 is blind though possibly windows have been blocked.

Nos 32 to 35 (consec) form a group.”

6.28 The listing description for Nos. 34 and 35 Sandside reads as follows:

“Early to mid C18 part of same block as Nos 32 and 33, but facing east. Plinth, bands between storeys, and moulded coved eaves cornice returned to common hipped roof. 2 flat roof pedimented casement dormers. 5 windows, the outer ones close set, flush architrave framed sashes, glazing bars intact, flat gauged brick arches. 2 doorways flank centre ground floor window. Doors of 5 fielded panels in architrave eases with moulded rectangular panels over.

Nos 32 to 35 (consec) form a group.”

6.29 35 Quay Street is a Grade 2 listed building which lies to the east of the site on the opposite side of Porritt’s Lane. Its listing description is as follows:

“C18 considerably altered. 2 storeys and attic, stucco faced brick. Corner site with Porritts Lane. Gable end to Quay Street of one bay. West side facing Porritts Lane has corbelled string at 1st floor level. 2 window front, modern casements, 2 panel early C19 door with cornice hood on scroll brackets. Listed for group value.



Nos 35 to 43 (odd) form a group.”

Significance of the Relevant Heritage Assets

- 6.30 Significance can be defined as the value of a heritage asset to this and future generations because of its heritage interest. Interest may be archaeological, architectural, artistic or historic.

Scarborough Conservation Area

- 6.31 The significance of this part of the Conservation Area relates to its historical development as an area of dense mixed-use development, comprising residential and commercial uses, linked to the operation of the adjacent harbour. This is a result of the historic need to fully exploit the level land to the north of the harbour, as the topography of the locality changes dramatically to the north of Quay Street as it rises up towards the Castle.
- 6.32 The area retains much of its historic grain because the street pattern has remained largely unchanged for centuries and although much has changed in terms the buildings in the locality, replacement buildings have used the historic plots. Thus, the block structure of the area has been retained with streets set out in an east-west alignment with the narrower connecting lanes and passages having a north-south alignment.
- 6.33 The application site is considered to support the heritage significance of the conservation area insofar as it forms part of the historic block structure of the area which makes up its historic grain. However, due to the building's much-altered state and its poor structural condition it is not considered to positively contribute to the character and appearance of the conservation area.

Listed Buildings

- 6.34 The significance of the listed buildings close to the site is considered to relate to their architectural and historic interest. The brick-built early to mid-18th century building comprising 32-35 Sandside is considered to be of particular note as it occupies a prominent location on Sandside (along with its immediate neighbour The Golden Ball public house). These properties sit forward of the general alignment of properties to either side.



- 6.35 No.35 Quay Street is a more modest building which has been altered and much of its historic interest is masked by its render finish.

Impact of the Proposed Development on Heritage Significance

- 6.36 Overall, the proposed development is considered to have a positive impact on the Conservation Area, replacing a building that has been much altered during its lifetime, to such an extent that it now has a poor visual appearance with an awkward fenestration and a lack of detailing. The external visual appearance of the building is further diminished by its structural issues causing cracking and gaps in its rendered walling and rotation of window heads.
- 6.37 The replacement building has been designed to replicate the scale and massing of the existing building whilst ensuring it is of its time in terms of architectural design. The timber shop front at ground floor and the large, glazed openings at the upper floors lend the building's elevation a vertical emphasis that complements the buildings in the locality. The development maintains the commercial character of the building at ground floor and will contribute to the activity that makes Sandside a place that is popular with residents and tourists alike.
- 6.38 Importantly, the replacement building will occupy the footprint of the existing ensuring it maintains its role as part of the established dense urban block structure of Sandside and Quay Street.
- 6.39 The proposed development will not directly impact on the listed buildings that are nearby the site - namely Nos. 32–35 Sandside and 35 Quay Street – and is not considered to harm the heritage significance of these buildings. In terms of impact on the setting of the listed buildings the development can be viewed as having a neutral or positive impact by re-providing a building on the site that retains the urban block structure of the locality, whilst having no direct impact on public views of the listed buildings.

