

Project

2135 - Scarborough Harbour West Pier Redevelopment

Subject

Statement of Community Involvement

16 November 2023



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1.0 Introduction

1.1 Introduction

INTRODUCTION

This Statement of Community Involvement (SCI) has been prepared by Jefferson Sheard Architects (JSA) on behalf of the Economic Development Regeneration and Tourism Service (EDRTS), North Yorkshire Council (hence forth to be known as ‘the Applicant’).

This SCI is part of a full Planning Application and Listed Building Consent to be submitted to the North Yorkshire Council for the redevelopment of the Scarborough Harbour West Pier (hence forth to be known as ‘the site’).

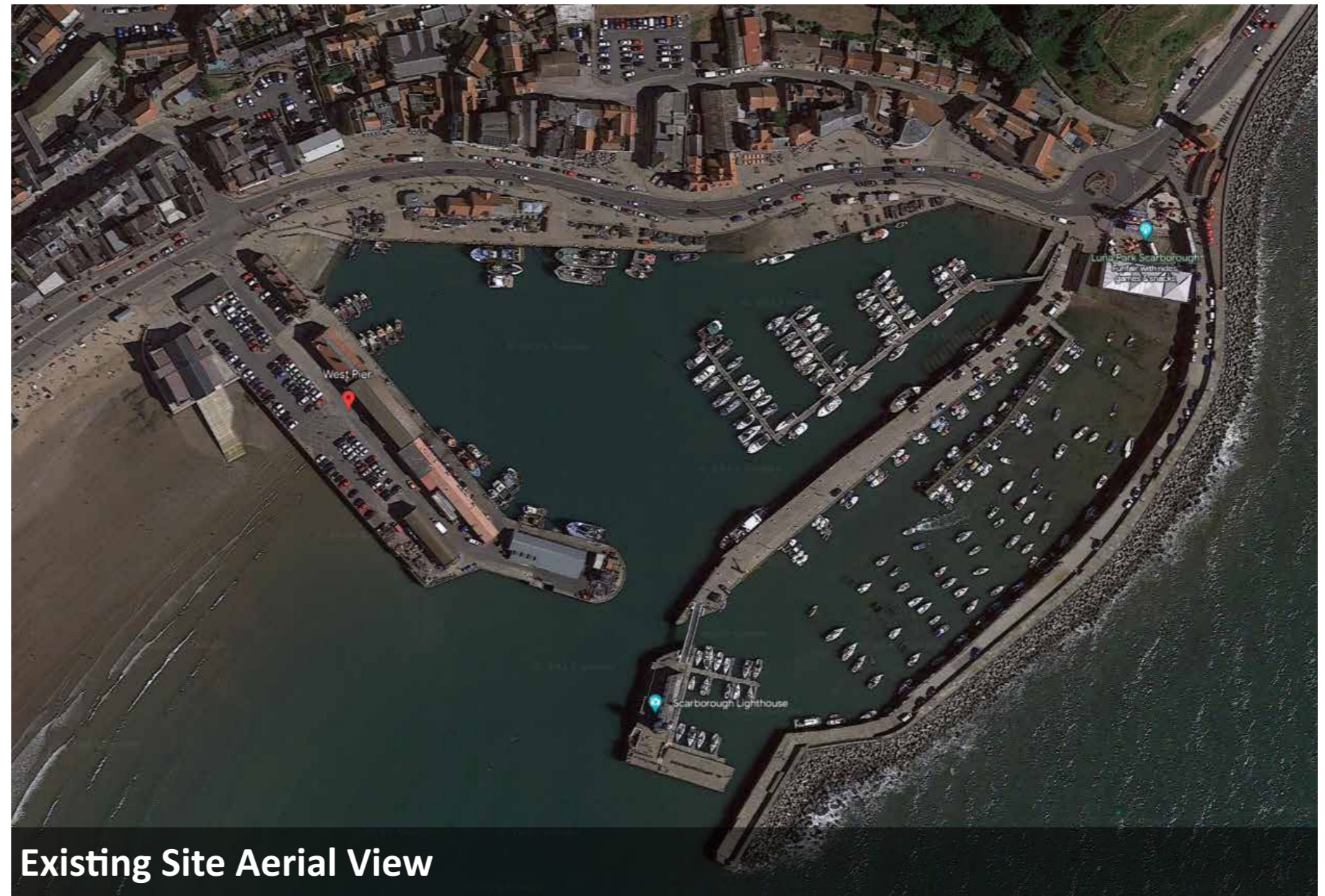
The Planning Application seeks Full Planning and Listed Building Consent permission for the following (“the Proposed Development”):

Provision of the restoration, renovation and change of use of existing heritage buildings, the demolition of existing retail kiosks and bait sheds, and replacement new build contemporary kiosks incorporating public toilets, fishery warehouses and a new substation and hard landscaping upgrades.

The Applicant has committed to and invested in an extensive and thorough engagement on the site and proposals, beginning in June 2021 and running until October 2023.

The Applicant recognises the importance of engagement with the local community and stakeholders and has provided multiple opportunities across many different channels for people to view, feedback and comment on the plans during this period. The feedback received has been fed into the design process. This has had a direct and significant impact on how the proposals and designs for the site have evolved prior to submission of the planning application.

The scheme has also been developed and shaped as a direct result of extensive and collaborative pre-application discussions held with Statutory Authority Officers. Including members within the Planning Team but also Design Officers, Transport and Highways Officers, Parking Officers and Heritage and Conservation Officers, the Harbour Authority and engagement with Specialist Consultants.

