



The Economic Development Regeneration and Tourism Service (EDRTS),
North Yorkshire Council

Scarborough Harbour West Pier Regeneration, North Yorkshire

TOWNSCAPE AND VISUAL IMPACT ASSESSMENT

October 2023

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1.0 INTRODUCTION

- 1.1 This Townscape and Visual Impact Assessment (TVIA) has been carried out for the proposed regeneration of West Pier, Scarborough by FPCR Environment and Design Ltd (FPCR). The purpose of this TVIA report is to provide an assessment of the likely townscape and visual effects of the proposed regeneration. The townscape and visual effects have been considered in relation to the proposals as set out in the accompanying planning application.
- 1.2 FPCR is a multi-disciplinary environmental and design consultancy with over 65 years' experience of architecture, landscape, ecology, urban design, masterplanning and environmental impact assessment. The practice is a member of the Landscape Institute and Institute of Environmental Management and Assessment and is frequently called upon to provide expert evidence on landscape and visual issues at Public and Local Plan Inquiries.
- 1.3 This assessment describes the baseline conditions at the site and its surrounding area and examines the potential for likely significant environmental effects and to determine if mitigation measures are required to offset any significant adverse effects. It also considers the likely residual effects after these measures have been employed.
- 1.4 The development may result in potential effects upon:
- Townscape character and resources:** including effects on the aesthetic values caused by changes in its elements, built form and qualities as a result of the development; and
 - Visual amenity:** including effects upon potential viewers and viewing groups caused by changes in the appearance of the townscape as a result of the development.
- 1.5 Townscape character and resources are considered to be of importance in their own right and are valued for their intrinsic qualities regardless of whether they are seen. Impacts on visual amenity as perceived by people are therefore clearly distinguished from, although closely linked to, impacts on character of the townscape environment.

Site Location and Context

- 1.6 Figures 1 and 2 show the location and context of the site. The site is situated on the West Pier of Scarborough's South Bay, North Yorkshire and covers approximately 0.81 hectares. The site is accessed from a junction between Foreshore Road, Sandside and Eastborough, and is currently used mainly for the fishing industry, offices, public conveniences and car parking.

Proposed Development

- 1.7 The regeneration proposals are described in the Design and Access Statement and other information accompanying the planning application. The existing townscape resource, the surrounding visual receptors, and the visual amenity of the site, have been considered during the planning and design process and have informed the resultant scheme.
- 1.8 The proposed regeneration of West Pier forms part of the Town Centre Focus Area within the Scarborough Blueprint 2021 masterplan. The regeneration of the Grade II Scarborough Harbour West Pier comprises the extension and change of use of Building 1 from public toilets (sui generis), offices (Class E(g)(i) and Artist's studios (sui generis), to a restaurant (Class E(b)); the part change of use on the upper floor of Building 2 from office and storage (Class E(g)(i)) to Artist's studios (sui generis); the part change of use of Building 3 from industrial/storage (Class B) to retail (Class E(a))

and office space (Class E(g)(i)); the demolition of Building 4 (storage/warehouse) and Building 5 (bait sheds), and the erection of a new bait shed building (Building 4); the demolition of the existing retail kiosks (Building 6) fronting onto Foreshore Road; the erection of a new building (Building 7) to accommodate retail kiosks (Class E(a)), public toilets (sui generis) and a sub-station (sui generis), an enhanced public realm; and the retention of 81 public car parking spaces which will also be used as a flexible outdoor event space.

2.0 METHODOLOGY

2.1 This TVIA has been prepared based upon the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013.

2.2 In summary, the GLVIA3 states:

“Landscape and Visual impact assessment (LVIA), is a tool used to identify and assess the significance of and the effects of change resulting from development on both landscape as an environmental resource in its own right and on people’s views and visual amenity.” (GLVIA3 paragraph 1.1.)

2.3 And regarding Townscape, the GLVIA3 states:

“Townscape’ refers to areas where the built environment is dominant. Villages, towns and cities often make important contributions as elements in wider-open landscapes but townscape means the landscape within the built-up area, including the buildings, the relationship between them, the different types of urban open spaces, including green spaces, and the relationship between buildings and open spaces.” (GLVIA3 paragraph 2.7.)

2.4 There are two components of TVIA:

Assessment of townscape effects: assessing effects on the townscape as a resource in its own right; and

Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people.

2.5 The components of this report include: baseline studies; description and details of the townscape proposals and mitigation measures to be adopted as part of the scheme; and identification and description of likely effects arising from the proposed development.

2.6 In terms of baseline studies, the assessment provides an understanding of the townscape that may be affected, its constituent elements, character, condition and value. For the visual baseline, this includes an understanding of the area in which the development may be visible, the people who may experience views, and the nature of views.

Assessment of Townscape Effects

2.7 GLVIA3 states that:

2.8 *“Townscape means the landscape within the built-up area, including the buildings, the relationships between them, the different types of urban open spaces, including green spaces, and the relationship between buildings and open spaces.” (Para 2.7).*

2.9 In regard to understanding the existing townscape, GLVIA3 states:

“LVIA in urban contexts requires a good understanding of townscape (as defined in Chapter 2, Paragraph 2.7) ... The nature of townscape requires particular understanding of a range of different factors that together distinguish different parts of towns and cities, including:

the context or setting of the urban area and its relationship to the wider landscape;

the topography and its relationship to urban form;

the grain of the built form and its relationship to historic patterns, for example of burgage plots;

the layout and scale of the buildings, density of development and building types, including architectural qualities, period and materials;

the patterns of land use, both past and present;

the contribution to the landscape of water bodies, water courses and other water features;

the nature and location of vegetation, including the different types of green space and tree cover and their relationships to buildings and streets;

the types of open space and the character and qualities of the public realm;

access and connectivity, including streets and footways/ pavements.” (Para 5.5).

2.10 GLVIA3 also states that:

“An assessment of landscape effects deals with the effects of change and development on landscape as a resource”. (Para 5.1)

2.11 The baseline townscape is described by reference to existing character assessments, and by a description of the site and its immediate context.

2.12 A range of townscape effects can arise through development. These can include:

Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the townscape;

Addition of new elements that influence character and distinctiveness of the townscape; and

Combined effects of these changes.

2.13 The characteristics of the existing townscape resource are considered in respect of the susceptibility of the landscape resource to the change arising from this development. The value of the existing townscape is also considered.

Susceptibility to Change and Value of the Townscape Receptor

2.14 Each effect on townscape receptors is assessed in terms of size or scale, the geographical extent of the area influenced and its duration and reversibility. In terms of size or scale of change, the judgement takes account of the extent of the existing townscape elements that will be lost or changed, and the degree to which the aesthetic or perceptual aspects or key characteristics of the townscape will be altered by removal or addition of new elements.

Magnitude of Townscape Effects

2.15 The level of effect is determined by considering the sensitivity of the townscape receptors and the magnitude of effect on the townscape. Final conclusions on the overall townscape effects are drawn from the assessment components described. This assessment describes the nature of the townscape effects, and whether these are adverse or beneficial, at the following stages of development; construction, completion (year 0) and longer term (year 15).

2.16 The criteria used in the assessment are set out in Appendix A.

Assessment of Visual Effects

- 2.17 An assessment of visual effects deals with the effects of change and regeneration on the views available to people and their visual amenity. This assessment describes the nature of the visual effects and, whether these are adverse or beneficial, at the following stages of development; construction, completion (year 0) and longer term (year 15). The 'year 0' scenario assesses worst case, when no mitigation is in place – this also considers the visual effects during winter, i.e. assuming the least screening, when trees are not in leaf. The Year 15 scenario assesses visual impact with mitigation in place, and when trees offer the greatest degree of screening (i.e. during summer).
- 2.18 The first stage in the assessment is to identify approximate visibility/ visibility mapping. This is done by creating a topography plan to understand the relationship of the site with the surrounding landform and the locations of potential receptors. A series of viewpoints are included within the assessment that are representative of views towards the site from surrounding visual receptors. Other views of the site are included where it supports the description and understanding of the site's townscape and visual characteristics.
- 2.19 The views also typically represent what can be seen from a variety of distances from the development and different viewing experiences.
- 2.20 It is important to remember that visual receptors are all people. For each affected viewpoint, the assessment considers both the susceptibility to change in views and the value attached to views.

"The visual receptors most susceptible to change are generally likely to include:

Residents at home;

People, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views;

Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience;

Communities where views contribute to the landscape setting enjoyed by residents in the area;

Travellers on road, rail or other transport routes tend to fall into an intermediate category of moderate susceptibility to change. Where travel involves recognised scenic routes awareness of views is likely to be particularly high." (GLVIA3 paragraph 6.33.)

"Visual receptors likely to be less sensitive to change include:

People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape;

People at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life (although there may on occasion be cases where views are an important contributor to the setting and to the to the quality of working life)." (GLVIA3 paragraph 6.34.)

- 2.21 Each of the visual effects is evaluated in terms of its size or scale, the geographical extent of the area influenced and its duration or reversibility.
- 2.22 In terms of size or scale, the magnitude of visual effects takes account of:

“The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including proportion of the view occupied by the proposed development;

The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line height, colour and texture;

The nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses” (GLVIA3 paragraph 6.39).

2.23 The geographical extent of the visual effect in each viewpoint is likely to reflect:

The angle of view in relation to the main activity of the receptor;

The distance of the viewpoint from the proposed development;

The extent of the area over which the changes would be visible.

2.24 As with townscape effects, the duration of the effect could be short to long term or permanent and the same definitions apply.

2.25 The criteria used in this assessment are set out in Appendix A.

Photo Viewpoints

2.26 A visual assessment has been undertaken for the site. This has explored the nature of the existing visual amenity of the area and sought to establish the approximate visibility of the site from surrounding locations and receptors. A series of Photo Viewpoints have been selected which support this analysis (Photo Viewpoints 1-16, Figures 7 - 17) along with a selection of Site Photographs from within the site itself (Site Photographs A – G, Figures 18-24).

2.27 Photographs have been taken to illustrate a view from a specific vantage point, or to demonstrate a representative view for those receptors that are moving through the townscape, e.g., rights of way users. The photographs may demonstrate varying degrees of visibility and include both short- and long-range views. The photographs were taken on the 10th of May 2023, and seasonal differences have been taken into account when determining the visual effects on these receptors.

2.28 ‘Photo Viewpoints’, as referred to in this report are ‘Type 1 Visualisations’ or ‘Annotated Viewpoint Photographs’, as referred to in the Landscape Institute Technical Guidance Note on ‘Visual Representation of Development Proposals’ (TGN 06/19).

Overall Townscape and Visual Effects

2.29 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.

2.30 GLVIA3 notes, at paragraphs 5.56 and 6.44, that ‘there are no hard and fast rules’ with regard to the definition of effects, therefore the following terms have been used for this assessment:

Major

Moderate

Minor

Negligible

- 2.31 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

3.0 PLANNING POLICY

National Planning Policy

National Planning Policy Framework (NPPF, July 2021)

3.1 The NPPF sets out the Government's economic, environmental and social planning policy and in combination these policies give the Government's vision of sustainable development. The NPPF emphasises the need for well-designed places, promoting healthy and safe communities and conserving and enhancing the natural environment.

3.2 Of relevance to this assessment are Section 7: Ensuring the vitality of town centres, and Section 12: Achieving well-design places.

3.3 Paragraph 86 states the following, in relation to adapting town centres, and potential impact on character:

"Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should... define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters..."

3.4 In regard to good design, Paragraph 130 states that planning policies and decisions should ensure that developments:

"...are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities) ..."

Planning Practice Guidance (PPG)

3.5 The PPG was first published on 6th March 2014 and is a regularly updated online planning resource which provides guidance on the NPPF and the planning system. The NPPF continues to be the primary document for decision making.

Local Planning Policy

Scarborough Borough Local Plan (July 2017)

3.6 The Scarborough Borough Local Plan sets out the planning vision and a strategy for growth up to 2032. It will contribute towards the vision and objectives of the Sustainable Community Strategy for the Borough.

3.7 Those policies relevant to the TVIA include:

Policy DEC 1 Principles of Good Design

"Good design will be expected in order to create attractive and desirable places where people want to live, work and invest, and to reduce carbon emissions from development. All development will be required to meet the following principles of good design by demonstrating

- a. that an analysis of the constraints and opportunities of the site and the function of development has informed the principles of design, including*
- i. that the proposal reflects the local environment and creates an individual sense of place with distinctive character;*
 - ii. that the detailed design responds positively to the local context, in terms of its scale, form, height, layout, materials, colouring, fenestration and architectural detailing; and*
 - iii. that the proposal has taken account of the need to safeguard or enhance important views and vistas.*
- b. that the layout, orientation and design of buildings (where these factors are not otherwise constrained) helps to reduce the need for energy consumption, and, how buildings have been made energy efficient thereby reducing carbon emissions from development;*
- c. that the proposal provides suitable and safe vehicular access and suitable servicing and parking arrangements;*
- d. that any elements of public realm have been designed to reinforce or complement the distinctive character of the local area and to ensure that they are attractive, safe, accessible and well connected to their surroundings, including through the provision of walking and cycling routes to and within the development to encourage their use;*
- e. that any associated landscaping scheme has been developed to enhance both the natural and built environment, retaining existing features of interest where possible.*

Proposals will be permitted where it can be demonstrated that the principles of good design have been followed. In meeting the above, reference should be made to the Borough Council's relevant design guidance documents."

Policy DEC 4 Protection of Amenity

"Proposals should ensure that existing and future occupants of land and buildings are provided with a good standard of amenity. Proposals for development should not give rise to unacceptable impacts by means of

- a. overbearing impact;*
- b. overlooking and loss of privacy;*
- c. disturbance arising from such things as noise, light pollution and other activities;*
- d. emissions including smells and other pollutants; or*
- e. overshadowing or loss of natural light.*

The criteria listed above are not exhaustive and development that causes significant harm to amenity by means of these or other impacts will not be permitted."

Policy DEC 5 The Historic and Built Environment

“Historic rural, urban and coastal environments will be conserved and, where appropriate, enhanced and their potential to contribute towards the economic regeneration, tourism offer and education of the area exploited, particularly those elements which contribute to the areas distinctive character and sense of place. In order to ensure this:

- a. Proposals affecting a designated heritage asset (or an archaeological site of national importance) should conserve those elements which contribute to its significance. Harm to such elements will be permitted only where this is outweighed by the public benefits of the proposal. Substantial harm or total loss to the significance of a designated heritage asset (or an archaeological site of national importance) will be permitted only in exceptional circumstances;*
- b. Proposals affecting a Conservation Area should preserve or enhance its character or appearance especially those elements identified in any Conservation Area Appraisal;*
- c. Proposals affecting archaeological sites of less than national importance should conserve those elements which contribute to their significance in line with the importance of the remains. In those cases where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development;*
- d. Proposals which would remove, harm or undermine the significance of a non-designated heritage asset, or its contribution to the character of a place will only be permitted where the public benefits of the development would outweigh the harm; and*
- e. Proposals which will help to secure a sustainable future for heritage assets, especially those identified as being at greatest risk of loss or decay, will be supported.”*

Policy ENV 7 Landscape Protection and Sensitivity

“Proposals should protect and where possible enhance the distinctiveness or special features that contribute to the landscape character of a particular area and take into account the sensitivity of the landscape to change in terms of

- a. the sense of openness or enclosure;*
- b. the pattern and complexity of the landscape;*
- c. the experience derived from a particular landscape character;*
- d. the relationship to existing settlement edges and the cultural pattern;*
- e. the visual sensitivities and intervisibility of the landscape.*

Proposals should have regard to the landscape between settlements and should prevent harmful development which results in the loss of the individual characteristics of settlements and/or the unacceptable coalescence of settlements or the wider landscape including the setting of the North York Moors National Park.”

4.0 BASELINE CONDITIONS

Townscape Character

National Character

4.1 National Character Area (NCA) profiles have been prepared by Natural England for the 159 NCAs defined across England. These NCA profiles include a description of the natural and cultural features that shape the landscape, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics. Figure 4A illustrates the NCAs and other defined character areas within the context of the site.

4.2 At this very broad landscape scale, the site lies within Natural England's National Character Area 25: North York Moors and Cleveland Hills. This NCA covers a very extensive area comprising upland area of the North York Moors National Park, stretching from the southern edge of Middlesbrough in the north and with Scarborough located on the south easternmost edge of the NCA. To the west the NCA follows the boundary of the National Park, to the east of the A19. The boundary with NCA 26: Vale of Pickering lies approximately 2.7km to the south of the site.

4.3 The key characteristics for the NCA are:

“Upland plateaux, generally below 400 m, dissected by a series of dales – some broad and sweeping but others narrow, steep sided and wooded – creating strong contrasts between open moors and enclosed valleys.

Extensive areas of heather moorland on plateaux and hills, largely under sporting ownership, including large expanses of upland heathland and blanket bog habitats, creating a sense of space, expansiveness and openness.

Upland plateau landscape underlain mainly by sandstone and mudstone of Middle Jurassic age and calcareous sandstone and limestone of Upper Jurassic age.

Mosaics of upland heathland vegetation supporting internationally important populations of breeding merlin and golden plover.

Some areas of extensive conifer and mixed plantations, especially in the south-east, and broadleaved woodland on steep valley sides.

Valley landscapes characterised by pastoral farming, with a clear demarcation and strong visual contrast between the enclosed fields with some species-rich grasslands and wetlands, farms and settlements, and the bracken-fringed moorlands above.

Drystone walls and hedgerows enclosing the small pastures and meadows in dales and fringing farmland, often replaced by fences in arable areas.

Large-scale arable landscapes to the south and east.

Jurassic sandstones, mudstones and limestone forming a dramatic coastal landscape of high cliffs, high vegetated maritime slopes, and small coves and bays, with coastal towns and compact fishing villages.

Sparsely settled, with scattered farmsteads and small villages, and traditional buildings constructed of local sandstone or limestone and with red pantile roofs, creating a strong visual unity.

A rich archaeological heritage from many different periods, especially on the moorland plateaux.

Panoramic views over moorland plateaux, ridges and dales and out over surrounding lowland landscapes and the North Sea.”

4.4 With regard to opportunities within the NCA, Statement of Environmental Opportunity 2 states:

“SEO 2: Conserve, enhance and promote the special qualities of the coast, inshore waters and sheltered harbours allowing the operation of natural coastal processes, the creation of new habitats. Manage the development and recreational needs of coastal settlements and secure a sustainable future for communities that are dependent on inshore fisheries.

