

R22032/RJM

HERITAGE STATEMENT

PREPARED IN RELATION TO:

WEST PIER,
SCARBOROUGH



JULY 2023

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1.0 Introduction

- a Maddison James Associates Ltd are appointed by Economic Development Regeneration and Tourism Service (EDRTS), North Yorkshire Council to prepare a statement to advise on the conservation philosophy and approach to be taken when procuring reinstatement, repair, alteration and demolition works at West Pier; given its special character.
- b This report is an appraisal of the site and sets out the conservation philosophy and approach to be taken when dealing with the development and the impact the proposed works may have on the surrounding area.
- c The report is prepared by Richard Maddison B.Sc (Hons) DipBldgCons MRICS IHBC, a Chartered Building Surveyor certified in Building Conservation with the Royal Institution of Chartered Surveyors and a member of the Institute of Historic Building Conservation.

2.0 Historical Significance

2.1 Generally

- a Scarborough is a town on the North Sea coast of North Yorkshire, historically located in the North Riding of Yorkshire. The town is located on the limestone cliffs above the harbour. The historic core of the town lies below the headland to the north of the town around the harbour.
- b The town dates (possibly) from 966 AD when it was known as Skaroaborg although there is evidence of a Roman signal station from the 4th century and earlier Stone Age and Bronze Age settlements on the headland.
- c There is little evidence of any settlement at the time of the Domesday Book in 1085 due to repeated Viking raids but the town recovered under Henry II with the building of the castle on the headland to the north and the granting of the town charters in 1155 and 1163. These established the market and the burgage plots around the market site.



Figure 1 – 18th century Scarborough. Image from Gent's History of Hull.

- d Scarborough Fair was permitted following a royal charter in 1253. The Fair was a trading festival running from 15th August through to 29th September and attracted merchants from all over Europe. The Fair continued to be held for 500 years ceasing in the 18th century.
- e In 1318 the town was sacked by the Scots but recovered subsequently.

- f In the 14th century larger fishing vessel used the harbour and by the 15th century two and three masted ships were commonplace. It was claimed in 1565 that there fifty small ships for fishing and thirty ships over 20 tons. By 1747 Scarborough had over 80 vessel, some over 400 tons.
- g Ship and boat building took over the sand side of the inner harbour which stretched from the east pier to West Sandgate in the 18th century. The stocks on which the ships and boats were built were on the sands and do not appear to have been fenced off. There is some evidence of 15th and 16th century ship building but the earliest recorded shipbuilders are the brothers John and James Cockerill with a launchway near Smithy Hill in 1685.
- h The castle changed hands repeatedly during the Civil War and following the Civil War much of the town laid in ruins. In 1626 a stream of acidic water was discovered in the cliffs giving rise to Scarborough Spa.
- i Dr. Robert Wittie’s published a book in 1660 about the spa waters and attracted visitors to the town thus creating Britain’s first seaside resort. The creation of the Scarborough-York railway in 1845 increased the number of visitors and the town grew significantly during this period.
- j During the First World War the town was bombarded by German warships and Scarborough Pier Lighthouse, built 1806, was damaged by the attack.
- k By the 1970’s the town declined as visitors moved away to more exotic locations.
- l The “fishing town” is contained in the historic core overlooking the harbour. The harbour has evolved since the 16th century. The harbour was first formed with the construction of the old pier and inner island pier. In 1565 the old pier was refurbished. In 1732 the old pier was extended further and the outer island pier added in 1740.
- m In 1752 the east pier was constructed. The west pier was constructed and inner island pier removed in 1817. The lighthouse was built at the end of the old pier in 1806.
- n The lighthouse pier was built in 1840 and the west pier enlarged in 1877. The final phase was the construction of the North Wharf in 1928.
- o The historic core lies adjacent to the harbour and has developed around the burgage plots created by the market charters. The core remained within the medieval boundaries through to the start of the 19th century. The remainder of the town evolved over the 19th century with the

growth in visitor numbers particularly after the arrival of the railways in 1845. Whilst some of the buildings in the central core have medieval proportions the majority have been refaced or re-developed and the frontages are more 19th century in character.

- p Modern interventions have been made during the 20th century including insertion of fascias, signage and shopfronts.

2.2 Conservation Area and Listed Building

- a The West Pier is contained within the Scarborough Conservation Area and is listed Grade II along with the other harbour walls. List description is as below:

1. West Pier, Old Pier, 1605 Vincent's Pier, East Pier TA 0488 4/5 TA 0588 4/5 22.12.53.

II

2. These piers form the Old Harbour and East Harbour. The oldest is the Old Pier dating back in origin to the 2nd half of the C13 but in a ruinous state by 1565-66 when a large grant was made by Queen Elizabeth for its reconstruction, later restorations as well: massive stone rubble with timber shearings, refaced in parts. VINCENT'S PIER was built next soon after 1732 - also massive stone rubble with timber shearings. This pier has the LIGHT HOUSE (qv). The EAST PIER was built between circa 1790-1812 creating the East Harbour. Massive stone blocks, set on curve, with sea wall. The WEST Pier was begun in 1817 as a southerly enclosing arm to the Old Harbour - similar massive stone blocks to East Pier. Late C19 Harbour Master's office and Fish sheds.

- b None of the structures built upon West Pier are listed but are contained within the curtilage of a listed structure and will be afforded the same level of protection. The Former Harbour Office should be considered to be a building of local importance and a heritage asset.
- c None of the buildings in close vicinity of West Pier on Sandside and Foreshore Road are considered to be of sufficient importance to merit being listed. The buildings on Sandgate facing the harbour, to the east of West Pier, which are listed are scheduled below.

Police Telephone Box – Grade II.

9 Sandside – The Old Custom House, now shop – Grade II.

11 and 12 Sandside – Considerably altered C17 building now Pizza Express restaurant – Grade II.

Newcastle Packet Inn – Grade II.

15 Sandside – C18 building now a Café – Grade II.

22 Sandside – C18 Cottage – Grade II.

21 and 23 Sandside – late C18 building now a Gift Shop and Restaurant – Grade II.

Kind Richard's House – House of medieval origin traditionally associated with Richard III, now a café – Grade II.

25 and 26 Sandside – C18 building used as a bar and cafe – Grade II.

College Grove, College Lane – Grade II.

- d The Lighthouse on the Old Pier is listed Grade II.
- e Scarborough Castle sits on the headland overlooking the harbour and is a scheduled monument.

3.0 West Pier

3.1 Generally

- a The West Pier was first constructed in 1817 to separate the sandbank on the west side from the harbour area. The works coincided with the construction of East Pier in 1752 (completed in 1826) and the lighthouse in 1806.

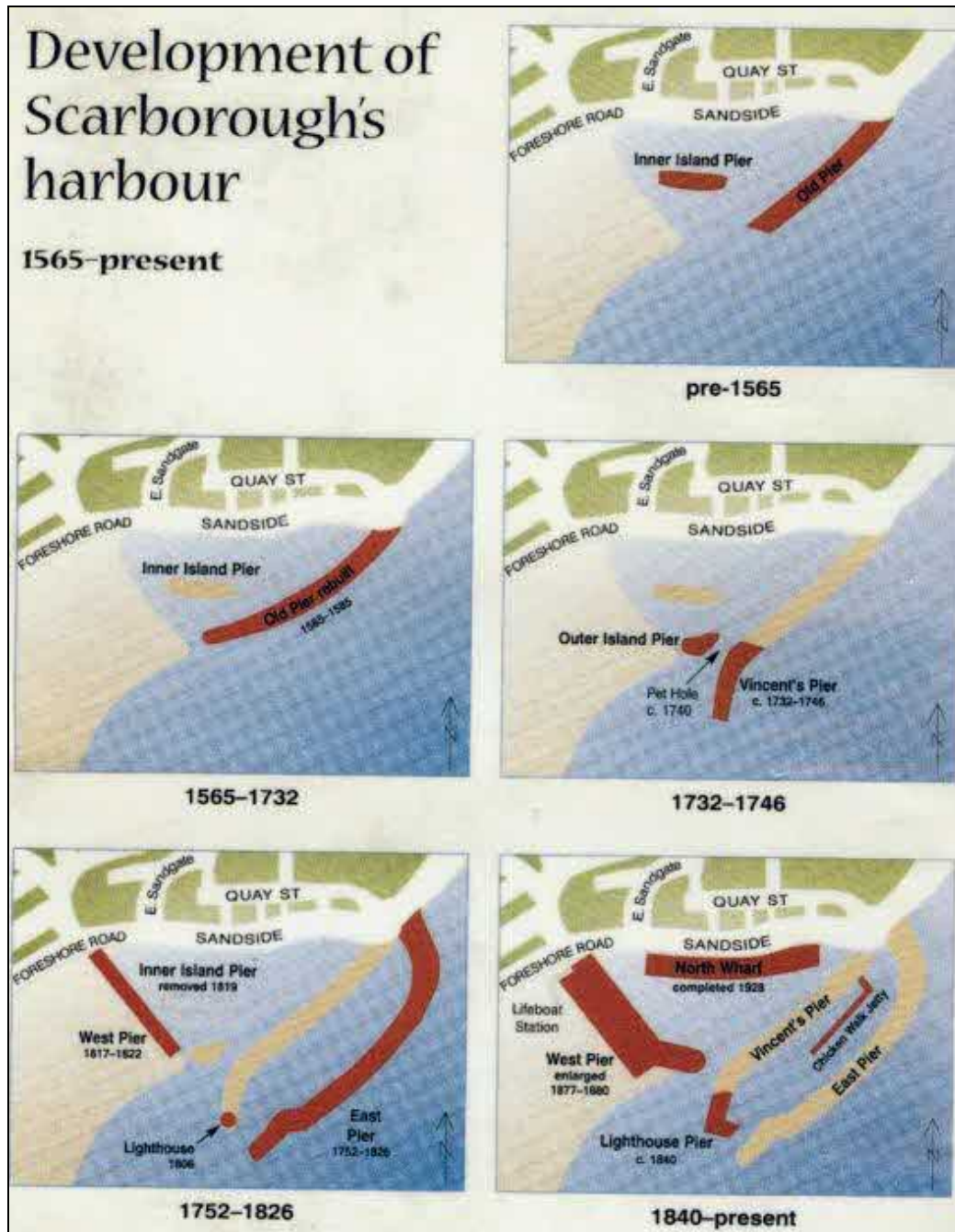


Figure 2: Harbour development from 1565.