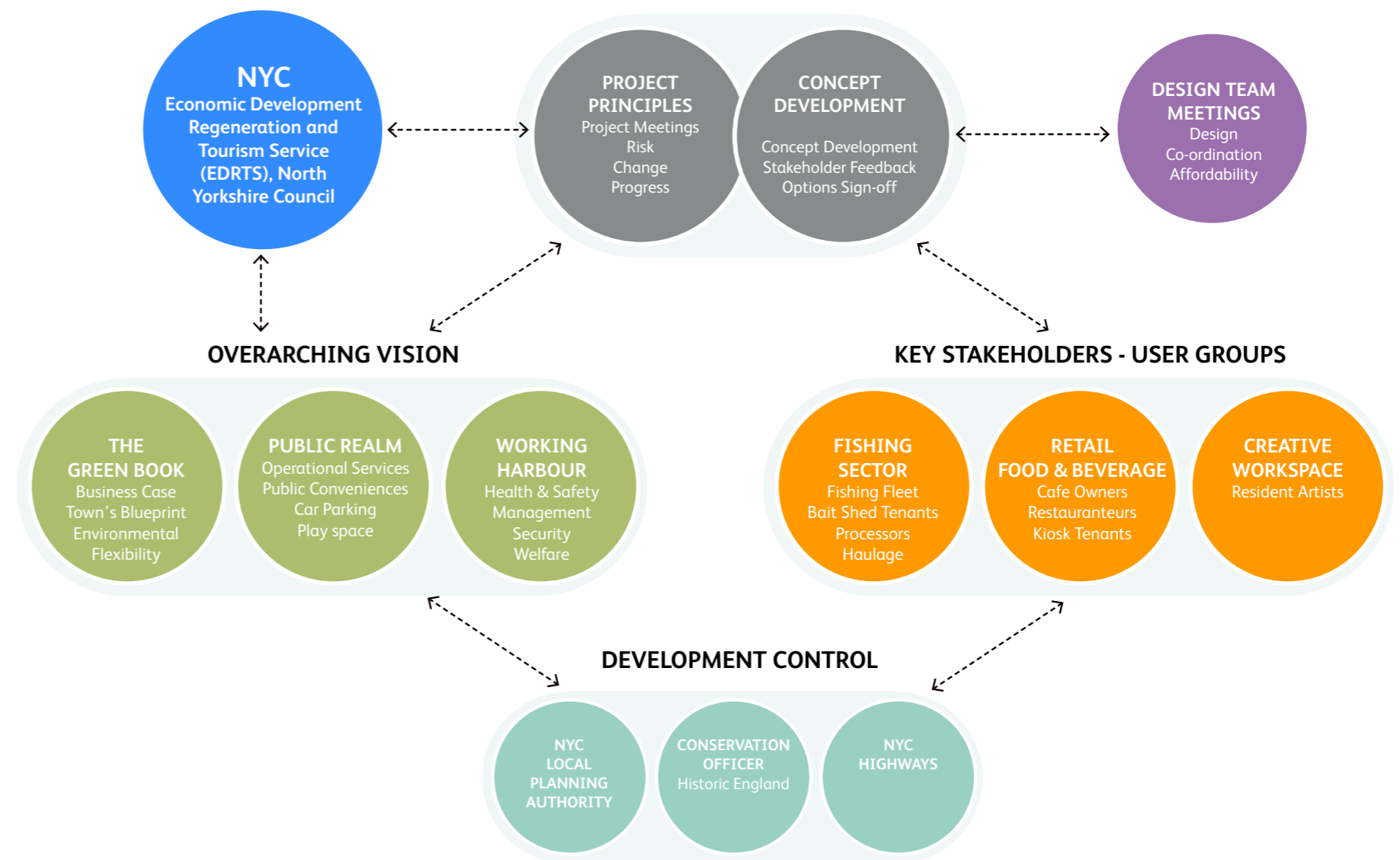


1.1 Introduction

This document outlines the engagement strategy and activities that have taken place, analyses the feedback collected over the engagement process and outlines how this has been considered and influenced the scheme. Where feedback has not been able to be incorporated into the scheme design, this document also explains why this is the case and how the Applicant has responded to any key concerns raised.

Throughout this process, the Applicant has been supported by a core team including project architects Jefferson Sheard Architects; planning consultants Temple; transport consultants Pulsar; landscape architects Enzygo; engineering consultants Mason Clarke Associates & Ridings; heritage consultants Maddison James Associates; (the 'Project Team').

The Applicant has fully considered the feedback received throughout the engagement process and is committed to continuing to engage with the local community throughout the planning determination period and the construction period through its established project engagement channels,



2.0 Statement of Community Involvement

2.1 Executive Summary

SUMMARY

The West Pier site, in the borough of North Yorkshire is located to the east of Scarborough town centre within Castle ward, sitting adjacent to Foreshore Road and Sandside. It neighbours the RNLI Lifeboat Station, Old Harbour and South Bay beach.

It is largely comprised of the West Pier area excluding the bull nose end as shown in red which provides Kiosks, Public Toilets, Public Car Park, Offices and Artists Studios, Shellfish / Fish processing, Fisheries Industry Units. Harbour Masters Authority offices and a café.

The character of the surrounding area is a mix between the commercial fishing industry and leisure facilities.

The outcome of the surveys and associated assessment of the overall condition of the buildings existing on the pier highlighted the need for significant capital investment to ensure the long-term sustainability of the site and preservation for conservation of the heritage of the West Pier from falling into a dilapidated state in the future.

The accumulation of evidence surrounding the condition of the West Pier Buildings and a desire to provide 'future proofed' assets has resulted in an approach to restore and redevelopment of the site area. The New Fisheries Warehouse building will provide an improved storage and working offer for fishers, whilst the restoration to Building 1 and 2 maintains the historic buildings appropriately for the future whilst upgrading the facilities currently on the pier. The potential to improve community uses of the pier such as for Armed Forces Day and other events, which together will increase footfall to the town as part of the drive towards economic recovery and renewal.

The Council ratified a Strategic Business Case for the redevelopment of the site which is available as a separate document.

The Applicant is seeking Full Planning and Listed Building Consent for the redevelopment of the existing buildings, an extension to Building 1 and improvements to the outdoor spaces to create a new leisure facilities that are inclusive for all.



3.0 Public Consultation

3.1- Consultation

CONSULTATION

The process which developed the Scarborough Harbour West Pier project to exist evolved from the Town Deal Consultation and Communications which the public and stakeholders are involved in since 2019.

SCARBOROUGH TOWN DEAL CONSULTATION AND COMMUNICATIONS

As part of the Town Deal Consultation a Town Investment Plan (TIP) was produced identifying deliverable projects. The Project selection was underpinned by extensive stakeholder engagement and further developed by the workstream groups which were made up of stakeholders from the public, private and community sectors in Scarborough, led by representatives from the Scarborough Town Deal Board.

The general public were invited from the outset to submit their ideas for what they thought was needed most in the town. The consultation process has included at least 9 public consultation events and exhibitions, over 30,000 engagements/views via electronic and social and traditional media and over 400 direct contributions, 10 Town Deal Board meetings and over 30 development meetings. Specific support for the regeneration of the harbour was evidenced in the TIP including improving the facilities for the fishing fleet and enhancing the local market opportunities for the local caught through re-purposing harbour buildings.