For example, by:

Conserving the dramatic coastline features and the processes and geology that underpin them, including high coastal cliffs and distinctive headlands, which have been designated as the North Yorkshire and Cleveland Heritage Coast, and which, add greatly to the diversity, drama and character of the landscape because of their proximity to the high moors and sheltered dales.

Conserving and enhancing the coastal villages and towns that cling to steep-sided valleys, including Staithes, Robin Hood’s Bay and Whitby, which form an important part of the developed landscape and are popular tourist destinations; working to secure a sustainable future for communities dependent on inshore fisheries; and taking full account of dynamic coastal processes in planning for new development and, where hard defences are not sustainable, planning and allowing for natural adaptation to coastal change, including allowing for landward relocation of semi-natural coastal habitat in areas of high erosion to ensure no net loss.

Conserving and managing the natural processes that influence the sea cliffs of the coastline, which provide habitat for internationally important seabird colonies and support a range of plant communities typical of the dynamic habitat.

Conserving, promoting and enhancing the important geodiversity features along this coastline, known as the Dinosaur Coast, such as classic geological exposures and rich fossil resources, for their educational, scientific and recreational value.

Conserving and promoting the well established ‘easy access’ stretches of the coast that are suitable for people of all abilities, for example those found along the Cleveland Way, and enhancing the wildlife and landscape experience associated with these routes.

Protecting the character of the larger coastal settlements which are under pressure for development, and supporting infrastructure and recreational use through appropriate design of new development while taking account of the strategic management policies for the coast.”

North Yorkshire and York Landscape Characterisation Project (2011)

4.5 The North Yorkshire and York Landscape Characterisation Project was carried out in 2011 by Chris Blanford Associates for North Yorkshire County Council. It identifies 9 Primary Landscape Units and subdivides these into 39 County Landscape Character Types.

4.6 The assessment identifies the site as being set within one of 23 ‘Urban Landscapes’ within the study area, which forms both a Primary Landscape Unit and County Landscape Character Type. They are described as *“urban environments which encompass cities and principal towns”*, that; *“...encompass a wide variety of architectural styles and layouts. The majority of urban areas are*

characterised by a spacious street pattern of low buildings, garages and gardens, although there are also examples of high-rise buildings within York and the larger towns of Scarborough, Harrogate and Ripon. Most of the urban areas within the Study Area have grown rapidly in the last three hundred years, however most have strong historic origins.”

4.7 'Key Characteristics' for Urban Landscapes include:

“Contrasts in settlement size and pattern, encompassing a mixture of cities and principal towns;

Settlements often contain a historic core which encompasses a pattern of historic buildings and streetscapes, displaying a vernacular tradition of local building materials;

The historic core is often surrounded by Victorian residential expansion and more modern suburban housing areas;

Urban areas also contain a mixture of industrial and commercial areas, alongside town and city centres – containing wide range of shops;

Urban areas usually contain a patchwork of green spaces/corridors amongst the urban fabric, including parks, encapsulated countryside and river corridors;

Different ages of settlement are reflected by contrasting street patterns, densities and architectural styles, although there is often homogeneity within different areas of townscape (for example, Victorian suburbs and post 1960's suburbs);

The surrounding landscape provides a setting for the edges of each urban area, which is a determining factor in their distinctiveness and sense of place.”

4.8 'Definitive attributes' which relate to Scarborough include:

“... Topography & Drainage - The topography and drainage of urban areas varies, however, there is often a pattern of settlements located adjacent to the coast (Scarborough, Whitby, Filey) and river corridors (York, Ripon, Knaresborough, Selby, Richmond, Malton, Thirsk).

Land Cover - Land cover is predominantly urban, encompassing a mixture of residential, industrial and commercial buildings. Urban parks and pockets of encapsulated countryside are also key features of townscapes.

Enclosure / Field Pattern - Not applicable. Varying patterns of streets combine to create areas of distinctive townscape character.

Settlement Pattern - At the broadest level, urban areas display a predominantly linear or nucleated settlement pattern; Within different areas or neighbourhoods, street pattern is often based upon the underlying type/age of the townscape, for example, the distinctive grid pattern of Victorian terraces, curvilinear layout of post 1960's housing estates and mixed pattern of narrow medieval plots within historic cores.

Visible Historic Features - Urban areas often contain numerous visible historic features, particularly within the historic core. These may include Scheduled Monuments and Listed Buildings, which are often key historic landmarks and tourist attractions.

4.9 The description for Urban Landscapes which relates to Scarborough includes:

“Many of the urban areas have a vernacular tradition of local building materials (such as limestone, gritstone and sandstone), which is visible within the present architectural character. Modern developments have, however, made use of many different materials, some of which are

standardised and not of local origin. This has resulted in a loss of local and regional identity within parts of some urban areas.

...There is also evidence of a Roman Fort at Scarborough...

..In the early modern period... market towns also grew at Whitby, Scarborough, Malton, Knaresborough, Richmond, Harrogate, Ripon and Northallerton... Scarborough and Harrogate were prominent spa towns with coffee houses, billiard halls and luxury shops to cater for visitors. A number of new civic buildings were constructed at this time. Assembly rooms were built in many of the larger towns and several towns acquired new town halls. Theatres and public libraries were built in many towns in the late eighteenth and early nineteenth centuries. Charitable institutions built hospitals, asylums, almshouses, dispensaries and schools. The aristocracy, professionals and merchants constructed substantial, classical style houses around market places and along principle thoroughfares in many towns.

...Edge of town villas and terraces began to develop in the nineteenth century...".

4.10 Under 'Forces for Change' the document states:

"Development and Infrastructure

Pressures for additional housing, retail and commercial development, often within historic cores or on greenfield land within the landscape settings of settlements;

Frontage infill housing development in the gardens/plots of existing properties within existing low density housing areas;

Pressure for backland development within the rear gardens of properties within existing large plots;

Pressures for redevelopment of existing brownfield sites and conversion of historic buildings;

Traffic pressures associated with new development within and at the edges of cities and towns.

Climate Change

An increased flood risk to townscapes, particularly if in close proximity to river corridors as a result of changing weather patterns and climatic conditions;

A risk of fiercer storms along the coast could result in damage to coastal cities and towns;

Sensitivity to Change Issues

Sensitivity to Change Issues

The visual sensitivity of urban landscapes varies in accordance with the underlying topography and visual screening present at the edges of the urban area. In some cases, townscapes have harsh urban edges, with little visual screening, whilst in others, buildings are screened and softened by a combination of hedges and trees.

Many of the urban greenspaces within cities and towns, such as urban parks, river corridors and woodlands have high ecological value and have a function as part of the network of green ecosystems. These spaces and habitats are sensitive to new residential, industrial or commercial developments which may result in changes in character or loss;

The overall townscape sensitivity of different areas within towns and cities, varies in accordance with the number of significant townscape qualities, including historic buildings and settlement

pattern, distinctive architectural styles, leafy streetscapes, notable landmark buildings and street pattern.”

- 4.11 The document sets out ‘Guidance for Managing Landscape Change’, including:

“Physical and Ecological Character

Protect the open character of greenspaces within urban areas as important elements of the overall townscape;

Maintain and, where possible, enhance access and visual linkages between urban areas, greenspaces and adjacent areas of landscape setting;

Consider additional/new planting within streetscapes to form a green setting to development;

Ensure that new large-scale development include a strong landscape framework;

Protect and manage existing ecological habitats within the urban form, including parks, nature reserves, woodland and other incidental open spaces.

Cultural and Historic Character

Preserve high quality historic townscape elements that contribute to townscape character and are key landmarks;

Ensure that any new development responds to the existing scale and grain of the urban form, supporting the existing townscape elements rather than drawing attention away from them;

Carefully consider the local character of streetscapes and existing historic buildings, incorporating forms, materials and details which are appropriate to existing vernacular townscape character;

Preserve and incorporate industrial heritage elements within development and regeneration proposals.

Aesthetic and Perceptual Character

Conserve the pattern of key views between built up areas and the surrounding open countryside.”

Scarborough Landscape Study: Volume 1 – Borough wide Landscape Character Assessment (2013)

- 4.12 The document was written by LUC for Scarborough Borough Council and covers Scarborough and Whitby. It defines the landscape into 14 ‘Landscape Types’ which “are generic areas, sharing broadly common combinations of geological, topographic, landcover and cultural/human influences”. These are further subdivided into 29 Character Areas which said to be “...single, unique and geographically specific areas within the landscape types, having a particular ‘sense of place’ or identity within the type”.
- 4.13 The site is located within the broader Character Type J – ‘Soft Coastal Cliffs’. ‘Key Characteristics’ for ‘Soft Coastal Cliffs’ include:

“A coastline of tall, weathered cliffs which are largely concealed by unstable glacial till, with prominent rocky outcrops, contrasting with expansive, wide sandy bays.

A contrasting series of textures is created by the visually diverse, heavily weathered cliff faces and by the smooth, sandy beaches which are revealed at low tide.

The landscape encompasses SSSI designations in respect of important geological exposures as well as nature conservation interest of the cliffs and coastline, which support a range of habitats, including a number of priority Biodiversity Action Plan (BAP) maritime cliff and slope habitats. The cliffs support to a variety of seabirds.

Sparsely settled, with some resort and coastal development along the edges and occasional caravan park developments on the cliff tops.

The coast has a remote, wild and windswept quality away from areas of resort and tourist development.

Visibility inland is greatly confined by the scale and shape of the cliffs, however there is extensive intervisibility along the coast, with coastal headlands, and wide panoramic views out to sea.

The landscape offers a range of recreational uses, such as fishing, walking, sailing, diving, kayaking, surfing, windsurfing and kite surfing, bird watching and fossil collecting."

4.14 Within Character Type J, the site is located to the northern edge of the more localised Character Area J1: 'South Bay and Cayton Bay', which extends approx. 10km to the south west along the coastline to just north of Filey.

4.15 Key Characteristics for the 'South Bay and Cayton Bay' character area include:

"A coastline of tall, weathered, predominantly limestone cliffs and expansive bays, notably the sandy beach of South Bay.

Elevation of the cliffs ranges from 70-80m AOD, with the cliff tops formed by a contrasting pattern of open moorland grassland and dense plantation woodland on steep slopes, particularly towards Scarborough.

A contrasting series of textures is created by the visually diverse, heavily weathered cliff faces and by the smooth, sandy beaches which are revealed at low tide.

Beyond the settled parts of the area associated with 19th century resort and spa development at Scarborough, the area is sparsely settled, except for occasional caravan park developments and scattered dwellings on the cliff top.

Out of season, much of the coast has a remote and wild quality away from areas of resort and tourist development.

Although visibility inland is greatly confined by the scale and shape of the cliffs, there is extensive intervisibility with coastal headlands due to the sweeping, curvilinear form of the coastline, in addition to extensive, wide ranging views out to sea. The area also has intervisibility with the ruins of Scarborough Castle (Scheduled Monument).

The Historic Landscape Characterisation (HLC) indicates primary historic landscape processes to be modern plantations planted over areas of coastal slopes, and coastal slopes and sands which are often intact and largely unchanged since the 19th century, and holiday resort development.

The area encompasses SSSI designation in respect of important geological exposures and the nature conservation interest of the cliffs and coastline at Cayton, Cornelian and South Bays.

The area also forms part of the Coastal Cliff Mosaic BAP Habitat. At a local level, the nature conservation interest of the area is recognised in Site of Importance for Nature Conservation (SINC) designations at Wheatcroft Cliff and South Bay, Lebberton and Gristhorpe Cliffs and a small stretch of the Coastal Cliffs North of Filey SINC.

Recreational interest and experience is provided by the Cleveland Way long distance path. Evidence of recreational use and pressure is provided by cliff top caravan park and holiday resort development.

4.16 Regarding 'Cultural pattern and historic character', the document states:

"The HLC identifies primary historic processes acting on the landscape to be coastal cliffs and coastal sands with significant legibility and little change since c.1850, plus modified coastal slopes (changed post 1850), including slopes which have been planted with modern plantation woodland.

Also 19th century designed landscapes and pleasure gardens associated with the Spa and a number of large cliff top houses, with the designed landscape somewhat fragmented in character. The historic landscape types represented at Cayton Bay, Johnny Flinton's Harbour and towards Filey are identified by the HLC as having either significant or complete legibility, with very little change since the mid-19th century.

Principal historic buildings and structures in the area relate to the evolution of the town around the fishing harbour (Old Harbour and associated 18th and 19th century Piers) and around the spa, with an imposing mid-late 19th century French baroque style spa complex and promenade to the seafront."

4.17 Regarding 'Regarding 'Settlement pattern (and) built character', the document states:

"Principal aspects of the settlement pattern relate to 18th and 19th century resort development in the northernmost part of the area, notably Old Harbour and the spa development, in addition to a number of large cliff top villas associated with the coastal designed landscape. With the exception of this and the modern Blue Dolphin Holiday Park at Cunstone Nab, the landscape of this area is otherwise largely un-settled, save for isolated dwellings near the cliff edge, just beyond but intervisible with this area."

4.18 Regarding 'Perception and experience of the landscape', the document states:

This is an often wild, windswept stretch of coastline, of remote character outside of the few areas of settlement. A simple coastal landscape of tall cliffs, coastal slopes and sweeping sandy bays, although contrast in colour and texture is provided by the juxtaposition of wooded and rassed coastal slopes, craggy cliff faces and smooth, sandy beaches.

Contrast in perceptual character is created by the presence of resort development and designed landscape/engineered coastlines near the spa and along the sea front towards Old Harbour, together with occasional areas of modern resort development to the cliff tops which depart from the otherwise often wild character. Incremental/scattered residential development also features in places along the cliff top.

The Cleveland Way long distance path follows the cliff tops, providing additional recreational experience and provision in the area."

- 4.19 Regarding 'Visual character; visual relationships and intervisibility (including designated landscapes) the document states:
- "Whilst views inland are confined by the steepness of the coastal slopes and cliffs, expansive views are available out to sea, and there is extensive intervisibility with other aspects of the coast including the prominent headland and associated ruins of Scarborough Castle. The position of this headland obscures any potential intervisibility with the North Yorkshire and Cleveland Heritage Coast to the north."*
- 4.20 'Past change in the landscape' includes:
- "Spa, promenade and resort development and associated engineering of coastline and cliff face (associated with designed landscapes) to the northern part of the character area.*
- Coastal erosion and defences."*
- 4.21 'Key positive landscape features/strategic sensitivities of the landscape' include:
- "The contrast between open, undeveloped, wooded and settled parts of the coastline.*
- The simplicity and largely uninterrupted nature of the landscape character.*
- Sense of remoteness and tranquillity, and the potential the landscape affords for quiet reflection and for contact with the elements and with nature."*
- 4.22 'Visual sensitivities' include:
- "Expansive views along the coast and out to sea.*
- Intervisibility with prominent coastal headlands and associated historic landmarks e.g. Scarborough Castle."*
- 4.23 'Landscape strategy and high level objectives' include:
- "The overall strategy for the landscape is to conserve and enhance the sense of remoteness and the wild character which persists across much of the area, as well as to conserve the largely uninterrupted visual relationships and intervisibilities with coastlines, headlands and strategically significant historic monuments. Also to monitor and check growth in relation to the settlement fringe and recreational uses such as holiday parks. The policy direction pursued by the Shoreline Management Plan should be monitored as part of the strategy."*
- 4.24 The 'Long Nab to North Bay' Character Area G3 - lies within the 'Coastal Cliffs' Character Type G, encompassing the harbour immediately adjacent to the site, and coastline of the North Bay to the north of the headland and extending approximately 6km to the Long Nab Bird Observatory.
- 4.25 Key characteristics of the 'Coastal Cliffs' landscape type include:
- "Steep coastal cliffs composed of varied geology, such as mudstone, siltstone and sandstone, and often overlain by glacial till.*
- Erosion has created a weathered and varied series of cliff faces, with a series of intimate, sheltered coves and bays, contrasting with the expansive, smooth sandy beaches which are revealed at low tide.*
- Some cliffs are largely controlled by sea defences whilst others remain unprotected.*

The landscape encompasses SSSI designations in relation to geological interest, and designated biodiversity interest is represented by a number of BAP habitats, such as coastal cliff mosaic, lowland meadows and lowland calcareous grassland, and locally designated sites.

Views inland are confined by the cliffs, however there are extensive views along the coastline and out to sea. There is some intervisibility with important historic landmarks along the coastline, and with the North York Moors National Park.

Recreational interest and experience is associated with wide sandy beaches, and along long distance paths which follow the cliff tops.

A wild, remote and windswept character, although this contrasts with the more developed, engineered sections of coastline and coastal slopes associated with settlement at and resort development.”

4.26 Key characteristics of the ‘Long Nab to North Bay’ character area include:

“A coastline of smooth, blocky sandstone and chalk cliffs, with elevation ranging from 35- 45m AOD, and up to 80m AOD to the most elevated land at Scalby Ness and the headland on which the castle is located.

The cliff elevations and rock forms to the foreshore create a series of intimate, sheltered coves and bays, in marked contrast to the more expansive sandy coast of North Bay, and of South Bay, beyond the castle headland.

Erosion has created a weathered and visually complex series of cliff faces, which contrast with the shingle and sandy beaches which are revealed at low tide.

Much of the area has a wild, remote and unsettled character, with quiet coves and windswept, remote cliff top farmland, although this contrasts with the more developed, engineered sections of coastline and coastal slopes associated with resort development at the southern end of North Bay.

The area has extensive intervisibility with prominent coastal landmarks such as the rock outcrop and associated dramatic cliff top ruins of Scarborough Castle (Scheduled Monument). Expansive views out to sea are also available in this area.

The historic landscape characterisation (HLC) indicates principal historic landscape processes acting on the character area to be coastal slopes and rocky foreshore, along with intact areas of coastline in an often natural state away from the settled stretch of coast.

The area encompasses SSSI designations in respect of geology on the fossil rich limestone coastal cliffs and headland on which the ruins of Scarborough Castle are sited. The sandstone cliffs and rocky foreshore at Scalby Ness are also similarly designated as a geological SSSI.

Nature conservation interest is represented by the Coastal Cliff Mosaic BAP habitat, and in locally designated sites (Sites of Importance for Nature Conservation or SINCs) at Castle Dyke and the mouth of Burniston Beck, near Scalby Ness.

