

Project

2135 - Scarborough Harbour West Pier
Redevelopment

Subject

Building 1 Heritage Impact Justification

27 February 2024



1.0 INTRODUCTION

- 1.1 - Introduction & Executive Summary
- 1.2 - Existing Building Renovation - Building 1
- 1.3 - Reasoning for using Building 1 as a restaurant
- 1.4 - Opportunities & Constraints

2.0 SITE ANALYSIS

- 2.1 - Economic Benefits
- 2.2 - Prospective Building 1 Restaurant Operators Feedback
- 2.3 - Prospective Building 1 early Concepts

APPENDIX A - Heritage Statement, Formed in relation to: Former Harbour Master's Office, Building 1 West Pier, Scarborough.

1.0 Introduction

1.1 Introduction & Executive Summary

INTRODUCTION

This statement has been prepared by Jefferson Sheard Architects on behalf of the Economic Development Regeneration and Tourism Service (EDRTS), North Yorkshire Council (NYC), to support the full planning application for the Scarborough West Pier Redevelopment to meet these aims. This statement should be read in conjunction with the proposed drawings and documentation submitted as part of this application.

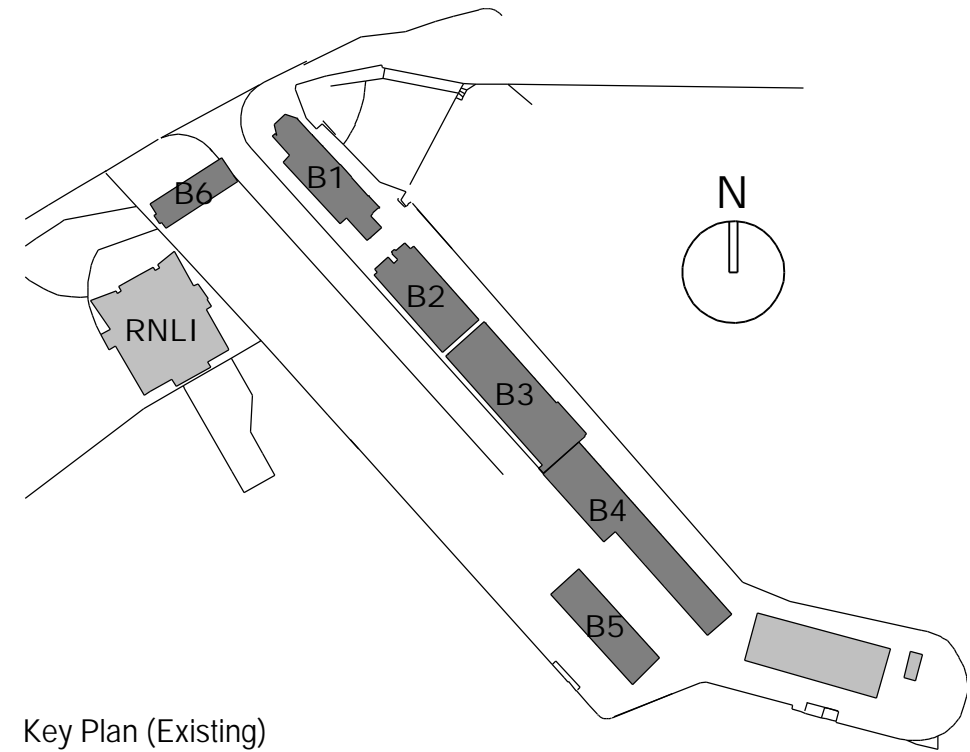
EXECUTIVE SUMMARY

The project consists of the renewal and regeneration of Scarborough Harbour's West Pier to improve the public space which connects with Scarborough's marine heritage, provides retail and workshop space for catering, food and creative industries, and enhances the pier as a working harbour with a thriving fishery.