- b The West Pier was widened 1877 and extended across to Outer Island Pier. The pier was widened further in 1910 on the west side.
- c The pier as originally built in 1817 was a slim structure constructed in sandstone blocks. There were no structures built on the original pier at this time. The OS plan of 1850 notes a Fish Market and Lifeboat House to the northern end of the pier. At this time the Foreshore Road had not been developed and the beach front properties lead directly onto the sands.
- d As evidenced by the OS Plan of 1890 the pier is widened and extended and Foreshore Road has been created to the west side. There is no road to the headland. The Harbour Offices (Building 1) are constructed to the northern end of the pier and Fish Sheds installed on the east side of the pier along its length. The fish market is held to the northern end in the area in front of the Harbour Offices
- e By 1910 West Pier is widened on the west side to create a larger area for the Fish Market. The structures on the pier remain as those noted from 1890 but the Harbour Offices are extended to the northern end. The Foreshore road extends across the harbour (Sandside) and around the headland (Marine Drive).
- f The OS Plan of 1926 shows the construction of a further Harbour Office building (Building 2) between the Harbour Offices (Building 1) and the Fish Sheds (Buildings 3, 4 & 5). The Lifeboat Station is constructed to the northern end of the pier on the west side.
- g By 1950 structures are built on the west side southern end of the pier, of which Building 5 remains.
- h Buildings and structures currently on West Pier are:

Former Harbour Offices (Building 1) – Built circa 1890, a brick building with stone details, extended circa 1910. The building has been adapted to contain the public lavatories on the ground floor. The upper floor has offices and studios with a stone balcony and metal railings to the front elevation.

Harbour Offices (Building 2) – Built circa 1926. Building 2 is a brick built structure stylised to match the earlier harbour offices with pedimented gables and a concrete balcony with metal railings. The building is used for offices on the first floor and storage on the ground floor. The ground floor left side unit is a fish wholesaler.

Fish Shed (Building 3) – Built circa 1990. Built on the site of the former fish shed, building 3 is a brick built structure with steel

balcony to the front elevation. The building is used for storage on the first floor and is a fish market on the ground floor. The Harbour Café is located on the first floor to the right side.

The current Building 4 is a late 20th century structure replacing the earlier fish shed buildings. The building is single storey of brick construction and is used for fish and shellfish processing.

East of Building 4 is a mid/late 20th century structure replacing the earlier fish shed buildings. The building is single storey of brick/block construction with a cement render finish externally. The building is used for fish and shellfish processing and contains a fuel bunker.

The Watch Office is a bespoke building used as the harbour Watch Keepers office located to the southern end of West Pier. The building comprises a simple panel built unit set onto a steel frame.

Building 5 – Built circa 1950. The building is a two storey brick built structure used for storage of fishing equipment.

Building 6 – Kiosk. The kiosk is a late 20th century single storey building sited to the north end of the pier. The building contains small shop units serving the pavement facing onto Foreshore Road. Possibly on site of former lifeboat station.

- i The Lifeboat Station was built circa 2016 and is a modern purpose built structure located adjacent to the base of the pier on the south side.
- j The original West Pier was constructed in sandstone block. The sandstone walling remains to the north east corner, to the east side of Building 1 facing the stone flagged slipway. The pier has been altered and adapted over the years first being extended and widened in 1890 and then further widened in 1910 to create the plan area observed today.
- k The pier as extant is constructed in concrete with an interlocking steel permanent shuttering to the east side and to the southern end. On the west side the concrete is fairfaced. There are concrete steps down to the water level on the west side to the centre of the pier wall and also to the southern end. Access to the east side is via fixed steel ladders. The pier is finished with a concrete slab hardstanding which has a tarmac finish applied to the southern end, to the car park area and at the access from Foreshore Road.
- l There is a road access down the west side of the pier to its full length. The roadway extends round the bottom of the pier and gives access also to the east side of the buildings. The area to the west side of the pier is currently used as a car park. The car park area is a mixture of concrete and tarmac, with a timber “sleeper” fixed along the leading edge.



Figure 3: Sandstone wall possibly from original pier structure built in 1817.

- m Other than the sandstone walling noted on the east side most of the historic fabric is missing or is hidden. The existing visible pier fabric dates from 1910 or later.

3.2 Former Harbour Office – Building 1

3.2.1 General

- a The Harbour Office is a two storey structure constructed in 1890 in the arts and crafts style. The building was extended to the north end by 1910. The building was originally built as Harbour Offices on the ground and first floor, the offices let to the individual shipping companies operating from the harbour.



Figure 4: Original elevation plans 1890.

- b The building has been altered and adapted and now contains the public lavatories on the ground floor. The first floor is accessed via external stairs and a stone balcony to the east side. The first floor accommodation is currently used as offices and studios.

3.2.2 External

- a The Former Harbour Office building is two storey of brick construction. The roof is steeply pitched with a clay tile covered duo pitched roof. There are 5 No. brick built chimney stacks at ridge level. The stacks are slender with brick corbeled heads and topped with clay pots bedded in a

mortar haunching. The stack to the original north gable has been reduced in height and capped.

- b The building finishes to pedimented gables to the north and south ends finished with a sandstone capping. The building has been extended to the north end with a two storey structure abutting the original gable, with single storey addition with flat roof.
- c The front (west) elevation is constructed in a red-multi brick with sandstone details to the door and window openings. The windows have stone mullions with stone transoms also to the larger openings.



Figure 5: Building 1 front elevation.

- d There is a cantilevered stone balcony across the front elevation with metal railings. The balcony is currently supported on "Acrow" props and scaffolding.
- e The original structure has 3 No. pedimented gables finished with a sandstone capping with kneelers. There is a clock to the central gable.
- f Doors are timber batten set into stone reveals and heads, some with curved heads. The windows comprise lead came glazing set into metal casements.

- g The north gable has windows set into stone reveals to the first floor with a timber door above giving access to the roof space. On the ground floor there is a single storey addition of brick constructed with stone details and flat roof. The walls are canted slightly. Windows are timber casement set into stone reveals heads and cills.
- h The rear (east) elevation has 3 No. projecting pediments with sandstone cappings and kneelers. Windows are timber casement set into a brick arch detail and brick on edge cills. The windows opening to the right side have been blocked with a modern brick with a small timber casement set into the top of the opening.



Figure 6: Building 1 rear elevation.

- i The south gable is plain with stone capping to the head of the gable and chimney stack at the ridge. There is a single timber casement window to the right side of the elevation. The opening has been altered but the brick arch detail remains to the head.
- j Stone steps to the left side access the balcony. There is an attached single storey brick built store to the right side with pantile covered mono pitched roof. There is a further small brick building adjacent with flat roof. These are later additions.

3.2.3 Internal

- a The ground floor has been altered significantly and is fitted out as a public lavatory, comprising male and female WC's disabled WC and stores.
- b Walls and floors are tiled and finishes are generally 20th century in character.
- c The first floor offices/studios were originally subdivided into two separate units front and back. The majority of the units have had the dividing wall removed and are now a single unit.

