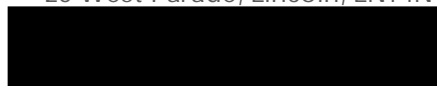




# Heritage Statement 34 Princess Street Scarborough

Report prepared for Michael Smith  
January 2024



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## 1. Executive Summary

Site Name:	34 Princess Street, Scarborough, North Yorkshire, YO11 1QR
Local Planning Authority:	North Yorkshire (Unitary Authority) – Scarborough and Whitby Constituency Planning Committee
Statutory Listing:	Listing for 32 and 34, Princess Street. Grade II ( <a href="#">1273147</a> ). See Appendix 1.
Conservation Area:	Scarborough Conservation Area
Brief description:	Late 18th century symmetrical pair four storey town houses set back from Princess Street, significant later development and stabilisation work.

### Acknowledgements

Mr Michael Smith kindly allowed access to the property on Tuesday 12 December 2023. This report was prepared in consultation with Simon Denison and Richard Dykes of The Planning & Design Associates. Janet Spavold provided valuable insight into the architecture and evolution of the house.

## 2. Introduction

In December 2023, Irving Patrick Consulting Ltd was commissioned by Mr Michael Smith to produce a Heritage Statement for 34 Princess Street, Scarborough.

This Heritage Statement is intended to inform the applicant and their advisors regarding the heritage impact of the proposed scheme of works at the site, for which Planning and Listed Building Consent is required.

The proposed works comprise significant internal and external restoration and conservation of the property, alterations to/installation of internal walls and door openings.

This report assesses:

- i) The origins, historical development, and current character of the property and its heritage significance.
- ii) The heritage impact of the proposals upon:
  - a. the significance of the listed building,
  - b. the character and appearance of any nearby designated heritage assets
  - c. the character of the conservation area in which it is located.

By providing a description of the significance and setting of the heritage asset, and the impact of the proposals upon it, this Heritage Statement seeks to satisfy paragraphs 189, 194 and 195 of the National Planning Policy Framework.<sup>1</sup>

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<sup>1</sup> Ministry of Housing, Communities and Local Government, (2021). National Planning Policy Framework [internet]. Accessed 26 January 2022. Available at <https://bit.ly/3o0YRKq>

### 3. Methodology

This Heritage Statement was produced in accordance with the standards and guidance laid out by the CiFA and Historic England for recording historic structures.<sup>2</sup> Data collection and analyses were undertaken to understand the historic development of the site and its significance, including all above- and below-ground heritage assets, with particular emphasis on the existing internal configuration of the property which will be affected by the proposed changes. The on-site survey of the site comprised:

- i) An external visual and photographic survey of the house and grounds
- ii) An internal photographic survey of the property
- iii) Identification of structural features that are of significance, or which inform understanding of the site and,
- iv) Production of phased plans showing the chronological development of the building.

This research was supplemented by information contained in the Historic Environment Record, primary archives, secondary (published) sources and cartographic evidence. In addition, it is noted that a Heritage Statement<sup>3</sup> was submitted with a proposed development of the property that was not accomplished (see North Yorkshire Council 19/00839/LB<sup>4</sup>).

#### Photographic Record

The photographic record includes general external and internal views of the site as of December 2023.

#### Written Record

The written account includes the location of the site, designations, the date and circumstances of the record and name of recorder; an account of the building's form, function, date and development sequence; the names of architects, builders, patrons and owners where known. Details of the history and development of the site were derived from both primary and secondary sources.

#### Assessment of Significance

An assessment of significance has been made based on the evidence presented in this Heritage Statement and in accordance with appropriate Historic England guidance<sup>5</sup>. Consideration has been given to those areas that will be impacted by the proposals.

#### Limitations

Access to the site was sufficient to capture the detail required to formulate this report. The present condition of the site, bearing in mind Health and Safety considerations, meant that some areas could not be accessed.

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<sup>2</sup> Chartered Institute for Archaeologists, (published December 2014, last updated October 2020). Standard and guidance for the archaeological investigation and recording of standing buildings or structures [internet]. Accessed 26 January 2022. Available at <https://bit.ly/3IFUOei>; Historic England, (published May 2016). Understanding Historic Buildings: A guide to good recording practice [internet]. Accessed 26 January 2022. Available at <https://bit.ly/3IGgW8A>.

<sup>3</sup> Humble Heritage, (March 2019). 34 Princess Street, Scarborough, Heritage Statement.

<sup>4</sup> <https://planning.scarborough.gov.uk/online-applications/applicationDetails.do?keyVal=PP4FX5NS05B00&activeTab=summary>

<sup>5</sup> Historic England, (published October 2019). Statements of Heritage Significance: Historic England Advice Note 12 [internet]. Accessed 26 January 2022. Available at <https://bit.ly/32yp196>

## 4. The Site

34 Princess Street is situated in the town of Scarborough. It falls within the (newly formed) North Yorkshire Unitary Authority, and the Scarborough and Whitby Constituency of the UK Parliament.

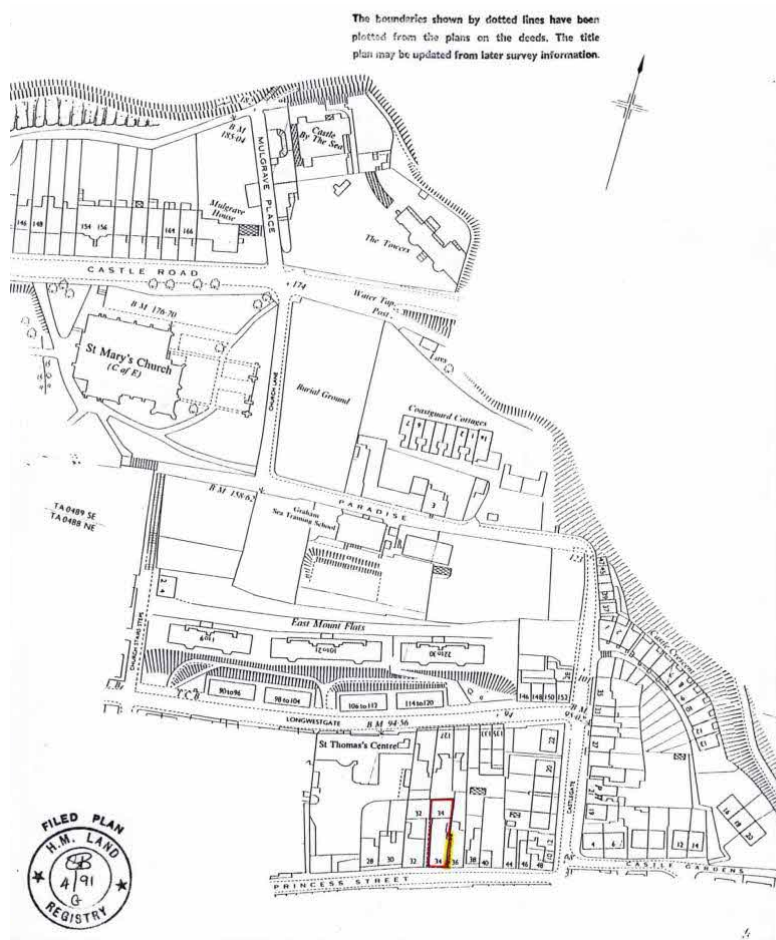


Figure 1, Title Plan for 34 Princess Steet; site outlined in red.

Figure 2, Aerial view of the property; location marked.

### Geology and Topography

The site is situated on Long Nab Member comprising Jurassic sandstone, siltstone and mudstone.<sup>6</sup> The estimated terrain elevation above sea level is 24m.