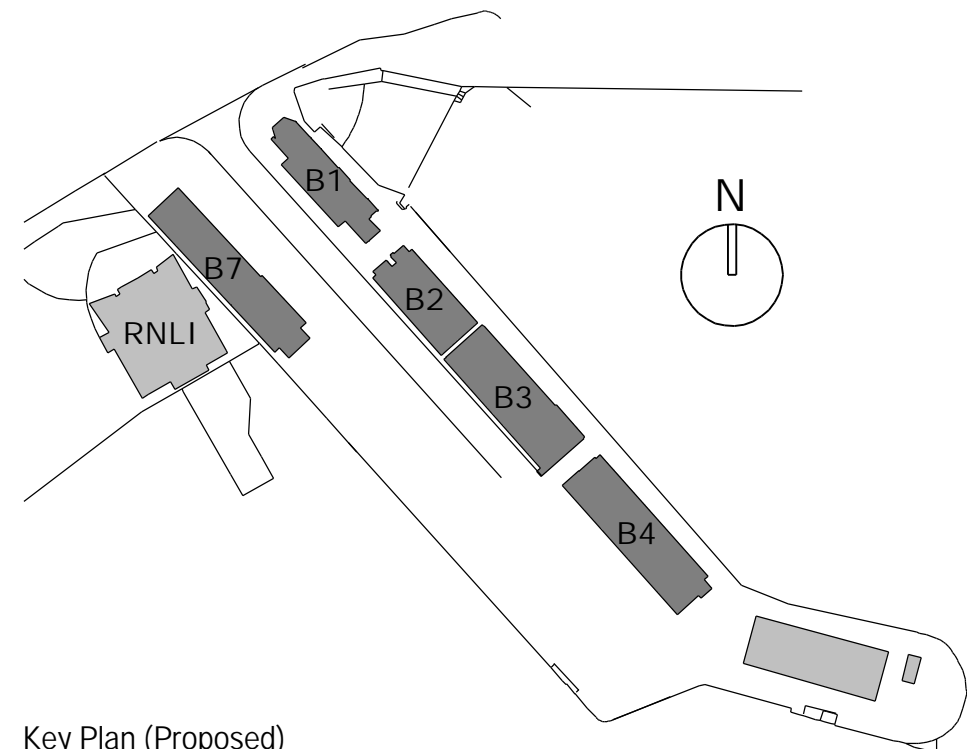
Scarborough Harbour West Pier is located within the Scarborough Conservation Area, and the pier and harbour walls were Grade II Listed in 1973. The law provides that buildings and other structures that pre-date July 1948 and are within the curtilage of a listed building, in this case the pier, are to be treated as part of the listed building requiring listed building consent for proposed alterations or demolitions.

The scope of the building works includes the restoration, renovation and change of use of existing heritage buildings, the demolition of existing retail kiosks and bait sheds, and replacement new build contemporary kiosks incorporating public toilets, fishery warehouses and a new substation.

This document concentrates on Building 1 and its potential re-use. Appendix A provides supporting documentation describing the heritage significance of Building 1.



Key Plan (Existing)



Key Plan (Proposed)

1.2 Existing Building Renovation - Building 1

PROPOSED ALTERATION AND ADDITIONS TO BUILDING 1

- The proposed alteration and addition to Building 1 provides accommodation for a Restaurant and supporting Back and Front of House services and facilities.
- The existing building is to be renovated retaining existing heritage features where possible. The proposal is to be delivered as a shell and core with internal fit out by the prospective Tenants.
- The proposed glazed addition to the South provides additional restaurant covers and an Entrance Lobby at Ground Floor and uncovered seating at First Floor balcony.
- The proposed addition to the East of the building is intended to provide space for a freezer and plant space. An air source heat pump is proposed to sit on this flat roof area.
- The proposal is to be designed to be flood resilient. The intent is to provide new flood resilient construction in the form of a traditional masonry wall and concrete upstand above the external ground level.
- Windows are to be retained where possible or replaced in a sensitive manner. Refer to the Architects Drawings and window survey.
- The existing walkway to the First Floor which is structurally unsound requiring it to be taken down is to be replaced with a new and wider steel structure, insulated roof with a stone or stone effect paving finish.
- To its edge a new balustrade is to be fitted which is to be visually integrated into the deck's fascia. The balustrade extends down the existing stone stair to the West and a new steel stair to the East. All new architectural metal work to be anthracite.
- Internally, there is a new lift and new timber stair.



