

PDA

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DESIGN, ACCESS STATEMENT UPL-479-15-DAS PROPOSED RESTORATION AT 34 PRINCESS STREET SCARBOROUGH YO11 1QR

Date March 2024



Google Earth aerial view of site

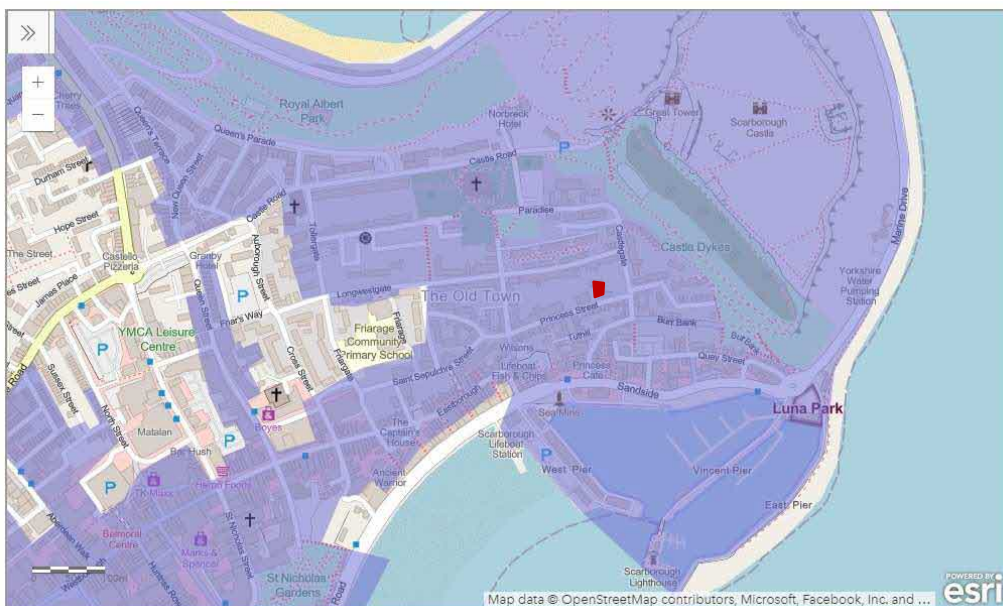


Google Earth Street view of 34 Princess Street, Scarborough YO11 1QR

Introduction

This design and access statement is prepared generally in accordance with the requirements set out by DCLG Circular 01/2006 –Section 3. The appraisal will follow some of the process advocated by the CABE Guide to good practice.

This statement is in support of planning applications to restore a grade II listed Georgian semi-detached townhouse at 34 Princess Street, in the centre of The Old Town, and within the Scarborough Conservation area.



Scarborough Old Town Conservation Area shown in purple

The property is in urgent need of structural repairs and the interior has been largely stripped of period features by a previous owner or owners. In addition, a recent lack of maintenance, in particular of the parapet gutters, has caused significant rainwater ingress and extensive damage to the suspended timber flooring and joists at the front of the property.

The proposed works will include repairs and a reinstatement of the interior building fabric, including replacement of the vertical sliding sash windows, the removal of the render and the renovation of the front garden and parking area.

This will save the building enable it to continue to be used as a large, five bedroomed family house and continue to benefit the street scene and historic nature of The Old Town.

The submitted Structural and Heritage reports give detailed information on the work required and the ongoing monitoring of movement, along with the history of the property.

34 Princess Street faces south on a rocky headland between the North and South Bays, with the upper floors offering views over the harbour and sandy beach beyond. Scarborough Castle sits to the North, within 300 m. It is the Eastern half of a pair of matching late C18th Georgian townhouses. They are unusually in being set back around 20 m from the highway and building line which allows a reasonable sized garden area and parking for up to five vehicles at No. 34.



View to the South over the harbour with South Bay and sandy beach beyond

Use

The property has been residential for most of its life, as a dwelling, a lodging house, and latterly as a hotel. It has deteriorated significantly over the most recent years and is now in need of rescue before the cost of the repairs make it an uneconomic proposition.



Typical internal condition showing first floor western gable and front elevation with water ingress, structural propping and partially dismantled stair components.



Typical internal condition showing the ground floor stairwell in the North East corner with temporary flight to the first floor and most of the period features now removed by previous owner(s).

The scheme proposed here returns it to a family dwelling with minimal alteration and will preserve the character of the building for many years to come.

Amount

The area of the plot is approximately 240 m² and the house has a footprint of just over 70 m². Floor areas are in the region of 60 m² per floor with the loft being smaller due to the restricted headroom at 28 m² and giving a total of 268 m².

Fine detail of the original layout has been largely lost due to the removal of internal walls, but the intention is to have the five bedrooms on the upper three floors, with a large open plan kitchen living dining and kitchen area at ground floor and sitting rooms at first floor. Each floor will include cloakroom and bathroom facilities.