### Archaeology

Archaeological excavation at 15 Princess Street discovered ship timbers used in the construction of the property.<sup>7</sup> Excavation at 40 Princess Street discovered remains of a possible medieval structure and ground build-up under the present building.<sup>8</sup>

### Conservation Area

The Scarborough Conservation Area was designated in 1972, and updated in 1984 and 1985. The Scarborough Borough Local Plan (July 2017)<sup>9</sup> states that the Borough Council will undertake Conservation Area Appraisals; however, there is no evidence that this work was undertaken for the Scarborough Conservation Area. With the abolition of Scarborough Borough Council in March 2023 responsibility for the Conservation Area is presently held by North Yorkshire Council. Historic England has the conservation area on the Heritage at Risk Register, with the condition listed as 'poor'; vulnerability as 'high'; and trend as 'deteriorating'.<sup>10</sup>

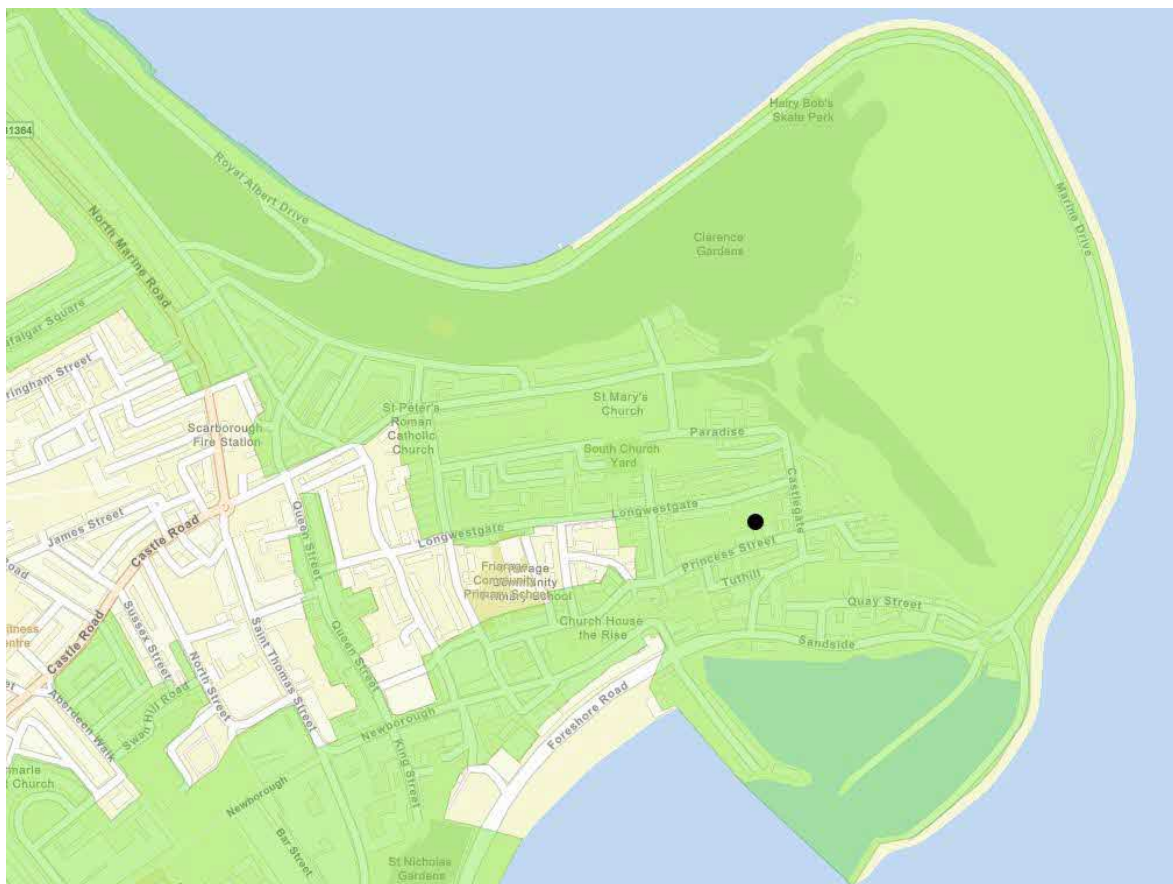


Figure 3, Map of Scarborough Conservation Area with 34 Princess Street marked.

<sup>6</sup> <https://geologyviewer.bgs.ac.uk>

<sup>7</sup> Hall, C. (2004). Watching Brief Report: 15 Princess Street Scarborough. Scarborough Archaeological and Historical Society

<sup>8</sup> Pearson, T. (1993). An Archaeological Excavation at 40 Princess Street, Scarborough. Scarborough Archaeological and Historical Society Interim Report, Vol. 19.

<sup>9</sup> [www.scarborough.gov.uk/localplan](http://www.scarborough.gov.uk/localplan)

<sup>10</sup> <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/4215>

## 5. Historic Development

Scarborough town originated from a 10th century Viking fishing settlement in the shelter of a craggy sandstone headland, where there had earlier been a Roman signal station. In 1138 a Norman castle was built on the headland by William le Gros, first Earl of York.<sup>11</sup> Subsequently, the small fishing village quickly expanded into the town on the hill slope between the bay.



Figure 4, Detail from the Scarborough Plat, 16th century.<sup>12</sup>

Scarborough's prominence increased throughout the later medieval period, primarily as a thriving fishing and trading port, then as a favourite summer residence for royalty. Records indicate this had begun during the reign of King John (1199-1216) who, in addition to expanding and strengthening the castle, issued a charter to the town permitting and instructing the shipbuilders to construct vessels for his royal army.<sup>13</sup> Naval warship building would become a priority for the town for the next 270 years, with Henry III, Edwards I, III and IV and Richard III all commissioning significant numbers of ships to be constructed in the yards at Scarborough.<sup>14</sup> During this period, the town was frequently revisited by the monarch, hosting parliaments, further enhancing the reputation and significance of the town.

Scarborough, along with Hull, Whitby and the now lost port of Ravenspur, were the first ports to be included into Edward I's national customs system in 1275.<sup>15</sup> Whilst Hull and Ravenspur (due to their locations upon the River Humber) became major ports of overseas trade, Scarborough

<sup>11</sup> Pearson, T. (2009). *Scarborough: A History*. Chichester, p.12

<sup>12</sup> British Library, Cotton MS Augustus I.ii.1

<sup>13</sup> Brown, R.A. (1963). *The History of the King's Works: Volume 2 - The Middle Ages*. London, pp. 829–32.

<sup>14</sup> Calendar of Chancery Roles: 1258-61, 1302-7, 1342-7, 1462-7, 1482-7. Henry III (1259) and Edward IV (1462 and 1465) appear predominantly concerned for the growth in Scarborough as a fishing and trading port. Edwards I, III and Richard III commissioned the construction of warships in preparation for their respective military campaigns in Scotland (Edward I) and France (Edward III and Richard III).