Recreational interest and experience is provided by the Cleveland Way, a long distance cliff-top path.”

Local Townscape Character

4.27 The pier forms an integral part of Scarborough's character as a popular tourist destination, and the site and immediate context is rich in historic character. There is a broad range of both natural and man-made attractions which play a role in influencing people's perceptions of Scarborough. The character of the area surrounding site contains a mixture of commercial retail venues including arcades, kiosks, restaurants; impressive historic sites including the Scarborough Castle scheduled monument and numerous Listed Buildings associated with the historic character as a resort and spa destination; the bustle of the boats and buildings associated with the working fishing industry actively functioning on the piers and harbour, Scarborough Lighthouse, and the active RNLI lifeboat station; the expansive vista out towards the sea with the sweeping, dramatic coastline of South Bay in views further afield.

4.28 The immediate townscape character has been assessed as part of this assessment, see figure 4B. This includes:

The Arcades: The built form along Foreshore Road and Sandside comprise the characteristic beach front arcades, with other commercial development including restaurants, kiosks, souvenir shops, café's and stalls along the road with wide, busy pavements. The buildings are generally 2 or 3-stories with the shop fronts along the street level.

The Harbour: This area based around the Old Harbour, bound by the harbour wall along Sandside, the West Pier to the west and the Old Pier to the east. It also includes the East Harbour, bound to the west by the Old Pier, and to the east by the East Pier, with Vincent's Pier to the south. It is a bustling area dominated by the fishing industry with boats tied to mooring posts along the piers and harbour wall, and overlooked by Scarborough Lighthouse on Vincent's Pier to the south. Other leisure uses include Scarborough Yacht Club, based on Vincent's Pier.

Beach Front: South Sands / Scarborough Beach stretches south along South Bay south of the pier, bound by Foreshore Road to the Spa Cliff bridge. Views of the dramatic coastline of South Bay are expansive from the beach.

Resort & Residential: Cascades of built form across the sloping landform beyond Foreshore Road and Sandside, including terraces of villas and holiday apartments, residential streets, hotels, and numerous listed buildings associated with the historic resort development. Buildings are often 4 or more storeys high, mostly south-facing to maximise views towards the sea.

Castle Headland: Scarborough Castle is set upon the high landform which reaches 78m AOD to the north east of the site, which can be seen from much of South Bay. The castle includes the remains of the keep, the castle wall on top of the hill, and includes other listed buildings including 'The Towers' and 'St Marys Church' with the grave of Anne Bronte. The Royal Albert Park is located adjacent to the castle.

Parks and Gardens: Areas of accessible, green open space for amenity and recreation, including 'Valley Gardens and South Cliff Gardens' Registered Park and Garden, along with 'St Nicholas Garden'. These are areas of open space with footpaths and listed buildings which cascade down the slopes of the coastal cliffs, with seating areas, dedicated footpaths, managed lawns, and ornamental planting beds and lookout points orientated towards the sea.

Town Centre: Scarborough town centre contains a range of shops, services and community facilities, with a central hub including a mall, department store, retailers, restaurants and public houses.

Seascape: South Bay, the North Sea provides the maritime setting to Scarborough town. Wide, expansive views of the open sea and coastline. Activity includes occasional boats associated with the fishing or leisure industries.

Site and Immediate Context

Current Townscape Character

- 4.29 The assessment of townscape character has been informed by the information provided within LI TIN 05/2017.

Topography

- 4.30 The site is situated on West Pier, off the coast of Scarborough. The landform slopes fairly steeply to the north from the water level at the pier, with Scarborough Castle to the north taking advantage of the high vantage point and slopes of the headland where the landform reaches 78m AOD just 500m from the site. Behind Foreshore Road and Sandside, the landform to the north west of the site slopes fairly steeply and rows of residential and commercial terraces and villas along the slopes are afforded views out towards South Bay with views of the harbour, South Sands Beach and the pier. Buildings are located on high ground along Newborough, Eastborough, St Sepulchre Street, Princess Street, Longwestgate, St Marys Walk, Paradise, Graham Close, and at the top of the Hill adjacent to St Mary's Church are villas along Castle Road.
- 4.31 The coastline to the south comprises some steeply sloping cliffs allowing for panoramic views out to sea and across South Bay. Localised ridges of higher landform are located to the south of Scarborough including Oliver's Mount which reaches 155m AOD and Seamer Moor to the south west which reaches 179m AOD. The site itself is an artificially uniform level as the pier is man-made to be at the same level as the road, protruding out to sea level to provide access by boat via the harbour to the north and South Sands beach to the south.

Townscape Value

- 4.32 In terms of "townscape value" it is appropriate to examine the role of the site and its immediate context in terms of the range of local factors set out in LI TGN 02-21, and summarised in the methodology. The assessment of townscape value has also been informed by the information provided within LI TIN 05/2017. LI TIN 05/2017 states that:

"Value relates to the relative importance of the townscape to different stakeholders and can apply to areas of townscape as a whole, or to individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the place... Practitioners typically consider:

Buildings, open spaces, or other features, which contribute positively to the character of a Conservation Area and may be designated.

Buildings, open spaces, or other features of townscape merit outside of Conservation Areas and may be designated.

Buildings or groups of buildings, and open spaces which have won awards for architecture or design quality, such as Civic Trust or RIBA awards.

Buildings, open spaces, or other features identified on a local list.

Greenspaces or other open spaces, which are designated in the Local Plan or have won awards, such as Green Flag or Landscape Institute awards.

Areas designated and protected for geological or biological conservation, such as SSSIs and, SACs.

Key or protected views.”

Buildings and structures which contribute positively towards local character:

- 4.33 There are a wealth of buildings and structures contributing towards Scarborough’s townscape. Key buildings including those situated both within and outside of the site are identified below and highlighted on Figures 7-24:
- 4.34 Within the site:
- West Pier (Grade II Listed) – the majority of the West Pier falls within the site. Buildings and structures situated on the pier, vary in terms of their townscape value. Building 1 is a particularly impressive building of heritage value. Further details are provided within the Heritage Statement accompanying the planning application.
- 4.35 Outside of the site:
- Old Pier (Grade II Listed)
 - Vincent’s Pier (Grade II Listed)
 - East Pier (Grade II Listed)
 - Scarborough Lighthouse – situated on Vincent’s Pier (Grade II Listed)
 - Scarborough Harbour Lift Bridge – linking Vincent’s Pier and Old Pier
 - RNLI Scarborough Lifeboat Station
 - Scarborough Castle (Scheduled Monument)
 - Oliver’s Mount War Memorial (Grade II Listed)
 - St Mary’s Church (Scheduled Monument and Grade I Listed)
 - Esplanade Hotel, Wessex Court (Grade II Listed)
 - Cliff Bridge (Grade II Listed)
 - The Grand Hotel (Grade II* Listed)
 - The Spa (Grade II* Listed)
 - St Thomas’s Hospital (Grade II Listed)
 - Seating shelter and viewing terrace to front of St Nicholas Gardens (Grade II Listed)
 - Groups of buildings on Foreshore Road (includes Grade II and Grade II* Listed)
 - Groups of buildings on the Sandside (includes Grade I and II listed buildings)
 - Groups of buildings on the Esplanade (includes Grade II and Grade II* Listed buildings)
 - Groups of buildings on Castle Road (includes Grade II Listed buildings)

Key views:

- 4.36 West Pier occupies a prominent location in the town, with the harbour situated under the Castle Headland in the South Bay. A range of views are available towards the site from the harbour and the surrounding town (Figure 6). Close range views towards the site occur from the harbour, South Bay Beach, Foreshore Road and Sandside. Longer distance views towards the site occur from the surrounding area, including from the Coast Path and other locally elevated vantage points such as Scarborough Castle, Esplanade, Spa Bridge, the Grand Hotel, St Nicholas Gardens, Valley Gardens and South Cliff Gardens' and Olivers Mount War Memorial. Depending upon the viewpoint location, the site may be seen within the context of the harbour, Foreshore Road and Sandside, South Beach, various other developments within Scarborough town, as well as St Mary's Church, the Royal Albert Park and Scarborough Castle.

Landscape Designations:

- 4.37 Designations are shown in Figure 4. The site is not covered by any landscape designations. There are many heritage assets within the immediate context of the site, which are included in the Cultural Heritage section below.

Natural Heritage & Green Spaces:

- 4.38 The site itself does not have any notable features of natural heritage value. West Pier is in active use by the fishing industry, occupied by buildings and areas of hardstanding for access roads, storage facilities and car parking.

Cultural Heritage:

- 4.39 The site includes many indicators of cultural heritage value, reflecting the importance of Scarborough harbours' maritime history. The site, wider harbour, much of the adjacent town and Scarborough Castle fall within the conservation area. There are numerous listed buildings and two scheduled monuments within the context of the site, as mentioned in the 'Buildings which contribute positively to townscape character' heading above. Refer to Figure 4 in this report, and the separate Heritage Statement for further details.

Townscape Condition:

- 4.40 The condition of the townscape of the West Pier is affected by the quality and use of the existing public realm and buildings. The West Pier car park currently occupies much of the site. During peak hours when the car park is busy, vehicles and traffic are a prominent feature, seen at close range. The predominance of car parking, coupled with a lack of legible pedestrian routes and high-quality public realm, limits the experience for people visiting and using the pier. Some of the existing buildings on the pier are in various states of disrepair and in need of restoration or redevelopment. Consequently, there is scope to improve the appearance of existing buildings, the public realm and townscape condition.

Associations:

- 4.41 West Pier is one of three main piers which form Scarborough's harbour, along with Vincent's Pier which is home to Scarborough Lighthouse. West Pier provides a focal point for Scarborough's

fishing activity, accommodating harbour offices, fish markets and bait sheds. In particular Building 1 provides a local landmark building, reflecting the importance of the harbours' maritime heritage.

- 4.42 Notable associations include the artist Joseph William Turner, whose painting of Scarborough harbour, is backdropped by the town with St Mary's Church and Scarborough Castle on the headland. Furthermore, landscape artist Frederick William Booty's undated piece 'The Harbour, Scarborough' details a busy harbour with steam fishing boats from around world war one is showcased on an interpretation board along the Old Pier, illustrating the buildings along the pier, with the Grand Hotel and the Spa Cliff Bridge in the background.

Distinctiveness:

- 4.43 Scarborough harbour provides the immediate context to the site. The piers, buildings and associated activities contribute towards the distinctive character of the harbour. Varied uses on the site itself include offices, kiosks, artist studios, public toilets, bait sheds, workshops, stores and a café. Buildings along Sandside and Foreshore Road front onto the harbour and are predominantly in commercial use providing food and drink outlets, amusement arcades and gift shops, along with some residential accommodation above. Buildings vary in terms of uses, materials, architectural styles, and heights. The range of buildings, highway infrastructure and land uses present within the immediate context of the site contribute towards a diverse and vibrant harbour frontage.

Recreational Value:

- 4.44 Whilst walks along the pier are available, these are limited due to the extent of car parking and lack of public realm. Parts of the site are occasionally used for festivals and fish markets. There are opportunities to increase recreational use of the pier as a focal destination, given the high footfall on Sandside and Foreshore Road, and its proximity to the Coast Path.

Perceptual (Scenic):

- 4.45 The site forms part of Scarborough harbour which occupies a prominent location and features within many views (see 'Key views'). The harbour forms part of the wider setting to Scarborough Castle and St Mary's Church located on the headland. Within the site existing buildings in various states of disrepair detract upon close range views.

Perceptual (Wildness and tranquillity):

- 4.46 Given the harbours' location within the town, the adjacent land uses and diverse activities, the site does not have a strong sense of wildness or tranquillity.

Functional aspects:

- 4.47 Much of the site is currently in active use by the fishing industry with specific buildings and associated operational areas. Other facilities include toilets and a public car park which compliments the site as a focal destination, being situated within Scarborough harbour and in close proximity to commercial development on Foreshore Road and Sandside. The immediate context of the site provides good accessibility for pedestrians, cyclists, private vehicles and public transport users and via Foreshore Road and Sandside. There are safe signalised crossing points and bus stops in close proximity to the site as well as other car parks within Scarborough town. The site is

currently occupied by existing buildings, operational areas, access road and car park. However the site lacks legible pedestrian routes or high quality public realm.

- 4.48 In conclusion and having appraised the above factors it is judged the site is overall of **Medium High** townscape value. West pier forms a prominent part of Scarborough's historic harbour. The pier is listed and lies in close proximity to other listed structures and buildings which contribute positively to townscape character. Detracting elements within the site include the predominance of car parking and buildings in various states of disrepair.

Visual Baseline

- 4.49 An assessment of the likely visual effects of the proposed development upon surrounding receptors is detailed in the subsequent section. Figure 6 details the location of the Photo Viewpoints and Figures 7-24 illustrate the photo viewpoints.

Viewpoint 1 - View east / south east from Foreshore Road (Cleveland Way Long Distance Route / England Coast Path)

- 4.50 Cleveland Way Long Distance Route runs along Foreshore Road as it passes the site. This viewpoint represents users of the route, the road, and visitors to the arcades and attractions along the road. Buildings within the site are visible, with Building 1, 2 and 3 visible beyond the Kiosks of Building 6, which obscures the view of the cars parked along the pier. The RNLI Lifeboat Station is also visible immediately adjacent to the site. Glimpses out towards the sea and South Bay are possible, with built form across the cliffs along the coastline visible to the south, and Scarborough Castle wall visible on top of the headland to the north east.

Viewpoint 2A / 2B- Views from southern edge of West Pier within the site.

- 4.51 The south western edge of the site is currently used as a public car park. Viewpoints 2A and 2B are taken from the same location, in opposite directions from next to the pier wall within the site. The viewpoints represent the views experienced by visitors to the pier and those working within the fishing industry and within the buildings located on the pier.

This viewpoint looks north / north east towards the buildings within the site. The view is semi-enclosed due to the scale of the buildings within the site adjacent to the car park, however the rows of tall buildings positioned to maximise the view out to the sea along the south facing slope of the headland to the north are visible beyond, with St Mary's Church visible at the top of the higher landform.

This view looks south west / west from the southern edge of the pier and is an extensively open view across the South Bay. The RNLI Scarborough Lifeboat Station is immediately adjacent to the pier, and buildings cascading down the hillside of the headland are visible beyond Foreshore Road. The steep cliffs beyond the sweeping coastline provide a scenic backdrop to the view, with St Nicholas Gardens and grand buildings visible along the shore including the Grand Hotel, Scarborough Spa, Cliff Bridge, the Crown Hotel and an observation wheel.

Viewpoint 3 – View north east / east from South Bay Beach adjacent to the site.

- 4.52 West Pier encloses the northern end of South Bay Beach, and this viewpoint looks north east / east from the beach adjacent to the pier. It represents the view experienced by people visiting the beach. The RNLI Scarborough Lifeboat Station is visible in the foreground to the north with the

buildings along the pier to the north east and the Scarborough Lighthouse to the east with the East Pier beyond. High-rise buildings are visible behind the built form along Foreshore Road, with St Mary's Church at the top of the hill. Scarborough Castle with the Keep and the Castle Wall are visible on top of the headland beyond the buildings within the site on the pier.

Viewpoint 4 - View south / south west from the harbour's edge along Sandside (Cleveland Way Long Distance Route / England Coast Path).

- 4.53 Foreshore Road turns into Sandside just north of the Pier, and this viewpoint looks south / south west from the harbour wall adjacent to the road, behind some commercial restaurant and kiosks along the road. Cleveland Way Long Distance Route and England Coast Path run along the roads, and the viewpoint represents the view experienced by road users, users of the long distance routes, visitors to the harbour and patrons of the restaurants and commercial buildings along the road. The view is fairly open across the harbour, enclosed by the east pier and Old Pier to the south, and West Pier to the west. Some tall buildings along the coastline to the south are visible above the buildings within the site, including The Grand Hotel, and along the Esplanade. Fishing boats tied to mooring lines are visible in front of the pier along with fishing equipment and vehicles stored outside of the buildings.

Viewpoint 5 - View west from the Old Pier.

- 4.54 The Old Pier encloses the harbour to the east, and this viewpoint looks west from a point close to the end of the pier. It represents the view experienced by people working on the boats in the harbour and visitors to the pier. From this point the buildings along the West Pier partially encloses the view, with the buildings along the rising landform of the southern slope of the headland in the distance. The Grand Hotel and Cliff Bridge are visible beyond South Bay Beach and Foreshore Road in the distance. Fishing boats are tied to the mooring posts along the site and fishing equipment is visible stored outside of the working buildings along the northern edge of the pier. The building outside of the site on the eastern tip of the pier partially obscures the buildings within the site.

Viewpoint 6 - View north west from Vincent's Pier adjacent to Scarborough Lighthouse.

- 4.55 Vincent's Pier is accessible from the Old Pier, and this viewpoint is taken from a point adjacent to the Scarborough Lighthouse. It represents the view experienced by people working on the boats in the harbour and visitors to the pier and lighthouse. The building outside of the site on the eastern tip of the pier partially obscures the buildings within the site. Building 5 obscures the western section of the pier from view, however there is a view between the buildings where the car park is visible. The harbour is visible to the north with the building form along the rising landform beyond, and Scarborough Castle, the Castle Wall and the Keep visible on top of the headland. South Bay Beach is visible to the west with the arcades and other commercial visitor buildings visible along Foreshore Road beyond.

Viewpoint 7 - View west from the wall along the East Pier.

- 4.56 The East Pier has a wall on the eastern side of the pier with artificial boulders that act as a breakwater and extend all the way to the North Bay. This viewpoint is taken on top of the wall along the pier and represents visitors to the harbour and people accessing their boats. The buildings along the eastern edge of the site are visible beyond the Old Pier, obscuring the western side of

the site. The built form along the rising landform to the north and west of the site is visible in the distance, along with St Nicholas Gardens, The Grand Hotel and Cliff Bridge in the beyond South Bay and Scarborough Beaches.

Viewpoint 8 - View south west from footpath leading to Scarborough Castle and Royal Albert Park (within boundary of Scheduled Monument).

- 4.57 This viewpoint is taken from a high vantage point along the footpath which accesses Royal Albert Park and Scarborough Castle, representing the view experienced by people as they travel to or from those attractions from Sandside. The view is expansive with full views of the north eastern section of the site possible beyond the harbour. The buildings within the site obscure the south western part of the site from view. There are a large number of notable buildings visible including Scarborough Lighthouse, East Pier, Old Pier, Vincent's Pier, The Grand Hotel, Cliff Bridge, buildings along the Esplanade and the War Memorial at Olivers Mount visible in the distance.