Layout

The proposals will retain the two rooms wide and one room deep arrangement, with habitable rooms all benefiting from the south facing aspect and large windows. The 'wet areas' will be grouped together in the North West corner to simplify the drainage and incoming services and to take best advantage of the few windows on the north facing elevation. The stairwell includes two windows facing east on the half landings between the first and third floors. The perimeter of the dwelling forms the boundary of the northern part of the site and the terraced garden and parking area are to the south between the house and Princess Street.

Scale

Princess Street is quite narrow and flanked on both sides with three storey properties and the pair of mirrored Georgian townhouses, set back from the highway and elevated by some 3.5 m makes them quite unusual and imposing. This contrasts with the street scene and is further emphasised with the geometric nature and repeating glazing pattern over all four main floors. Although initially the appearance is of two very large properties, this is deceptive, and the buildings are quite modest in depth, and have tall, slender gable ends.



Approaching the plot, near the telegraph pole position, from the East



Approaching the plot, near the telegraph pole position, from the West

Landscaping

The basic layout of the front garden will be retained with an open area at the higher level with planter borders and stepping down in terraces with additional planting and retaining walls to the generous parking area at street level. A series of steps, some private, others shared provide the only access route to the front door. Decorative railings will replace the existing close boarded timber fence, and reclaimed brick will replace the concrete block retaining wall.

The carpark area will also include a car charging point.

Appearance

The overall appearance will be retained although the render finish will be removed to expose the original brickwork and the and the sliding sash windows will be replaced with 6 / 6 and 8 / 8 smaller panes to return the front elevation to how it was when built and illustrated in the Heritage Report on page 18 with a photo from the 1940's.

Access

The steeply sloping site and the accommodation being over five relatively compact floors along with the grade II listing make ramps and lift access impractical and it is not proposed instal these features, although this is subject to discussions with the Conservation and Building Control Officers.

Scarborough is a well known seaside town with a population of over 61,000 and is the fourth largest settlement in North Yorkshire. It has good Public Transport connections to the rest of the county and in particular to the regional centre of York, approximately 35 miles to the South West, and the national transport networks beyond.

Flood Risk



Flood map for planning

Your reference	Location (easting/northing)	Created
<Unspecified>	504822/488820	4 Mar 2024 14:38

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is any of the following:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

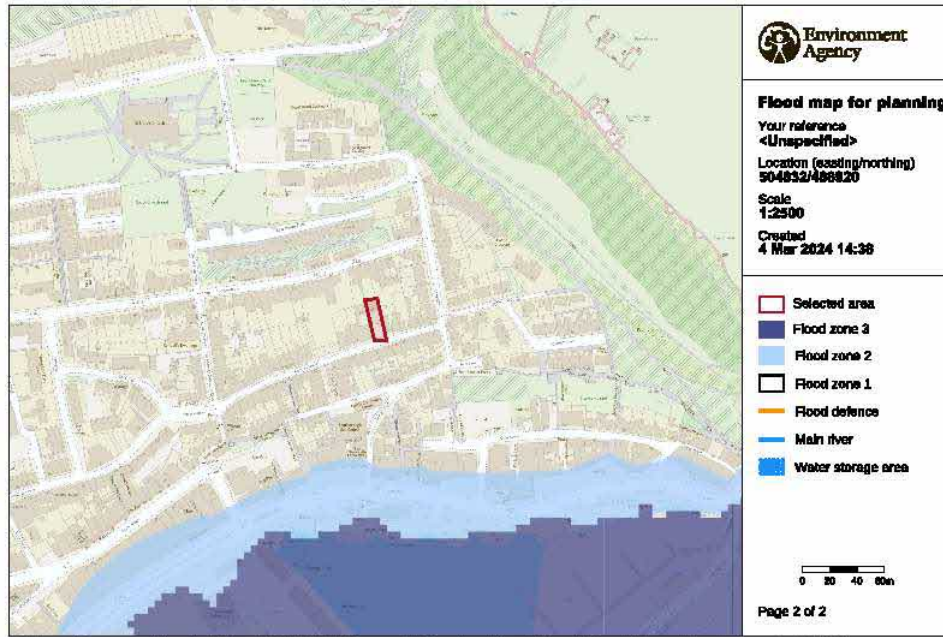
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. <https://flood-map-for-planning.service.gov.uk/oe-terms>



The site is in Flood Zone 1 with a low risk of flooding.

Planning Policy

The proposals comply with many of the policies described in the local plan of July 2017, in that a historic building will be rescued from dereliction and become a family home once more, benefiting both the street scene and Scarborough Old Town Centre.

Policy DEC 1 Principles of Good Design.

Policy DEC 2 Car Charging Point.

Policy DEC 3 Efficient use of Land and Buildings.

Policy DEC 4 Protection of Amenity

Policy DEC 5 The Historic and Built Environment

Policy HC 1 Supporting Housing Development

Policy TC 3 Regeneration of Scarborough Town Centre.

Conclusion

The applicant is keen to work with the planning and conservation officers to save an outstanding Georgian property in the heart of Scarborough Old Town and it is hoped that the applications are viewed as worthy of support.