SCARBOROUGH HARBOUR VISION

In June 2019 Hemingway Design facilitated a Stakeholder Workshop in Scarborough at which over 40 people attend including: harbour tenants, kiosk operators, fishermen, shellfish processors, pleasure craft operators, yacht club, boat angling, RNLI, South Bay Traders Association, Civic Society, creative sector reps, Scarborough Business Ambassadors, MMO, Council Officers and Elected Members.

Whilst the Vision document covers the whole harbour area the consultation discussion identified that the focal point for the project should be West Pier. The initial design proposals set out the principles the West Pier regeneration including renovating the existing building, promoting access and improving facilities for the shell-fisheries, celebrating the areas heritage and culture, remodelling the car park to support seasonal public space/ events space, and “opened up” the views by re orienteering the retail kiosks to back onto the RNLI. The principles and aspirations set out in the Vision Document were tested and developed through the concept and spatial design stages of the West Pier project.



“Vision” by Hemingway Design

3.1- Consultation

HARBOUR DEVELOPMENT PLAN

Although this project focuses on the West Pier regeneration, North Yorkshire Council has plans for further improvements and is producing a Harbour Development Plan. A consultation group will be formed to inform its development.

SHWP CONSULTATION AND COMMUNICATIONS TO DATE

Consultation and communication activities have continued to occur throughout the project development. During the design stages the activity has been focused on West Pier tenants that will be directly affected by the project. The Scarborough Harbour User Group (SHUG) acted as a conduit for the wider harbour uses and received regular updates on the project. SHUG sector representative have the responsibility to disseminate information to the sector users they represent.

In addition officers from the council and members of the design team met various interest groups as detailed below.

Activity: Initial Consultation Event

Date: June 2021

Participants:

Invitations sent to all existing tenants and selected interest groups. Regeneration Officers, Harbour Team and Estates Team met with:

- West Pier Tenants
 - o Kiosk tenants
 - o Artists and officer occupiers
 - o Café owner
 - o Fish processors
 - o Net loft tenants
 - o Bait shed tenants
- Scarborough Harbour User Group
- Scarborough South Bay Traders
- RNLI

Subject: Initial proposals for the regeneration project and what will happen in the first year

Follow up:

- All invitees received FAQs after the event
- Press release
- Established web page
- Individual meetings for those that requested

3.1- Consultation

Activity: Design Consultations

Date: September 2021

Participants:

Architects, Commercial Consultants, Regeneration Officers, Harbour Team and Estates Team met with:

- West Pier Tenants
- o Kiosk tenants
- o Artists and office occupiers
- o Café owner
- o Fish processors
- o Net loft tenants
- o Bait shed tenants

Subject: To gain a better understanding of tenant requirements in order to inform the concept designs and assess commercial opportunities.

Follow up:

- Information used to influence Concept Designs
- Information used in the production of the Business Case

Activity: Design Consultations

Date: December 2021

Participants:

Regeneration Officers, Harbour Team and Estates Team met with:

- West Pier Tenants
 - o Kiosk tenants
 - o Artists and officer occupiers
 - o Café owner
 - o Fish processors
- Environmental Services – Management of the public conveniences in building 1

Subject: To inform design developments for Building 1 and consult on requirements for accommodation.

Activity: Design Consultations

Date: September to December 2021

Participants:

Design Team consulted with

- Harbour Master Offices – Harbour management
- Planning Team including conservation officer
- Coastal Strategy Team
- Environment Agency
- North Yorkshire County Council Highways and SBC parking services
- Yorkshire Bathing Water Partnership technical group
- National Powergrid

Subject: To inform Concept Design

3.1- Consultation

Activity: Information Event and Q&A surgery

Invitations sent to all existing tenants to attend a “consultation surgery” on the West Pier over a two day period and at a time of their convenience. The event provided tenants and users with the opportunity to meet the project team and discuss their requirements / concerns and issues. Please note some tenants declined the opportunity to engage.

Date: March 2022

Participants:

Regeneration Officers, Harbour Team and Estates Team met with:

- West Pier Tenants
 - o Kiosk tenants
 - o Artists and officer occupiers
 - o Café owner
 - o Fish processors
 - o Net loft tenants
 - o Bait shed tenants
- Scarborough Harbour User Group
- Scarborough South Bay Traders
- RNLI

Subject: To inform people of project progress and explain the next steps

Follow up:

- All invitees received updates FAQs after the event
- Harbour Estates circulated FAQs to fishing industry
- Communications Team now producing a general newsletter (pending)

Activity: South Bay Traders Meeting

Invited to speak at South Bay Traders Meeting

Date: May 2022

Participants:

Regeneration Officers, Director of Regeneration and Economic Development

- South Bay Traders

Subject: To inform of project progress and share project designs.

3.1- Consultation

Activity: Scarborough Harbour User Group – Project Consultation Meeting

Date: Jan 2023

Participants:

- Regeneration Projects Manger and Project Manager attended
- Representatives from harbour user stakeholders including catchers, processors and merchants, leisure and pleasure craft users, other harbour tenants and users.

Subject: Presentation of RIBA2 designs and discussion on design development

Follow up:

- Influence design development
- Sector representatives responsibility to feedback their respective stakeholder groups

Activity: Design consultations

Date: Feb 2023

Participants:

- Regeneration Officers, Estates, Design team and harbour officers
- Tenants from all building affected by the project.
 - o Kiosk tenants
 - o Artists and officer occupiers
 - o Café owner
 - o Fish processors
 - o Net loft tenants
 - o Bait shed tenants

Subject: To inform spatial design and specific consultation on requirements for accommodation

Follow up:

- Influence spatial development, consultation phasing, internal layouts and service requirements

Activity: Business consultation

Invitation to Scarborough Business Partnership and site visit

Date: February 2023

Participants:

- Head of Economic Development, Chief Executive of North Yorkshire County Council
- Representatives from Scarborough Business community

Subject: Presentation of Plans and open discussion

Follow up:

- Comments fed back to project team

Activity: Stakeholder site visits

Two site visits to meet interested parties

Date: May 2023

Participants:

- Head of Economic Development, Chief Executive of North Yorkshire Council
- Representatives from Scarborough Business community
- Harbour users and tenants

Subject: Presentation of Plans and open discussion

Follow up:

- Comments fed back to project team

3.1- Consultation

Activity: Pre-planning consultation

A comprehensive planning exercise took place between in September and October including online information and questionnaire, four manned exhibitions and face to face meetings.

Consultation publicised by NYC through traditional, broadcast and social media.

Over 550 consultation returns were received with 60% being supportive or very supportive. A further 20% are somewhat supportive with only 19% not supporting the scheme.