Viewpoint 9 - View south from Scarborough Castle on viewing platform along the Castle wall.

- 4.58 Scarborough Castle is set upon the higher ground of the headland to the north east of the site, and this photograph is taken from the viewing platform along the castle wall. It represents the view for visitors to the castle. The view is very open and allows for an expansive view over the harbour, South Sands Beach and the coastline sweeping across the south bay. West Pier, Old Pier, East Pier and Vincent's Pier are all visible below, along with the buildings within the site and the car park.

Viewpoint 10 - View north east from Foreshore Road adjacent St Nicholas Gardens (Cleveland Way Long Distance Route / England Coast Path).

- 4.59 Cleveland Way long distance route and the England Coast Path all run along Foreshore Road, and this viewpoint looks north east towards the site from the pavement along the road, adjacent to St Nicholas Gardens. It represents the view experienced by visitors to the gardens and the Seating Shelter and Viewing Terrace grade II listed buildings, users of the long distance routes, road users, visitors to the beach, the arcades, restaurants and other commercial attractions along the road. There is a clear view of the pier across the beach and views past the car park are possible along with most of the buildings within the site. Building 1 and the Kiosks of Building 6 are not visible behind the RNLI Scarborough Lifeboat Station. Scarborough Lighthouse is visible to the north east and Scarborough Castle, the Keep and the Castle Wall are visible on top of the headland north of the site.

Viewpoint 11 - View north east from Cliff Bridge.

- 4.60 The Cliff Bridge is a grade II Listed Building ('Cliff Bridge Spa'), providing pedestrian access over the Blue Roundabout landmark between Cliff Bridge Terrace to the north and the Esplanade via Birdcage Walk, and The Spa Chalet grade II Listed Building. This viewpoint represents the view experienced by visitors to the bridge and surrounding listed buildings and those accessing the adjacent streets from the bridge. It is approximately 75ft / 23m high and allows for an open view over the South Bay and towards the site. Much of the built form along Foreshore Road is screened by intervening vegetation, however the buildings along the rising landform to the north west of the site is visible, along with the piers, the harbour, and the castle on top of the headland beyond.

Viewpoint 12 - View north from path along Esplanade adjacent St Martins Avenue and 'Valley Gardens and South Cliff Gardens' Registered Park and Garden.

- 4.61 The Esplanade is set at the top of the coastal cliff and this viewpoint is taken from the road adjacent to the 'Valley Gardens and South Cliff Gardens' Registered Park and Garden. It represents the view experienced by visitors to the listed buildings 'Wessex Court 1 to 3 Esplanade, and 4 to 19 including Crown Hotel' and the 'Esplanade Hotel', residents of the properties along the road and visitors to the gardens and listed buildings within it. The location of the viewpoint on top of the coastal cliff provides an expansive view over South Bay towards the site. From this point, the buildings along the pier are seen within the context of the built form along Sandside beyond, and the buildings rising up the southern slopes of the headland, with the castle, 'The Towers' and St Mary's Church visible on the higher ground to the north west of the site.

Viewpoint 13 - View north from Cleveland Way Long Distance Route / England Coast Path adjacent to the Star Disk.

- 4.62 The Star Disk is an illuminated map of the stars visible from Scarborough, located on the site of the South Bay Pool below the Italian Gardens within South Cliff Gardens. It is located along the coastal path of Cleveland Way and the England Coast Path, representing the view north experienced by users of the route and visitors to the disk and adjacent gardens. The viewpoint is taken at just above sea level, and as such, the site is viewed in the context of the rest of built form on the eastern edge of Scarborough, with the buildings rising up along the southern edge of the headland beyond. Individual buildings within the site are not easily discernible from this point. The Grand Hotel is visible along with Scarborough Spa, Beach Huts in the foreground, with properties along Castle Road and the Castle on top of the headland visible to the north.

Viewpoint 14 - View north from high point at Holbeck Gardens, within Valley Gardens and South Cliff Gardens Registered Park and Garden.

- 4.63 Holbeck Gardens is set within the 'Valley Gardens and South Cliff Gardens' Registered Park and Garden. This viewpoint is taken from a lookout spot along the footpath adjacent to the bowling green past the Clock Tower, and represents the view experienced by visitors to the gardens and those along the footpath accessing Cleveland Way long distance route. From this point, the view is very open and expansive across South Bay, with the town rising along the hillside beyond the sweeping curve of the beach. Prominent buildings visible from this point include the Grand Hotel, St Mary's Church and Scarborough Castle on top of the headland. West Pier is visible but blends in within the context of the rest of the adjacent built form.

Viewpoint 15 - View north from seating along Cleveland Way Long Distance Route / England Coast Path below Wheatcroft Cliff.

- 4.64 Wheatcroft Cliff forms the steep coastline to the south of South Bay, and this viewpoint looks north towards the site from some seating along Cleveland Way at the base of the cliff, which can also be accessed from the car park off Sea Cliff Road. The viewpoint represents the view experienced by users of the route at the seating area and longer-range receptors along the coastline to the south. From this point, the view is expansive, and the eastern edge of Scarborough can be seen with the built form rising up the headland, and prominent buildings such as the Grand Hotel, St Mary's Church and Scarborough Castle are visible along the skyline. Scarborough Spa and the Star Disk are also visible along the curving coastline further along Cleveland Way. The buildings along the pier blend in with the rest of the built form adjacent to the site within this distant view.

Viewpoint 16 - View north from Olivers Mount War Memorial viewing point off Jackson's Lane.

- 4.65 Olivers Mount War Memorial is located on an outcropping of higher landform that reaches 155m AOD off Jackson's Lane south of Scarborough. This viewpoint is taken from the viewing area adjacent to the memorial obelisk, and represents the view experienced by visitors to the memorial. From this point, the view is expansive with views across the whole of Scarborough town and beyond the headland to the North Bay and beyond. The pier is visible in the context of the rest of the harbour, the piers and of South Bay Beach. A full view of the headland and Scarborough Castle is visible beyond the site.

Site Photograph A - View east / south east from site entrance off Foreshore Road adjacent to Building 6.

- 4.66 The site is accessible by car from a junction of Sandside to the east, Foreshore Road to the west and Eastborough to the north. This photograph is taken at the entrance to the site adjacent to the Kiosks of Building 6. It represents the view experienced by road users, users of Cleveland Way and the England Coast Path, visitors to the pier and workers of the venues and commercial buildings on and adjacent to the site. From this point, Buildings 1, 2 and 3 are visible to the east and Scarborough Lighthouse is visible beyond to the south east. Building 5 is visible at the end of the pier on the other side of the car park. To the north east, Scarborough Castle is visible on top of the headland beyond the built form along Sandside.

Site Photograph B - View north from the southern edge of the site adjacent to Building 5.

- 4.67 The area adjacent to building 5 is used to store fishing equipment, pallets and vehicles. This photograph represents the view experienced by visitors and workers on the pier. Whilst this area is publicly accessible, it is not overly used by visitors. To the northwest South Sands Beach is visible with the RNLI Lifeboat Station and the built form rising up the hillside beyond Foreshore Road. To the north east building 5 encloses the view and obscures the view towards Scarborough Castle on the headland, with Building 4 visible beyond.

Site Photograph C - View north / north west from the eastern edge of the site between Buildings 4 and 5.

- 4.68 The eastern edge of the pier is mostly used by workers in the active fishing industry. This viewpoint looks north / north west from the eastern edge of the site, and represents the view experienced by workers in the fishing industry and visitors to the pier. St Nicholas Garden is visible to the west with The Royal Hotel and Council Buildings along St Nicholas Street visible in the distance. Buildings 4 and 5 enclose the view, however to the north the built form along Sandside and the rising landform of the headland is visible with Scarborough Castle wall visible beyond.

Site Photograph D - View west from the eastern corner of the site adjacent to Building 4.

- 4.69 This photograph is taken from the easternmost edge of the site, where the view is partially enclosed by the close proximity of Building 4, currently used in by the fishing industry. As such, fishing equipment and vehicles are stored adjacent to the building, and fishing boats are tied to the mooring posts along the pier. There are some longer-range views to the west out across South Bay, where Scarborough Spa and Olivers Mount War Memorial can be seen in the distance. To the north, built form rises up along the slopes of the headland towards St Mary's Church and properties along Castle Road on top of the hill.

Site Photograph E - View north / north east from the eastern edge of the site adjacent to Building 4.

- 4.70 This viewpoint represents the view across the harbour experienced by workers in the fishing industry and visitors to the pier. The view is open with restaurants, arcades and other commercial built form visible along Sandside and the built form along the southern edge of the headland is visible across the hillside on the other side of the harbour with a view of St Marys Church and Scarborough Castle visible on top of the headland. The Old Pier and East Pier beyond are visible to the east.

Site Photograph F - View north / north west from the north eastern edge of the site adjacent to Building 3.

- 4.71 This side of the pier supports the fishing industry and represents the view north / north west experienced by workers and visitors to the pier. There are boats moored to the pier and commercial fishing equipment stored adjacent to the buildings. The view is enclosed by the existing building to the south; however, the view opens out over the harbour to the north. Restaurants, arcades and other commercial buildings are visible along Sandside and the built form along the southern edge of the headland is visible as it cascades down the hillside, with key focal buildings on higher ground visible in the distance including St Mary's Church, Scarborough Castle, the keep and the castle wall.

Site Photograph G - View south / south west from north eastern edge of the site between Buildings 1 and 2.

- 4.72 This photograph is taken from a gap between Buildings 1 and 2 within the site and looks south / south west, representing the view experienced by workers in the fishing industry and visitors to the pier. The view is semi-enclosed by the close proximity of the buildings within the site, however there are some medium and longer range views possible of Scarborough Lighthouse and the Old Pier to the south east, and the Grand Hotel and Cliff Bridge in the distance beyond the RNLI Lifeboat Station. There is a lot of commercial fishing equipment stored adjacent to the buildings with waste bins due to the working nature of this side of the pier.

Summary of Visual Receptors

Residential Receptors

1. Residents of properties along Foreshore Road and Sandside
2. Residents of properties along the rising landform to the north / north west

Users of PRow and Footpaths

3. Users of Cleveland Way Long Distance Route / England Coast Path
4. Users of informal footpaths traversing hillside of headland to Royal Albert Park and Scarborough Castle

Views from Heritage Assets

5. Visitors to Scarborough Lighthouse
6. Visitors to Scarborough Castle
7. Visitors to St Nicholas Gardens / 'Seating shelter and viewing terrace' Listed Buildings

8. Visitors to 'Valley Gardens and South Cliff Gardens' Registered Park and Garden
9. Visitors to the Grand Hotel
10. Visitors to Spa Cliff Bridge
11. Visitors to Scarborough Spa
12. Visitors to the Harbour / East Pier and the Old Pier (Old Harbour and East Harbour)
13. Visitors to Olivers Mount War Memorial

Views from Areas for Recreation and Leisure

14. Visitors to the South Bay Beach / Scarborough Beach
15. Visitors to the Arcades, restaurants and other commercial businesses along Foreshore Road and Sandside
16. Visitors to the RNLI Scarborough Lifeboat Station

Road Users

17. Users of Sandside / Foreshore Road
18. Users of Esplanade

Summary of Visual Baseline

- 4.73 The visual baseline analysis results in a number of reasoned conclusions which are summarised below:
- 4.74 A total of 16 viewpoint locations have been included within this assessment, representing views experienced by various types of visual receptor including: residents; users of public rights of way, visitors to heritage assets; visitors to areas for recreation and leisure / tourist attractions; and road users. A further 7 site photographs have been included within this assessment (Figures 18-24), illustrating views within the site itself.
- 4.75 West Pier occupies a prominent location in the town, with the harbour situated under the Castle Headland in the South Bay. A range of views are available towards the site from the harbour and the surrounding town. Close range views towards the site occur from the harbour, South Bay Beach, Foreshore Road and Sandside. Longer distance views towards the site occur from the surrounding area, including from the Coast Path and other locally elevated vantage points such as Scarborough Castle, Esplanade, Spa Bridge, the Grand Hotel, St Nicholas Gardens, Valley Gardens and South Cliff Gardens' and Olivers Mount War Memorial. Depending upon the viewpoint location, the site may be seen within the context of the harbour, Foreshore Road and Sandside, South Beach, various other developments within Scarborough town, as well as St Mary's Church, the Royal Albert Park and Scarborough Castle.
- 4.76 Steep cliffs along the sweeping coastline provide a scenic backdrop to local views. Distinctive landmarks include St Mary's Church, the Royal Albert Park and Scarborough Castle. Views also feature several other impressive landmark buildings and structures such as the Grand Hotel, Scarborough Spa, Cliff Bridge, the Crown Hotel, an observation wheel and Olivers Mount War Memorial.

5.0 REGENERATION PROPOSALS

- 5.1 The regeneration proposals are described in the Design and Access Statement and other information accompanying the planning application. The existing townscape resource, the surrounding visual receptors, and the visual amenity of the site, have been considered during the planning and design process and have informed the resultant scheme.
- 5.2 Building 1 is proposed to be renovated, with new external alterations, restoration of key features and addition of a new restaurant to the ground floor and upper floors. Buildings 2 and 3 are proposed to be renovated, with mainly internal changes catering to new retail, gallery, storage, café and office spaces, with restoration of some exterior detailing. Building 4 is proposed to be demolished and replaced with a new bait shed of 31 units across 3 levels with deck access, covered in thermally treated softwood timber cladding, reflective of traditional fishing hut building materials.
- 5.3 Building 5 is currently used as bait sheds on the southernmost edge of the pier, surrounded by fishing equipment and vehicles, and largely unsuitable for public access to that area. It is proposed to be demolished and replaced by a turning area and car parking.
- 5.4 Building 6 comprises the kiosks along Foreshore Road to the north western edge of the pier. This building currently obscures views into the pier from the road. It is due to be demolished and replaced with a new building of similar height, reorientated to face building 1, improving views into the site and towards the seascape beyond.
- 5.5 The car parking area is set to be reduced from 109 to 81 bays with accessible bays and electric car charging ports. There will be a new event space, overspill parking bays and a turning area at the end of the pier. The changes will result in less densely packed cars which currently dominate the character of the southern section of the pier, to become more welcoming to pedestrians.

TOWNSCAPE AND VISUAL EFFECTS

- 5.6 The following section outlines the likely townscape and visual effects that would arise from proposed development on the site. Schedules detailing these likely townscape and visual effects for the receptors are included in Appendices B and C respectively. Please refer to these in conjunction with the following descriptions.

Townscape Effects

Construction

- 5.7 During the construction phase of the proposed regeneration there would be some short-term adverse townscape effects. The majority of construction activities are considered to be detrimental to townscape character, due to the anticipated use of cranes and other plant machinery that are likely to be visually intrusive. The effects on townscape character are expected to be **Negligible adverse** at national level, **Minor Adverse** at a county level, **Moderate Adverse** at a borough level, and **Major / Moderate Adverse** on the character of the site and its immediate townscape context.

Operation (following Completion)

- 5.8 There is no green infrastructure proposed as part of the regeneration of the site, due to the harsh coastal location and urban townscape character of the site being unlikely to support the establishment of any new trees or ornamental shrub planting. There are therefore not likely to be

any likely changes to visibility to or from the site as a result of the establishment of new trees as they establish. The effects upon completion are likely to remain the same throughout operation.

National Character

- 5.9 The proposed regeneration of the site will include the renovation of existing buildings, and the construction of new buildings on an already-developed site, immediately adjacent to the Cleveland Way. The scale and character of the proposed buildings are reflective of those already located within the site. The proposed scheme is anticipated to provide positive changes to the locality, providing an increase in publicly accessible recreational space for tourists and locals, along with regeneration of industrial fishing buildings and other buildings for local businesses and public amenity.
- 5.10 The proposed regeneration would have no direct impact on the key characteristics of the NCA and will provide positive outcomes reflective of the statements of environmental opportunity (SEO) outlined for the NCA. Effects at anticipated to be **Negligible** at all stages of the regeneration.

County Character

- 5.11 Scarborough is one of 23 'Urban Landscapes' within the North Yorkshire and York Landscape Characterisation project (2011). The site and its immediate townscape context reflect a number of 'Key Characteristics' for the character area. This is of relevance due to the nature of the site's location with views out to the surrounding seascape influencing the distinctiveness and sense of place. The townscape surrounding the site comprises a mixture of residential, industrial and commercial buildings with visible historic features such as numerous listed buildings forming historic landmarks and tourist attractions, including Scarborough Castle scheduled monument.
- 5.12 The proposals are anticipated to result in some positive changes to the locality which correspond to the guidance set out within the document. The proposals will retain and enhance existing key historic buildings within the site, preserving historic townscape elements that contribute to townscape character and enhance the site itself as a key landmark. The retention and renovation of the buildings for use by the fishing industry form a key part of the regeneration proposals.
- 5.13 The proposed buildings reflect the existing scale and general location of existing buildings within the site to be removed and replaced, which supports the existing townscape elements. The proposed new built form, materials and details are considered appropriate to existing vernacular and townscape character.
- 5.14 The proposed demolition of Building 6, the Kiosks, Building 4, the storage/warehouse and Building 5, the bait sheds will improve the views both towards the historic buildings within the site, and out towards the sea, to Vincent's Pier and Scarborough Lighthouse. This reflects the guidance which encourages improvements to access and visual linkages between the townscape and the seascape to the south and east.
- 5.15 Effects at completion and year 15 are considered to be **Minor Beneficial** to the character of the area, localised to that with shared intervisibility with the site.

Borough Character

- 5.16 The site is located to the northern edge of the Character Area J1: 'South Bay and Cayton Bay' within the 'Scarborough Landscape Study: Volume 1 – Borough wide Landscape Character

Assessment' (2013). The site and immediate context reflect many of the characteristics outlined in the document. These broadly include:

Historic buildings and structures reflective of the maritime industry of the Old Harbour and associated 18th and 19th century Piers, including the site itself;

The Spa development with built form such as resort development along the rising landform along the southern slope of the headland, and villas on top of the headland.

Intervisibility with coastal headlands due to the sweeping coastline and modern resort development to the cliff tops;

Extensive, wide ranging views out to sea;

Intervisibility with Scarborough Castle (Scheduled Monument) and other historic landmarks;

Recreational interest with Cleveland Way long distance path;

Designed landscapes and pleasure gardens; and

Sandy beaches with the promenade along the seafront.