<sup>15</sup> Crouch, D. (ed.), (2001), *Medieval Scarborough: Studies in Trade and Civic Life*, Yorkshire Archaeological Society, p.18



and Whitby developed into the premier fishing ports along the east coast. Due to its central location and distance between the commercial hubs of Hull and Newcastle, Scarborough became the recipient of additional merchant vessels that had foundered in the North Sea. Harboursing overseas vessels was technically prohibited under the terms of the customs system, although it appears that this was not strictly enforced by the authorities; this was no doubt influenced by the increase in import trade, though there is a suggestion that foundered ships were not so much harboured by the townsmen, rather they were towed into the bay and ransacked of their wares, before the goods were then declared to the royal officials.<sup>16</sup>

The Scarborough seamen would later turn their ‘legal piracy’ to smuggling in the fourteenth century. The first recorded instance involves imported wine – which had been subjected to a heavy import tax in 1311.<sup>17</sup> As a fishing port, rather than a commercial trading port, Scarborough was considered a safe haven by traders to put in with their goods to avoid the tax. However, within a few months the port was evidently under observation from the coastal trading officers. The smuggling operations appear to have moved further up the coast towards Robin Hood’s Bay (in part explaining how the village got its name) and there is also evidence of similar operations, starting around the same time, further south along the coast from Scarborough at what is now the town of Filey.

Scarborough reached the height of its status as a settlement very briefly in the early months of 1485, when it became a county town (with its charter presented by King Richard III.)<sup>18</sup> The charter was withdrawn by the end of the year however, following the establishment of the Tudor dynasty, and Scarborough reverted to being a coastal borough of Yorkshire.

Scarborough did not escape the English Civil War (1642-9) - courtesy of its port and castle providing strategic importance to the town for both military and trade. The castle, held by Royalist forces, was besieged twice by Cromwell’s Parliamentarians – in 1645 and 1648. The first siege appears to have been more consequential for the town, with many of the streets between St Mary’s Church and Castle Hill being devastated by cannon-fire – a legacy still evident with the castle ruins and much of the original church being destroyed (the old east end ruins and foundations are still visible in front of the rebuilt church). The town’s port and shipyards were also caught up in the crossfire, with large sections of the marine area destroyed.<sup>19</sup> The Royalist garrison eventually surrendered due to a high casualty rate, disease and starvation.<sup>20</sup> The maritime town had already been forced to endure serious hardship in the immediate years prior to the civil war as another outbreak, and subsequent endemic, of the ‘Black Death’ plague spread through the town and the surrounding countryside . This crippled the town’s ability to trade – both domestically and abroad – as the port was “sealed by law”<sup>21</sup>- ships were forbidden from entering and leaving the harbour, and the markets were shut down. Whilst sources indicate the mortality rate of the population was comparably much lower than other large coastal towns (most notably Newcastle and Hull), the lockdown of the port caused a severe economic crash for the region.

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<sup>16</sup> Ibid, pp.19-20

<sup>17</sup> Calendar of Chancery Roles: 1302-7, p.596

<sup>18</sup> Calendar of Patent Roles: 1485-94, p.17

<sup>19</sup> Edwards, M. (ed), (1966). Scarborough 966–1966, Scarborough and District Archaeological Society Research Report, Vol. 6

<sup>20</sup> <https://www.scarboroughsmaritimeheritage.org.uk/article.php?article=722.html>

<sup>21</sup> <https://www.scarboroughsmaritimeheritage.org.uk/article.php?article=677>

The town's fortunes changed in 1626, when Mrs. Farrer discovered the medicinal spring running down the South Cliff into South Bay. Visitors began to visit the spa waters, a trend which was accelerated by Dr Wittie's 1660 book about the Scarborough Spaw.<sup>22</sup> By the 18th century, well-off patients were coming from as far as London to visit the spa, bringing with them social prestige. At first visitors came only to drink the waters, but this developed into male sea bathing which posed a social dilemma as it was conducted in the nude. As it became acceptable for women to bathe for medicinal reasons, bathing machines were devised to allow them privacy as they got into the water. Scarborough got its first bathing machines in 1735, helped by the shallow sea in the bay and the firm sand.

The evolution of Scarborough into a spa town is evident through contemporary accounts. Celia Fiennes visited in 1697 and provides a description of the town and spa before the first spa buildings were built in 1700:

*'on this sand by the Sea shore is the Spaw Well which people frequent, and all the diversion is the walking on this sand twice a day at the ebb of the tide till its high tide; and there they drink, its something from an Iron or Steel minerall, but by means of the tide flowing on it every tyme, especially spring tydes, it covers the well quite and allwayes flowes up just to it, which leaves a brackish and saltness which makes it purge pretty much; but they say the Spring is so quick that it soone casts off the Sea water, but my opinion is that the whole spring and all the springs that bubble up all over the sands must be agreable and of the sort of water the sea is, being so just on the sea side and so neare must be influenc'd by the salt water; ..'*<sup>23</sup>

From the early 18th century, new accommodation for visitors was being provided. Brick town houses were built for prosperous residents and many were 'planned with the expectation of providing accommodation for visitors'.<sup>24</sup> An account of Scarborough from 1725 notes: 'The Houses of this Town are of brick and are mostly new built.'<sup>25</sup>

Defoe visited in 1726 and was complimentary about the town:

*'We found a great deal of good company here drinking the waters, who came not only from all the north of England, but even from Scotland. It is hard to describe the taste of the waters; they are apparently ting'd with a collection of mineral salts, as of vitriol, allom, iron, and perhaps sulphur, and taste evidently of allom.'*<sup>26</sup>

A 1734 account is provided by a visitor from London, who attended the spa of Richard Dickinson, who 'rents the Well from the Corporation as a small rent' and has 'built two Houses for the Conveniency of the Company, one for the use of the Gentlemen, and other for the Ladies.'<sup>27</sup>

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<sup>22</sup> Wittie, R. (1660). Scarborough Spaw, or, A description of the nature and vertues of the spaw at Scarborough in Yorkshire... London: Charles Tyus and Richard Lambert.

<sup>23</sup> Morris, C. (ed), (1982). The Illustrated Journeys of Celia Fiennes c1682 - c1712, p. 101.

<sup>24</sup> Brodie, A. (2012). Scarborough in the 1730s – Spa, Sea and Sex, Journal of Tourism History, 4:2, p. 125-153, DOI: 10.1080/1755182X.2012.697488

<sup>25</sup> -, (n/d). Tour in Several English Counties in 1725, p. 41-2 as cited in Brodie (2012).

<sup>26</sup> Defoe, D. (1983). A Tour through the Whole Island of Great Britain, The Folio Society, vol. 3, p. 123.

<sup>27</sup> -, (1734). A Journey from London to Scarborough, in Several Letters from a Gentleman There, to His Friend in London ... To which is Annex'd an Account of the Nature and Use of the Scarborough Spaw-water...' Scarborough: Ward and Chandler, p. 32-33.

From 1845 the railways further stimulated its growth and extended the social scope of its visitors, bringing in visitors and holidaymakers, with hundreds choosing Scarborough as their location of choice. Scarborough remains the most popular seaside resort town in north-eastern England. It is also a significant conference centre and retirement town.<sup>28</sup>

In 1861 Scarborough would also be one of the first recipients of a RNLI Lifeboat. Prior to this, the responsibility of rescuing ships in distress had fallen to whichever crews were nearest to hand. As a result, the numbers of lost ships outweighing the numbers of those rescued (despite the best efforts of crews) required the need for a dedicated rescue vessel and crew. Whilst its first vessel, rather ironically, sank during its maiden launch ceremony<sup>29</sup>, the second vessel proved to be fit for purpose – being ‘honourably decommissioned’ in 1904 after 42 years of service<sup>30</sup>.

Scarborough would yet again feel the devastating effects of war when, on 16th December 1914, two German battleships bombarded the undefended seaside town. During that short period over 500 shells rained down on the castle and town, killing 17 inhabitants and injuring many more. Houses right across the town had walls blown out, roofs ripped off and windows smashed by shellfire<sup>31</sup>. Initially it was believed the castle, with its Victorian barracks, was the intended target<sup>32</sup>. However, the destruction of the vast majority of the seafront of the town suggests otherwise. Remarkably, despite the widespread devastation of the town, records indicate that the site on Princess Street avoided damage from the bombardment.