1.3 Reasoning for using Building 1 Building Renovation - Building 1 as a Restaurant

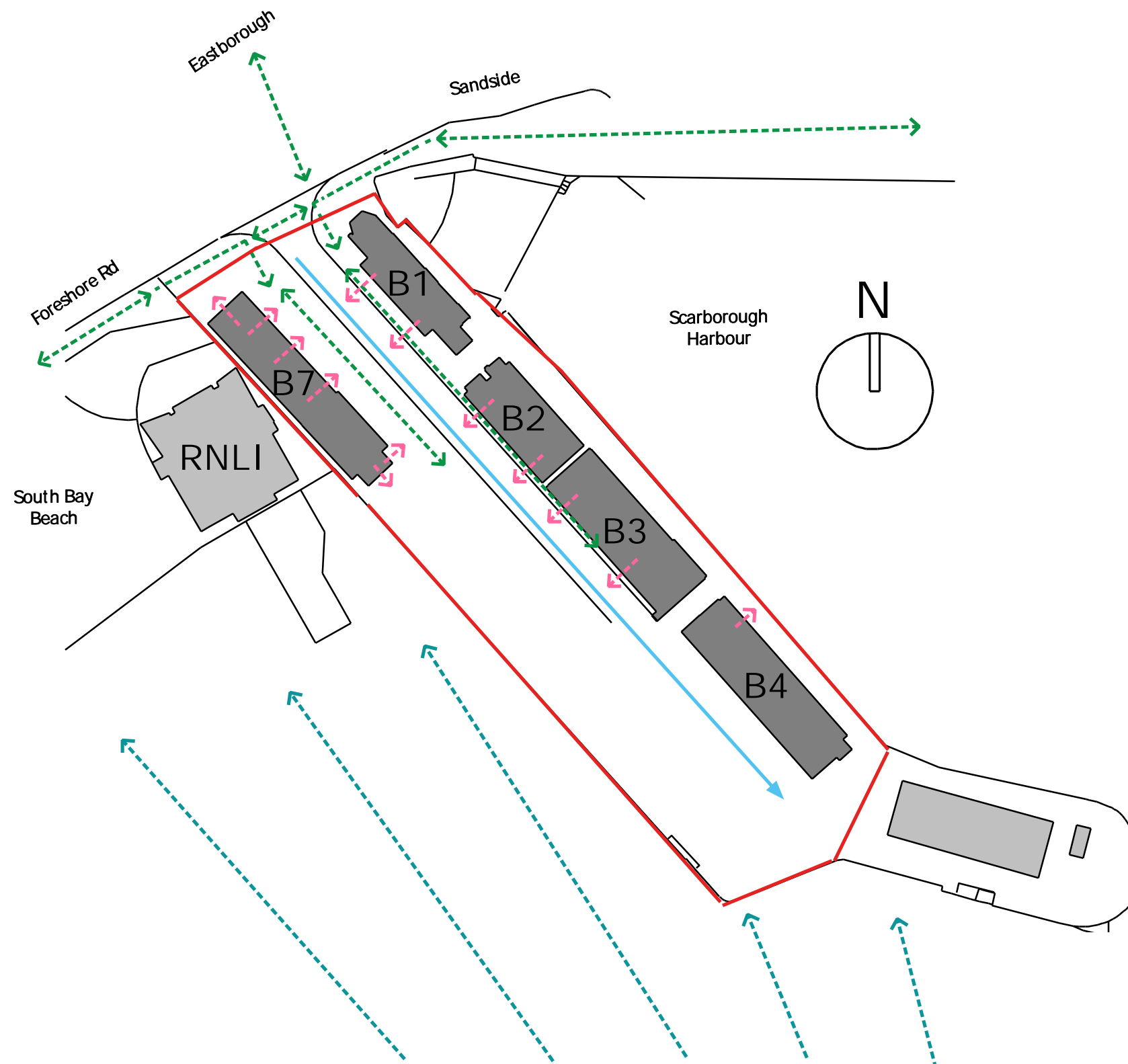
REASONING FOR USING BUILDING 1

The decision to utilise Building 1 instead of other buildings comes from a variety of factors:

- The prevailing Wave and Wind direction into the South Bay drives into the South / South East of the pier. For this reason the kiosks face away from potential incoming wind, rain or sea spray (dashed sea green arrows).
- To provide a sustainable use for a heritage asset to ensure it's long term viability.
- The routes of travel for pedestrians, as shown in green, makes the first point of contact with public facing facilities within B1 and B7. B7 already being on what is an established kiosk block; B1 is, therefore, the next logical location for food and beverage use drawing in the maximum potential visitor numbers.
- The use of Building 1 will not conflict in use with the Cafe currently located in B3 first floor, which enjoys alternative views towards the harbour, and to be part of the proposed project by providing a different offering and by not being located immediately next door to each other.
- The Pier usage currently and as proposed as it moves away from Foreshore Road and Sandside changes from Heritage and Tourism through to Industry as designated with the Blue arrow. The natural siting would be within the Tourism end of the pier.
- The existing levels on the pier are higher towards Foreshore Road and Sandside, from a planning policy perspective and conclusions of the FRA the use type should be located in this zone.
- The principal direction that units are facing on the pier is inwards rather than outwards onto the water with the pierside left clear for servicing boats.
- A high quality restaurant on the West Pier will showcase seafood and provide greater opportunities for the local caught to be used locally, driving a circular economy and the opportunity to show case the locally caught seafood.

KEY:

- SITE BOUNDARY
- HERITAGE & TOURISM TO INDUSTRIAL
- PRINCIPAL UNIT FACING DIRECTION
- ↔ PEDESTRIAN MOVEMENT
- WIND & WAVE PREVAILING DIRECTION



1.4 Opportunities & Constraints

EXPLORING OPPORTUNITIES & CONSTRAINTS

The location of Building 1 in relation to Eastborough, Foreshore Road & Sandside makes the first sighting of Building 1 the North West elevation (the original extension undertaken in 1910) as the most prominent view from the three road and travel directions.

As can be seen from the massing mock up on the photos from Eastborough or Sandside any addition to North West elevation at the first floor would change the character of the building significantly as the ‘first point of contact’ for observers. We have been advised that a new build extension in this location would be considered a negative impact as the 1910 extension lowers the sense of scale to single storey towards the road and this pedestrian scale would be lost.

At the first floor level the stone reveals and windows, which are proposed to be repaired and replaced where necessary to match the existing to maintain and re-enhance the character of Building 1, would be obscured and even removed in order to allow for an extension in this location.

As can be seen from the “Scarborough Spa Town, Reimagining a Victorian Seaside Resort” document visualisations a small external terrace area has been considered over the single storey part. However, there are challenges with space planning internally in order to gain access to the existing flat roof as well as the less respectful need to punch an opening through the existing brick and stone facade. Significant new structure would be needed to support the potential imposed live loads onto a balcony and, therefore, has been discounted.