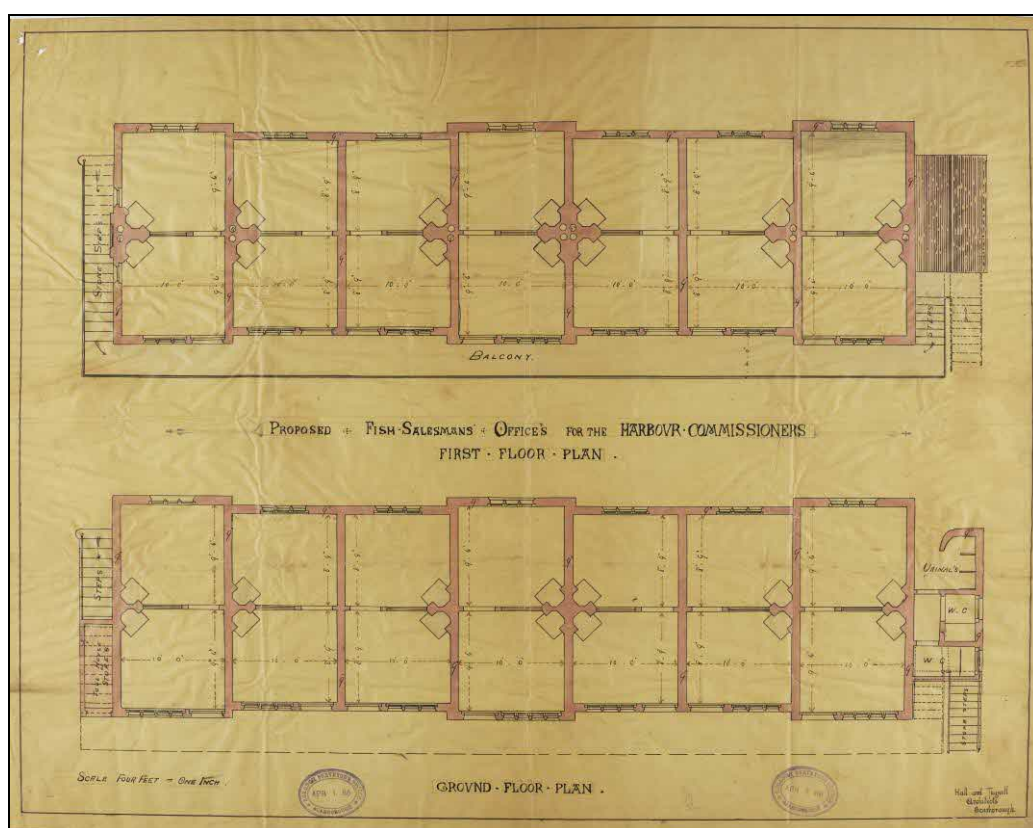


Figure 7: Internal floor plans 1890.

- d The original features and layout remains within the 3rd unit from the right currently occupied by A.A.K Schipper Images Gallery. The walls and ceilings are timber boarded, painted to the front unit but with a natural finish to the rear. The units are separated with a timber partition also boarded with a timber panelled door. The door has the motif *Filey United Steam Trawlers*. The rear unit contains the water tank serving the lavatories below. There are the original fire openings and surrounds in both units. There is a timber glazed partition in the front unit giving access through to the door to the rear unit

- e The boards that are unpainted and have a natural finish are the only remaining historically accurate finishes in the building. Whilst the other timbers in this unit are painted the timbers themselves are original.



Figure 8: Internal – first floor office.

- f The boarded finish remains in the other units but the spaces have been altered with dividing walls and fire openings removed.

3.3 Harbour Office - Building 2

3.3.1 General

- a Building 2 is a two storey brick built structure constructed circa 1926 as additional Harbour Offices and storage area. The building is styled to match the original Harbour Office building with pedimented gables to both ends of the west elevation.
- b The building remains as offices to the first floor and storage/retail/warehouse space to the ground floor. The internal accommodation has been amended over the years and finishes are modern.

3.3.2 External

- a Building 2 is a two storey brick built building with duo-pitched roof finishing to brick gables to the northern and southern ends.
- b The roof is steeply pitched with a plain clay tile covering. There are 3 No. tall brick chimney stacks with corbeled heads and terracotta pots located towards the top of the front roof slope. There appears to have been a brick stack to the head of both the north and south gables, but these have been reduced in height and capped.
- c The front elevation is of brick construction with stone band coursing at low level. Large brick arched openings to the ground floor. The left side unit has been altered as a retail unit and has modern aluminium framed glazing and door. The right side unit has had the opening enlarged and then part blocked with a new brick panel.
- d The first floor is accessed to the front elevation via concrete steps on the left gable serving concrete balcony with metal railings. The first floor offices have timber casement windows and timber battened doors set into brick reveals with painted stone heads.
- e There are pedimented gables to either end of the front elevation with stone detailing and cappings.
- f The north gable is built in brick. The roof finishes to the gable head with a mortar verge. There is a large timber casement set into brick arch opening to the centre of the gable with a small modern timber casement inserted to the side.

- g To the right side there are concrete steps set into a brick structure. To the left side of the gable there is a modern single storey brick built store with pantile roof covering.



Figure 9: Building 2 front elevation.

- h The rear (east) elevation is a plain brick façade. The first floor brick panel is supported on supported on a full length steel beam. There are timber casement windows set in brick reveals with brick arched head and stone cills.
- i The ground floor openings have been infilled with brick panels. Modern openings have been inserted to the right side of the elevation with concrete lintels over.
- j The south gable is a plain brick façade sited close to the north gable of Building 3. The space is infilled with modern metal steps and walkway serving both of these buildings.

3.3.3 Internal

- a The internal spaces have been altered and adapted over the years and most of the historic fabric has been lost.
- b The first floor offices have been fitted out with modern plasterboard and partitions with flush timber doors. Floor finishes are modern.



Figure 10: First floor office.

- c The ground floor units have been fitted out with modern finishes and chiller units.

3.4 Building 3

3.4.1 General

- a Building 3 is a fish shed built circa 1990 to replace an older structure. The building has been built to similar scale, proportions and style of the building it replaced.

3.4.2 External

- a The building is of traditional brick construction with concrete tile covered pitched roof. The roof finishes to raised gables to the north and south ends with brick on edge capping and brick corbeled kneeler.
- b The roof is plain but with a tiled motif to the ridge. The roof finishes to boarded soffit and fascia at the eaves.



Figure 11: Building 3 front elevation.

- c The front elevation is a plain brick façade. To the ground floor there are large brick arched openings with brick infill panels. Openings to the left and right sides have roller shutter doors. The first floor is accessed via metal steps and balcony. The first floor offices have timber batten style

doors with timber casements to the side. Openings have arched brick heads. To the right side there is a full height opening leading to a café.

- d The gables to both sides are plain brick.
- e The rhythm of fenestration to the rear elevation is similar to the front with bricked in arched openings to the ground floor and vertical timber casement windows with flat arch brick heads. There is a small balcony to the left side serving the café. Roller shutters are installed to two of the openings corresponding with those to the front.

3.4.3 Internal

- a The ground floor areas are fitted out with modern finishes and chiller units. Finishes to the first floor accommodation are modern.

3.5 Building 4

3.5.1 General

- a Building 4 is a fish and shellfish processing building built in the late 20th century. The building is a simple single storey structure built in two stages with a single storey longitudinal structure principally of brick construction and a flat roof metal clad and brick addition to the north west corner.



Figure 12: Building 4 rear elevation.

3.5.2 External

- a The building is principally of brick construction but has a panelled finish to the rear elevation on the right side. The roof is duo-pitched with a profile metal sheet covering. The addition to the north west corner is formed with metal sheet panels to the roof and walls to part and is brick built with flat roof to the remainder.
- b The front elevation comprises a concrete frame with brick infill panels and large door openings with roller shutters. The base of the openings are elevated above the road level.

- c To the left side there is a brick built addition over 2 stories with sliding timber doors to the ground floor and further opening to the centre of the first floor. Timber casement windows to either side. The roof to this section is flat and appears to have a built up bitumen felt covering. The structure abuts the south gable of Building 3
- d Adjacent there is a temporary structure with metal sheet cladding to the roof and walls.
- e the rear elevation is formed in brick to the left side with flush timber door and timber casement windows. There is a panelled section at eaves incorporating signage.
- f To the right side of the rear elevation the walls are finished with a cladding panel. There are a number of warehouse openings with roller shutter doors..
- g The south gable is a plain brick façade.

3.5.3 Internal

- a Building 4 is used for fish and shellfish processing and internal areas are fitted out with modern finishes and chiller units.

3.6 Fish Shed

3.6.1 General

- a The Fish Shed is located to the east of Building 4 and is a mid/late 20th century building built to replace an earlier fish shed building. The building is used for fish and shellfish processing. The building is single storey of masonry construction with a cement render finish. A brick plinth is exposed to the base of the walls set on a concrete slab. The gables are part clad with profile metal sheet to the upper part of the gable.
- b The roof is duo pitched with profile metal sheet covering penetrated by vents to the west roof slope.
- c Roller shutter doors to the openings to the north and south gables. There is a further flush timber pedestrian door to the left side of the south gable.
- d Vent grills are installed to the left side of the west elevation.



Figure 13: Fish Shed.

- e The internal spaces are fitted out for the storage and processing of fish and shellfish.

3.7 Watch Tower

3.7.1 General

- a The Watch Tower is located at the mouth of the harbour opening. The building is a purpose built structure comprising a panelled unit forming the watch office built off a steel framed structure. The building was erected in the late 20th century.

3.8 Building 5

3.8.1 General

- a Building 5 was built circa 1950 for the storage of fishing equipment. The building is 2 storey of brick construction with clay tile covering to duo-pitched roof.

3.8.2 External

- a The building is built with a red-multi brick over two storeys. The building terminates to a pedimented gable to both ends with brick corbelled kneelers. The upper section of both gables and the top 5 courses at the eaves are built with a different coloured brick suggesting that the building has been raised after its initial construction.



Figure 14: Building 5.