Between the last two censuses (held in 2011 and 2021), the population of Scarborough fell by 0.1%, from around 108,800 in 2011 to around 108,700 in 2021. There has been an increase of 18.1% in people aged 65 years and over, a decrease of 6.0% in people aged 15 to 64 years, and a decrease of 3.1% in children aged under 15 years.<sup>33</sup>

From 2011 to 2021 Scarborough was one of only three local authority areas in Yorkshire and The Humber to see its population decline.

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<sup>28</sup> <https://www.britannica.com/place/Scarborough-England>

<sup>29</sup> Scarborough Mercury, 14<sup>th</sup> November, 1861

<sup>30</sup> Scarborough Mercury, 22<sup>nd</sup> September, 1904

<sup>31</sup> <https://historicengland.org.uk/research/current/discover-and-understand/military/first-world-war-home-front/sea/scarborough-bombardment-1914/>

<sup>32</sup> Mould, D. (1978). Remember Scarborough 1914! Nelson.

<sup>33</sup> <https://www.ons.gov.uk/visualisations/censuspopulationchange/E07000168/>

## 6. Development of the Site

No. 34 Princess Street is situated within the Old Town of Scarborough. Princess Street was originally known as Saturday Market, Low or Nether Westgate. The street respects the planned rectilinear pattern of the 12th century town. Remnants of medieval buildings still survive, such as at No. 40 Princess Street which retains a possible cruck frame.<sup>34</sup>

Cossin's map of 1725, which pre-dates the construction of Nos. 32 and 34, shows buildings laid out around open ground or gardens. Nos. 32 and 34 Princess Street later occupy the southern portion of one of the plots shown on the early 18th century map (Figure 5). Nos. 43 and 45 Princess Street, which are almost opposite No. 32 and 34, have a datestone of 1712 indicating that new buildings were being erected from the early 18th century.

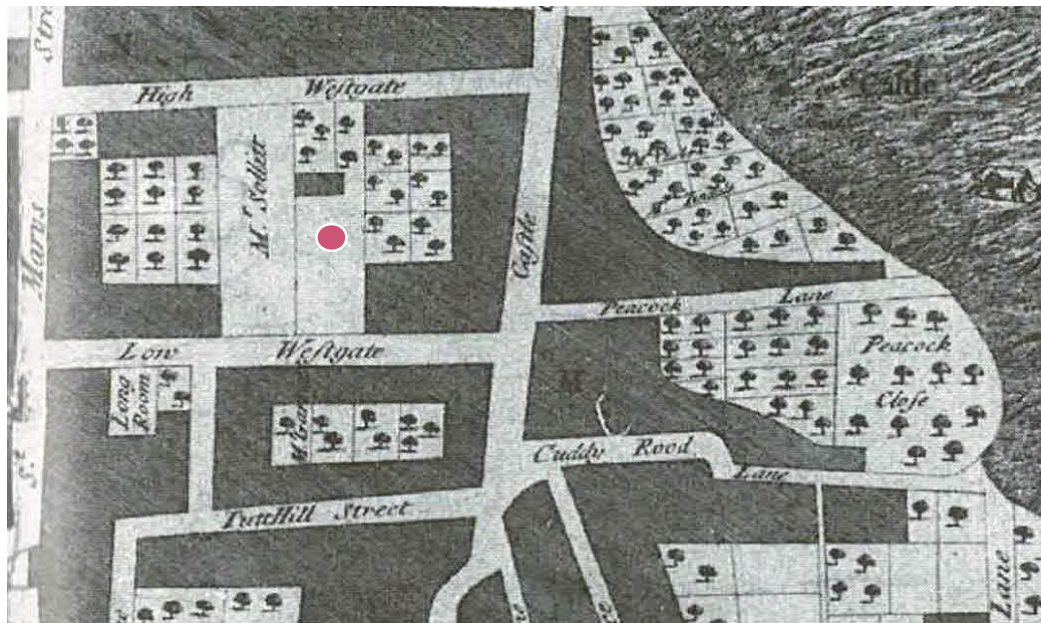


Figure 5, Detail from John Cossin's 'A New and Exact Plan of Scarborough' ca. 1725.<sup>35</sup> The map shows a building to the rear of the plot which later accommodates Nos. 32 & 34 (location marked).

### Phase 1: 1750s – 1760s

Nos. 32 and 34 were built as a mirror pair of houses, probably by a speculative builder who intended one to live in himself, and one to rent. The development of houses of this type are often associated with spa towns and were commonly used to accommodate visitors who would 'take a house' for the time they stayed for treatment. Those who were less affluent would 'take lodgings' and rent one or two rooms. An example is The Red House on St Nicholas Cliff, which was one of the earliest purpose-built boarding houses in Scarborough (Figure 6); the frontage is remarkably similar to nos. 32 and 34 Princess Street. The spa at Scarborough was well-established by the time nos. 32 and 34 were built, and it is possible that the owner rented one or both properties out to visitors.

<sup>34</sup> Pearson, T. (1993). An Archaeological Excavation at 40 Princess, Scarborough Archaeological and Historical Society Interim Report, Vol. 19, p. 1.

<sup>35</sup> Murray, J. (1997). 'Scarborough, York and Leeds. The Town Plans of John Cossins 1697-1743', Yorkshire Architectural and York Archaeology Society, pp. 9-10.



Figure 6, Holidaymakers on Scarborough Beach, attributed to T. Ramsey (active from 1755). Scarborough Art Gallery.

The plot occupied by nos. 32 and 34 allowed for a generous front garden (on a steep slope), and a smaller rear garden and very good views from the front windows. The houses are built on quite a small footprint; their size and other features suggest they were built to a budget.

No. 34, as evidenced by the 1828 map (Figure 7), was originally only one room deep and the rooms were not large by the standards of the time, with lower ceilings than might be expected. Each floor was well-lit, with six-over-six sash windows for the ground, first and second floors but three-over-six on the third floor. The ground floor windows were taller than the rest. The window frames were wide, and flush with the wall. This key feature is noted in the listing record for no. 32, but by then no. 34's windows had been replaced with later glazing and were recessed into reveals. Subsequently no. 32's windows were also replaced into reveals. The houses had a chimney stack back-to-back on the party wall with four chimneys each, and a similar stack on the gable walls. They were built for coal fires in each room. There was no side access for either house.

Originally the brick façade of both properties would have been unrendered, with just the string courses (an old-fashioned feature by the time) for emphasis. Both houses would have had six-panel doors with flush panels, an overlight and a small pediment hood without decorative brackets over the door, all suggesting economy. The slight damage to no. 34's string course suggests that the hoods extended into the string course. The listing states the houses had a Gothic fanlight, but it is more likely to have been a two- or three-light plain overlight.

The single downpipe for the lead-lined gutter behind the parapet has a cast lead hopper of a mid-18th century design (though the lead downpipe itself had been replaced with cast iron sometime after the early 1800s). One of the fixing plates also seems to be original. The rear

gutter for the two houses is similarly drained by a single downpipe. There was hatch access onto both leads from the attic.

The windows at No. 32, as shown in Figure 14, give the clearest indication of when the houses were built. The wide wooden frames are sash boxes for the sash weights and originally they were set flush with the wall. In 1709 in London the frames had to be recessed as a fire precaution and while this sensible measure did spread gradually it was not enforced elsewhere until 1770. Meanwhile it became common to build the sash boxes into the brick wall, so they were moved back too. This indicates that nos. 32 and 34 were built before 1770.