Date: September – October 2023

Participants:

- Harbour Users
- Tenants
- Business
- General public
- Statutory consultees
- NYC officers
- NYC councillors

Subject: Designs for submission of application of planning.

Follow up:

- Design review has taken place in response to comments

Activity: Scarborough Harbour User Group (regular meetings)

Date: October 2021 to June 2023

Participants:

- Regeneration Projects Manger attended
- Representatives from harbour user stakeholders including catchers, processors and merchants, leisure and pleasure craft users, other harbour tenants and users.

Subject: Presentation of Business Case, project progress and design development

Follow up:

- Sector representatives responsibility to feedback their respective stakeholder groups

Activity: Scarborough Town Deal Board

Date: May 2021, February 2022, September 2022, February 2023, April 2023, June 2023 (plus included in Programme Updates at every meeting)

Participants:

- Scarborough town Deal Board
- Regeneration Projects Manger attended

Subject: Project selection, presentation of Business Case, project updates, design considerations and correspondence

Follow up:

- Inclusion in Town Investment Plan and confirmed projects
- STDB endorsed Business Case
- Chair and other board members met with stakeholders
- Influenced design decisions

3.1- Consultation

Activity: Individual ad hoc meeting undertaken meetings

Date: June 2021 to October 2022

Participants:

In addition to the activities above the Project Team have held individual meetings with at least 15 individual tenants / stakeholders during the period.

Subject: To update on project progress and discuss specific requirements

Activity: Website

Project web page established providing project background, updates and business case

Date: Ongoing

Activity: Media

Press Releases and social media at various stages

Date: Ongoing

3.2 - Pre-planning Consultation On Site and In Scarborough

CONSULTATION

As part of the pre planning application submission a multi layered method of consultation was put into practice allow for as many people to engage through a varied means of communication and ways to review the Project Proposals. The Methods chosen for in person consultation were to use three sites to spread the ability for people to review and engage with members of the NYC Economic Development Regeneration Team Service (EDRTS) and or members of the Design Team. in a location that is either more local or more accessible to individuals.

Three sites were selected to give the greatest opportunity possible over the three weeks whilst the website was also live, the times and locations were;

- No. 16 West Pier Scarborough (next to the Harbour Office). 28 September 2023 & 4 October 2023, 9:30am to 5:00pm
- Scarborough Town Hall, 5 October 2023, 9:30am to 4:30pm
- Scarborough Market Hall, 7 October 2023, 9:30am to 1:00 pm
- Information was displayed in the Town Hall civic corridor from 25/09/2023 to 13/10/2023 and was available from the Harbour officer open during office hours.

As part of the in person consultation a multidisciplinary team with members of the NYC Economic Development Regeneration Team Service, Main Contractor, Architects, Planning Consultants and NYC estates were on hand to answer questions and talk people through the West Pier Redevelopment whilst gathering valuable feedback at the same time.

3.2- Consultation Questionnaires and Postcard flyers

METHODS OF FEEDBACK

As part of the consultation methods a questionnaire was put together with a comments section to ascertain peoples views on the West Pier redevelopment from reviewing them in person or online where there was a link from the website to the same questions and comments box which are an integral part of the feedback. Utilising Postcard sized flyers with QR codes giving people quick access to the website to review the project information and provide feedback

Yes No I do not have an opinion
 onto the harbour and create a new open space in front of the kiosks. Do you support this element of the scheme?

Yes No I do not have an opinion
 onto the harbour and create a new open space in front of the kiosks. Do you support this element of the scheme?

5. We believe many of the current buildings on West Pier are in need of repair and refurbishment. What do think of the current buildings and facilities on the West Pier
 Very Poor and in urgent need of repair

2. What is your postcode?

Welcome

Welcome to our consultation website for the Scarborough Harbour West Pier regeneration project.

North Yorkshire Council is currently preparing a planning application for the regeneration of the West Pier. The aim is to create a space which links to Scarborough's marine heritage, enhances the pier as a working harbour and improves safety for its users, invests in facilities for the fishing industry and provides refurbished space for catering, creative industries and public facilities.

We would love to hear what you think about the proposals. You can let us have your views by completing our short survey below.

1. Some information about you. Do you:

Live in the Scarborough? Yes No

- If so do you:
 - Live in the Scarborough South Bay area? Yes No
 - Work in the Scarborough? Yes No
- If so do you:
 - Have a business on the Harbour? Yes No
 - Have a boat berthed in the Harbour? Yes No
 - Have a business in the Scarborough South Bay area? Yes No

Don't live in Scarborough but visit for leisure or holidays? Yes No



Scarborough West Pier Regeneration Consultation



An ambitious £11 million proposal to transform Scarborough's historic West Pier for the benefit of the fishing industry, businesses, residents and visitors will soon take a major step forward with the submission of its planning application.

Before the plans are submitted North Yorkshire Council is launching a wide-ranging consultation with local stakeholders to ensure that all views are heard.



Have Your Say

3.2- Consultation Website

THE WEBSITE

The website was set up to show the proposals to date for review by the general public but also to gain feedback on the project to see what may need to be considered and what needs to be changed. As part of the website a audio presented youtube video 'Improving Scarborough Harbour West Pier' was also put together to run through the process and designs up to the point of the online consultation with a linked in questionnaire and comments section for feedback.

Aswell as being on the NYC website which is frequently visted by Scarborough residents for information links to the online consultation were shared by a variety of news outlets websites and social media within Yorkshire and Nationally with International ability to review and comment also.

Below are a few examples of the online news articles about the scheme:

<https://www.bbc.co.uk/news/uk-england-york-north-yorkshire-67011113>

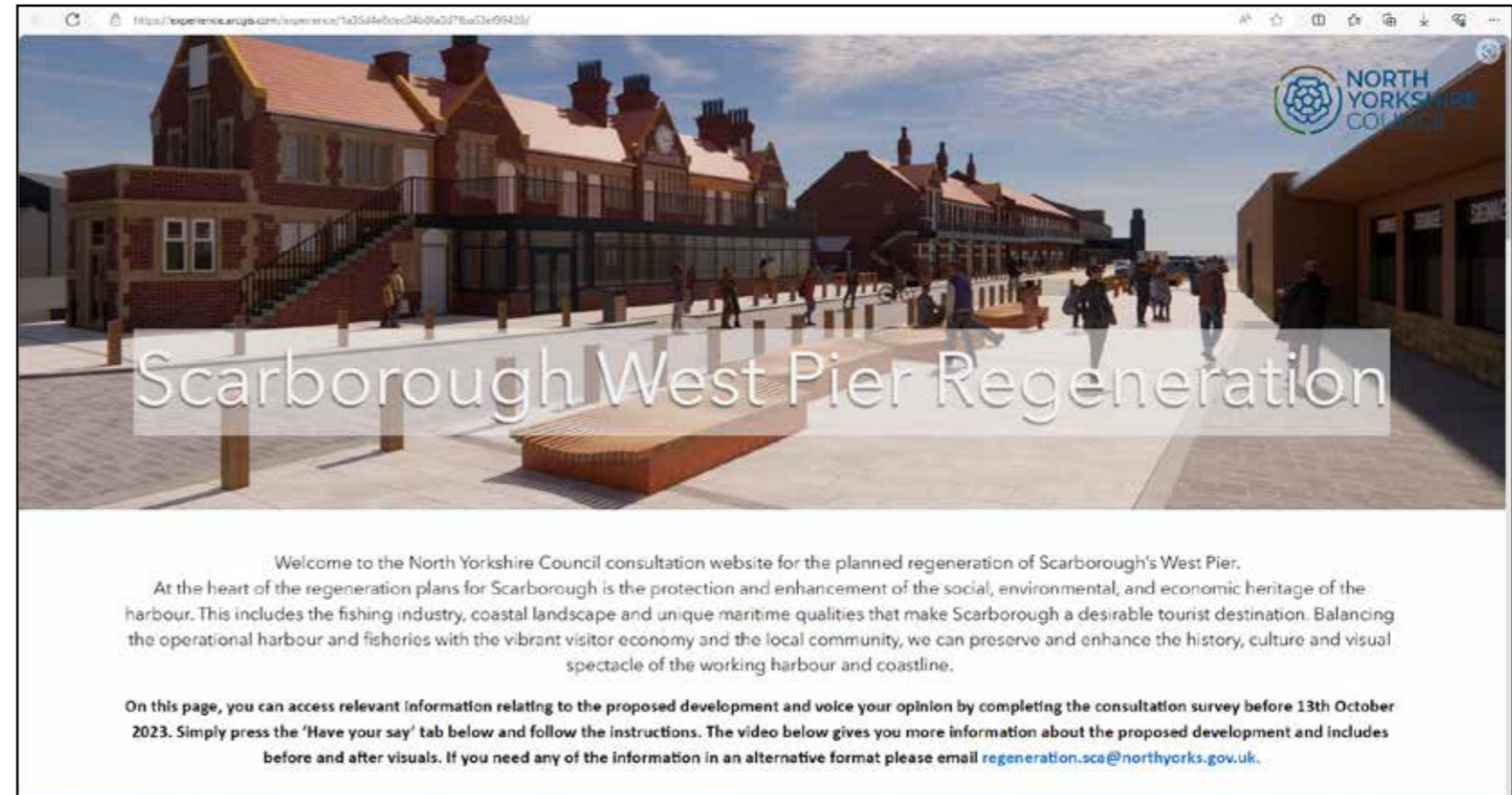
<https://www.bbc.co.uk/news/articles/cd1v8790jkno>

<https://www.thescarboroughnews.co.uk/news/people/scarborough-west-pier-plans-for-ps11m-regeneration-scheme-set-to-be-submitted-4349546>

<https://www.yorkshirepost.co.uk/news/people/new-plans-for-regeneration-of-scarboroughs-historic-west-pier-include-seafood-restaurant-more-parking-and-better-facilities-for-fishing-fleet-4351067>

<https://www.thisisthecoast.co.uk/news/local-news/scarborough-residents-urged-to-comment-on-west-pier-plans/>

<https://www.yorkpress.co.uk/news/23816622.north-yorkshire-council-seeks-views-scarboroughs-west-pier/>



3.2- Consultation coverage in the news

COVERAGE

Print: Yorkshire Post 34k, Scarborough News (front page) 11k, York Press 15k, Fishing News 16k

Digital: BBC News, This is the Coast, Federation of Small Businesses, Your North Yorkshire >140k subscribers

Social: Facebook, X, LinkedIn, Instagram and Nextdoor combined organic reach 8.3k as of end September.

Broadcast: BBC Look North, Greatest Hits Radio

NEWS

Pier revamp views wanted

Formal plans are set to be submitted for an £11 million regeneration of Scarborough's West Pier.

The former Scarborough Council first revealed the redevelopment scheme as part of the £30.2 million Towns Fund award, and it has been met with several public objections since then.

Before the current plans were submitted, North Yorkshire Council has launched a wide-ranging consultation with local stakeholders to ensure that all views are heard.

This will include face-to-face consultations and online surveys to allow as many people as possible to take part.

The new vision for the West Pier includes a high-quality seafood restaurant, which will increase opportunities to highlight locally caught produce, and a new public space, which could be used for outdoor events and cultural activities.

New kiosks, parking and vehicle and pedestrian management, better offices, sheds and warehousing for the fishing sector and new public toilets will also be provided.

Plans are due to be submitted for an £11m West Pier regeneration.

Cliff Derek Bastiman, North Yorkshire Council's executive member for open to business, said: "The West Pier project is one of the key cornerstones of the regeneration of Scarborough."

"We want to ensure that as many voices as possible are heard and that is why we have launched this consultation and I encourage everyone to take part."

"Your views on this once-in-a-generation opportunity are extremely valuable before the planning authority considers the proposals."

Cliff Janet Jefferson, the local member for Scarborough's Castle division, added: "Now is the time to make your voice heard. I know there are many people who want to have their say, so please do get involved. This is a one-off opportunity to support our heritage fishing industry."

The feedback from the consultation will be assessed before the final planning application is submitted later this year.

To view the plans and to comment on them go to www.northyorks.gov.uk/scarborowestpier

North Yorkshire Council is also holding public consultation events on the following dates:

- Number 16, West Pier, Scarborough Harbour (next to the Harbour Office), today (September 28) and October 4, 9.30am to 5pm
- Scarborough Town Hall, October 5, 9.30am to 4.30pm
- Scarborough Market Hall, October 7, 9.30am to 1pm

The plans will be available to view at Scarborough Town Hall and on request at the Harbour Office until October 13.

Pier regeneration to 'support and celebrate' Scarborough industry

Last chance to contribute to consultation on council's plans for West Pier

A MULTI-MILLION pound proposal has been put forward to transform Scarborough's historic West Pier.

A planning application is set to be lodged for the scheme, which would see the pier's historic buildings and structures replaced by a mix of new buildings, which are no longer fit for purpose, with modern premises.