- b The east elevation is plain with warehouse double timber door openings to the first floor and single flush timber doors with timber casements to the side to the ground floor.
- c The south gable has timber casement windows on the ground floor with grills over and a warehouse style opening to the head of the gable. The

new brickwork around the window openings suggests these are later additions.

- d The west elevation is set on two levels with a central concrete balcony. Further metal balconies have been added to either side. There are plain timber doors on both levels with timber casements to the side. The varying colours of the brickworks suggest that the building was built to a budget.
- e The north gable has a double timber door opening to the upper level with metal gantry and cat ladder. To the ground floor there are timber doors with timber casements to the side. Single storey lean-to store structures are built to either side with built-up felt covered mono-pitched roofs.

3.8.3 Internal

- a The internal accommodation is separated into individual stores for the trawler men to store fishing equipment. Finishes throughout are modern.

3.9 Building 6 and Other Structures

- a Building 6 is the Kiosk structure located to the northern end of the pier. Building 6 is a simple structure built in the mid-late 20th century. The building is not considered to be an asset to the streetscape.

- b A modern Lifeboat Station is an early 21st century building built to the west side of West Pier. The building is a recent intervention but is a reference to the former Lifeboat Station that was previously sited on the Pier.

4.0 Significance Statement

4.1 General

- a The significance of a building or structure can be measured using the following values:
- b Aesthetic Value – Value deriving from the ways in which people draw sensory and intellectual stimulation from a place.

Historical Value – Value deriving from the ways in which past people, events and aspects of life can be connected through a place to the present.

Communal Value – Value deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Evidential Value – Value deriving from the potential of a place to yield evidence about past human activity.

4.2 West Pier

- a West Pier is listed as Grade II and is located within the Scarborough conservation area. None of the structures contained on the pier are listed in their own right but they are within the curtilage of a listed structure.
- b The pier has evolved since it was initially constructed in 1817. The pier was widened in 1877 and further extended in 1910. Most of the original sandstone structure is missing or buried within the existing pier structure, but sandstone walling can be noted to the north east corner adjacent to the stone flagged slipway.
- c The pier as extant is a concrete structure with a fairfaced concrete harbour wall to the west side and with an interlocking profiled steel permanent shuttering to the remaining walls.
- d The surfaces are concrete slab with a tarmac finish in places.
- e The pier is used predominantly by the local fishing industry and the majority of the buildings on the site are used for fish and shellfish sales, processing and storage. A large area to the north west section is set aside for a public car park, and the ground floor of Building 1 has been converted into Public Lavatories.

- f The aesthetic value is neutral. There is a small section of sandstone walling that is of architectural interest but the majority of the pier that remains visible is formed in concrete dating from 1910. The surfaces are modern and have no architectural value.
- g The historic value is high. The West Pier was constructed as part of the harbour development works carried out in the early 19th century. Along with the construction of the (slender) West Pier, the East Pier is constructed and the lighthouse installed at the end of Vincent's Pier. West Pier is altered further in the mid-19th century along with the construction of Lighthouse Pier.
- h These works relate to the development of the harbour and its growth in significance as a major fishing port throughout the 19th century.
- i Most of the historic fabric is lost or buried within the existing structure. Some historic fabric remains visible to the north east corner and is important to the character of this space along with the stone flagged slipway and remains of a mooring post.
- j The communal value is high. The West Pier is an integral part of the harbour and the harbour is the heart of Scarborough, a town that has developed first out of the fishing community and later as a seaside resort. The site has a long association with the sale of fish first as an open market and later from within the fish sheds.
- k Evidential value is moderate. It is likely that the original pier structure remains within the existing concrete fabric and strong archaeological evidence will exist whilst the pier remains in its current form. Any works will need to consider the impact they may have on any remaining historic fabric whether visible or buried.
- l The structure does have some architectural significance as a feature within the harbour, but its core significance is its historical use and association with the fishing community. The proposals look to maintain the character of the space, and the scale and massing of the buildings contained thereon, but the extant fabric is not considered to be of sufficient significance that changes cannot be made.
- m Other than Building 1 the original buildings built on the pier when enlarged circa 1880 have been replaced with more modern structures. Their scale and massing are in keeping with the character of the earlier structures but they have little architectural or historical significance.

4.3 Former Harbour Offices – Building 1

- a The Harbour Offices are not listed as a separate entity but should be considered to be heritage asset within the curtilage of a listed structure.
- b The building was built circa 1890 and extended to the north side in 1910. Built initially as offices for the various shipping companies operating out of the harbour, the building is now used as a public lavatory on the ground floor and offices and studios on the first floor.
- c The aesthetic value is moderate. The building externally is as originally built and then extended and is a good example of the arts and crafts style which was prevalent towards the end of the 19th century. Most of the originally historic fabric remains although the stone elements are in a poor state of repair.
- d The ground floor internal accommodation has been altered significantly and most of the historic fabric and features have been removed. Many of the original fixtures and features remain to the first floor and are worthy of saving.
- e The historical value is moderate. The building has a strong association with the continued development of the harbour at the end of the 19th century and through into the 20th century and is an important part of the fish market as it has evolved.
- f The communal value is high. The building has a close association with the fishing industry and the local community.
- g The evidential value is high. The building has a reference to the development of the harbour and will provide strong evidence of the past uses to the following generations.
- h The Harbour Office is a good example of this type of building and much of the historic fabric remains externally and to the first floor accommodation. The ground floor has been altered significantly and most of the value has been lost. Any proposals should look to maintain the character of the building and preserve the historic values that remain.

4.4 Building 2

- a Building 2 was built in 1926 to increase the harbour office accommodation. The building was used as offices to the first floor with fish sales and storage to the ground floor and these uses remain today. The building is not listed but is in the curtilage of the grade II listed West Pier.
- b The aesthetic value is neutral. The building has been designed to match the style of the original harbour office building (Building 1) and although a 20th century interpretation its scale and proportions are correct. The building sits well within the streetscape and is a positive asset.
- c The historical value is neutral. Whilst the building is part of the 20th century development of the pier it is of no great historical significance.
- d The communal value is moderate. The building provides a reference to a continuing use of the pier and has links with the fishing community.
- e The evidential value is moderate, the building providing a reference to the development of the harbour and the fishing industry in Scarborough.
- f Building 2 has some architectural interest with the scale and proportions matching those to the Harbour Office adjacent. The building is however relatively modern and has little historic significance.

4.5 Building 3

- a Building 3 is a fish shed built in 1990. The building is used for storage on the first floor and is a fish market on the ground floor. The building is built on the site of an earlier structure.
- b The building is a modern structure and whilst it is a replacement for an earlier fish shed, built to a similar design and proportions, it has limited architectural and historical value. Evidentially there is a reference to an earlier structure and the building does provide a reference to the fishing industry at Scarborough.

4.6 Buildings 4 & Fish Shed

- a Buildings 4 and the Fish Shed adjacent are modern buildings, constructed on the site of the former fish sheds, used for fish and shellfish processing. The buildings have little architectural or historical value and their significance can be regarded as limited.

4.7 Watch Tower

- a The harbour Watch Tower is located at the mouth of the harbour. The structure is modern built in the early 21st century and therefore has no historical significance.

4.8 Building 5

- a Building 5 is a storage building built circa 1950. The building is separated into small storage spaces used by the local fishermen. The building has no architectural or historical significance.

4.9 Building 6 and Other Structures

- a The kiosk building to the northern end of the pier is a late 20th century structure housing small scale retail units. The building has no architectural, historical or other value.
- b To the north west of West Pier is the Lifeboat Station. The station is referenced in this location in the OS plan of 1850 although there is no visible structure and first appears as a structure in the OS plan of 1926. The current building was built in 2016, replacing a mid-20th century building. The building's location has historical significance and there is communal value.

5.0 Heritage Impact Statement

5.1 Building 1

- a Building 1 is currently in a poor state of repair with deterioration of both the internal and external fabric which will require attending to as part of any development works.
- b Externally the stone dressings forming the door and window openings and to the pedimented gables are in poor condition with severe erosion caused by wind scour of the bed faced stone. The decayed/eroded sections of stone will need to be removed and replaced with new sandstone selected to match the existing for colour and texture.
- c The elevations are formed with a soft brick which has been repointed previously with a cement gauged mortar. The mortar is causing the accelerated erosion of the brickwork to parts of the front elevation and the pointing will be raked out and replaced with a traditional lime mortar where needed to prevent further erosion. Previous repairs have been made using a modern brick. Badly eroded bricks will be replaced with a handmade red clay brick to match.
- d The roof covering has been stripped and replaced in places but on the whole the clay tile covering is poor. Where the covering has deteriorated it will be stripped and replaced with a clay tile to match the existing covering.
- e The balcony and stairs are formed in stone with modern concrete elements where previous repairs/alterations have been made. The balcony is in an unsafe condition and is propped temporarily with a structural scaffold.
- f The steps on both sides of the balcony have been refurbished in the past and are formed with a modern clay brick walling, with the stone treads set into concrete steps. The metal railings fixed to the balcony and steps are deteriorating through corrosion.
- g Internally the ground floor has been converted into Public Toilets and stores. These works have resulted in the removal of the internal fixtures and fitting and the area has a plain tiled floor and white painted flush gypsum plastered walls. The internal walls have altered and amended to suit the WC accommodation with the first floor features supported on a new steel floor structure. The original layout comprised offices front and back and this character has been most.