Public Benefits

- 6.40 Notwithstanding the above, if it is considered that the proposed development results in some harm to the significance of the conservation area, that harm is considered to rest at the lower end of 'less than substantial' and must be weighed against the public benefits arising from the scheme. In this case, the public benefits arising from the proposal include:



- New development that makes a positive contribution to local character and distinctiveness and preserves the Scarborough Conservation Area, reinforcing the historic urban block structure of the locality
 - The redevelopment of the site that is currently occupied by a building in a poor structural condition with ground conditions that render it beyond economic repair, with a building of appropriate scale and massing
 - The provision of sustainably located high-quality visitor accommodation that will help support local facilities and services and increase spending in the local economy
 - Visitor accommodation that is located such that it allows guests to experience and appreciate the heritage of the location, whilst benefitting from views over Sandside and the harbour throughout their stay
 - The economic benefits associated with the construction phase of the development.
- 6.41 The public benefits associated with the proposed development are considered to outweigh any harm to the significance of the conservation area through the loss of the existing building, which is considered to be at the lower end of “less than substantial”.
- 6.42 On balance, the proposal is considered to preserve the character and appearance of the Scarborough Conservation Area, whilst also preserving the setting of neighbouring listed building in accordance with Policy ENV5 of the Local Plan and guidance in Section 16 of the NPPF.
- 6.43 Given the above, the LPA is able to approve the proposed development whilst complying with its duties under Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



7 Conclusions

- 7.1 The redevelopment of the site to re-provide a commercial use at ground floor and to provide new high-quality visitor accommodation on the floors above is considered to conform with Local Plan Policies SD1 and SH1 which promote sustainable development within the Development Limits of settlements.
- 7.2 The proposed visitor accommodation is also considered to accord with Local Plan Policy TOU1, which encourages the diversification of the tourism industry. The quality of the accommodation proposed will attract visitors who will spend money in the local economy, helping to support local businesses, services and jobs.
- 7.3 It is considered that the application proposals are appropriate for the site and its context, as the replacement building is very similar in scale and massing to the existing building, and in particular the proposals replicate the width and height of the principal elevation facing towards Sandside. In design terms, the proposals are considered to accord with Policy DEC1 of the Local Plan as they are based on a good understanding of the context. The applicant will deliver the project in a high-quality manner, reflecting the quality of the projects previously completed on Sandside.
- 7.4 The proposals are considered to accord with the Local Plan vision which anticipates a “visible uplift in the quality of the design of the built environment”, and also the aims and objectives of the Local Plan which seek to “safeguard and reinforce the distinctive character of the (Borough’s) various settlements” and to ensure that development “adds new and interesting layers to the design palette of the area.”
- 7.5 This statement demonstrates that the design is based on a good understanding of place as required by Policy DEC1 and the Residential Design SPD; the design approach responds positively to its context and creates an individual sense of place with distinctive character which respects its conservation area setting.
- 7.6 In relation to heritage, the much-altered appearance of the building and its poor structural condition result in it not positively contributing to the character and appearance of the conservation area. However, the building does contribute to the heritage significance of the locality as it forms part of the established block structure of the historic harbourside location. To ensure the site continues to contribute to the heritage significance of Sandside, the replacement building is proposed to be built on the footprint of the existing building and will replicate the width and height of the principal elevation of the existing building. This approach to the site’s redevelopment



will safeguard heritage significance by preserving the character and appearance of the conservation area and the setting of nearby listed buildings.

- 7.7 It is considered that the proposed development will not give rise to any unacceptable amenity impacts given the high-density nature of the locality. Therefore, the proposed development is in accordance Policy DEC4 of the Local Plan.
- 7.8 Subject to building in flood resilience measures into the commercial unit and providing guests of the upper floor apartments with advice on what to do in a flooding event the replacement building will be safe in the event of a flood in accordance with Policy ENV3 of the Local Plan.
- 7.9 In summary, the development proposals for the site are considered to accord with the relevant policies of the Local Plan and guidance in other documents, including the NPPF, and therefore it is respectfully requested that planning permission be granted.