The internal arrangement of no. 34 would have been one room deep and two wide. The front door of the original house would have opened to a narrow hall with a door each side into the kitchen and the dining room. Ahead was a staircase fitted between the two dividing walls. It led to a landing at the back, with a door each side into the drawing room (right) and a study or private room (left), and a window in the rear wall. Socially, the drawing room was the female domain and the study, as the male's, was more likely to be kept private.

A second drawing room, music room and/or bedrooms were located on the upper floors, with access through the smallest room on each floor to a small landing and stairs, all the way up to the attic. The attic was a fully open area where any live-in servants and a cook would have slept. The configuration did not allow for much privacy, as access to the upper floors was only possible through the family's living and sleeping spaces.

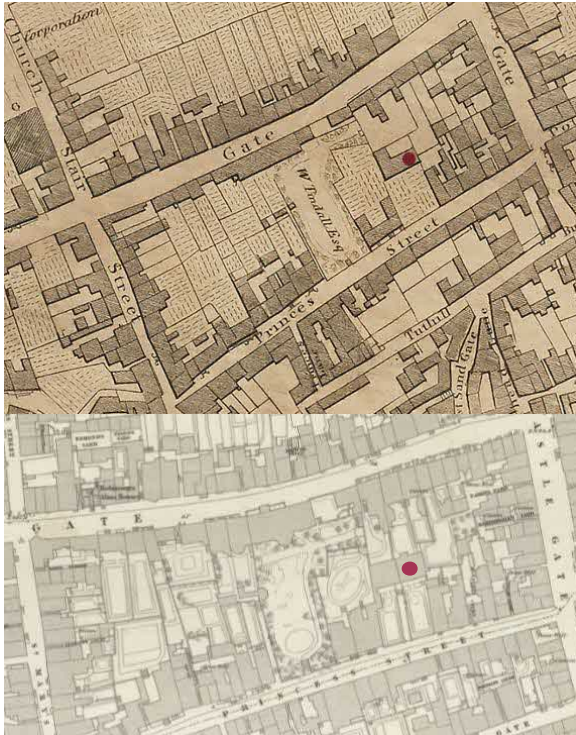
Originally no. 32 would have had a back door to the garden from the kitchen. It may have been fitted under the landing (in line with the front door) as the kitchen was very narrow. By this date there could have been a hand pump over a stone sink on the back wall which drew from a well or water source underground. There would have been a cast-iron kitchen range; the general size is indicated by the wall recess which housed it. The space under the stairs would have been used for cupboards on all three floors.

## Phase 2: 1780s - 1820s

No. 32 had been extended by 1828, with the footprint of the building taking up the entirety of the back garden to its boundary (Figure 7). This extension had its own roof, turning no. 32 into a double pile house. No. 34 retained its original layout at this time.

By 1850, no. 34 had also been extended to the rear boundary of the back garden, and major work was carried out on both houses. They may still have been in single ownership. The roof was removed from both properties and the angles altered, resulting in a single pile house. This entailed partial rebuilding of the chimneys thus allowing for extra flues so that each room had a fireplace. The rear extension and alteration of the roof structure may well account for the current structural issues identified at no. 34.

The pantile roof, characteristic of north and east Yorkshire, was retained and the houses were rebuilt with the lead-lined gutters, the downpipes, parapets front and rear, and hatch accesses from the attics. No. 34's hatch is the original small one but no. 32's has been recently replaced and enlarged. The landing room windows of No. 34 were renewed while no. 32 retained the old small window on the second floor, and a larger one on the third (Figure 8).



#### ca. 1828

Detail from John Wood's 'Plan of the town and environs of Scarborough from actual survey'. Low Westgate is now 'Princes Street'. North Yorkshire Archives, reference ZOXC.

No. 34 is marked; no. 32 has already been extended to the rear by this time.

#### Surveyed 1850

Detail from the Town Map of Scarborough, Sheet 2, surveyed 1850, published 1852.

A small extension is shown at the rear of No. 34, but later maps show this structure is located in the garden of the adjacent property.

Figure 7, OS Maps from ca. 1828 and 1850, with the location of no. 34 marked.



Figure 8, Rear façade of Nos. 32 (right) and 34 (left)

Evidence provided by the internal layout and fittings suggest that improvements at no. 34 started in the 1780s or 1790s. The extension at the rear of the house allowed the insertion of a hallway and staircase which were accessible independent of the living and sleeping spaces, allowing greater privacy. The end of a curved beam shows the ground floor entry hall had an arch which may have had a decorative plaster bracket (Figure 9). The kitchen probably gained extra length at the back, possibly as a storeroom. The hall and dining room may have had

cornices installed, but no evidence remains of it or of how the ceilings were plastered. Nail holes in the joists indicate the house had lath and plaster ceilings.



Figure 9, The curved end of the ground floor archway, leading to the extended space at the rear of No. 34.

A dogleg, open string staircase (Figure 10) was inserted, and sash windows for each half-landing were built into the extended gable wall. Well-finished treads have two pine balusters on each and a decorative bracket. The newel posts and balusters have a top and bottom block with an untapered turned shaft. A simple round-topped handrail in mahogany was a fashionable (and quite expensive) detail. The handrail is ramped up to the half landings and mitred into the short section across the turn, which was cheaper than making a handrail with a semicircular turn.



Figure 10, Late 18th to early 19th century ramped staircase, which has been dismantled during recent renovation works.



On each floor the stairs led to a landing area, facing a small room accommodated by the rear extension. The rest of the space was split into two larger rooms, divided by a stud wall; faint parallel lines can be seen across the floorboards showing where it stood. Each room had its own door from the landing, giving privacy for every occupant. The small back rooms could have been for dressing, storage, or had Bramah water closets installed.

The first-floor drawing room probably had a fireplace with a decorative overmantle, from the height of the opening and it may not have been a hob style (Figure 1111, top left). The study on the first floor (top right) and bedrooms on the second floor (bottom left and right) have good fireplaces for the date. All three are Robert Adam's 'paktong' hob grates, which feature fine cast decoration on the face of the hob. These were quite expensive and very fashionable items, and first appear in the late 1760s. All hob grates from no. 34 are probably early 19th century and are part of the 'Pantheon' range, recognisable by the straight, rather heavy cross bar and firebars; the rope design is quite common. One of the hob grates (bottom right) has a similar design to 'Pantheon 4', which is influenced by the Strawberry Gothick movement and may be slightly later in date to the other two (ca. 1820). On the third floor there is a small cast iron early Victorian fireplace in one room. The fireplace in the other room has been removed and the chimney blocked.



Figure 11, Fireplaces on the first floor (top left and right), and second floor (bottom left and right)

The continuation of the ramped staircase to the attic stairs show that proper access was always intended for this space. Some of the rafters in the attic show evidence for lath and plaster coverings. The purlins and some of the timbers may be reused from the original roof.



Figure 12, All internal walls, doors, ceilings and other fixtures have been stripped out of the property on all floors.

The first documentary reference to 32 and 34 Princess Street dates to 1834, when ship owner and masters Thomas Hick (No. 32) James Gray (No. 34) are recorded in the Scarborough Directory of Trades.<sup>36</sup> The Harrison family are shown as resident at No. 34 in the 1851 Census. Hannah is listed as head of the family (a ‘painter’s widow’), and she has four children living with her. Between 1853<sup>37</sup> and the 1861 Census, No. 34 was occupied by Mrs Maw and her daughter; it seems likely Mrs Maw was offering boarding at the property. By 1890, George Neave ‘master fisherman’ and his wife Hannah were resident.<sup>38</sup> Neave commanded the vessel ‘Vigilant’ during the 1870s and 80s, during which time his appropriately named ship appears to have been one of Scarborough’s dedicated rescue boats (to complement its sole RNLI vessel), alongside its day-to-day functions as a fishing trawler. No. 34 remains with the Neave family until at least 1921.