- h The first floor remains as small units but these have been altered with some of the internal dividing walls removed.
- i Whilst the Harbour Offices (Building 1) are not listed in their own right they are contained within the curtilage of West Pier which is listed grade II. The building is the oldest building remaining on the pier dating from 1890 and is a significant part of the pier's development.
- j The building is in a poor state of repair and although in use, the uses do not generate sufficient income resulting in the building's continued decline. The proposals are part of a wider regeneration scheme for the whole of West Pier. Building 1 shall, following restoration of the external fabric, be adapted, and converted into a restaurant. In order to provide a functional space for this use the internal spaces need to be opened out along with some additional floor space to the front on the ground floor and terrace to the first floor.
- k The balcony and railings are in poor condition and shall be removed along with the steps to the north end and the steps and brick structures to the south end. A glass structure is proposed to the west (front) elevation across the elevation at ground floor level. The roof of this structure will form a new balcony/terrace which will step out sufficiently to allow for additional covers externally.
- l The steps to both sides and the low level brick structures to the southern end of the building are later additions, added to the north end as part of the redevelopment in 1905 and to the south end in the mid 20th century. The balcony was also adapted and altered at his time but is fundamentally as original.
- m The current condition of the steps, balcony and railings necessitates their repair/replacement. The new steps and railings match the existing features in material and scale but the opportunity has been taken to increase the useable floor space by extending the balcony over the new glass structure on the ground floor creating a terrace.
- n The poor quality single storey brick elements, added in the mid 20th century, are removed to the south end of the building and the steps are set to mirror those on the north side. The new single storey brick structures replace the poor quality elements and will be built in a hand made red clay brick to match the existing elevations. These will house a cold store to be used by the restaurant and mechanical plant.
- o Whilst there is the proposal for a glass fronted extension at ground floor level, the historic front elevation will remain unchanged other than the removal of the doors from openings to allow the ground floor spaces to

function as a restaurant. This elevation will remain visible through the glass structure.

- p The remaining elevations will be restored through the replacement of defective stone and brick elements but will remain as existing.
- q The ground floor has been altered in the past to provide public toilet accommodation and in the process most of the historic plan form and fixtures and features have been lost. The new proposals allow for the removal of the later public toilet fixtures and fitting and to reconfigure the space to allow for the proposed restaurant use.
- r The first floor has been altered and adapted over time and much of the historic features have been lost. The character of this space is the small office rooms. The dividing walls spanning front to rear will be retained with openings formed through the walls towards the front of the first floor accommodation to allow access across the floor. This along with retention of fire openings and timber panels where they remain will help maintain the historic character of the first floor accommodation.
- s The former Harbour Office Building, Building 1, is an important building within the complex forming West Pier located to the northern end of the pier at the junction of the pier with Sandside. Whilst the pier dates back to 1817, Building 1 is the oldest structure added when the pier was widened in 1890. The building has been altered and adapted over time but retains much of its original character.
- t The building is in decline and a financially viable use is needed to ensure that the building continues as a feature of the pier for future generations. The proposed use as a restaurant is considered to be an appropriate use for the building with regard to the buildings shape and form, linking the building and the pier with other uses in close vicinity. The building will need to be adapted to facilitate this new role with the opening up of the first floor accommodation by forming openings in the dividing walls and the addition of a glazed extension to the ground floor.
- u The changes maintain the building's character, keeping the reference to the subdivision of spaces on the first floor and also retaining the internal fixtures and features such as fire openings. The ground floor has been altered significantly in the past and there is little left that merits referencing in the new works.
- v The external fabric shall be restored but the elevations shall remain fundamentally unchanged. The defective balcony shall be removed to the front elevation along with the mid 20th century steps and single storey brick structures. The installation of the glass structure to ground

floor with terrace over and new steps to either side will provide the additional area needed to make a restaurant use a viable proposition. The existing front elevation will be retained in its current form other than the doors removed from the ground floor openings.

- w Whilst therefore there is some loss of historic integrity the building would fall further into disrepair without an economically viable use and the changes proposed shall allow for this. The pier development will gain the benefit of maintaining a valuable heritage asset for the future.

5.2 Building 2

- a Building 2 is currently in a reasonable state of repair but some deterioration is occurring to both the internal and external fabric. This will require attending to as part of any development works.
- b The stone dressings to the door and window openings and also to the gable features are beginning to erode and the worst affected sections shall be cut out and replaced in new sandstone to match.
- c The brickwork is generally in sound condition but there are a small number of areas where the brickwork is eroded and failing. The badly eroded bricks shall be carefully removed and replaced with a new clay red multi to match.
- d The pointing is also in sound condition but has deteriorated where defects have occurred to the rainwater goods and also to the chimney stacks. The eroded sections will be carefully raked out by hand and repointed with a traditional lime mortar, pointed flush to match the existing.
- e There is some staining of the elevations and where this is considered to be detrimental to the fabric the staining will be cleaned using the "Doff" technique. The general patination of the building will be retained.
- f The roof covering is in poor condition and will be stripped and replaced with a new clay tile covering to match. The existing materials will be salvaged and reused as far as this is possible.
- g The head of the roof is capped with a lead flat with lead sheet covering incorporating lead rolls. The condition of this element will be inspected further and any defective section replaced in Code 6 milled lead sheet to match.
- h The cast iron rainwater goods are in poor condition and sections are missing. The gutters and downpipes will be taken down and replaced in

cast iron to match existing. The components may be oversized to accommodate modern climactic conditions.

- i The timber windows are deteriorating though wet rot rendering the windows beyond economic repair. The worst affected windows will be removed and replaced with new to match.
- j Building 2 is not listed but is in the curtilage of the Grade II listed West Pier. The building is not of any great architectural or historical importance and was built in 1926 to complement the existing Harbour Offices (Building 1).
- k The external alterations are minor and have minimal impact on the architectural character of the building. These changes include: alteration of the left side ground floor opening; insertion of new screens and doors to the left side openings; amendments to the steel columns to the rear elevation; removal of the low level concrete steps to the front elevation central opening.
- l The alterations are minimal but will reinstate the rhythm of the openings on the ground floor (front elevation) and remove some of the later additions to the rear.
- m The building has been altered and adapted internally over the years and little of the historic fabric remains. The new works reconfigure the first floor accommodation to provide office, studio and gallery spaces.
- n On the ground floor the existing uses remain with a new retail unit provided to the centre left.
- o The works to Building 2 are minor and do not impact on its character. The works to the front elevation improve the rhythm of the ground floor openings and improves the setting of the building within the historic streetscape.

5.3 Building 3

- a Building 3 is currently in fair condition and minor works only are required to the internal and external fabric as part of the development works.
- b The timber cills to the base of the first floor openings are formed in timber and these are decayed with wet rot. The cills will be removed and replaced with a sandstone cill. The material is more robust but will remain in keeping with the character of the adjoining buildings and the streetscape in general.

- c Internally the first floor is currently used as a net loft with a café to the right side. The café will be extended across towards the centre of the building to provide a larger unit. The café is currently a viable business but the increase in space will help it to prosper. The remaining first floor area will be converted into office and meeting room spaces.
- d Externally there is little change other than improvement of the fenestration. The proposals therefore have little impact on the setting of the building within this historic streetscape.

5.4 Buildings 4, 5, 6 and Other Buildings

- a The harbour Watch Tower is located at the mouth of the harbour. The building will not form part of the proposed development and will be retained in its current function.
- b The building adjacent Building 4 is a modern building used as a fish shed and will be retained in its current form.
- c Building 5 remains in fair condition but does not have any architectural or historical significance. The removal of this building to allow for the provision of parking spaces to compensate those lost to the western end and a turning circle for HGVs and will have a neutral impact on the significance of West Pier.
- d Building 4 and the Kiosks (Building 6) are modern buildings that do not have any architectural or historical significance and have a negative impact on the setting of the pier. The buildings are run down and will therefore be demolished and replaced.

5.5 Building 7

- a Building 7 shall be sited at the western end of the pier close to the junction with Foreshore Road and adjacent to the modern Lifeboat Station building.
- b Whilst a modern addition the building replaces the current kiosk buildings which have a negative impact on the setting of West Pier at its junction with Foreshore Road. The building will also provide a replacement for the Public Toilets currently found on the ground floor of Building 1.
- c The building is small scale single storey with flat roof and will be subservient to the historic buildings located on the north side of the pier.

5.6 New Building 4

- a New Building 4 is a direct replacement for the existing building and will be used as bait sheds. The new building will be two storey built to a similar scale and massing of Building 3 adjacent. Whilst therefore the new building will be of a slightly larger scale than the building it replaces it will remain at a scale that fits with the historic streetscape and the setting of the remaining buildings on West Pier.
- b The building will be constructed with a masonry plinth with a timber cladding above to the outer leaf. Whilst Building 4 is designed to sit within the historic streetscape the modern finishes will serve to place the building as a modern addition.