APPENDIX A

Projects undertaken on Sandside by the Applicant

- A.1 The applicant was heavily involved with the Yorkshire Forward sponsored Scarborough Renaissance Project in the early 2000s. Following the implementation of the public realm improvement works along Sandside - which Yorkshire Forward funded with a view to stimulating private investment in the area - the applicant took up the mantle. Over the past 20 years the applicant has made investments in a number of properties that were under-used and in poor visual and/or structural condition.
- A.2 All of the projects have been delivered to a high quality and thereafter have been the subject of regular maintenance in order to ensure they maintain a good visual appearance. A number of the projects involve the provision of high-quality visitor accommodation to the upper storeys of properties, including Penny Arcade (16-18 Sandside), and The Anchor (37 Sandside), along with a number of other local properties.
- A.3 The applicant is proposing a development of a similar high standard at No.39 Sandside and has a number of other proposals for holiday accommodation currently in the design development process and further planning applications for these will be submitted in due course.
- A.4 On the following pages are the details of a number of the projects undertaken on Sandside to date. The photos demonstrate the quality of the developments the applicant has undertaken. The proposals for No.39 will be delivered to a similar high standard.



Bethel Mission Chapel

2004 – Permission granted for alterations to front and side elevations including glazed entry doors and projecting glazed canopy.



Before and After Photos

Casino Royale

2006 – Permission granted for second and third floor extensions to flat.



Before and After Photos



Penny Arcade

2009 – Permission granted for external renovations and alterations including replacement timber windows and doors with Juliet balconies.



Before and After Photos



The Anchor, 37 Sandside

2017 – Permission granted for change of Use from shop to use as Cafe (A3) and/or Hot Food Takeaway (A5), including area of pavement within the site curtilage. Installation of new shopfront and canopy.

2020 – Permission granted for alterations to the building including enlarged windows and dormers, new balconies for front elevation.