The scheme also includes plans for a restaurant for those who have lost their lives at sea, a new public space, which could be used for outdoor events and cultural activities.

New kiosks, parking, vehicle and pedestrian management, better offices, sheds and warehousing for the fishing sector and new public toilets will also be provided.

The feedback from the consultation will be assessed before the final planning application is submitted later this year.

To view the plans and to comment on them go to www.northyorks.gov.uk/scarborowestpier

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The plans will be available to view at Scarborough Town Hall and on request at the Harbour Office until October 13.



Historic pier set to be revamped in 'once-in-a-generation' scheme

Multi-million pound proposals to transform Scarborough's historic West Pier have been heralded as a "once-in-a-generation opportunity" as formal plans for the scheme are due to be submitted.

North Yorkshire Council @northyork...

Closing today!

Have your say on plans to revamp #Scarborough's historic West Pier.

The £11 million project aims to benefit the fishing industry, businesses, residents and visitors.

Find out more and have your say at northyorks.gov.uk/your-council/c...

The Scarborough News

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Thursday, September 28, 2023

£11m revamp for West Pier

Full story - see page 5

It's back!

Unlimited rail travel from **£10**

SEE PAGE 8 FOR DETAILS

Token collect, ts & cs apply

Events

Spa to host debut Pride

A COMPLETELY TRADITIONAL FUNERAL SERVICE or a unique celebration of a special life?

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This is the Coast

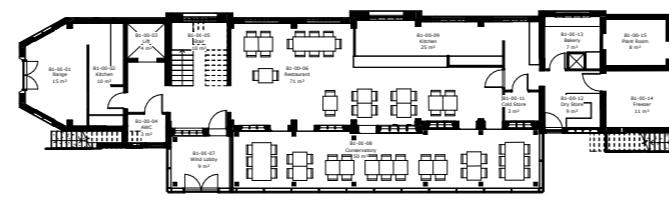
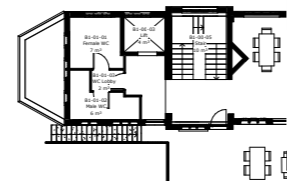
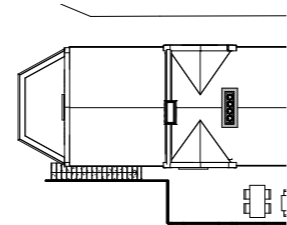
Scarborough Residents Urged to Comment on West Pier Plans

Multi-million pound proposals to transform Scarborough's historic West Pier have been heralded as a "once-in-a-generation opportunity" as formal plans for...

3.2 - Consultation Boards & Drawings

CONSULTATION BOARDS & DRAWINGS

As part of consultation to display the project to date in the Scarborough Town Hall, the market and in Building 2 on the West Pier a series of Consultation Boards were put together to illustrate the project as concisely as possible. The boards were set up to convey the reasoning for the project, the history behind the West Pier site and the Heritage of the Buildings on the Pier. The boards also covered the Flood and Wider Investment plans as well as building by building existing and proposed descriptions and images. The boards also highlight the proposed programme. For review along with the consultation boards the draft planning resources to date were made available for review and discussion face to face with the project team members.



B1 - Proposed Front Elevation (South West)
SCALE: 1 : 100

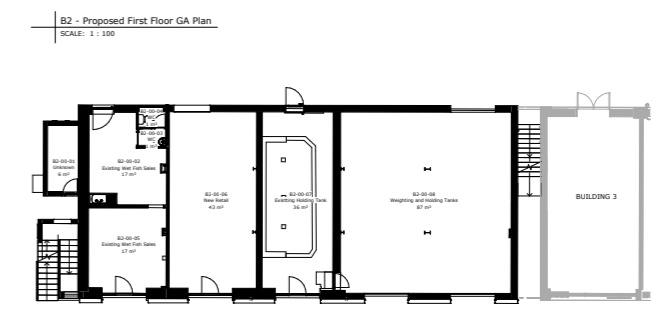
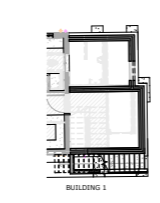
B1 - Proposed Side Elevation (North West)
SCALE: 1 : 100

B1 - Proposed Rear Elevation (North East)
SCALE: 1 : 100

B1 - Proposed Side Elevation (South East)
SCALE: 1 : 100

External Materials

1. Main Roof - Existing tiles to be retained and cleaned using DOPF cleaning system. Damaged tiles replaced in with newly sourced tiles to match existing. Existing cast iron gutters and downpipes, existing timber soffits and fascias, existing lead cladding, all to be replaced with new.
2. Flat Roof above urinals - Existing concrete to be repaired and fitted with new tapered insulation and single ply waterproofing membrane. Colour - Dark Grey.
3. New brickwork extension. Brickwork to match existing style, colour, and mortar. New concrete roof over with rigid insulation and ballast finish to support HVE equipment.
4. Chimneys to be re-pointed where necessary, including pot re-bedding. Pots with significant damage to be replaced with new to match existing style and colour.
5. External masonry to be thoroughly cleaned throughout using DOPF cleaning system. Where existing painted finish is to be removed (i.e. linets to front elevation) TBC coating system to be used. No sand blasting is to be used. Damaged masonry (including stonework) to be cut out and replaced with newly sourced brick and stone to match existing style and colour. All existing pointing to be scraped out and re-pointed.
6. New 750mm brickwork plinth with Yorkstone coping to new ground floor facade, with to match existing materials. Internally lined with concrete and tanking membrane in accordance with flood prevention strategy.
7. Existing stone balcony to be demolished and replaced with new extended balcony and stair over restaurant. Balcony to be pre-cast concrete units with Yorkstone cladding to visible facade and Yorkstone paving on pedestals to allow for single-ply membrane on rigid insulation.
8. Polyester Powder-Coated double-glazed curtain walling system. Frames, louvers, reveals, trims, and infill panels to be RAL 7016 (Anthracite), including separate steel guides mounted internally to external door to enable flood protection measures to be installed as necessary.
9. All existing external windows (including lintights) being retained to be removed and replaced with Histoglass HD12 double-glazing with hand-drawn outer pane. All timber frames, opening lights, profiles and detailing to match existing windows.
10. 3rd existing bricked-up ground floor windows to rear elevation to be opened up to receive new Histoglass HD12 double-glazing with hand-drawn outer pane to match adjacent windows. All timber frames, opening lights, profiles and detailing to match existing windows.
11. All retained cottage-style doors to be replaced with new to match existing. (Colour - White).
12. All retained cottage-style doors to be replaced with new to match existing. No opening function; for appearance only (Colour - White).
13. New polyester powder-coated aluminium-framed commercial door to match new curtain walling. Frames, reveals, trims to be RAL 7016 (Anthracite), including separate steel guides externally to enable flood protection measures to be installed as necessary.
14. New insulated steel door to be RAL 7016 (Anthracite), including separate steel guides externally to enable flood protection measures to be installed as necessary. Colour to match curtain walling.