Building 1 North West Elevation 1st floor



Building 1 from Eastborough



Building 1 - Early Concepts



Building 1 from Sandside

1.4 Opportunities & Constraints

EXPLORING OPPORTUNITIES & CONSTRAINTS

The common practice, as discussed with Historic England and the Conservation Officer on site, to extend at the back of the building or away from the principal facade is unfeasible for Building 1 in relation to site constraints as follows:

Due to the proximity from the edge of the existing rear facade and the edge of the pier there is only 1 metre of space before the level drops 0.5m to an area used as storage of lobster and crab pots and an accessway to boats sat in the water at the bottom of the slipway accessible via a stair. The 1 meter of extra space internally would require the rear facade being punched through in multiple places in order to gain access.

As part of extending on the rear elevation the edge of the pier which is being repaired as part of a separate pier structure project would need substantial further work in order to make it possible for the small area gained.

The potential gained area would not be sufficient in order to reach the table numbers desired for a restaurant in order to operate efficiently and be profitable, which is the only means found through the business case that would sustain the maintenance and any future repairs of the building preserving it for the future.

With the slipway in use as it stands there is no scope to extend over the walkway or onto the slipway or above it due to the air space required with putting boats in or taking them out of the water.

With the current Car Parking spaces in front of the Building 1 (currently public toilets) being relocated within the main block of the proposed car park it opens up space that can be used for extending.

The ground floor of Building 1 was previously stripped out without much sympathy to the existing building to put the existing public toilets in place. The first floor existing layout does limit the number of units that are lettable due to size and facilities. Currently a number of the cellular units have been unable to be let. By sensitively opening up the spaces the building is more lettable for a variety of uses. Modest openings between the cellular bays at first floor allow for the original building form to be visually read.

Further reviews of the opportunities and constraints can be found within the Design & Access Statement.



Building 1 Aerial View



Building 1 South East Elevation



Building 1 North East Elevation



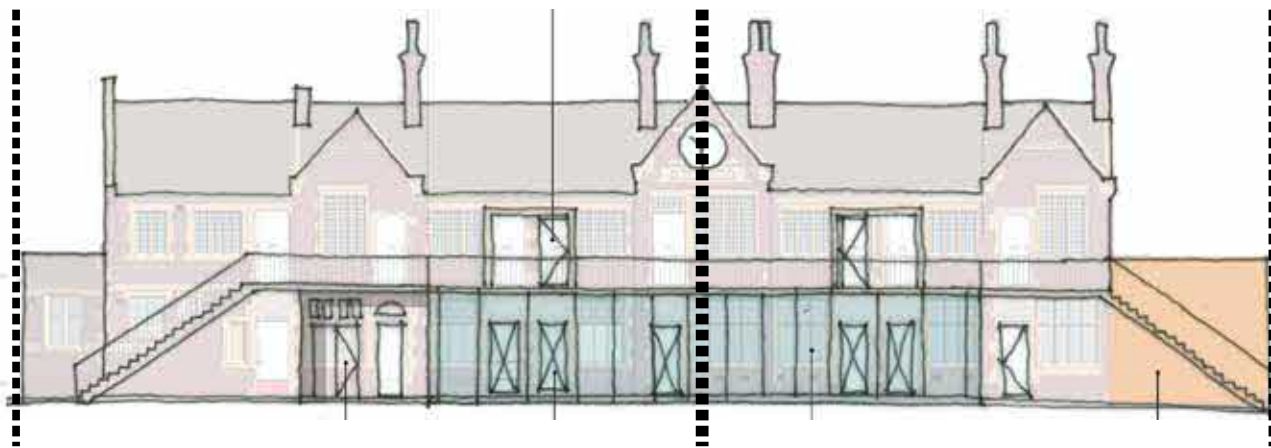
Building 1 South East Elevation

1.4 Opportunities & Constraints

EXPLORING OPPORTUNITIES & CONSTRAINTS

The Extension at the South East end of Building 1 is proposed to mirror the 1910 extension at the North West end of the building by looking to match the levels and proportions lowering to pedestrian scale as near as possible and more in-keeping with modernising the lean-to structures into efficient useable space.

Like the North West Elevation there would be an in efficient internal space in order to gain access and there would need to be significant structure put in place with the existing facade needing to be punched through in order to gain access to meet building regulations.



Building 1 from Foreshore Road

As can be seen from the massing mock up on the photo the proportions would be impacted and there is limited room to extend further due to the limitations of the access through to the Pier side for fueling boats and Service vehicles on the pier.



Building 1 - Early Concepts

Further reviews of the opportunities and constraints can be found within the Design & Access Statement



Building 1 from the West Pier Access Road

2.0 Economic Benefits

2.1 Economic Benefits

BUILDING UTILISATION & POTENTIAL TENANTS

The current Building 1 utilisation leaves spaces that either cannot be rented due to their dilapidated condition. Even if the spaces were brought up to current standards they do not meet the space requirements for business that would be able to create a sustainable income to allow for the care and maintenance of the building. The only opportunity is to renovate by opening up the spaces in order to allow more open space and useable area within the building envelope. Even so, the shallow floor plate front to back doesn't allow for how many businesses and sectors operate.