- 5.17 The character area extends approx. 10km to the south west along the coastline to just north of Filey, and therefore covers an expansive tract of land. The site shares intervisibility with much of the character area, due to the expansive nature of the South Bay and location of the site protruding out into the sea at the base of the headland.
- 5.18 At completion, it is considered that the proposals would represent a beneficial change to the character of the immediate townscape, with the demolition of some detracting buildings which have fallen into disrepair, allowing the opening up of views out to the surrounding seascape and adjacent historic landmarks from points along the pier, and through the site from Foreshore Road. This reflects the 'Landscape strategy and high level objectives' outlined where it states: "...*conserve the largely uninterrupted visual relationships and intervisibilities with coastlines, headlands and strategically significant historic monuments...*".
- 5.19 A reduction in the volume of cars parked along the pier and additional public realm is considered to benefit the townscape character within the immediate vicinity of the site. Despite the exposed nature of the site and visibility of the site with the surrounding coastline across the South Bay, the characteristics of the wider character area will be largely unchanged as a result of the proposed regeneration. It is considered that the scale and character of the proposed scheme will reflect that already existing within the site. Effects at completion and year 15 are considered to be **Minor Beneficial**.

Townscape Character - Site & Immediate Context

- 5.20 West Pier is one of 4 piers (East Pier, Old Pier, Vincent's Pier and West Pier) which form part of Grade II listed harbour, situated in a prominent location at the northern edge of South Sands Beach and Scarborough's Conservation Area. The site covers the majority of West Pier, with the south eastern tip of the pier excluded from the regeneration proposals. There are a number of key buildings on the site which contribute to the local townscape character, with historic value reflective of the towns long standing maritime industry. There is also strong visual links with Scarborough Castle on top of the headland to the north of the site.

- 5.21 The pier primarily supports the local fishing industry, along with a 109-bay public car park. There are 6 existing buildings within the site, with buildings 1-5 are used as office and studio space, a café, public conveniences, a fish market, fisherman's welfare facilities, bait sheds, workshops, storage and for processing. There are kiosks (building 6) fronting onto Foreshore Road on the north western edge of the site providing food and drink. The pier reflects the character of the harbour to the north, largely devoted to the fishing industry, with fishing boats tied to mooring posts and fishing equipment stored to the rear / harbourside of buildings 1-4, and around building 5. Detracting elements currently affecting the site include a general sense of disrepair and being dominated by parked cars, lacking legible pedestrian routes or high quality public realm. Buildings 4 and 5 are particularly degraded, with the kiosks at Building 6 obscuring views into the site from along Foreshore Road and Sandside. The pier is currently a key focal point for the townscape, featuring in many long-distance views from much of the coastline, and providing long-distance views out across South Bay from the southern part of the pier. The prime location of the pier and its shared inter-visibility with the surrounding coastline, key focal buildings and historic attractions represents an opportunity to rejuvenate the pier as an attraction in itself, and that of the surrounding townscape context.
- 5.22 Once complete, the proposed regeneration of the site is anticipated to provide a range of benefits and improvements, including:
- Existing buildings being retained and renovated will help to retain and enhance the harbours maritime heritage by preserving key historic features;
 - Breathing new life into the commercial businesses within and adjacent to the site by catering to a wider variety of modern day commercial businesses in both the fishing and tourism industries;
 - Existing detracting buildings removed will improve the overall quality of the townscape by enhancing its character and public perceptions;
 - Modernised and scaled back car parking area rejuvenated with overspill parking area, new accessible bays and electric charging ports, reducing the perceptions of car dominance along the pier;
 - Improved accessibility of the site will make it safer and more welcoming to pedestrians through the creation of new public realm and a reduction of overall built form along the pier. Changes include a new organised event space, a turning area at the end of the pier and clearly defined variety of shared spaces using paving to differentiate between the various uses along the pier;
 - Opening up of views through the site to the surrounding seascape and historic landmarks, creating a sense of openness and a safer, more aesthetically pleasing environment for recreation and enhancing the sense of place.
- 5.23 The above changes are anticipated to cater to the thriving fishing industry and create new opportunities for retail and tourism, while maximising the opportunities to celebrate the history of the pier as an attraction. The sensitive regeneration of the pier will enhance its sense of place within the harbour and the character of the local townscape. In considering the above, it is assessed that throughout the operation stage, there would be an overall **Moderate Beneficial** effect on the townscape character of site and its immediate context as a result of the proposed regeneration.

Visual Effects

Construction

- 5.24 All construction works will be carried out in accordance with best practice procedures to minimise, as far as practicable, adverse effects on visual amenity. However, it is likely that there will be some temporary / short-term adverse visual effects on receptors due to construction activities, including the anticipated use of cranes and other plant and activities that are visually intrusive.
- 5.25 The effects on visual amenity, are set out in Appendix C. The visual receptors that will be the most noticeably affected will be those receptors with direct, close-range views of the proposed construction works. These will include people working within and visiting the harbour, who would potentially experience **Major / moderate** or **Moderate / Minor adverse** effects. Relatively close-range views towards the site would also be experienced by visitors to South Bay Beach / Scarborough Beach, residents of properties along Foreshore Road and Sandside and users of the Cleveland Way Long Distance Route / England Coast Path which would experience **Minor / Moderate adverse** effects during construction works.
- 5.26 In general, the effects upon other receptors are of lower impact where longer distance views towards the site will see construction in close context with of the existing developments situated within the harbour and along Foreshore Road and Sandside immediately adjacent to the site. Consequently, those receptors situated within the wider vicinity of the site would experience **Minor adverse / Negligible** visual effects during construction works.
- 5.27 It is considered that the construction activities would be more visually intrusive than the completed scheme, due to the use of temporary hoardings, brightly coloured plant, and other visually detracting mobile elements.

Operation (following Completion)

- 5.28 The following provides a summary of the visual effects assessment included at Appendix C. The conclusions stated within this report consider that the proposed regeneration of West Pier would improve the appearance of existing buildings, townscape condition and public realm, resulting in an overall beneficial visual effect.
- 5.29 Beneficial visual effects resulting from the proposed regeneration of West Pier would be most noticeable for receptors with close-range views of the completed works. These include people working within and visiting the harbour, who would experience **Major / moderate** or **Moderate / Minor beneficial** effects. Relatively close-range views towards the site would also be experienced by visitors to South Bay Beach / Scarborough Beach, residents of properties along Foreshore Road and Sandside and users of the Cleveland Way Long Distance Route / England Coast Path which would experience **Minor / Moderate beneficial** effects.
- 5.30 The effects upon other receptors are of lower impact where views towards the site would be seen at longer distance and within context of various existing developments situated within the harbour and along Foreshore Road and Sandside adjacent to the site. Consequently those receptors situated within the wider vicinity of the site would experience **Minor beneficial / Negligible** visual effects.
- 5.31 There are a range of receptors including residential properties, public rights of way, Heritage Assets, Areas for Recreation and Leisure, and Road Users situated in close proximity to the site

or within the surrounding town. Upon completion of the proposed regeneration of West Pier most of these receptors would experience beneficial visual effects:

Residential Receptors

1. Residents of properties along Foreshore Road and Sandside - **Minor beneficial**
2. Residents of properties along the rising landform to the north / north west - **Minor beneficial / Negligible**

Users of PRow and Footpaths

3. Users of Cleveland Way Long Distance Route / England Coast Path - **Minor beneficial**
4. Users of informal footpaths traversing hillside of headland to Royal Albert Park and Scarborough Castle - **Minor beneficial / Negligible**

Views from Heritage Assets

5. Visitors to Scarborough Lighthouse - **Minor beneficial / Negligible**
6. Visitors to Scarborough Castle - **Minor beneficial / Negligible**
7. Visitors to St Nicholas Gardens / 'Seating shelter and viewing terrace' Listed Buildings - **Minor beneficial / Negligible**
8. Visitors to 'Valley Gardens and South Cliff Gardens' Registered Park and Garden - **Negligible**
9. Visitors to the Grand Hotel - **Negligible**
10. Visitors to Spa Cliff Bridge - **Negligible**
11. Visitors to Scarborough Spa - **Negligible**
12. Visitors to the Harbour / East Pier and the Old Pier (Old Harbour and East Harbour) - **Minor beneficial**
13. Visitors to Olivers Mount War Memorial - **Negligible**

Views from Areas for Recreation and Leisure

14. Visitors to the South Bay Beach / Scarborough Beach - **Minor beneficial**
15. Visitors to the Arcades, restaurants and other commercial businesses along Foreshore Road and Sandside - **Minor beneficial**
16. Visitors to the RNLI Scarborough Lifeboat Station - **Minor beneficial**

Road Users

17. Users of Sandside / Foreshore Road - **Minor beneficial**
18. Users of Esplanade – **Negligible**

6.0 SUMMARY AND CONCLUSIONS

- 6.1 This Townscape and Visual Impact Assessment (TVIA) has been carried out for the proposed regeneration of Scarborough Harbour West Pier by FPCR Environment and Design Ltd (FPCR). The purpose of this TVIA report is to provide an assessment of the likely townscape and visual effects of the proposed regeneration.
- 6.2 The site is situated on the eastern settlement edge.
- 6.3 The covers 0.81ha, with 6 buildings of varying sizes and quality, with some more modern, unsympathetic structures that pose detracting elements to the local townscape, and others that are older, more valuable examples more intricate detailing that reflect the town and pier's maritime heritage. The proposed regeneration of the site would enhance the capacity of the pier to support both the fishing and tourism industry.
- 6.4 The proposed regeneration of West Pier includes the renovation and enhancement of the existing buildings within the site, with the demolition of buildings that have fallen into disrepair and pose detracting elements of the local character of the site, replacement of these buildings with new buildings which are considered to create improvements to the local townscape character. Enhancements to the built form across the pier and the creation of new, flexible use public realm will create new opportunities to both views into the site, and out to the surrounding sea scape and coastal landscape across the South Bay.

Townscape Summary

- 6.5 During the construction phase of the proposed regeneration there would be some short-term adverse townscape effects, resulting from construction activities. The majority of construction activities are considered to be detrimental to townscape character, due to the anticipated use of cranes and other plant that are intrusive. The effects on townscape character during the construction stage of the proposed regeneration are expected to be **Negligible** at national level, **Minor Adverse** at a county level, **Moderate Adverse** at the borough level, to **Major / Moderate adverse** on the site and its immediate context.
- 6.6 The key changes to the localised townscape character resulting from the proposed regeneration of the site include the following:

Demolition of detracting buildings that had fallen into disrepair, improving the sense of townscape quality and value;

Enhancement of important existing historic maritime buildings that link to the long-standing fishing industry of the site and building on the sense of place;

Replacement of unsympathetic and detracting buildings with buildings of appropriate layout, materials and uses that reflect and support the active fishing industry and provide new opportunities for retail and other commercial uses;

Layout of new built form and areas of open space are fully considered in order to enhance views both into and through the site, and of the important historic buildings;

Enhance views through the site and out to the surrounding seascape and coastal cliffs across the South Bay, enhancing the sense of place within and adjacent to the site;

Creating a pedestrian friendly public realm with new paving materials and flexible outdoor spaces which cater for different needs and uses of the site, including overspill parking and formal or organised event space, enhancing the value of the pier as a tourist attraction in its own right.

- 6.7 During operation of the proposed regeneration, the effects on townscape character are expected to be **Negligible** at national level, **Negligible** at a local level, to **Moderate Beneficial** for the site and its immediate context.

Visual Summary

- 6.8 The visual receptors that will be the most noticeably affected will be those situated within close proximity to West Pier, where views would be affected by the proposed regeneration within the site.
- 6.9 During the construction phase of the proposed regeneration there would be some short-term adverse effects on visual amenity, resulting from construction activities. The majority of construction activities are considered to be detrimental to visual amenity, due to the anticipated use of cranes and other plant that are intrusive. Adverse visual effects on visual amenity would be limited to the construction stage of the proposed regeneration. There would be **Major / Moderate adverse** visual effects for people working within and visiting the harbour, with **Moderate / Minor adverse** visual effects experienced by visitors to South Bay Beach / Scarborough Beach, residents of properties along Foreshore Road and Sandside and users of the Cleveland Way Long Distance Route / England Coast Path. Other receptors within the surrounding area would experience a of lower magnitude of change within longer distance views and would experience **Minor adverse / Negligible visual** effects.
- 6.10 The effects arising during the construction phase will not lead to any long-term harm as the construction phase is temporary in nature and occurs over a short time frame.
- 6.11 Upon completion the proposed regeneration of West Pier would improve the appearance of existing buildings, townscape condition and public realm, resulting in an overall beneficial visual effect. People working within and visiting the harbour, would experience **Major / moderate** or **Moderate / Minor beneficial** effects, whilst visitors to South Bay Beach / Scarborough Beach, residents of properties along Foreshore Road and Sandside and users of the Cleveland Way Long Distance Route / England Coast Path would experience **Minor / Moderate beneficial** effects. Receptors situated within the surrounding town would experience **Minor beneficial / Negligible** visual effects, as a result of improvements to longer distance views towards the West Pier.

Conclusion

- 6.12 In conclusion, it is envisaged that the proposed regeneration would not result in any unacceptable effects on townscape character or visual amenity, and once finalised it is considered that the regeneration of the West Pier would provide beneficial effects on Scarborough's townscape character and visual amenity.



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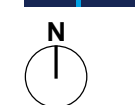
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Site Boundary

client
The Economic Development Regeneration and
Tourism Service (EDRTS), North Yorkshire Council
project
Scarborough Harbour West Pier
Regeneration, North Yorkshire

drawing title
SITE LOCATION



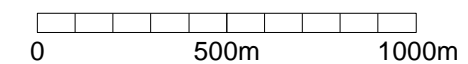
scale
1:20,000 @ A3
drawing / figure number