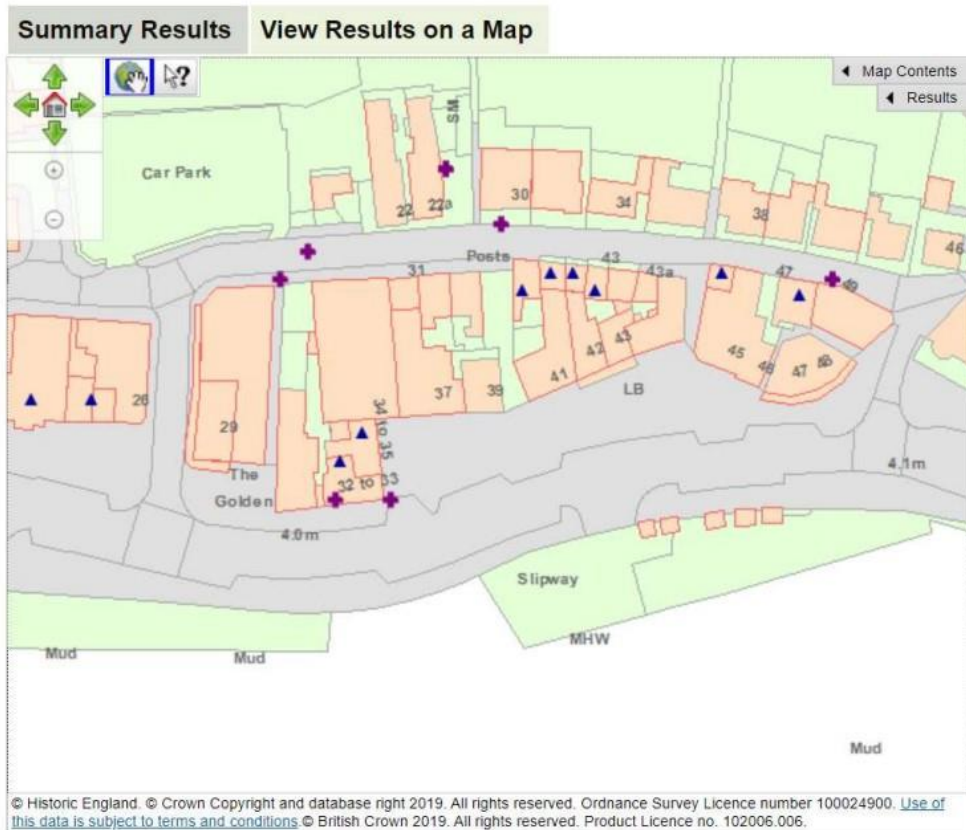


Before and After Photos



APPENDIX B

Heritage Gateway / Historic Environment Record results



Legend

- ▲ Listed Building (NHLE)
- EH PastScape
- Local HER record points
- ▲ Local HER record polygons
- National Trust HBSMR
- Building Preservation Notice
- ◆ Designation Decision Records De-listed
- Parks and Gardens (Non Statutory Data)
- ✚ Church Heritage Record (Non Statutory Data)
- Scheduled Monument (centre point)
- Registered Park/Garden (centre point)
- Registered Battlefield (centre point)
- Protected Wreck Site (centre point)
- World Heritage Site
- Certificate of Immunity
- ✚ Designation Decision Records Non-designated
- Expired Certificate Of Immunity
- ✚ NMR Excavation Index



B.1 Below are the 15no. records from the National Heritage List for England showing the listed buildings in the locality of the application site.

Title	Type	Location	Grad
No name for this Entry	Listing	22, SANDSIDE, SCARBOROUGH, Non Civil Parish, North Yorkshire	II
No name for this Entry	Listing	21 AND 23, SANDSIDE, SCARBOROUGH, Non Civil Parish, North Yorkshire	II
KING RICHARD'S HOUSE	Listing	KING RICHARD'S HOUSE, 24, SANDSIDE, SCARBOROUGH, Non Civil Parish, North Yorkshire	I
No name for this Entry	Listing	25 AND 26, SANDSIDE, SCARBOROUGH, Non Civil Parish, North Yorkshire	II
No name for this Entry	Listing	34 AND 35, SANDSIDE, SCARBOROUGH, Non Civil Parish, North Yorkshire	II
No name for this Entry	Listing	4, BURR BANK, SCARBOROUGH, Non Civil Parish, North Yorkshire	II
No name for this Entry	Listing	23, EAST SANDGATE, SCARBOROUGH, Non Civil Parish, North Yorkshire	II
No name for this Entry	Listing	47, PRINCESS STREET, SCARBOROUGH, Non Civil Parish, North Yorkshire	II
No name for this Entry	Listing	35, QUAY STREET, SCARBOROUGH, Non Civil Parish, North Yorkshire	II
No name for this Entry	Listing	37, QUAY STREET, SCARBOROUGH, Non Civil Parish, North Yorkshire	II
No name for this Entry	Listing	39, QUAY STREET, SCARBOROUGH, Non Civil Parish, North Yorkshire	II
No name for this Entry	Listing	41 AND 43, QUAY STREET, SCARBOROUGH, Non Civil Parish, North Yorkshire	II
No. 45, QUAY STREET	Listing	45, QUAY STREET, YO11 1PL, SCARBOROUGH, Non Civil Parish, North Yorkshire	II*
The Three Mariners	Listing	The Three Mariners, 47, Quay Street, Scarborough, YO11 1PL, SCARBOROUGH, Non Civil Parish, North Yorkshire	II*
32 AND 33 SANDSIDE	Listing	32 AND 33, SANDSIDE, SCARBOROUGH, Non Civil Parish, North Yorkshire	II

B.2 Below are 5no. records from the Historic England research records, highlighting previously identified archaeological remains, as follows:

Title	Location	Description
The Former Three Mariners Public House	North Yorkshire	Late 17th century recasing of a timber framed building, probably 16th century in origin. It is of tw...
The Former Lancaster Inn	North Yorkshire	Former Lancaster Inn dates from the 15th/16th century. The north end of this building faces Quay Str...
Monument Number 1498186	North Yorkshire	A short length of pier shown on the 1538 town plan may be medieval in origin. It used the natural ro...
South Steel Battery	North Yorkshire	A well-preserved stone-walled enclosure marking the site of a succession of artillery emplacements b...
Monument Number 1498175	North Yorkshire	Work in 2003 (QS03) revealed medieval sand and clay dumps over the natural shoreline. The base of th...



Marcus Whitmore

planning studio

- B.3 Below are 10no. records from the Excavation Index, which show the archaeological excavations and interventions carried out in the locality of the site, and which form part of the National Monuments Record.