If it were to be used for an office, for example, potential tenants often require turn key solutions for office furniture and facilities, round the clock access and management of the building, flexible spaces where they can expand or contract to suit their operation. Access and parking is also key to the office sector. The west pier doesn't, however, offer the potential for dedicated parking spaces without blocking availability of spaces for either the fishing industry or tourism which are the key financial factors to sustain the current and future businesses that exist on the pier for the future.

The building aesthetic, whilst ideal to support sectors such as museums and other interests, these sectors are not financially sustaining by themselves that it could bring in a monthly income that can support the maintenance and future restoration of the asset, as and when required.

ECONOMIC BENEFITS

Developing a high quality restaurant on the West Pier will showcase seafood and provide greater opportunities for the local caught to be used locally, driving a circular economy and the opportunity to show case the locally caught seafood. The economic and social benefits for a restaurant in this location can be demonstrated to provide a good return on the investment and will help to secure the future of the building.

As can be seen by the economic benefit calculations, contained within the "*Business Case Approval Record for Scarborough Harbour West Pier*", extracts provided on the right and over, Building 1 acting as a Restaurant Anchor Tenancy brings people onto the pier with a year round offering and would substantially increase the revenue income on the pier and have a multiplier effect across multiple businesses and sectors across the town and beyond.

The calculations have been made with direct input from potential tenants for Building 1 as a restaurant use including tenants who have demonstrated experience in running restaurant businesses in historic buildings in similar coastal areas.

A Restaurant Anchor Tenancy will help regenerate related businesses on the pier with potential to spur on entrepreneurial activity, Scarborough and beyond which will increase employment in the local area with the benefits of maintaining a solvent skilled workforce within the local area.

Further information can be found here:

<https://www.northyorks.gov.uk/community-and-volunteering/community-projects/scarborough-and-whitby-town-deals/about-scarborough-and-whitby-town-deals>

Societal Benefits

1) Increasing Entrepreneurial Activity - E.G. Building 1 Anchor Tenant

The main economic driver on the West Pier is an *Anchor Tenancy* directed at a high end seafood restaurant, which, it is projected, will have a significant impact on the local economy. The restaurants' proposition is based on the following¹:

108,060 covers	-	over 12 mths
Average tourism spend per guest	-	£15
Average basic tourist spend locally	-	£36
Released into the local economy	-	£21 per guest
Potential additional value added released into the local economy by restaurant	-	£1.36m per annum

*** Tourist spend rises to £44.6 per visitor if based on premium /culture tourist that is an additional £8.34 value added. This additional spend has not been applied in the restaurant projections.*

2) Increase in local entrepreneurial activity leading to increase in employment

The UK Employment multiplier specifies an FTE multiplier of 1.239² for *food & beverage Service Activities* and for *Accommodation*.

The restaurant business model accommodates 80 new Direct FTE jobs, (accounting for displacement within Scarborough's catering community at 21.3%) the equivalent of 64 Actual FTE jobs will be created, by the restaurant given the Multiplier effect, leading to a further 80 induced local jobs.

3) New jobs are created by local expenditure multiplier

1 new job is created for every £54,000 released into the local economy. Restaurant patrons are likely to release £1.36m into the local economy each year. This will lead to the creation of 24 jobs p.a. for local economy.

¹ To project a prudent estimate of the impact the restaurant has on the local economy, covers taken have been reduced to restaurant peak periods 80%; off peak covers 40% of available covers.

² ONS employment multipliers and effects by SU114 industry and sector (market, government and NPISH)

2.1 Economic Benefits

4) Tourism spend in the local economy

Providing increased culture based forms of tourism, means encouraging longer stays with interesting features at which people can linger, providing engaging events and creating new experiences. This developing brand leads to an uptick in tourism spend of 23%. (*Typical spend is £36.26, so this is an £8.34 uptick to £44.60*). Tourism value added will increase by £85.388m pa due to repositioning Scarborough's tourism brand.

If the West Pier share in the uptick is 1%,	then £853,888 pa returns 16 jobs p.a.
If the West Pier share in the uptick is 2.5%	then £2.134m pa returns 40 jobs p.a.
If the West Pier share in the uptick is 5%	then £4.269m pa returns 79 jobs p.a.

Taking the average of 56 jobs pa created -decreasing by 11 after displacement, 45 new jobs will be created under the above conditions. To put this in perspective according to the Office of National Statistics, 47.3% of population employed as a result of tourism in Scarborough³.

5) Other benefits from the regeneration scheme are:

Maintenance and insurance on the bait sheds from the reduction in flood risk exposure – creates revenue cost savings.

Improving the fisherman's facilities will attract more vessels to the Pier, creating a more competitive environment.

Safety issues concerning the light industrial vehicles and the general public will also be addressed by the scheme.

In summary:

- Minimum 45 new FTE jobs from Scarborough Harbour West Pier tourism impact each year
- 80 Direct FTE jobs will be created as the West Pier regeneration completes leading to a further 80 induced FTE jobs
- The restaurant will release £1.36m into the local economy through its footfall
- 24 jobs will be created as a result each year
- Tourism, driven by the West Pier will help to return £4.269m pa to the economy with the potential for 79

When taken in isolation as investment properties or income generating assets, the properties on the West Pier return BCR's that are on the lower thresholds. This is primarily due to the concessionary rents charged to some of the properties. Adding back the anticipated tourism revenue that will be attributable to the West Pier, provides a more realistic BCR.