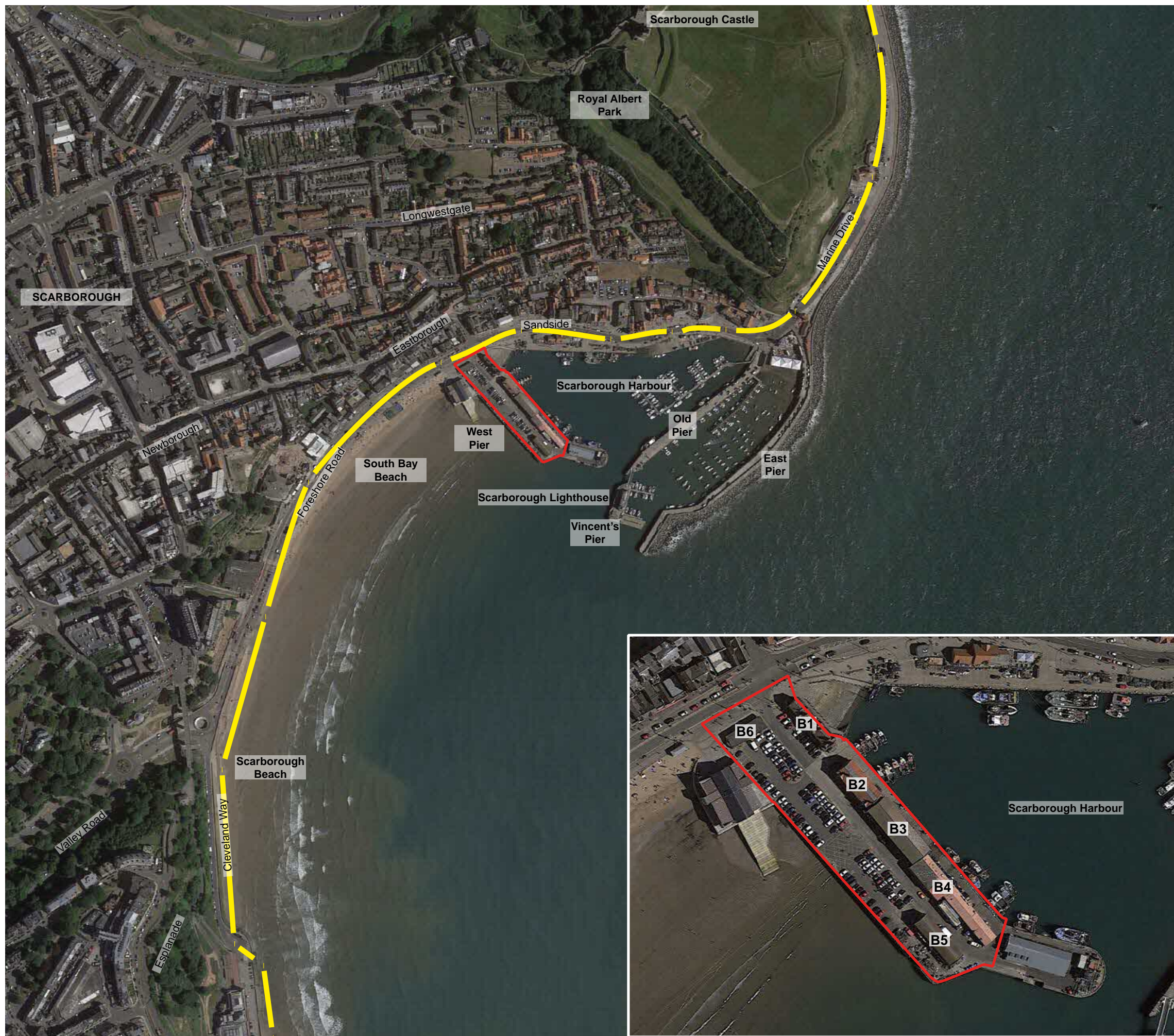
Figure 1

issue date
Oct 2023

rev
A



Scale: 1:20000 @ A3




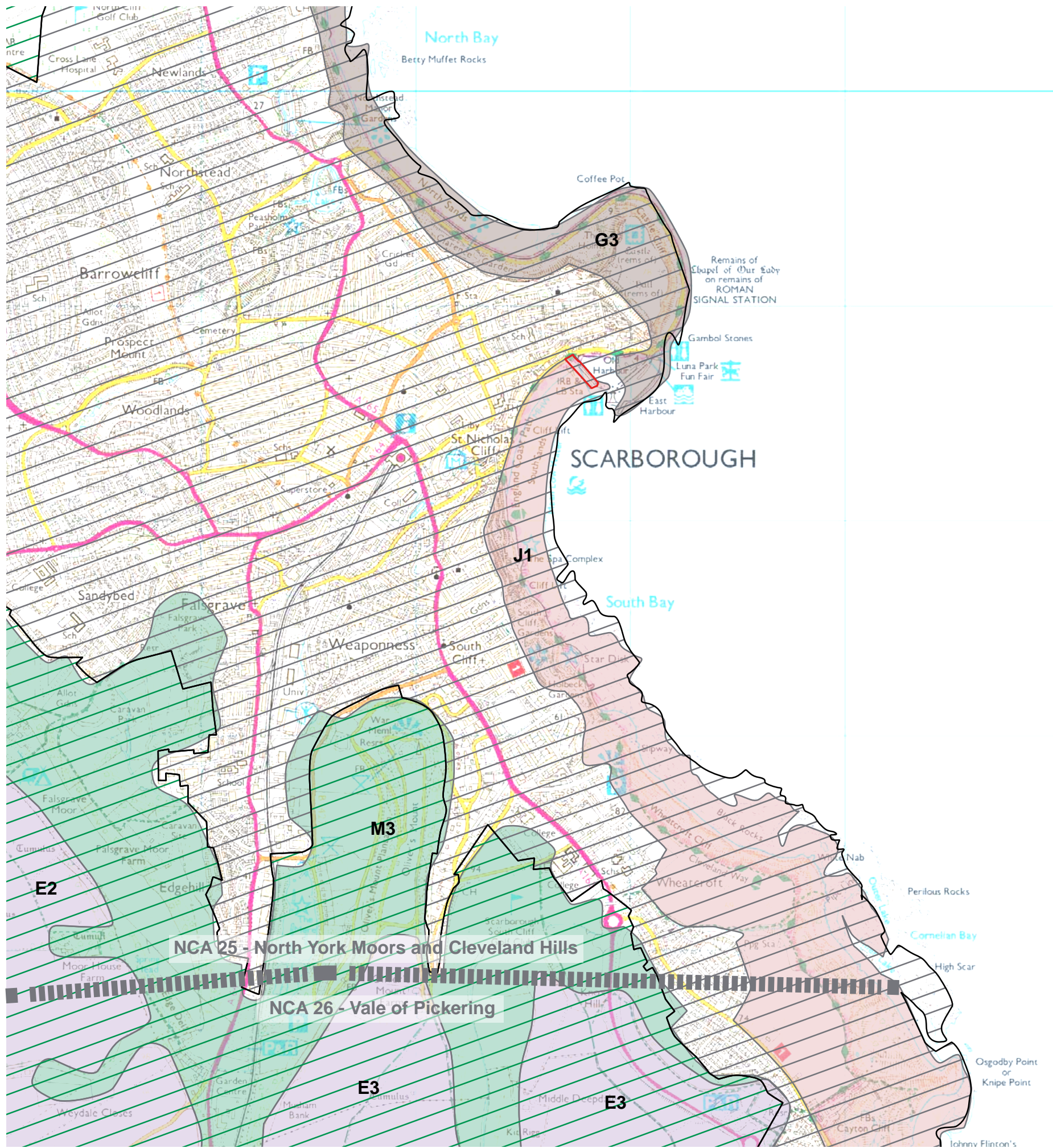


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 Site Boundary
 Cleveland Way Long Distance Route


 client
 The Economic Development Regeneration and Tourism Service (EDRTS), North Yorkshire Council
 project
 Scarborough Harbour West Pier Regeneration, North Yorkshire
 drawing title
 AERIAL PHOTOGRAPH
 scale
 NTS @ A3
 drawn
 JES/JJ
 issue date
 Oct 2023
 drawing / figure number
Figure 2
 rev
A





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


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-  Site Boundary
-  National Character Area Boundary

North Yorkshire and York Landscape Characterisation Project (2011)

-  Primary Landscape Unit A - 'Urban Landscapes'
-  Primary Landscape Unit C - 'Limestone Landscapes'
Landscape Character Type 4 - 'Limestone Foothills and Valleys'

Scarborough Landscape Study: Volume 1 – Borough wide Landscape Character Assessment (2013)

-  Character Type J - 'Soft Coastal Cliffs'
- Character Area J1 - 'South Bay and Cayton Bay'
-  Character Type G - 'Coastal Cliffs'
- Character Area G3 - 'Long Nab to North Bay'
-  Character Type M - 'Wooded Escarpment'
- Character Area M1 - 'Oliver's Mount'
-  Character Type E - 'Tabular Foothills'
- Character Area E2 - 'East Ayton'
- Character Area E3 - 'Eastfield'

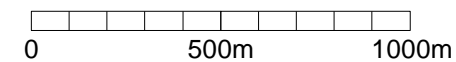
client
The Economic Development Regeneration and Tourism Service (EDRTS), North Yorkshire Council
project
Scarborough Harbour West Pier Regeneration, North Yorkshire

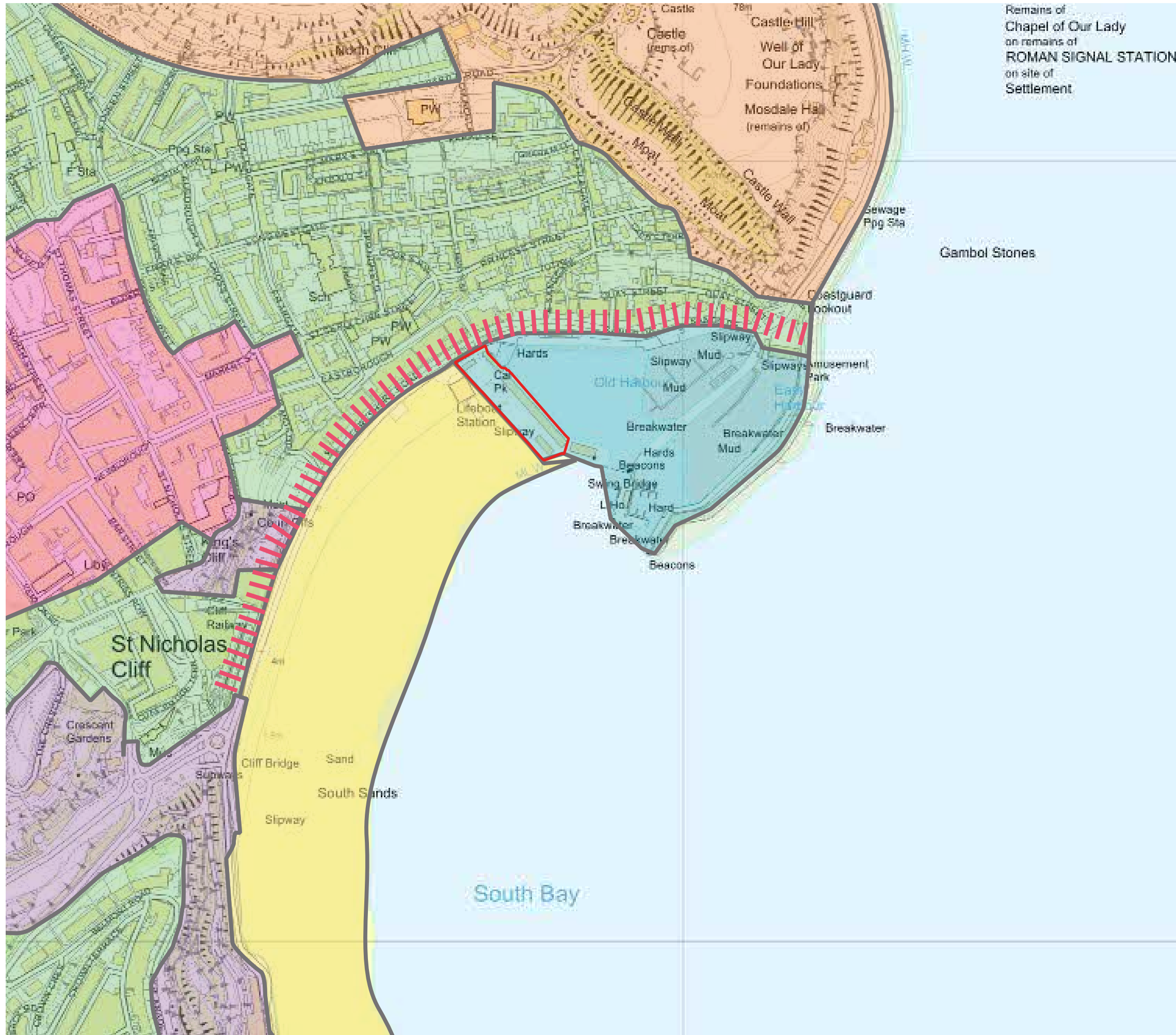
drawing title
WIDER LANDSCAPE CHARACTER

scale
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drawing / figure number
JES/JJ
issue date
Oct 2023
rev
A



Scale: 1:20000 @ A3



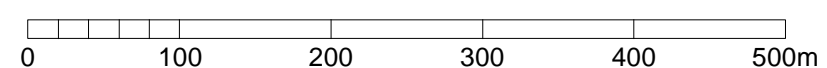


Remains of Chapel of Our Lady on remains of ROMAN SIGNAL STATION on site of Settlement

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-  Site Boundary
-  Arcades & Other Commercial Development
-  The Harbour
-  Beach Front
-  Resort & Residential
-  Castle Headland
-  Parks and Gardens
-  Town Centre
-  Seascape



fpcr

client
The Economic Development Regeneration and Tourism Service (EDRTS), North Yorkshire Council

project
Scarborough Harbour West Pier Regeneration, North Yorkshire

drawing title
LOCAL TOWNSCAPE CHARACTER

scale
1:5,000 @ A3

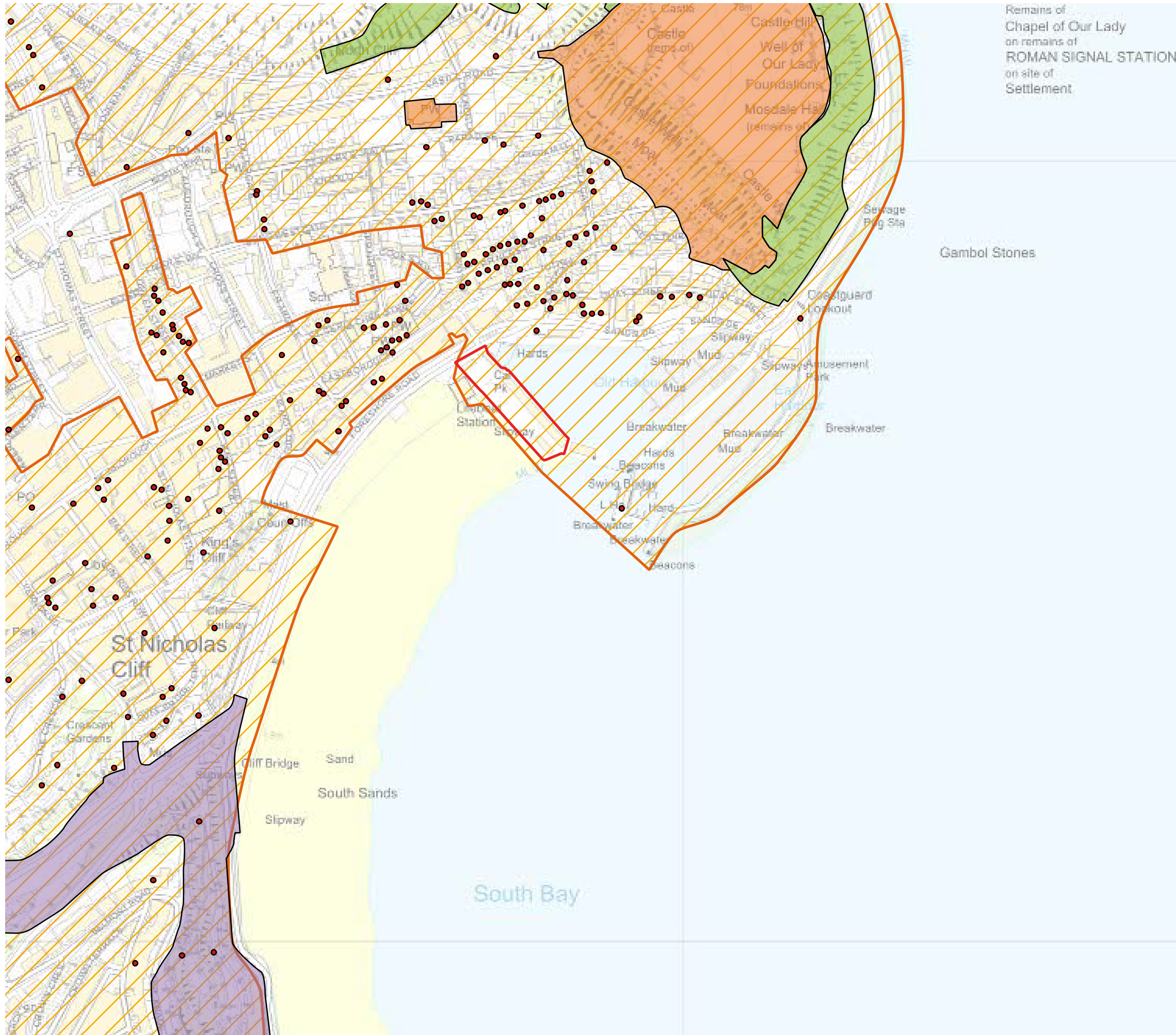
drawn
JES/JJ

issue date
Oct 2023

rev

Figure 3B







A



Remains of Chapel of Our Lady on remains of ROMAN SIGNAL STATION on site of Settlement

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-  Site Boundary
-  Conservation Area
-  Listed Buildings
-  'Valley Gardens and South Cliff Gardens' Registered Park and Garden
-  Scheduled Monument
-  Site of Special Scientific Interest

client
The Economic Development Regeneration and Tourism Service (EDRTS), North Yorkshire Council
project
Scarborough Harbour West Pier Regeneration, North Yorkshire



drawing title
DESIGNATIONS

scale
1:5,000 @ A3
drawn
JES/JJ

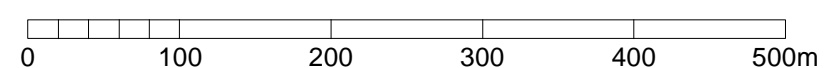
issue date
Oct 2023
rev



Figure 4

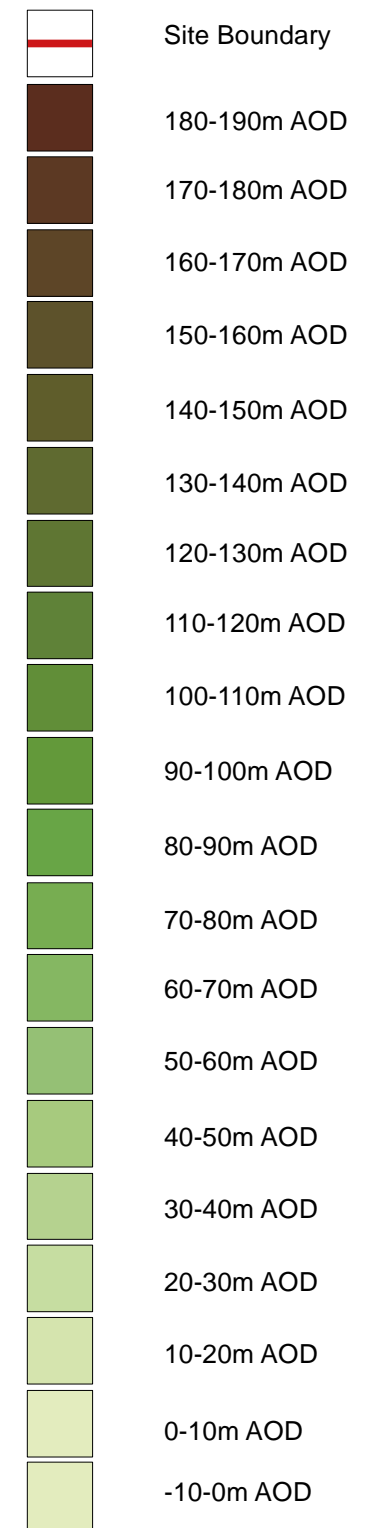
A

Scale: 1:5000 @ A3





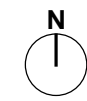
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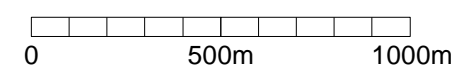
client
 The Economic Development Regeneration and Tourism Service (EDRTS), North Yorkshire Council
 project
 Scarborough Harbour West Pier Regeneration, North Yorkshire

drawing title
TOPOGRAPHY

scale
 1:20,000 @ A3
 drawn
 JES/JJ
 issue date
 Oct 2023
 rev
 A






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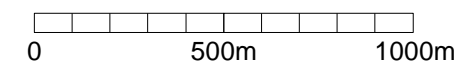


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-  Site Boundary
-  Site Photographs
-  Potential Viewpoint Locations

Scale: 1:20000 @ A3



client
The Economic Development Regeneration and
Tourism Service (EDRTS), North Yorkshire Council
project
Scarborough Harbour West Pier
Regeneration, North Yorkshire

drawing title
VISUAL APPRAISAL

scale
1:20,000 @ A3
drawing / figure number
Figure 6



drawn
JES/JJ

issue date
Oct 2023

rev
A

Scarborough
Castle Wall

Building 1 within the site
- to be redeveloped

Approximate visible
extents of the site

Building 2 within the site
- to be renovated

Building 3 within the site
- to be renovated

Building 6 within the site - Kiosks to be
demolished and replaced with Building 7

Viewpoint continued



Photo Viewpoint 1i: View east from Foreshore Road (Cleveland Way Long Distance Route / England Coast Path).

RNLI Scarborough
Lifeboat Station

Foreshore
Road

South Bay
Beach

Oliver's Mount
War Memorial

Wessex Court 1 to 3
Esplanade, and 4 to 19

Cliff
Bridge

The Grand
Hotel



Photo Viewpoint 1ii: View south east from Foreshore Road (Cleveland Way Long Distance Route / England Coast Path).