THE FLOWER IN HAND, BURR BANK

Site code: BB97. Salvage recording of the possible stone work plinth for a medieval timber framed building following the removal of the yard surface at the rear of the former public house, now in use as a hotel. Scarborough Museum archive acc. no.: ...
NORTH YORKSHIRE, SCARBOROUGH

THE THREE MARINERS, 47 QUAY STREET

Site Code: TM96. Excavation and building recording suggested that the building was originally constructed directly on top of water-deposited sand lying behind a new (14th century) quay. Scarborough Museum archive acc. no.: 1999.502.1
NORTH YORKSHIRE, SCARBOROUGH

FORMER 23 QUAY STREET

Site code: PL05. Two trenches excavated in advance of proposed development, recording details of the cellar of the former medieval timber-framed building. Accession no: 2006.51.
NORTH YORKSHIRE, SCARBOROUGH

LAND AT 33 SANDSIDE

Site code: SND00 (Trans. Scarborough Arch. & Hist. Soc. 36 gives the code SS00). Observation of underpinning groundworks identified the possible plinth wall of an earlier timber-framed building. Scarborough Museum archive acc. no.: 2000.1254.1
NORTH YORKSHIRE, SCARBOROUGH

30 QUAY STREET

No Description
NORTH YORKSHIRE, SCARBOROUGH

LAND AT 32 SANDSIDE

Excavation and building recording revealed probable medieval foundations to the 18th century building.
NORTH YORKSHIRE, SCARBOROUGH

LAND AT 22 QUAY STREET

Site code: QSS08. Monitoring of development groundworks recorded evidence for the infilling of the shoreline in the 15th-16th century to create a harbour. Information from OASIS Online Form.
NORTH YORKSHIRE, SCARBOROUGH

SCARBOROUGH

No Description
NORTH YORKSHIRE, SCARBOROUGH

LAND ADJACENT TO 22A QUAY STREET

Site code: Q595. Three trenches excavated as part of a wider assessment of the site revealed a medieval building and undated features comprising a boundary wall and a cobbled surface. Scarborough Arch. & Hist. Society's Index to Fieldwork ...
NORTH YORKSHIRE, SCARBOROUGH

23 EAST SANDGATE/LONG GREECE STEPS

Site code: E587. Scarborough Mus. archive acc. nos.: 1999.70.1 & 2. Excavation followed an evaluation by Birmingham University Field Archaeology Unit.
NORTH YORKSHIRE, SCARBOROUGH



B.4 Below are 21no. records from the North Yorkshire HER relating to the general locality of the application site.

Name	Location
East Sandgate/Long Greece Steps	(non-civil) [4899]
47 QUAY STREET	(non-civil) [4899]
Timber framed building at 23 Quay Street, Scarborough	(non-civil) [4899]
MED-PMED OCCUPATION, 30 QUAY STREET	(non-civil) [4899]
Sandside, No 50	(non-civil) [4899]
MED-PMED OCCUPATION, 30 QUAY STREET	(non-civil) [4899]
FORMER LANCASTER INN, QUAY STREET	(non-civil) [4899]
THREE MARINERS, 47 QUAY STREET	(non-civil) [4899]
22A Quay Street, Scarborough	(non-civil) [4899]
Post Medieval Building Remains at 60-62 Quay Street, Scarborough	(non-civil) [4899]
King Richard III House, Scarborough	(non-civil) [4899]
Quay, Scarborough (Non-Civil)	(non-civil) [4899]
MEDIEVAL OCCUPATION, THE FLOWER IN HAND, BURR BANK	(non-civil) [4899]
SCARBOROUGH	(non-civil) [4899]
Site of a medieval timber framed cottage, known as Crazy Cottage at 25 or 27 Quay Street	(non-civil) [4899]
WW2 air raid shelter, Whitehead Hill surface shelter	(non-civil) [4899]
SCARBOROUGH	(non-civil) [4899]
SCARBOROUGH	(non-civil) [4899]
SCARBOROUGH	(non-civil) [4899]
22, Quay Street	(non-civil) [4899]
Pavement, Scarborough (Non-Civil)	(non-civil) [4899]



Marcus Whitmore
planning studio