Example drawings presented in the consultation



Scarborough Harbour West Pier Regeneration

Introduction

Why are we consulting

An ambitious £11 million proposal to transform Scarborough Harbour's historic West Pier for the benefit of the fishing industry, businesses, residents and visitors will soon take a major step forward with the submission of its planning application.

Before the plans are submitted North Yorkshire Council is launching a wide-ranging consultation with stakeholders and local people to ensure that all views are heard.

Why are we improving Scarborough Harbour West Pier?

The heart of regeneration plans are improvements that support the economy including for the maritime industry that make Scarborough a better place to do business, live and visit.

The quality of the built environment is poor with outdated facilities. Investment is urgently needed to upgrade and provide modern infrastructure to support the fishing industry and visitor economy. By rethinking West Pier we can enhance and make the most of the existing Harbour. Making connections between the fishing industry with the vibrant visitor economy and the local community, we can preserve and capitalise on the history and culture of the working harbour and secure the areas future prosperity.

History

The West Pier was constructed as part of the harbour development works carried out in the early 19th century.

The West Pier is an integral part of the harbour and the harbour is the heart of Scarborough, a town that has developed first out of the fishing community and later as a seaside resort. The site has a long association with the sale of fish first as an open market and later from within the fish sheds.



West Pier



Existing Site Aerial View



West Pier Existing Buildings



West Pier - 1850



West Pier - 1890



West Pier - 1910



West Pier - 1950





Scarborough Harbour West Pier Regeneration

Heritage Improvements

The proposals focus on the conservation and enhancement of the historic environment, recognising that the pier is a listed structure and an important feature of the coastline.

The public realm, lighting and street furniture has been designed in a sensitive manner by proposing sympathetic features and avoiding utilitarian fixtures on heritage assets.

The story of the harbour will be told through public information boards and heritage features. We will be working with local people to bring the area's history to life.

Flood Resilience

Flood protection and resilience has been a key consideration in the redevelopment proposals. The West Pier is exposed to tidal flooding and the effects of climate change, and some areas are vulnerable to rising sea levels. Wave overtopping is likely to compound issues therefore overtopping resilience is to be built into the project.

All new development on the pier is to be flood resilient and vulnerable services will be situated above ground level.

Wider Investment Plans

The plan will include a vision for the future of our harbours, co-designed with stakeholders, which aims to:

- Address the current and developing infrastructure challenges.
- Adapt to a changing environment.
- Embrace new opportunities to support existing and developing commercial, leisure and tourism sectors for the benefit of the community and local economy.
- Ensure our harbours are economically sustainable and financially self-sufficient.
- Celebrate our harbours natural and cultural heritage.
- Ensure responsible stewardship of the marine environment.



History of the Fishing Industry



West Pier



Proposed Public Realm & Parking



Flood Resilience



Fresh Produce



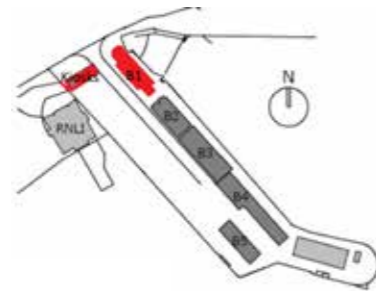
Recognising the Importance of Tourism





Scarborough Harbour West Pier Regeneration

Proposed Building 1 & Kiosk & Public Realm



Building 1

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

The building will be refurbished and extended to house a high quality seafood restaurant utilising the best of local produce.

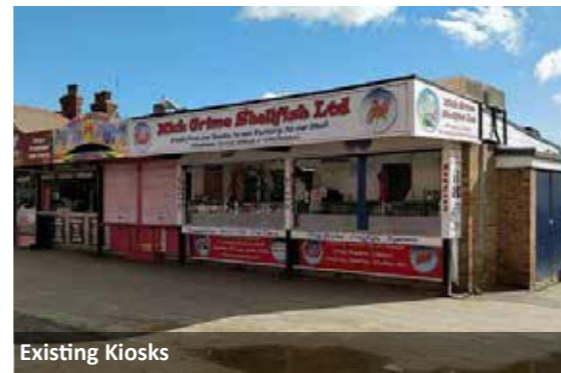
Kiosks & WC's

The existing kiosks will be demolished to open up the views. New kiosks will be built together with an attractive seating area. With 27 new toilets including multiple accessible toilets.

Proposed Parking & Public Realm

The scheme will provide better segregation between fishery vehicles and visitors creating a pleasant area for people to enjoy and a safer working environment. Sufficient areas for vehicle manoeuvring and HGV access have been provided.

Approximately 80 parking spaces are retained on the West Pier including suitable numbers of disabled parking bays, for motorcycles and EV charging. Cycle parking will also be provided.





Scarborough Harbour West Pier Regeneration

Proposed Building 2, 3 & 4



Building 2

Building 2 will be refurbished to accommodate existing fish processing and sales with storage on the ground floor, and artists' studios and an associated gallery on the upper floor.

Building 3

Building 3 will be refurbished to accommodate fisher welfare facilities, storage and commercial activity (e.g. marine chandlery), and, on the upper floor, expansion of the existing café space and the Harbour Master's Office.

A balcony will run between the two buildings providing better access via lift in Building 3

Fisheries Warehouse

Fisheries Warehouse and the old bait shed will be demolished and replaced by a fishery building which will accommodate the needs of a modern fishing sector, safe guarding the industry's future.

Programme

The construction programme is envisioned to take place in co-ordination with building users during the down season to avoid as much disruption as possible.