Photo Viewpoint 1i
Date and time of photo: 10 May 2023, 12:07
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 110°, bearing from North



Photo Viewpoint 1ii
Date and time of photo: 10 May 2023, 12:07
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 165°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arm's length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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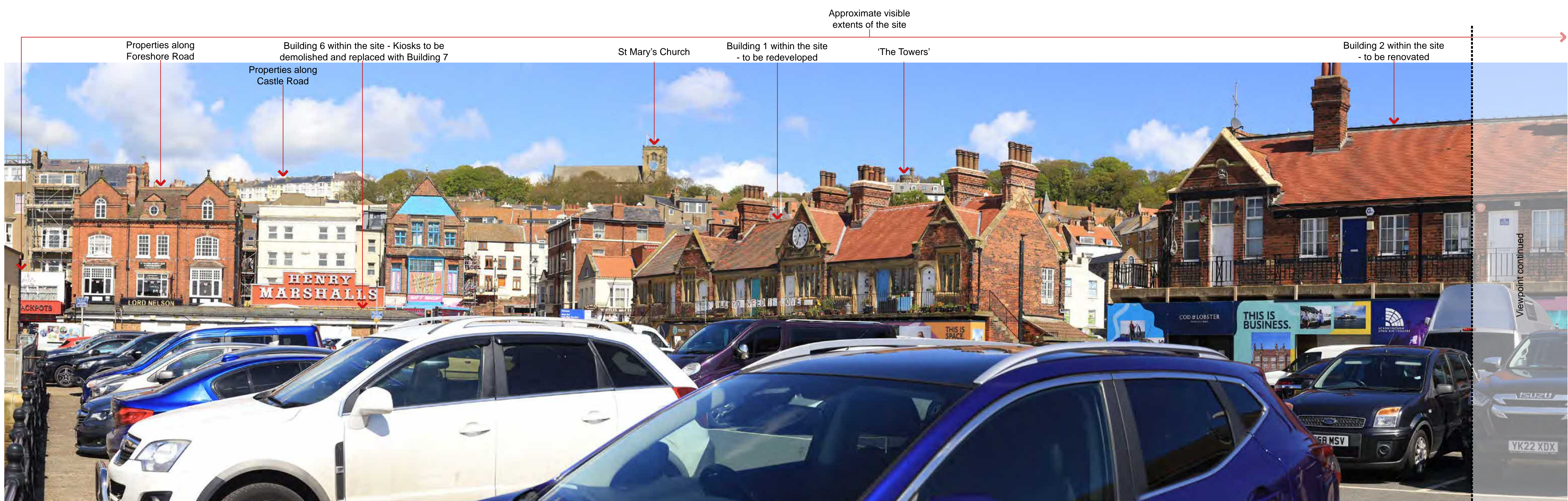


Photo Viewpoint 2Ai: View north from southern edge of West Pier within the site.

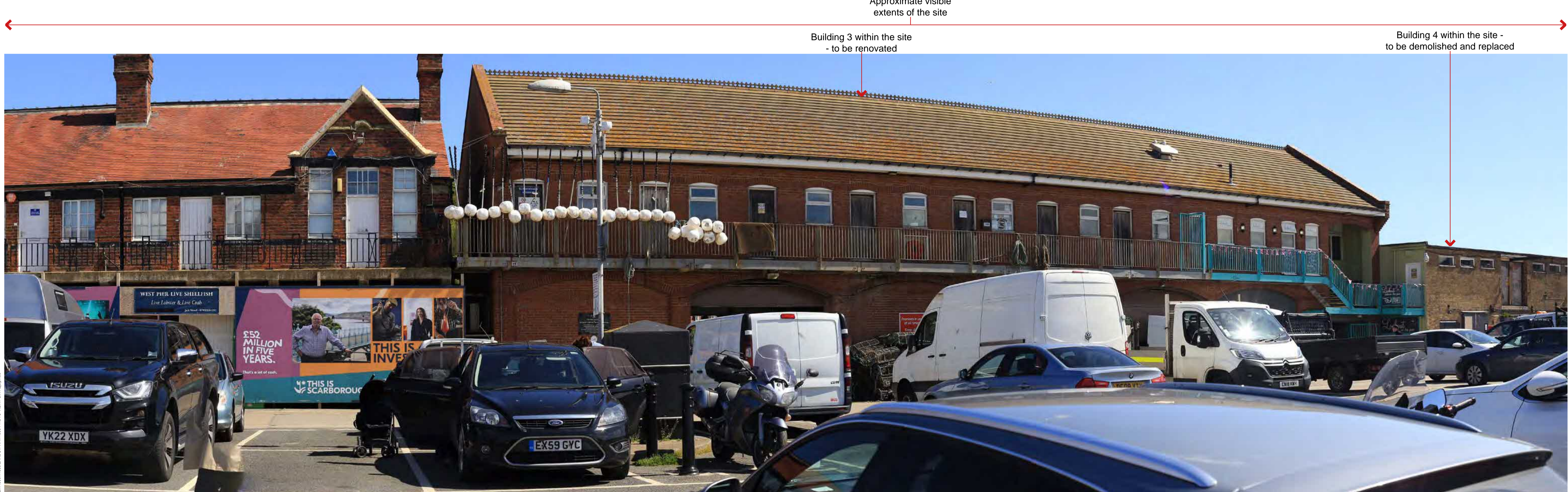


Photo Viewpoint 2Aii: View north east from southern edge of West Pier within the site.

Photo Viewpoint 2Ai
 Date and time of photo: 10 May 2023, 11:36
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 360/0°, bearing from North

Photo Viewpoint 2Aii
 Date and time of photo: 10 May 2023, 11:36
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 55°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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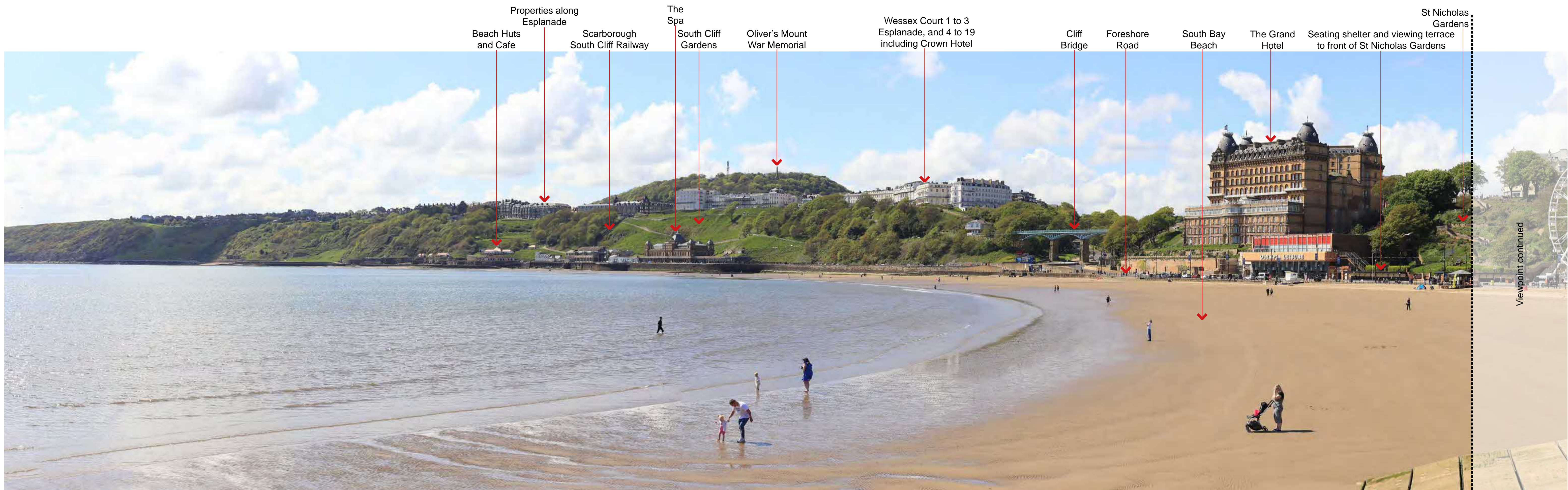


Photo Viewpoint 2Bi: View south west from southern edge of West Pier within the site.



Photo Viewpoint 2Bii: View west from southern edge of West Pier within the site.



Photo Viewpoint 2Bi
 Date & time of photo: 10 May 2023, 11:37
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 230°, bearing from North



Photo Viewpoint 2Bii
 Date & time of photo: 10 May 2023, 11:37
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 285°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Photo Viewpoint 3i: View north east from South Bay Beach adjacent to the site.

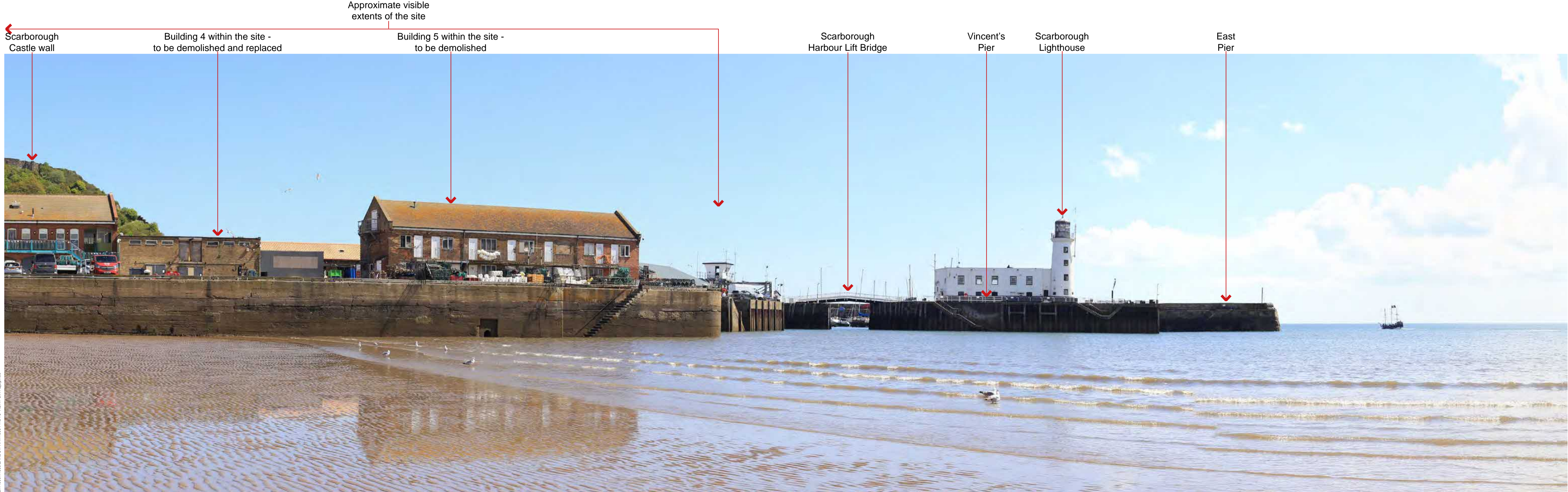


Photo Viewpoint 3ii: View east from South Bay Beach adjacent to the site.

Photo Viewpoint 3i
 Date & time of photo: 10 May 2023, 11:51
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 30°, bearing from North

Photo Viewpoint 3ii
 Date & time of photo: 10 May 2023, 11:51
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 85°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Photo Viewpoint 4i: View south from the harbour's edge along Sandside (Cleveland Way Long Distance Route / England Coast Path).



Photo Viewpoint 4ii: View south west from harbour's edge along Sandside (Cleveland Way Long Distance Route / England Coast Path).

Photo Viewpoint 4i
 Date & time of photo: 10 May 2023, 12:12
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 180°, bearing from North

Photo Viewpoint 4ii
 Date & time of photo: 10 May 2023, 12:12
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 235°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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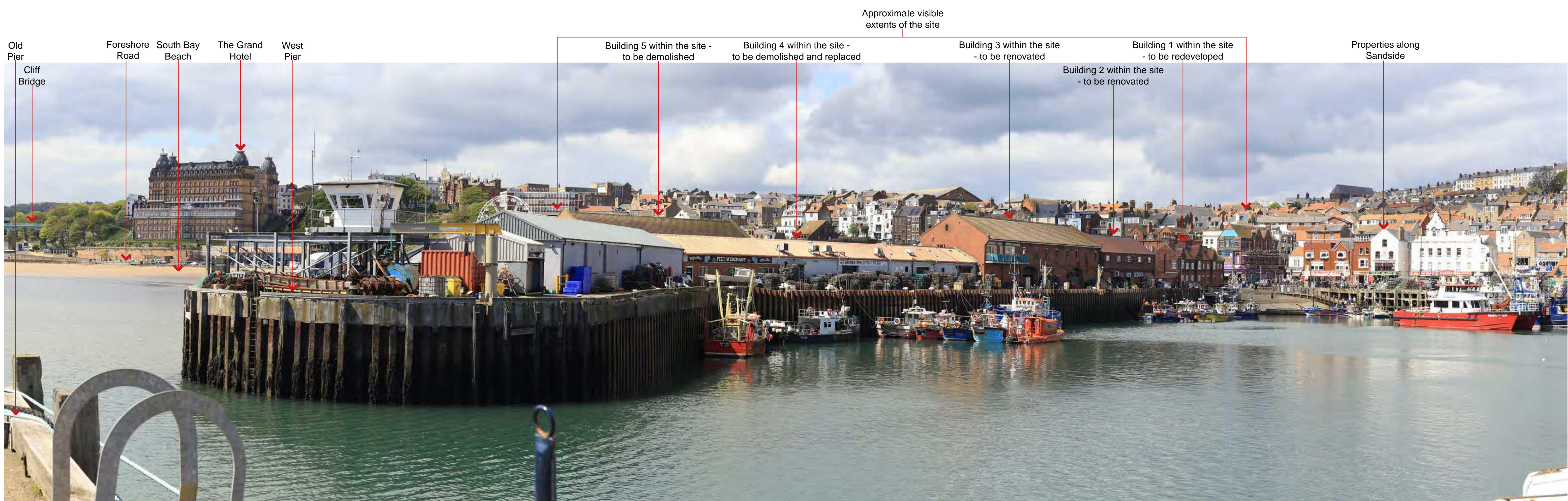


Photo Viewpoint 5: View west from the Old Pier.

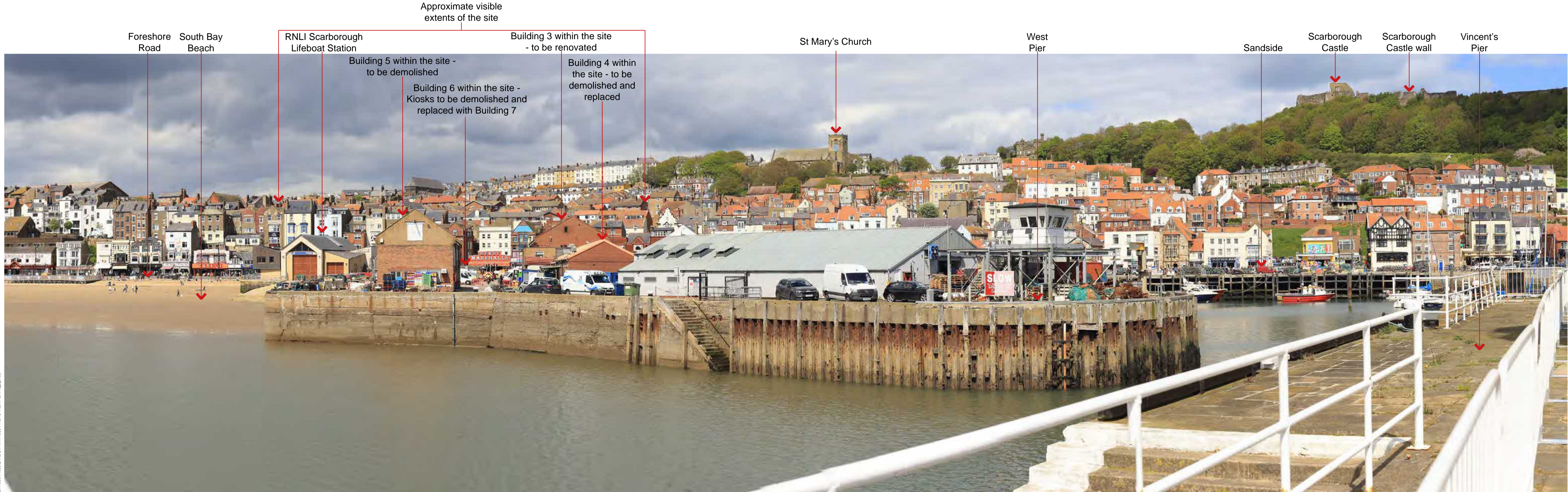


Photo Viewpoint 6: View north west from Vincent's Pier adjacent to Scarborough Lighthouse.

Photo Viewpoint 5
 Date and time of photo: 10 May 2023, 12:22
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 280°, bearing from North

Photo Viewpoint 6
 Date and time of photo: 10 May 2023, 12:25
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 335°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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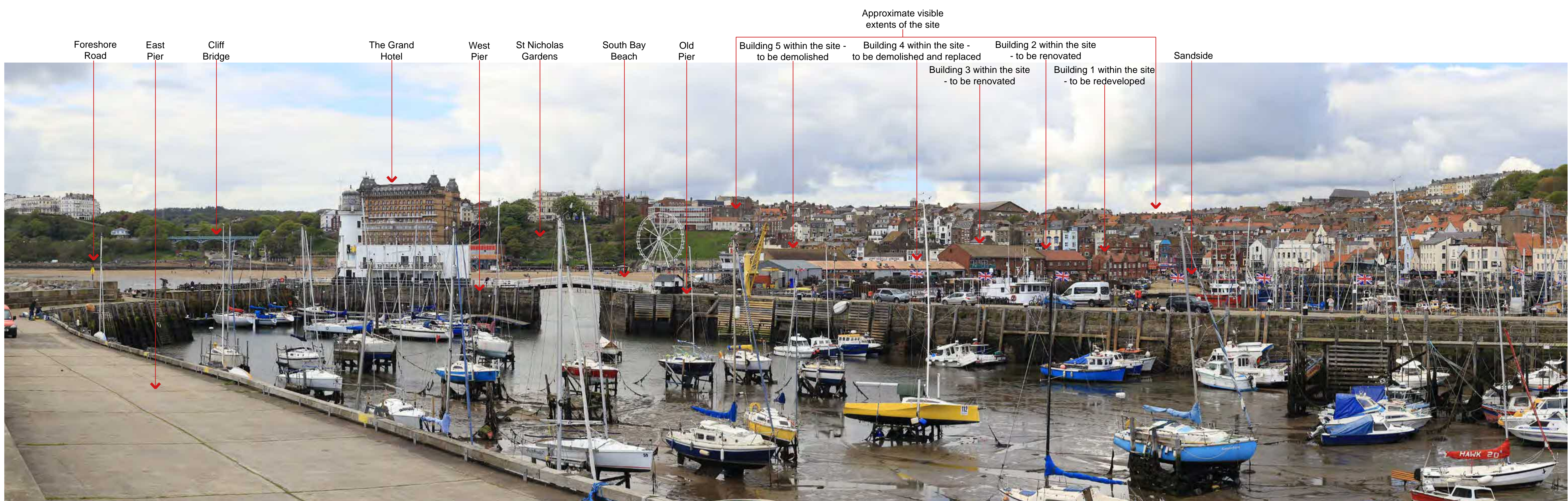


Photo Viewpoint 7: View west from the wall along the East Pier.