The regeneration scheme is centred on developing the tourism industry, with particular provision of a maritime experience. The appraisal tourism impact has intentionally been curtailed and held at 1% an 0.5% of the total number of additional cultural tourists in the interest of conservatism and prudence. The BCR's below reflect the conservative approach to options appraisal.

The Sensitivity adjusted BCR's focus on the performance of the property's vacancy rates. It shows each of the options returning high BCR's on a 25% occupancy.

³ 'The Economic Impact of Tourism on Scarborough 2019.' Tourism South East Research Unit.

2.2 Prospective Building 1 Restaurant Operators Feedback

FEEDBACK FROM POTENTIAL BUILDING 1 RESTAURANT OPERATORS

From the prospective possible Tenants we have received the following feedback in stating their interest in setting up a Restaurant housed within Building 1 on the site. The names of potential operators are not given whilst potential contract details are finalised:

'We can confirm that to operate a successful restaurant business from this building we (or anyone else for that matter) will need to extend in some way to secure an optimal number of covers and sufficient back of house space to efficiently service the front of house operation.'

- As aforementioned all potential restaurant operators would be looking to extend the square metres available to meet efficient sustainable requirements.

'I can confirm that the number of fte's (full time employees) will range from 80 to 90 and part time employees a further 30/40 in High Season'

- Potentially 80 to 90 full time and part time employees as part of the restaurant with an increase to 120 to 130 employed during High Season from the local area. The number of people either in FTE or PTE related to the business is potentially exponential and very local to the West Pier and Scarborough.

'X is interested in buying from the local trawlers what is caught/landed on any single day and to discuss fish preparation solutions'

- Other local business existing to be proposed could be involved heavily involved in the preparation prior to arriving in the restaurant kitchen such as the Cod and Lobster fishmonger on the West Pier already.

'is a year round, full day operation.'

- As common with many coastal towns there are still a number of businesses that are more seasonal or close entirely during the winter months. The Restaurant unit in Building 1 has the possibility of operating all year round giving a constant attraction to the West Pier for visitors and a business to be supplied.

'We would anticipate more than a thousand customers on a busy day (800+ at near full capacity in the restaurant off 6 sittings per table per day) and the 200+ orders (each order say conservative average of 2 people = 400 customers) for take away across 9 hours.'

- Operating as a restaurant unit with a servery at the North West Elevation the business would be set up to continue operations in one form or another even during difficult times such as the Covid Pandemic.

'Sample metric - 5 years ago your average day spend per visitor to Scarborough was near £40 (6.4m day trips, generating £256m spend), if £15 of that is in X's that leaves each guest to your destination spending a further £25 per person - across August at the height of summer that means X's alone is helping to generate £3/4million of additional spending into the Scarborough visitor economy - and that's in 1 month.'

- By housing such operators in Building 1 not only is the building itself going to be able to be financially sustainable to pay for it's own maintenance and future renovations the multiplier effect will do the same across the West Pier from Fishing Trips and Chandlery to the hotels of Scarborough and transport network investment into the town.

'The current visuals show a prestige operation from a premium operator but more work will be required orientating the required service spaces.'

- This work has been undertaken by the design team in order to produce the Building 1 layout for this planning application giving an operator influenced layout that will suit most operators future proofing the building as part of the renovation.

2.3 Prospective Building 1 Early Concepts

PROSPECTIVE BUILDING 1 EARLY CONCEPTS

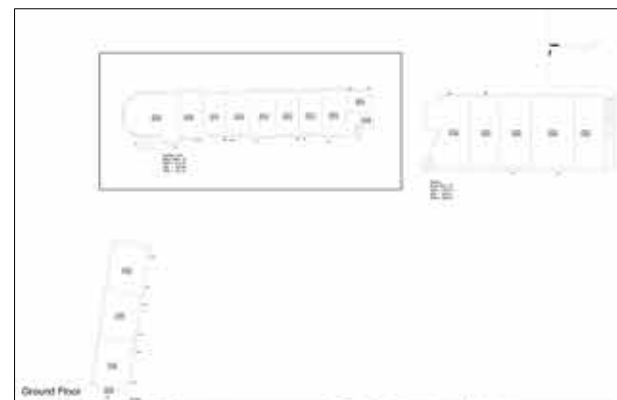
As can be seen from the early concept plans and visuals, prepared by others, below the project has developed considerably with input from Heritage and Conservation, Flood Risk advice, and consultation with potential restaurant operators and the general public to inform the proposed Building 1 and West Pier Redevelopment. Jefferson Sheard Architects have developed a far more sensitive approach to the extension, restoration, and reuse of the heritage asset. For more information please review the supporting documents.