5.7 Public Realm

- a The current external spaces are predominantly used for car parking and access for commercial vehicles to the fish and bait sheds.
- b The new scheme will keep the parking area and extend the provision towards the southern end of the pier. This will retain the area as an open space and thus maintain the character of the pier with the buildings mainly down the northern edge. This will also allow the space to be used for open air events.
- c Vehicle movement will be managed with bollards set on the line of the access road. A turning circle will be maintained to the north eastern end of the pier to allow delivery vehicles to turn and serve the fish and bait sheds.
- d Lighting will be provided to the car parking area and access road to maintain a suitable lux level to maintain health and safety. Fittings shall be modern rather than an historical pastiche, located on poles rather than fixed to the buildings and will therefore not impact on the appearance of the buildings or affect their character.
- e Other street furniture includes benching sited outside the Kiosk building (building 7). The street furniture will be modern and not a historic pastiche. The proposed fittings are low key and will not impact on the character of the space.

6.0 Summary

a The works proposed are generally beneficial to the setting of West Pier and the proposals do not have a significant affect on the pier's character or setting. Items where there is a potential for harm are set out in the table below along with the measures to mitigate this harm.

b

	Proposed Works	Impact on Significance	Mitigation to reduce harm on setting
Building 1			
6.1.1	Replacement of decayed/eroded stone dressings to door and window openings.	Positive – The eroded sections of stone impact on the visual appearance of the building and its structural integrity. Consolidation of the historic fabric will help maintain the building for the future.	Cut out the eroded sections of stone dressing and replace in sandstone to match existing, bedded in a traditional lime mortar.
6.1.2	Replacement of decayed/eroded stone dressings to the pedimented gables.	Positive – The eroded sections of stone affect the visual appearance of the building and its structural integrity.	Carefully remove by hand the eroded sections of stone and replace in sandstone to match existing bedded on a traditional lime mortar. Consider inserting lead dressings to improve permeation of rainwater into the fabric.

6.1.3	The elevations are pointed in a cement gauged mortar which is causing accelerated erosion of the brickwork. Rake out and repoint brickwork.	Positive – The cement mortar is causing deterioration of the soft brickwork. Repointing will arrest any further deterioration.	Carefully rake out cement gauged pointing and repoint with a traditional lime mortar. Any raking out to be carried out by hand to prevent damage to the brick edges. No mechanical tools will be allowed.
6.1.4	Replacement of badly eroded brick.	Positive – The eroded bricks affect the visual appearance of the building and will lead to further deterioration.	Carefully cut out by hand eroded brickwork and replace with new handmade clay bricks to match in size, colour and texture, bedded in a lime mortar.
6.1.5	Replace the defective sections of clay tile roof coverings.	Positive – The roof covering is deteriorating and leading to water ingress which in turn is leading to deterioration of the historic fabric.	Strip and replace roof covering where defective with new hand made plain clay tile covering to match.
6.1.6	Remove the existing balcony.	Negative – Loss of historic fabric. The balcony is part of the original design providing access to the upper rooms. The existing fabric is in a badly deteriorated condition and is supported by a temporary structural scaffold.	Take down and remove the defective and dangerous balcony structure. A new balcony structure shall be provided.

6.1.7	Remove the stairs to either side of balcony.	Minor negative – The stairs to both sides are part of the later additions made during the extension works from 1905. The stairs and supporting structures are in poor condition. The historic stone steps have been repaired with concrete elements.	Remove the stairs to allow their replacement.
6.1.8	Remove the modern single storey brick additions to the right side.	Positive – The single storey sections to right side of the front elevation are 20 th century additions and are in a deteriorated condition and detract from the setting of a historic structure.	Remove the later brick single storey additions.
6.1.9	Remove the metal railings to the balcony and stairs.	Negative – Loss of historic fabric. The metal railings are part of the balcony. The metal railings are corroded and are in poor condition.	Remove the defective metal railings. New railings shall be incorporated in the new proposals.
6.1.10	Provide new glass structure to the ground floor front to provide additional accommodation.	Negative – Modern intervention to the front elevation.	The new addition shall be formed as a glass structure so the elevation behind will remain visible. The glass structure will be as lightweight as

			possible with minimal structural elements. Structural elements will be as slender as possible. Glass structure shall extend to ground level.
6.1.11	Provide new balcony and steps up.	Neutral – Replacement of elements previously removed.	The new glass structure shall act also as a balcony providing access to the upper rooms. Steps to be formed either side.
6.1.12	Provide new single storey structures to the right side of front elevation.	Neutral – Replacement of elements previously removed.	The new single storey brick structures shall be built using a handmade red clay brick to match the character of the historic brickwork. Bond type will differentiate the new brick from the older elements.
6.1.13	The front elevation shall remain in its existing form. Doors and frames shall be removed to openings to the ground floor to allow access through to the new glass structure element.	Positive – The elevation shall be repaired and restored as above and retained in its historic form.	The elevation shall be restored and will remain visible through the lightweight glass structure.

6.1.14	The ground floor shall be altered and adapted to provide kitchen, stores and service areas for the building to function as a restaurant.	Minor Positive – The existing modern public toilet fabric, fixtures and fittings will be removed, which currently detract from the buildings historic character.	The scheme will look to introduce materials and fittings that are more in keeping with the building character.
6.1.15	The first floor shall be altered to provide stores and service areas to allow the building to function as a restaurant.	Minor negative – There will be the loss of some historic fabric where walls are altered.	The scheme will retain the cross walls forming the former harbour offices. Openings will be formed in the front section of these walls to allow through flow across the front of the building but the line of the walls will be retained. Historic timber panelling will be retained. Fire openings to be retained.
6.1.16	The building is in a poor state of repair.	Positive – An economically viable use will help keep the building in use and will contribute to the building’s retention as a historic asset.	The change to restaurant use will bring the building into an economically viable use and will help maintain the building for future generations.
6.1.17	Replace the defective cast iron rainwater goods.	Minor positive - The rainwater goods are in poor condition leading to damp staining to brick elevations and water ingress.	The existing rainwater goods shall be removed and replaced with new cast iron rainwater goods. The opportunity will be taken to increase

			the size of the gutters and downpipes to reflect changing climactic conditions.
Building 2			
6.2.1	The stone dressings are eroded and deteriorating.	Minor positive - The eroded sections of stone impact on the visual appearance of the building and its structural integrity. Consolidation of the historic fabric will help maintain the building for the future.	Cut out the eroded sections of stone dressing and replace in sandstone to match existing, bedded in a traditional lime mortar.
6.2.2	There are small areas where the brickwork is eroded.	Minor positive – The eroded sections of brickwork impacts on the visual appearance of the building. Consolidation of the brickwork will help to maintain the building.	Cut out the eroded sections of brickworks and bed in new clay bricks set on a traditional lime mortar.
6.2.3	There are areas where the pointing has deteriorated to the main elevations.	Minor positive – The eroded pointing impacts on the visual appearance of the building and will lead to further deterioration.	Rake out the eroded sections of pointing and repoint with a traditional lime mortar, colour and aggregate to match existing.

6.2.4	The pointing has deteriorated to the chimney stacks.	Minor positive – The eroded pointing harms the visual appearance of the building and will lead to further deterioration.	Rake out the eroded sections of pointing and repoint with a traditional lime mortar, colour and aggregate to match existing.
6.2.5	There is staining to the elevations from rainwater runoff.	Neutral – The staining impacts on the visual appearance of the building,	Where the staining is considered to be detrimental to the fabric the staining will be cleaned using the "Doff" technique. The general patination of the building will be retained.
6.2.6	The clay tile roof covering is in poor condition.	Positive – The defects within the roof covering are leading to water ingress and deterioration of the internal fabric.	The roof covering will be stripped and replaced with a new clay tile covering to match the existing.
6.2.7	The head of the main roof is flat with a lead sheet covering. The condition of the roof cannot be determined without further high level inspection.	Minor positive – The current condition of the lead flat will be causing harm to the building's fabric	The condition of the covering will be assessed further and repairs made to bring back into good order. Lead will be minimum code 6 milled lead sheet laid in accordance with the guidelines of the Lead Sheet Association.

6.2.8	Replace the defective cast iron rainwater goods.	Minor positive - The rainwater goods are in poor condition leading to damp staining to brick elevations and water ingress.	The existing rainwater goods shall be removed and replaced with new cast iron rainwater goods. The opportunity will be taken to increase the size of the gutters and downpipes to reflect changing climactic conditions.
6.2.9	Remove and replace defective timber windows.	Neutral – The windows have deteriorated through the development of wet rot within the frame timbers and are beyond economic repair.	The worst affected windows will be removed and replaced with new timber windows to match the existing.
6.2.10	Alter the ground floor opening to match the other openings across the front elevation.	Minor positive – The opening has been altered previously and differs from the other openings.	The opening will be altered to match the other arched openings.
6.2.11	Insertion of new screens and doors to front elevation.	Neutral – The existing external joinery is poor quality.	The poor quality joinery will be replaced with new.
6.2.12	Remove steel framework to rear elevation.	Minor positive – Removal of a previous modern intervention.	The steelwork will be removed and replaced in brick to match existing.
6.2.13	Remove concrete step to front elevation.	Minor positive – Removal of a previous modern intervention.	The removal of the concrete step will improve the appearance of the front elevation.