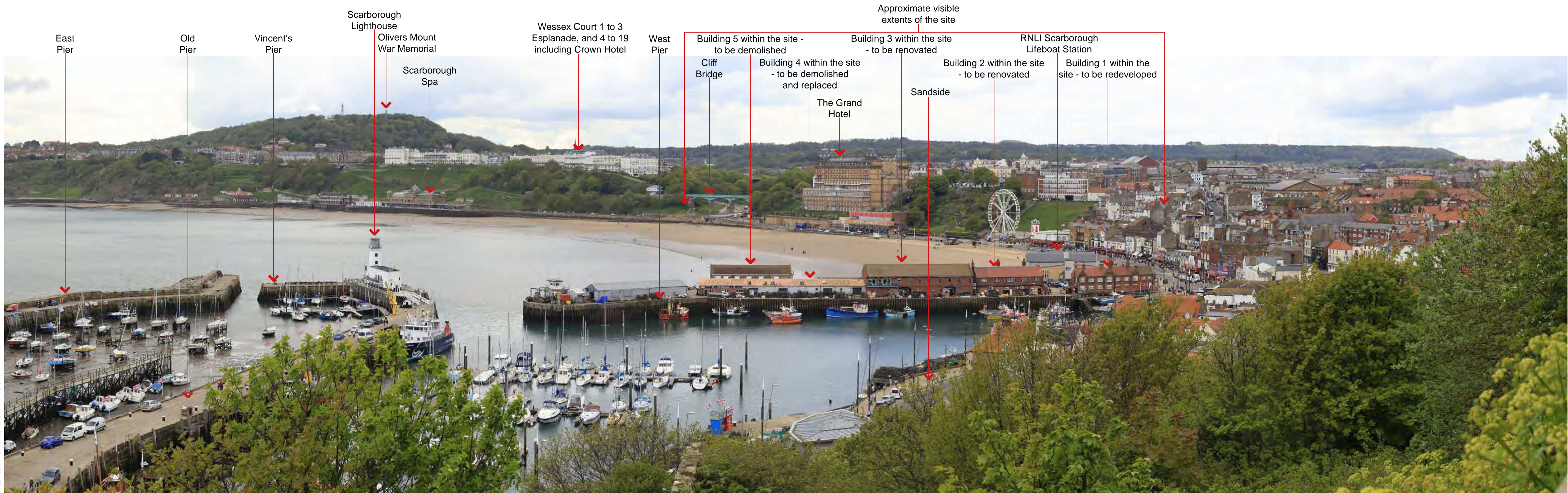


Photo Viewpoint 8: View south west from footpath leading to Scarborough Castle and Royal Albert Park (within boundary of Scheduled Monument).



Photo Viewpoint 7
 Date & time of photo: 10 May 2023, 12:36
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 280°, bearing from North



Photo Viewpoint 8
 Date & time of photo: 10 May 2023, 12:36
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 235°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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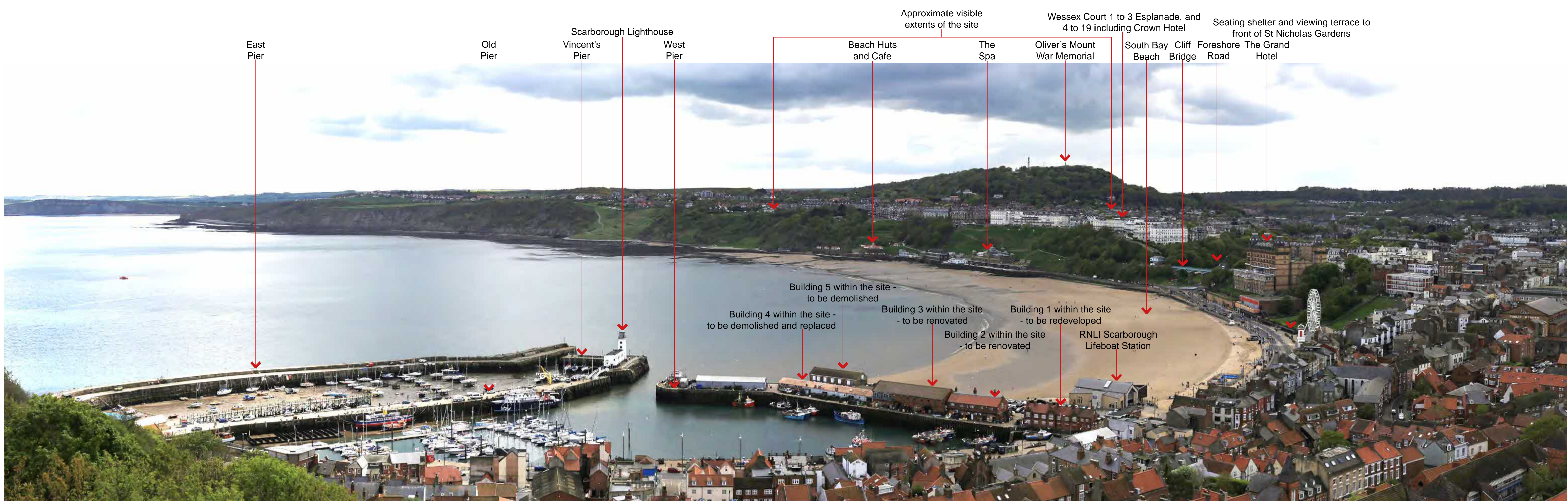


Photo Viewpoint 9: View south from Scarborough Castle on viewing platform along the Castle wall.

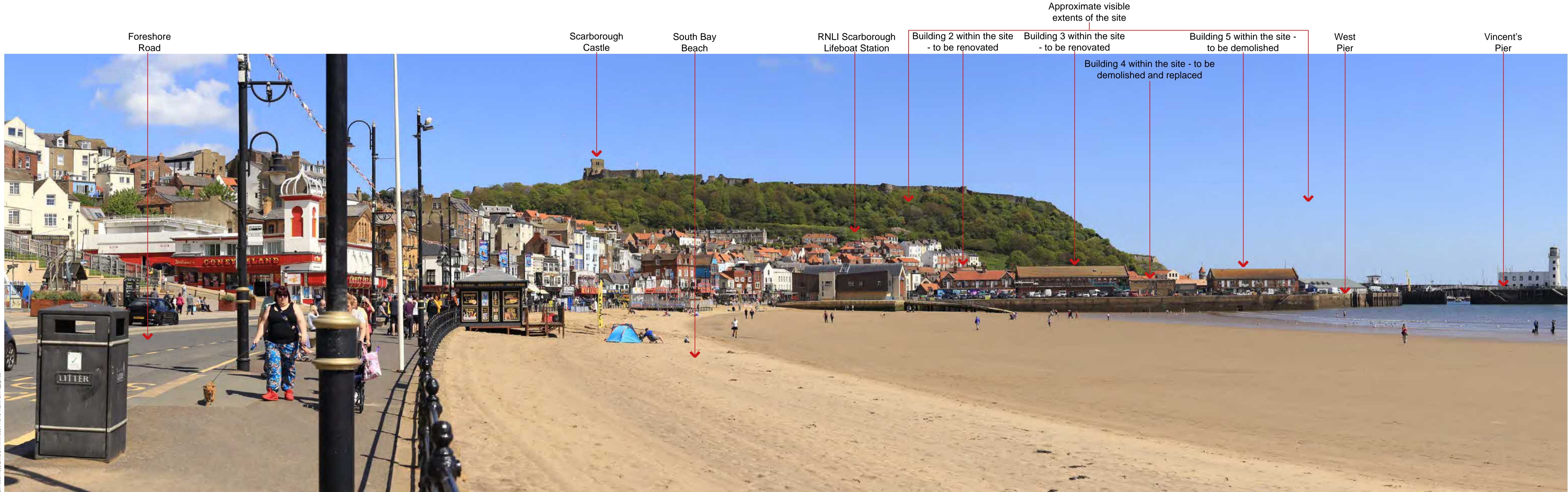


Photo Viewpoint 10: View north east from Foreshore Road adjacent St Nicholas Gardens (Cleveland Way Long Distance Route / England Coast Path).

Photo Viewpoint 9
 Date & time of photo: 10 May 2023, 11:06
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 195°, bearing from North

Photo Viewpoint 10
 Date & time of photo: 10 May 2023, 11:57
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 60°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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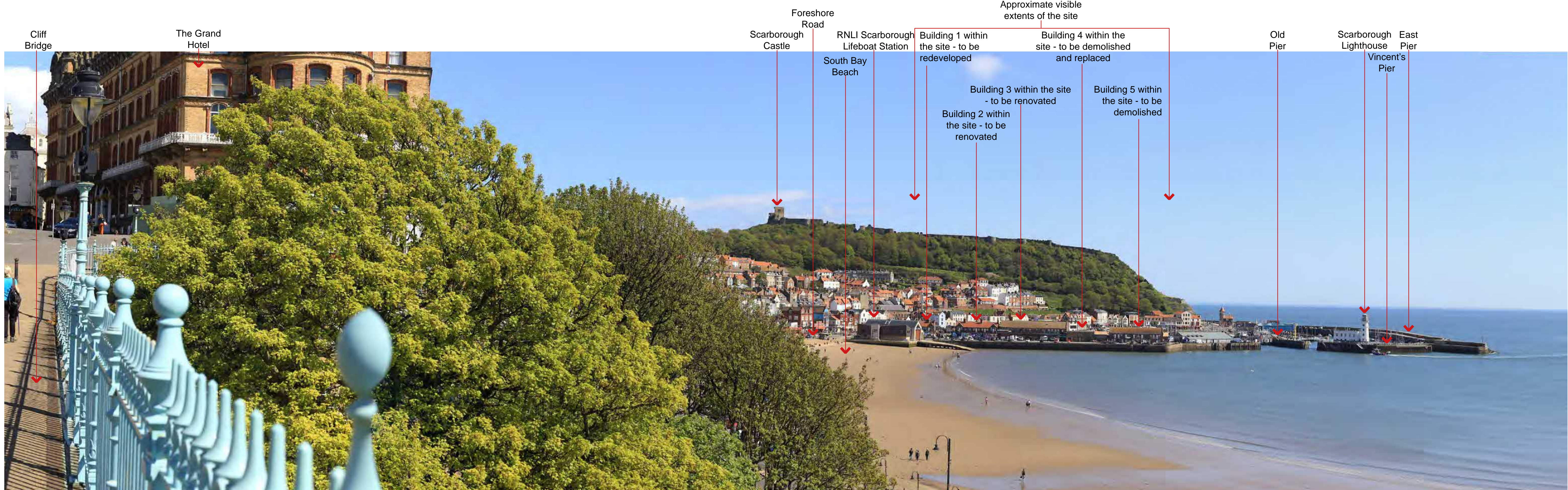


Photo Viewpoint 11: View north east from Cliff Bridge.



Photo Viewpoint 12: View north from path along Esplanade adjacent St Martins Avenue and 'Valley Gardens and South Cliff Gardens' Registered Park and Garden.

Photo Viewpoint 11
 Date & time of photo: 10 May 2023, 10:59
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 40°, bearing from North

Photo Viewpoint 12
 Date & time of photo: 10 May 2023, 10:47
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 15°, bearing from North

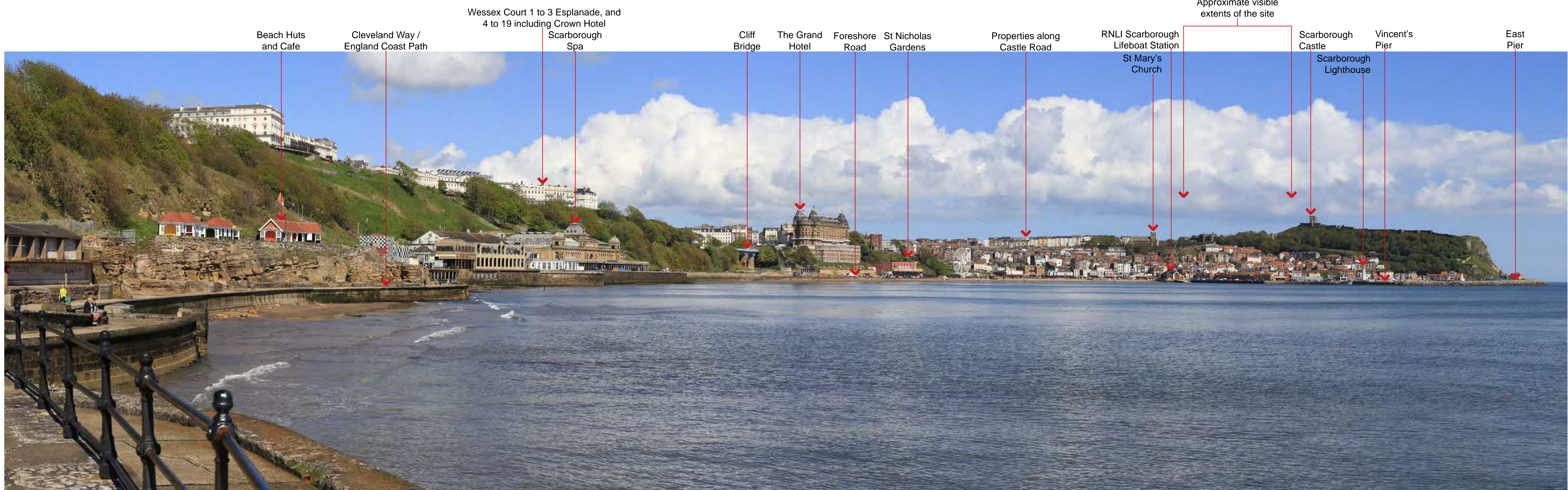
Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Client: The Economic Development Regeneration and Tourism Service (EDRTS), North Yorkshire Council
 Project: Scarborough Harbour West Pier Regeneration, North Yorkshire
 Drawing title: PHOTO VIEWPOINTS 11 & 12

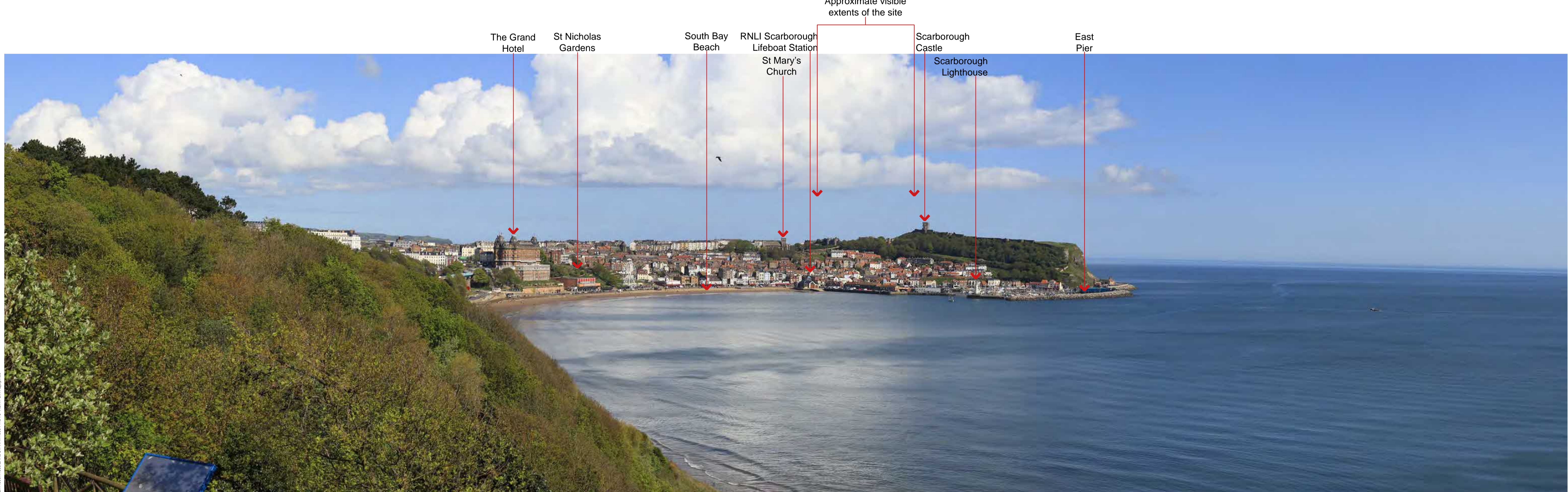
fpcr

drawn: JES/JJ
 issue date: Oct 2023
 drawing / figure number: Figure 15
 rev: B



Beach Huts and Cafe Cleveland Way / England Coast Path Wessex Court 1 to 3 Esplanade, and 4 to 19 including Crown Hotel Scarborough Spa Cliff Bridge The Grand Hotel Foreshore Road St Nicholas Gardens Properties along Castle Road RNLI Scarborough Lifeboat Station St Mary's Church Approximate visible extents of the site Scarborough Castle Scarborough Lighthouse Vincent's Pier East Pier

Photo Viewpoint 13: View north from Cleveland Way Long Distance Route / England Coast Path adjacent to the Star Disk.



The Grand Hotel St Nicholas Gardens South Bay Beach RNLI Scarborough Lifeboat Station St Mary's Church Approximate visible extents of the site Scarborough Castle Scarborough Lighthouse East Pier

Photo Viewpoint 14: View north from high point within Holbeck Gardens within Valley Gardens and South Cliff Gardens Registered Park and Garden.

Photo Viewpoint 13
 Date & time of photo: 10 May 2023, 10:29
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 345°, bearing from North

Photo Viewpoint 14
 Date & time of photo: 10 May 2023, 10:21
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 5°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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