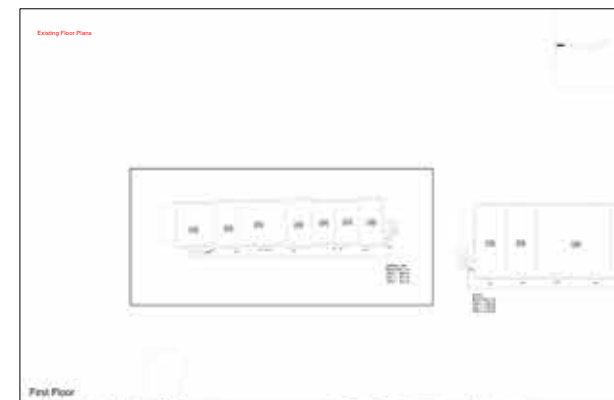
Building 1 - View from Foreshore Road



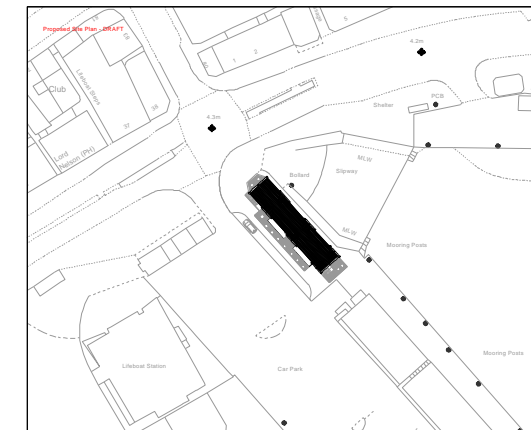
Building 1 - View from the Car Park



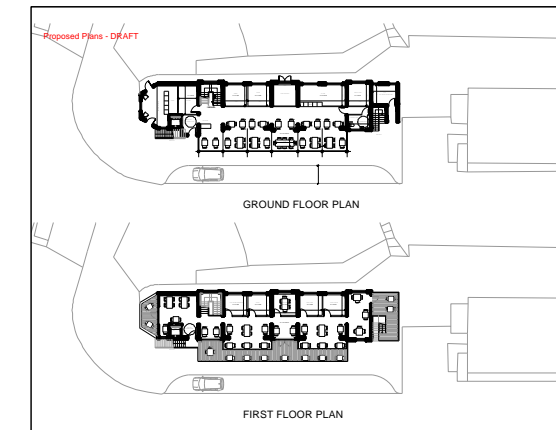
Building 1 - Existing Plan



Building 1 - Existing Plan



Building 1 - Early Concept Plan



Building 1 - Early Concept Plans



Building 1 - Early Concept Visual



Building 1 - Early Concept Visual



Building 1 - Early Concept Visual



Building 1 - Early Concept Visual

Appendix A

MADDISON JAMES

A S S O C I A T E S L I M I T E D

R22032/RJM

HERITAGE STATEMENT

PREPARED IN RELATION TO:

FORMER HARBOUR MASTER'S OFFICE,
BUILDING 1
WEST PIER,
SCARBOROUGH



FEBRUARY 2024

Contents

- 1.0 Introduction
- 2.0 Historical Significance
 - 2.1 Generally
 - 2.2 Conservation Area and Listed Building
- 3.0 West Pier
 - 3.1 Generally
 - 3.2 Former Harbour Office – Building 1
 - 3.2.1 General
 - 3.2.2 External
 - 3.2.3 Internal
- 4.0 Significance Statement
 - 4.1 General
 - 4.2 West Pier
 - 4.3 Former Harbour Office – Building 1
- 5.0 Heritage Impact Statement
 - 5.1 Building 1
- 6.0 Summary
- 7.0 Conclusion

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 and alteration works at Building 1 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.
- 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 vessels began to use 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 Master's Office (Building 1) 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.
- 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 Master's Office (Building 1) was constructed to the northern end of the pier and Fish Sheds were 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 Master's Office (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 Master's Office (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.
- 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 Master’s Office – Building 1

3.2.1 General

- a The Harbour Master’s 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.
- 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 Master’s 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.
- 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 and 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 window openings to the right side have been blocked with a modern brick with a small timber casement set into the top of the opening.
- 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.
- 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 fireplace 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.
- f The boarded finish remains in the other units but the spaces have been altered with dividing walls and fire openings removed.

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 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.
- g 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 Master's Office – Building 1

- a The Harbour Offices are not listed as a separate entity but should be considered to be a 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 with 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 fabric is badly deteriorated and 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 by their conversion into the current public toilet use. The first floor has been altered less and many of the original fixtures and features remain and are worthy of saving.
- e The historical value is moderate. The building has a strong association with the 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 is a reference to the development of the harbour and will provide strong evidence of the past uses to future generations.

- h The Harbour Master's 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.

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 lost.

- 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.

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.

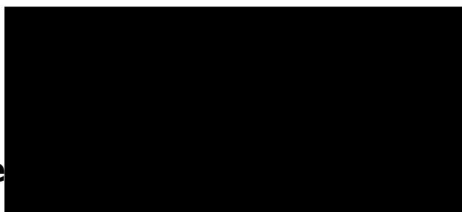
6.1.14	The ground floor shall be altered and adapted to provide kitchen, stores and service areas for the building to function as a restaurant.	Minor Positive – The existing modern public toilet fabric, fixtures and fittings will be removed, which currently detract from the buildings historic character.	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.
--	--	--	---

7.0 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. 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** 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.