### Phase 3: 1940s to 2020s

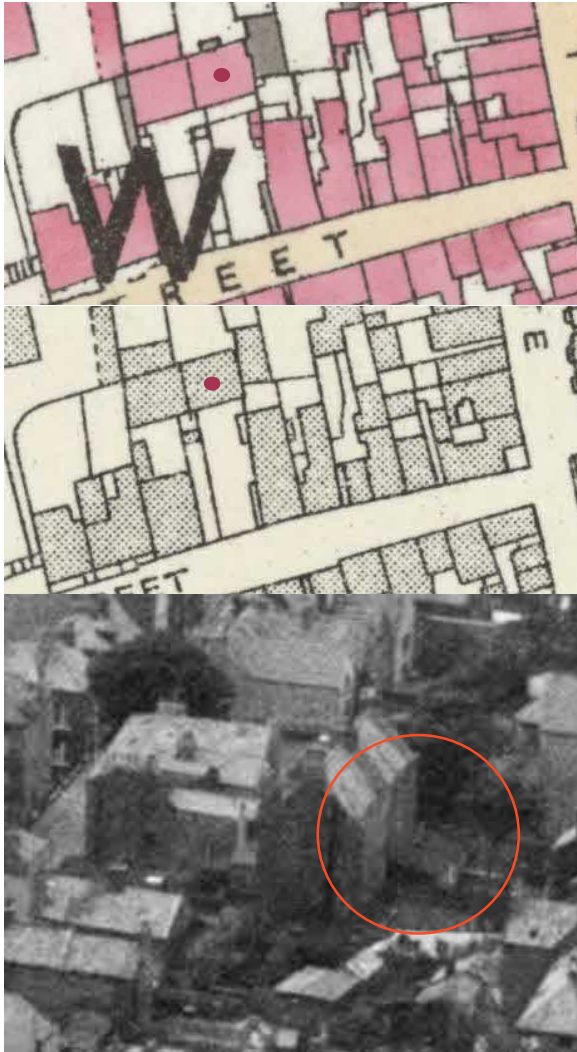
John Broadbent is named at the property in the 1939 Register, offering board and lodging at the house. Following the conclusion of the Second World War, nos. 32 and 34 responded to the growing demand for overnight tourist accommodation by becoming hotels (Woodbine House and the Warren Guest House respectively).

A photograph of no. 32 (Figure 14) dating to the 1940s shows how the exterior of both properties would have looked, with exposed brick and the original sash windows. No. 34 is just visible to the right of the frame and appears to be rendered by this point.

<sup>36</sup> Scarborough Directory of Trades and Professions for 1834 [internet]. Accessed 23 January 2024. Available at <<https://www.genuki.org.uk/big/eng/YKS/NRY/Scarborough/Scarborough34Dry>>

<sup>37</sup> Scarborough Gazette, Thursday 13 July 1854

<sup>38</sup> Scarborough Parish, Directory of Trades and Professions for 1890 [internet]. Accessed 23 January 2024. Available at <<https://www.genuki.org.uk/big/eng/YKS/NRY/Scarborough/Scarborough90Dry>>



**Surveyed 1891**

OS Map, Yorkshire LXXVIII.13, Surveyed: 1890 to 1891, Published: 1893

First edition map, in which grey denotes buildings made of wood or iron. This suggests the feature to the rear of the property is a temporary structure in the adjacent property.

**Revised 1939**

OS Map, Yorkshire LXXVIII.13, Revised 1939, Published 1946.

The large lean to at the rear of No. 32 is visible in a photo from the late 1940s (circled below) and, as at No. 34, looks to be a structure built in the adjacent garden against the rear wall.

**Aerial photo 1940s.**

The lean to in the garden at the rear of No. 32 can clearly be seen.

Figure 13, OS mapping and photographic evidence for no. 34 from the 1890s to 1940s.



Figure 14, No. 32 Princess Street ca. 1940s (left) and the mirror property at no. 34 as it is today (right)

No. 34 continued as a hotel until its closure in 2011. Since that time, the property has faced an uncertain future. Between 2014 and 2019, various planning applications were submitted for permission to use the property for commercial or residential purposes, as well as for substantial structural interventions and (most recently) listed building consent for repair and refurbishment works.<sup>39</sup>

Internal modification of no. 34 in 2019 has resulted in substantial loss of internal features, both historic and modern. This includes all internal walls, doors, decorative mouldings, and fire places. The Heritage Statement prepared by Humble Heritage provides valuable information about the property prior to the repair and refurbishment works taking place<sup>40</sup>.

Significant structural issues have been identified in the property, particularly in relation to the rear wall with a significant gap in the north-east corner. Water ingress is apparent on all floors, probably from issues with the box gutter. The pantile roof, areas of exposed brickwork, rainwater hoppers and downpipes help to retain some of the original character of the building, though the front façade is now obscured by thick render, and there are significant patches of concrete/render on the gable end.

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<sup>39</sup> Scarborough Borough Council: Planning Applications 14/01463/FL, 17/02367/FL, 18/02237/LB.

<sup>40</sup> Humble Heritage (March 2019). 34 Princess Street, Scarborough. Heritage Statement. Submitted with Planning Application 19/00839/LB

## 7. Assessment of Significance

To determine the significance of 34 Princess Street, Historic England's 'Heritage Values' have been used:

<i>Evidential Value:</i>	<i>The potential of a place to yield evidence about past human activity.</i>
<i>Historical Value:</i>	<i>The ways in which past people, events and aspects of life can be connected through a place to the present.</i>
<i>Aesthetic Value:</i>	<i>The ways in which people draw sensory and intellectual stimulation from a place.</i>
<i>Communal Value:</i>	<i>The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.</i>

Historic England's guidance states 'Significance is one of the guiding principles running through the historic environment section of the NPPF. The NPPF defines significance as 'the value of a heritage asset to this and future generations because of its historic interest'. Such interest may be archaeological, architectural, artistic or historic' and it may derive 'not only from a heritage asset's physical presence, but also from its setting. Significance is what conservation sustains, and where appropriate, enhances, in managing change to heritage assets.'

The significance of the site has been informed by Historic England's Listing Selection Guide for Suburban and Country Houses.<sup>41</sup>

Heritage significance is broken down into the following categories:

*Exceptional Significance*  
*Very High Significance*  
*High Significance*  
*Some Significance*  
*Negligible/No Significance*  
*Detrimental to Significance.*

Overall, the house has high significance for its historic value, derived from association with the growth of Scarborough in the 18th century as a spa resort, and from at least two 19th century ship owners living at the property. Its more modern use as a hotel also relates to an important aspect of Scarborough's development and character.

The exterior of the property has significance for its evidential and aesthetic value, as one of a mirror pair of houses constructed in the local tradition which contributes to character of the Old Town, and its mixture of Georgian, Victorian and modern properties. It also makes a contribution to the character of the Conservation Area though this could be enhanced further by removal of 20th century alterations to the frontage (i.e. render, modern windows).

The interior of the property, which has largely been removed by remodelling works, has negligible significance although the few remaining features (the staircase, hob grates) do have some significance even with the loss of context.