6.2.14	Reconfigure internal spaces.	Neutral – The internal spaces have been altered and changed in the past and little of the historic fabric remains.	The alterations will allow the building to be adapted and brought into a viable use.
Building 3			
6.3.1	Remove timber cills and replace in sandstone.	Neutral – The timber cills are in poor condition and need to be replaced.	The use of sandstone does not harm the character of the building and is considered more appropriate for the marine environment.
6.3.2	Change windows to the upper floors.	Neutral – The existing openings have timber framed doors which shall be replaced with windows.	The windows are required for the proposed new uses internally.
6.3.3	Reconfigure internal spaces.	Neutral – The ground floor spaces will remain as existing. The first floor spaces will be reconfigured to increase the Café offer and to provide office space.	The alterations are not considered to harm Building 3 which was built in 1990.

Building 4			
6.4.1	Demolition of Building 4 to allow for the construction of new building.	Positive – Building 4 is a modern structure built towards the end of the 20 th century. The building is built in various stages on two levels and is not considered to provide a positive impact on the character of the pier.	The new building, Building 9, will be designed to match the shape and massing of the building adjacent and will provide a positive impact on the character of the streetscape.
6.4.2	Construction of new two storey building on the site of Building 4 to be used by the fishing community as bait sheds.	Minor positive – The building serves as a replacement of the current Building 4, which is considered to have a negative impact on the setting of the pier.	The new Building 4 replaces the accommodation provided by Buildings 4 & 5, and will serve the fishing community. The new building will be constructed to a scale to fit in with the street scape along the north edge of West Pier. The building is 2 storey and will be constructed in modern materials to differentiate the building from the historic structures adjacent.

Building 5			
6.5.1	Demolition of Building 5 to allow the expansion of the public realm areas.	Neutral – The building is a modern addition built in the mid/late 20 th century and has a neutral impact on the character of the pier.	The removal of the building will not have an impact on the historic character of West Pier.
Building 6			
6.6.1	Demolition of the Kiosk buildings at the west end of the pier at the junction with Foreshore Road.	Minor positive – The current Kiosk building is a poor quality late 20 th century single storey structure and has a negative impact on the character of West Pier.	The demolition of the kiosks will remove a structure that has a negative impact on the character of the pier and will allow for the development of new kiosk and public toilet building.
Building 7			
6.7.1	Construction of new single storey structure at west end of pier to provide kiosk and public toilet accommodation.	Neutral – The building replaces the current poor quality kiosk building and replaces the public toilet facilities removed from Building 1.	The new building is single storey and remains subservient to the main buildings on the opposite side of the pier. The building will be built using modern materials to allow it to be differentiated from the older structures on the site.

Public Realm			
6.8.1	Construction of new car park in area of existing car park and hardstanding.	Neutral – The car parking will be provided in an already established hardstanding area.	The new car parking area is sited in the location of the existing facility using materials that are in keeping with the character of the space. Access for commercial vehicles will be maintained with a turning circle to the bottom end.
6.8.2	Installation of new lighting to comprise modern fittings set on poles on the line of the access road at junction with the car park.	Neutral – The light fittings replace existing modern fittings.	The fittings shall be modern and will not be a historical pastiche. There will be no fittings attached to the buildings.
6.8.3	Installation of street furniture to include bollards and benches.	Neutral – The new fittings will be low key.	The bollards are required to demarcate the access road and separate this from the car parking area.

6.9.0	Generally		
6.9.1	<p>The regeneration of the West Pier to include the alterations detailed above to Buildings 1, 2 & 3 and the construction of Buildings 4 & 5. The works include the demolition of existing Buildings 4, 5 & 6. The car park and hardstandings will be retained and redeveloped including new public realm.</p>	<p>Neutral – The proposed works will not result in any significant harm to the character of West Pier.</p>	<p>West Pier is currently in a declining state with deterioration of the Pier’s fabric and also the buildings contained on West Pier. The works will bring failing buildings back into a viable use and will help to allow the area to thrive. The new buildings are at a similar scale and massing to the existing buildings on West Pier. The works to the public realm will not alter the character of these spaces. The works will not impact on the setting of the Castle or the Conservation Area in general.</p>

7.0 Impact on Conservation Area and Castle

- a Scarborough Conservation Area was designated in 1972, updated in 1984 & 1985. There is no Conservation Area Appraisal for the Scarborough Conservation Area.

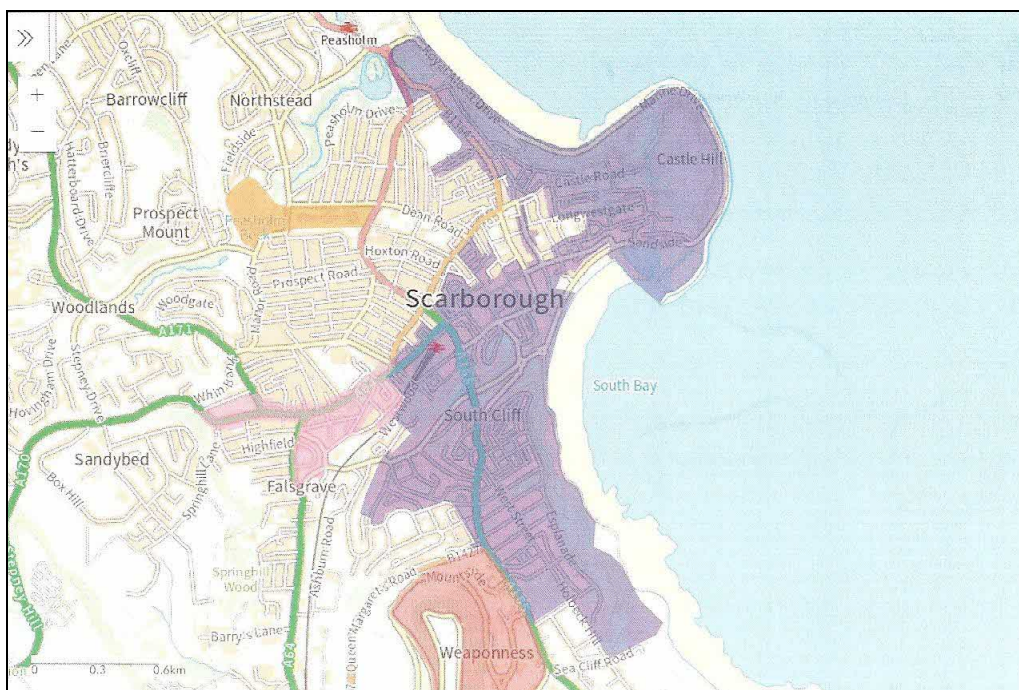


Figure 15: Scarborough Conservation Area.

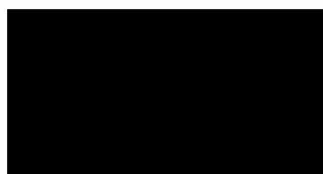
- b The extent of the conservation area is shown shaded purple in Figure 15. West Pier and the Harbour are located at the northern end of South Bay below the promontory containing the Castle.
- c The current castle developed in the early 12th century and the promontory was enclosed by the castle walls at the end of that century. The great tower was added by Henry II in 1159.
- d The town developed around the castle and the town charter was granted in 1155 and 1163 establishing the market and the burgage plots around the market site extending down to the harbour area.
- e The fishing community has developed from the 11th century first operating from the sands. The "fishing town" is contained in the historic core overlooking the harbour. The harbour has evolved since the 16th century. The harbour was first formed with the construction of the old pier and inner island pier. In 1565 the old pier was refurbished. In 1732 the old pier was extended further and the outer island pier added in 1740.

- f In 1752 the east pier is constructed. The west pier was constructed and inner island pier removed in 1817. The lighthouse is built at the end of the old pier in 1806.
- g The lighthouse pier is built in 1840 and the west pier is enlarged in 1877. The final phase was the construction of the North Wharf in 1928.
- h The historic core lies adjacent to the harbour. The core remained within the medieval boundaries until the town evolved as a spa town and seaside resort over the 19th century.
- i As the town developed the medieval buildings were re-developed and re-fronted with late Georgian and Victorian frontages. Whilst the line of the burgage plots remain the overriding character is of low level, no more than four storey, buildings with brick and rendered frontages set out to classical proportions. Roofs are pitched mainly with a red tile covering although a grey slate appears on the later 19th century buildings.
- j The first building on West Pier is the Former Harbour Offices (Building 1) built following the widening of the pier in 1890. The building is brick built in the Arts & Crafts style. Building 2 was erected in 1926 built in a similar style to match and Building 3 followed built in 1990 to replace an earlier structure. These three buildings are two storey and have a similar scale and provide the overriding character of the pier.
- k Further modern structures have been added to form Buildings 4, 5 & 6 along with the Fish Shed and Watch Tower at the end of the pier.
- l The proposals look to retain and improve the existing building stock and the character of the pier and its setting within the conservation area remain largely unaffected.
- m The Castle and promontory are a Scheduled Ancient Monument. The pier is viewed from the Castle promontory and the impact on the views from this area will be negligible.
- n The poor quality buildings forming Building 4 and the Kiosks along with Building 5 have a negative impact on the character of the pier and the conservation area and will be removed. The new buildings, Buildings 4 and 7, will be constructed at a scale that they will sit within the existing streetscape and do not have a negative impact on the character of the surrounding area.