Signe



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

DATE: 13th February 2024

APPENDIX 1
OLD MAPS



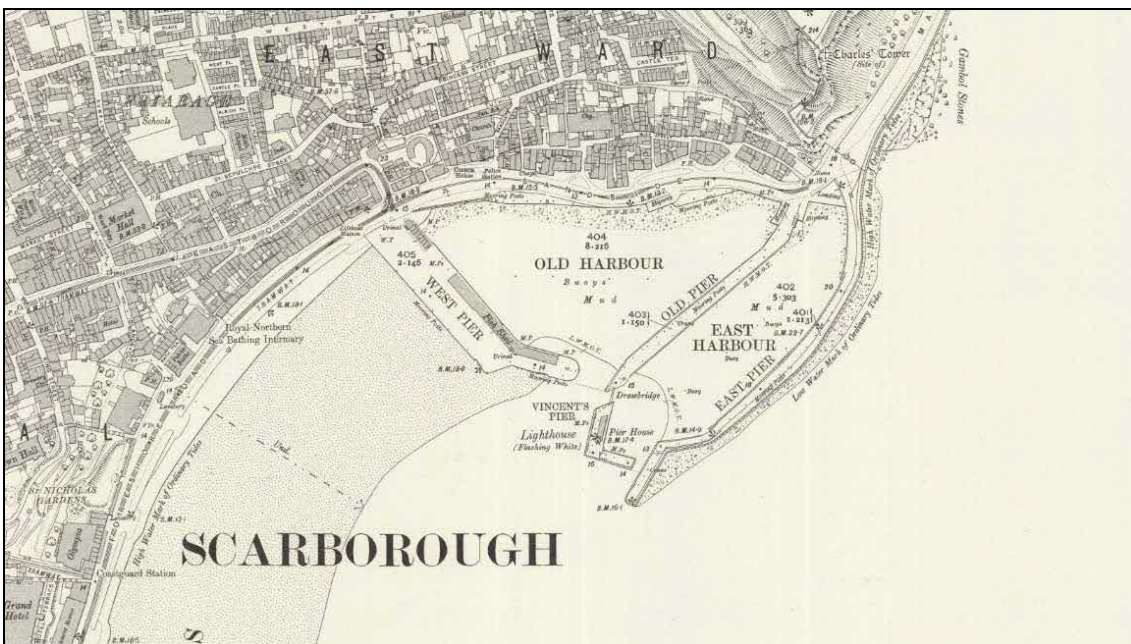
Scarborough 1810



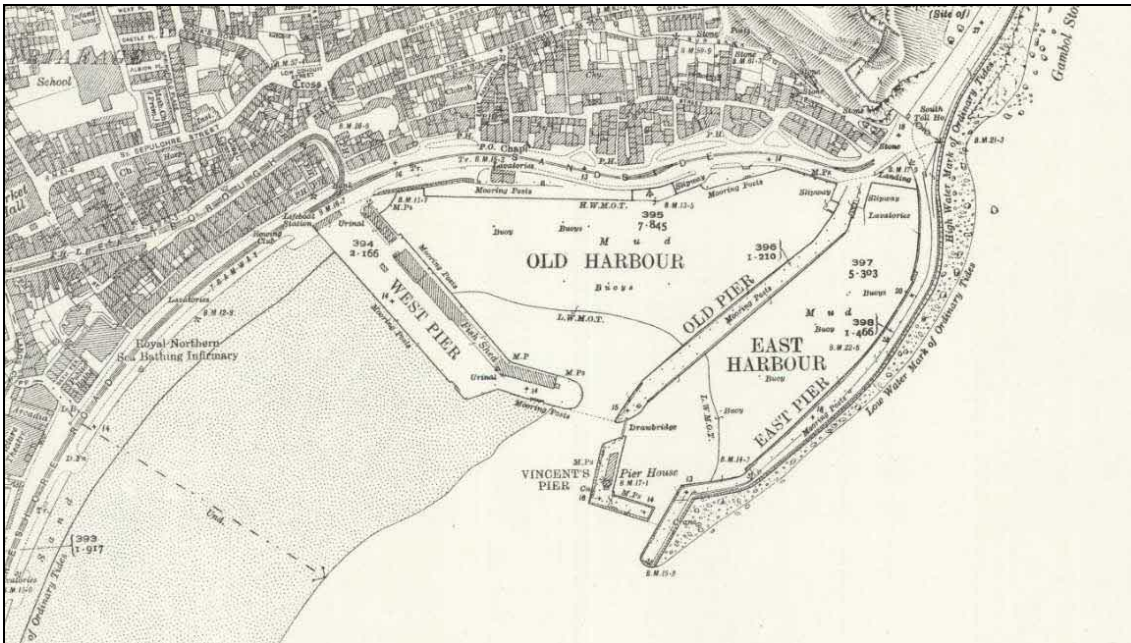
1850 – West Pier in its original form as constructed in 1817.



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.