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<sup>41</sup> Historic England, (2017). Domestic 3: Suburban and Country Houses Listing Selection Guide [Internet]. Accessed 32 March 2022. Available at <<https://historicengland.org.uk/images-books/publications/dlsg-suburban-country-houses/heag104-domestic3-suburban-and-country-houses-lsg/>>

## 8. Heritage Impact

The proposals involve the following interventions set out in the table below. The impact of the proposed changes is defined as either Detrimental, Neutral or Beneficial.

The assessment of harm to a heritage asset is defined by the NPPF (paragraphs 193 to 202) as being Substantial, Less than substantial or None. Substantial harm is any impact which could cause harm to, or loss of the significance of, a heritage asset due to its alteration, destruction, or development within its setting. Any proposals that do not result in substantial harm will be considered regarding their potential public benefit and contribution to the asset's optimum viable use.

This assessment of heritage impact is based upon the architectural drawings prepared by The Planning & Design Associates. The following drawings and documents were consulted:

UPL-479-15-01

UPL-479-15-02

### Impact upon the Listed Building

The proposals involve the following interventions set out on the table below.

Proposed Alterations	Comment	Impact	Assessment of Harm
<b>External</b>			
Existing dormer windows removed.  Roof-lights to ensuites, traditional dormer windows to loft bedrooms.	Proposals are sympathetic to the historic building and will improve its appearance and character.	Beneficial	Less than Substantial
<b>Internal</b>			
Structural  Lateral ties to be installed at each floor level and in the roof.	The rear wall is constructed of brick and is significantly out of plumb. The cause of movement, and whether it is ongoing, is unknown. The introduction of additional lateral restraint is a proportionate and necessary intervention, along with monitoring for any further movement.	Beneficial	Less than substantial
Ground Floor  Insertion of internal lobby, allowing for an open plan living, kitchen and dining space.  Reconstruction of original staircase.  Optional cupboards formed to sides of chimney breasts.  Small hall and cloakroom built at rear	The ground floor has been stripped of all internal walls; the proposed works retain this as an open plan area which allows for modern-style living.	Neutral	None

Proposed Alterations	Comment	Impact	Assessment of Harm
<p>First Floor</p> <p>Reconstruction of original staircase</p> <p>Creation of two principal rooms, small landing, laundry/utility room &amp; WC</p> <p>Georgian fireplace retained</p>	<p>Proposals will reinstate the original floor plan based on evidence from the building.</p> <p>Georgian fireplace retained</p>	Beneficial	None
<p>Second Floor</p> <p>Reconstruction of original staircase</p> <p>Creation of two principal rooms, one with ensuite, and bathroom</p> <p>Georgian fireplaces retained</p>	<p>Proposals will reinstate the original floor plan based on evidence from the building.</p> <p>Georgian fireplaces retained</p>	Beneficial	None
<p>Third Floor</p> <p>Reconstruction of original staircase</p> <p>Creation of two principal rooms, one with ensuite, and bathroom</p> <p>Victorian fireplace retained</p>	<p>Proposals will reinstate the original floor plan based on evidence from the building.</p>	Beneficial	None
<p>Attic</p> <p>Reconstruction of original staircase</p> <p>Creation of smaller bedrooms each with adj. ensuites</p> <p>Eaves storage space in both rooms adjacent to parapet wall</p> <p>Existing roof trusses retained</p>	<p>The attic was originally an open space, but had been subdivided in recent times to provide bedroom accommodation.</p>	Neutral	Less than Substantial

### Impact on the Conservation Area

To determine the impact on the Conservation Area the Oxford Character Assessment Toolkit<sup>42</sup> has been used. This toolkit was produced by Oxford City Council with funding from Historic England and is intended for use by community bodies, planners and developers, to understand the character of an area. It uses a checklist of environmental features to create a guided survey of how each contributes to an area's character under five main headings – spaces, buildings, landscape, views and ambience – with a scoring mechanism to show the relative positive or negative contributions of each feature. This character assessment toolkit is designed to help one examine the character of areas, buildings and places to identify the features that contribute to

<sup>42</sup> [https://www.oxford.gov.uk/info/20193/character\\_assessment\\_toolkit](https://www.oxford.gov.uk/info/20193/character_assessment_toolkit)

their distinctiveness, interest and amenity. It also provides opportunities to identify features or issues that detract from the character of areas, spaces and buildings.

Key to values

- +1 to +5 Positive features that add to the character or special nature of an area. This ranges from +1, slightly adds to the character, to +5, that significantly adds to the character.
- 0 Neutral features that are neutral. They neither detract nor add from/to the character of the area.
- 5 to -1 Negative features that detract/take away from the area. This ranges from -5, significantly detract, to -1, slightly detract.

	Comments	Value
Spaces	<p>Princess Street has been described as “the best street in Scarborough and the one which best retains the atmosphere of past times”<sup>43</sup>. This is largely due to the Georgian and Victorian town houses which grace it<sup>44</sup>.</p> <p>The street runs south west to north east from Princess Square to the west to Castlegate to the east. Set on a steep incline – rising from Scarborough Harbour/South Bay to the Parish Church and Castle, Princess Street, and neighbouring streets, form a pattern based on the earlier medieval street layout. There is no uniformity in building lines, building styles and positions reflecting the street’s organic development over many centuries. The street varies in width along its length. Building Plots vary in size from the modest (e.g. 19 Princess Street) to the larger (e.g. 12 Princess Street, Richmond House). Wesley House, 11 Castlegate, provides an attractive and eye-catching focal point at the eastern end of Princess Street.</p> <p>A curbed pavement runs on both sides of the street with a patched and uneven tarmacked surface. Both sides of the carriageway have double yellow lines; however, vehicles do occasionally park on the street/pavement causing the flow of traffic to be disrupted.</p>	4
Buildings	The buildings along Princess Street vary significantly in size, age, and condition: from small 20th century terrace to grand Georgian town house; from well-maintained to those in need of major refurbishment and conservation; from plain brick to rendered and painted. This creates an attractive patch work quilt of building designs.	3
	The present condition of 34 Princess Street means that it detracts from the rest of the street, a situation not helped by the unkempt area in the foreground of the building – garden and parking area - and the structure (garage/store?) in front of 32 Princess Street.	-4
Landscape	<p>Trees and other greenery make little contribution to Princess Street: front gardens are small or non-existent – with the exception of the area between 26 and 28 Princess Street. There are established gardens with mature trees in the rear gardens of properties fronting on Princess Street (and Longwestgate, to the north of Princess Street) but these are, for the most part, not visible from Princess Street.</p> <p>Whilst trees and other greenery make little contribution to the character of Princess Street this does not detract from what is essentially an attractive hard urban landscape.</p>	0
Views	The street channels views along its length from the street widening into Princess Square to the west to the focal point of Wesley House to the east. Whilst the space is bound by buildings on either side it does not, due to the lack of building uniformity, feel constricted.	2

<sup>43</sup> Fieldhouse, R. and Barrett. J. (1973). The Streets of Scarborough. p.15

<sup>44</sup> Pearson (1993)



	Adjoining streets and walk ways (i.e. Princess Lane and Princess Terrace, St. Mary's Street and Castlegate) create attractive and inviting spaces to explore, linking Princess Street to the areas above (the Castle and Parish Church) and below (the Harbour and Bay).	
Ambience	Princess Street presents itself as a welcoming and friendly space with a variety of architectural styles and places of historical interest. Traffic movement – and parked vehicles – can detract from the generally peaceful ambience of the street as can tourist visitors.	2

In its present condition – in need of significant conservation and restoration work and with a significant footprint (the building, front garden and car park) - 34 Princess Street detracts significantly from the Scarborough Conservation Area. The proposed works set out in section 8.1 will not affect the scoring laid out above, apart from that relating to 34 Princess Street itself, and will add benefit to the Scarborough Conservation Area.