8.0 Conclusion

- a** West Pier is currently in a declining state with deterioration of the building stock through neglect. The proposals look to reverse this trend by finding viable uses for the various buildings on the site, and by removing and replacing the worst.
- b** The works to Building 1 will bring the building into a viable use, by increasing the floor space to allow for the proposed restaurant use. The works allow for opening up the first floor area by forming openings through the dividing walls, but the outline of the walls will remain. The walls along with the timber panelling and fire openings will be retained to the rear portion thus maintaining the character of this space.
- c** A glass structure is proposed to the front but the elevation behind will be retained in its original form and will be visible through the lightweight glass structure.
- d** The works to Buildings 2 and 3 are minimal and have little impact on their character.
- e** Buildings 4 and the Kiosks are modern structures in poor condition and have a negative impact on the character of the pier. They will be removed and replaced with modern structures. These structures do not impact on the setting of the pier or the retained buildings.
- f** Building 7 is considered neutral and will be removed to allow for the public realm improvements.
- g** West Pier sits within the Scarborough Conservation Area and is an important feature within this space. The proposals do not harm the character of the conservation area and as a whole should be considered as having a positive impact.

Signed:



**R. J. Maddison B.Sc (Hons) DipBldgCons MRICS IHBC
For MADDISON JAMES ASSOCIATES LTD**

DATE: 27th July 2023

APPENDIX 1
OLD MAPS



Scarborough 1810



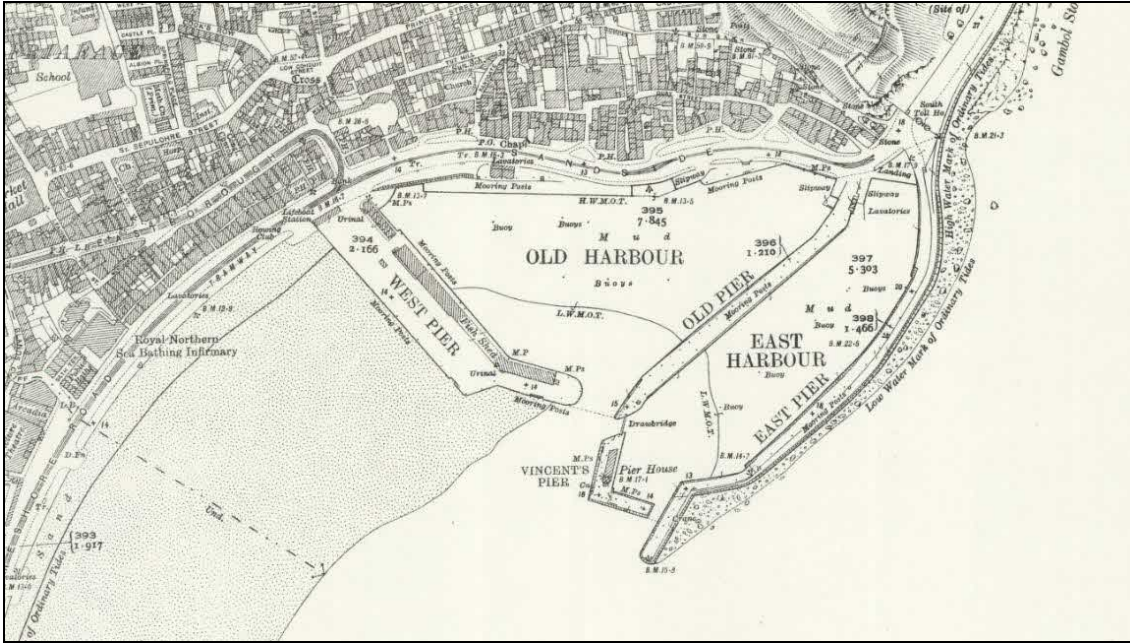
1850 – West Pier in its original form as constructed in 1817.



1890 – West Pier widened and Harbour Office and fish sheds constructed.



1910 – West Pier widened further to the west side.

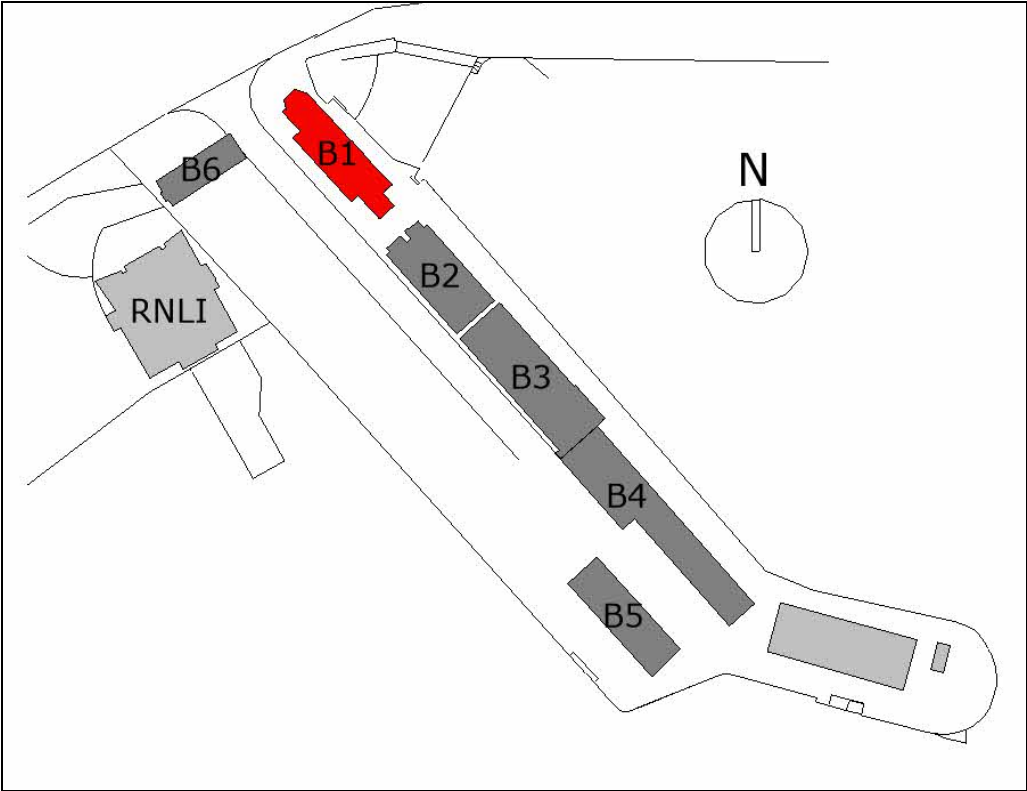


1926 – Building 2 constructed.

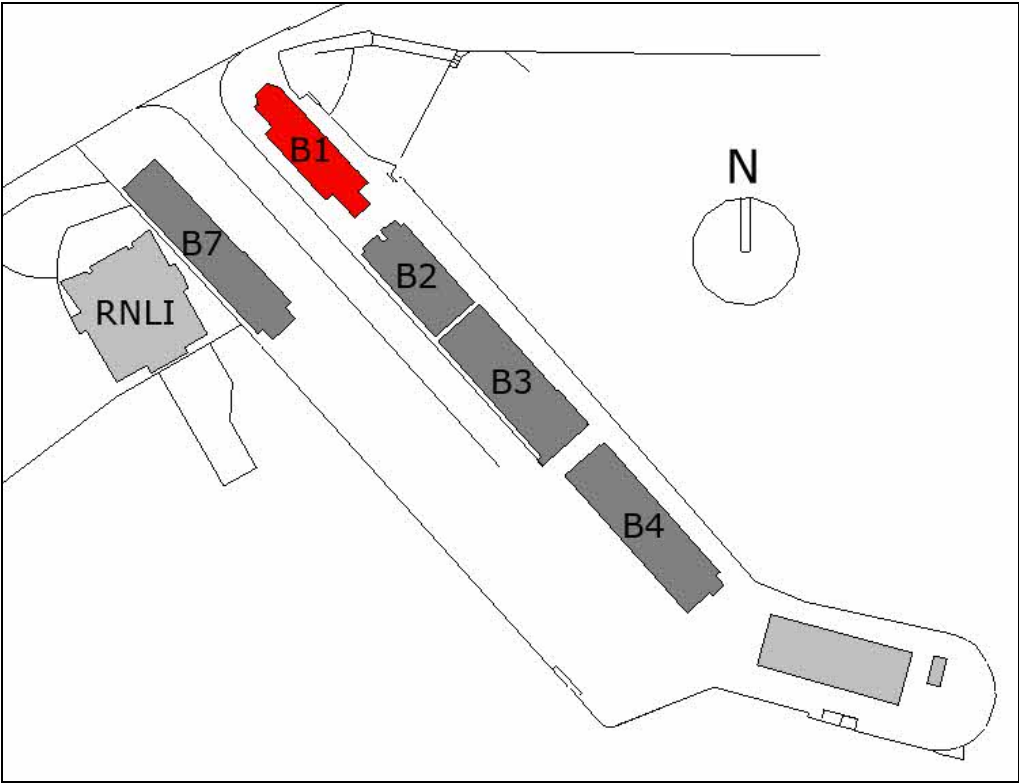


1950 – Building 5 constructed.

Appendix 2
Key Plans



Key Plan - Existing



Key Place - Proposed