### Impact on Nearby Listed Buildings

32 Princess Street is co-listed with 34 Princess Street (Grade II, 1273147), the proposed work on 34 Princess Street will be to the benefit of 32 Princess Street; other properties that will benefit and are adjoining the site are:

Immediately to the north west of 34 Princess Street  
Council School, Grade: II 1273328

Immediately to the north of 34 Princess Street:  
125, Longwestgate, Grade: II 1258665  
127 AND 129, Longwestgate, Grade: II 1258666

Immediately to the northeast of 34 Princess Street  
131, Longwestgate, Grade: II 1258667  
133 AND 135, Longwestgate, Grade: II 1258668

Immediately to the southeast of 34 Princess Street  
39 AND 41, Princess Street, Grade: II 1258936

Immediately to the south of 34 Princess Street  
27 AND 29, Princess Street, Grade: II 1258935

Immediately to the southwest of 34 Princess Street  
28 and Princess House, 30 Princess Street, Grade: II 1273177

Note: there are 219 listed buildings in Scarborough's Castle Ward.<sup>45</sup>

### Sustainability and Public Benefits

This is a permanent sustainable development in a sustainable location as defined in the National Planning Policy Framework.

Public benefit will derive from the conservation and restoration of the property which is presently at risk due to uncompleted work which has significantly degraded the interior of the building. In addition, the property has significant structural issues which need to be addressed.

The Conservation Area will be enhanced by the property coming back into permanent residential use with the associated creation of additional safe, usable, accessible, and environmentally efficient space in a way which does not compromise the external appearance

<sup>45</sup> <https://britishlistedbuildings.co.uk/england/scarborough-castle-ward-scarborough-north-yorkshire>

or setting of the property or the Conservation Area. The works will enhance the property's heritage features and secure this Listed Property for the long-term.

The Old Town of Scarborough, popular with tourist visitors to the town will be enhanced by the proposed works to the property.

## 9. Conclusion

This Heritage Statement has been prepared in connection with the proposed internal and external works to 34 Princess Street, Scarborough. The building is grade II listed and located in the Scarborough Conservation Area.

This report finds that the proposed works will have a beneficial impact with less than substantial or neutral harm to its heritage significance. The alterations proposed here are justifiable in making best use of the building as a safe, secure and environmentally efficient residential property.

The significance derived from 34 Princess Street and its setting (including the Conservation Area and neighbouring dwellings), and the special character and qualities of these, are preserved and enhanced by these proposals.

This report finds that, overall, the proposals will:

- I. Preserve the special interest of 34 Princess Street
- II. Have a beneficial impact on the character and appearance of the house and grounds.
- III. Have a beneficial impact on the conservation area.
- IV. Have a beneficial impact on the significance of nearby listed buildings.

As a result, the proposals accord with the objectives of Sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. This report also finds that the proposed works accord with the heritage provisions within the Local Plan and those sections of the National Planning Policy Framework that relate to heritage assets and the historic environment.

## Appendices

### A1. Listing

32 and 34, Princess Street

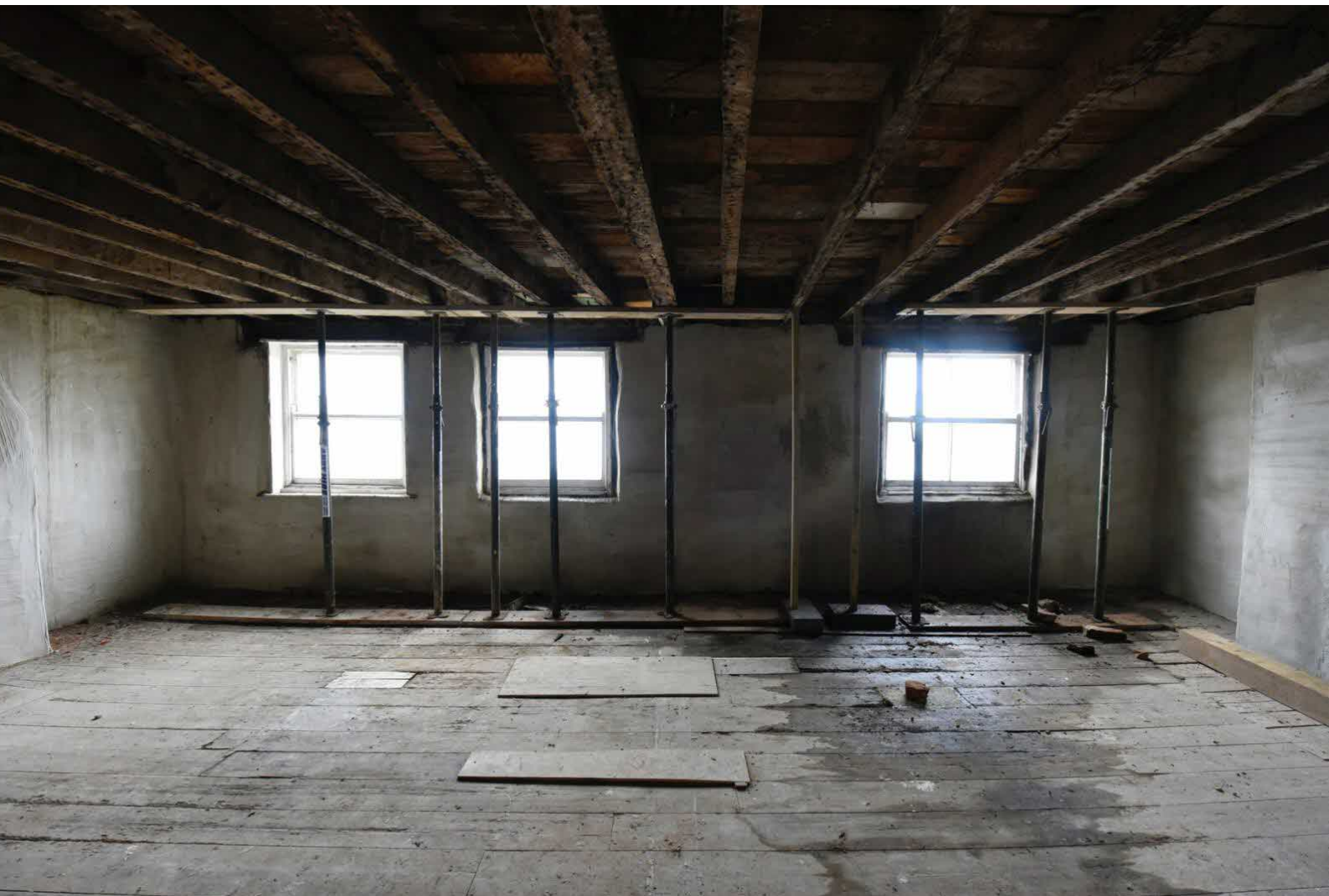
Listed:	Grade II
List Entry Number:	1273147 <sup>46</sup>
Date first listed:	22 December 1953
District:	North Yorkshire (Unitary Authority)
Grid Reference:	TA 04820 88930

Late C18 symmetrical pair set well back with long terrace garden, over garages, and central stepped approach between terraces. 4 storeys and attic red brick with rendered strings at floor levels, parapet with moulded stone coping and gable end pantile roof. 3 flat roof dormers. 6 windows to upper floors, flush framed sashes No 32, recessed sashes No 34, later glazing. Each house has door of 6 flush panels, formerly with Gothic fanlight and pediment hood, since removed. No 32 has lattice porch.

Listing NGR: TA0482088930

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<sup>46</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1273147?section=official-list-entry>



January 2024