Existing Building 2



Proposed Building 2



Existing Building 3



Proposed Building 3



Existing Fisheries Warehouse



Proposed Fisheries Warehouse

4.0 Post Public Consultation

4.1 Results from the Pre-Planning submission Consultation

THE RESULTS OF THE PRE-PLANNING CONSULTATION

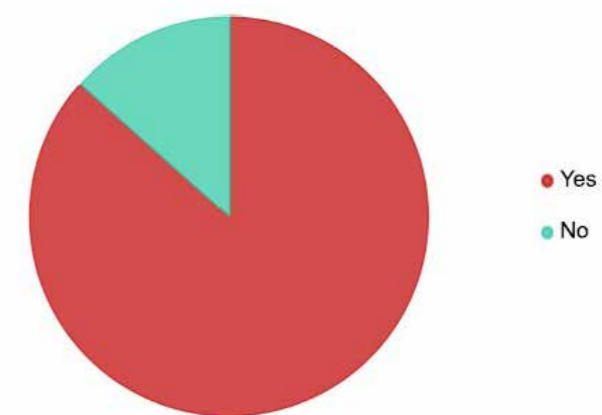
Below is a summary of the main themes which have emerged as part of the pre-planning application consultation process for the redevelopment of SHWP. In total, 542 consultation responses were received.

The consultation was live for a period of three weeks spanning from 26th September – 13th October 2023. The online survey was advertised on the Council’s website and was accompanied with in-person public consultation events at the West Pier Application Site.

Question 1 – Do you live in Scarborough?

85.98 % (466) of the respondents live in Scarborough. Of those that are Scarborough residents 27.31 % are residents of the South Bay area in which the West Pier is located. 58.49 % of Scarborough residents live elsewhere within the town.

13.47 % (73) of the total respondents aren’t local to Scarborough and 12.56 % of the respondents visit for leisure or holidays - 1.11 % visit for other purposes.

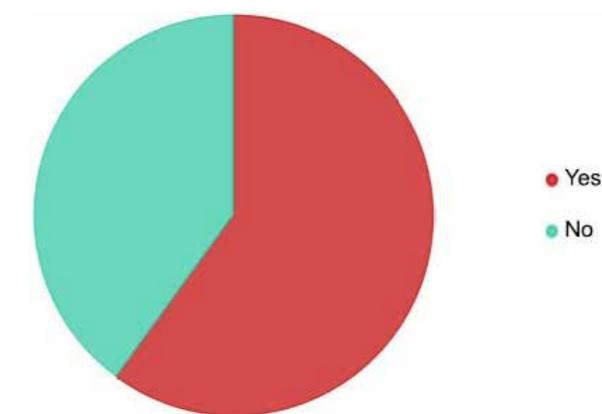


Question 2 - Do you work in Scarborough?

59.96 % of the total respondents work in Scarborough with 39.67 % working elsewhere.

Of these, 5.17 % (28) of respondents have a business on the Pier and 5.9 % (32) claim to have a boat berthed in the harbour.

Furthermore, 6.64 % (36) of all respondents have businesses in the wider Scarborough South Bay area.



Question 3 – How often do you come to the Scarborough Harbour?

100 % of respondents have visited the Harbour previously. 49.82 % (270) of respondents visit the Harbour once or twice a week with a further 28.23 % (153) visiting less frequently once or twice a month.

16.24 % (88) of respondents visit a few times a year and 2.58 % (14) visit once a year or less.

When assessing these responses with Question 1, the results illustrate the importance of the Pier to the towns social and cultural fabric with 68.05 % (sometimes or often) of people visiting the Pier on a frequent basis.

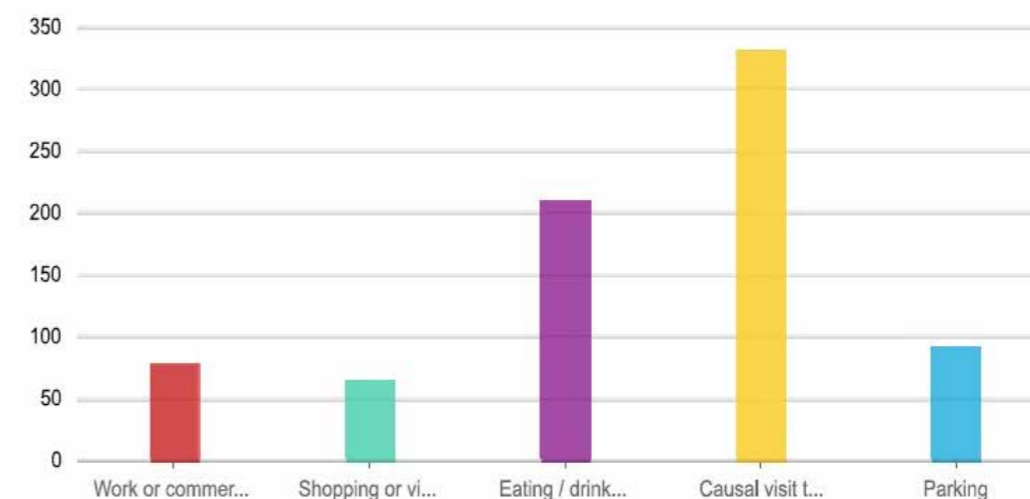
4.1 Results from the Pre-Planning submission Consultation

Question 4 – What was the primary reason for your last visit to the harbour

14.67 % (80) of respondents visit the Harbour for work or commercial activity demonstrating wide engagement with the survey for workers of the Pier. 12.18 % (66) of respondents visit the Harbour for shopping or visiting the art studios with 39.3 % (213) visiting for eating and drinking.

61.81 % (335) of respondents visit the Harbour for casual visits to enjoy the view and public realm and 17.16 % (93) visit the Harbour to use the parking facilities.

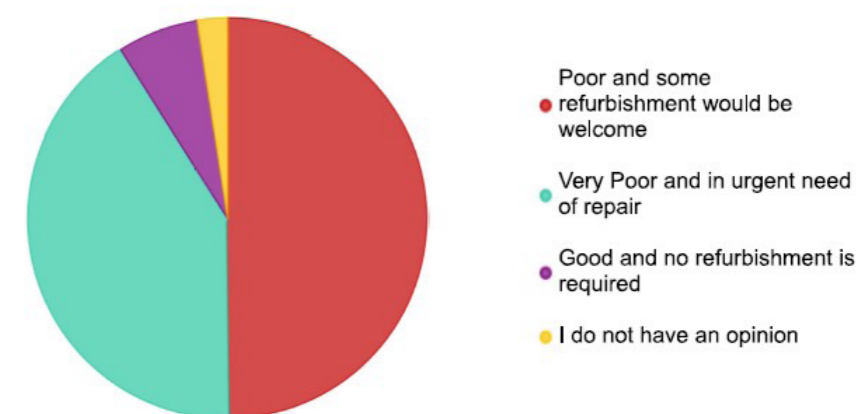
Collectively, 78.97 % of respondents visit the Harbour to enjoy the environment and non-specific building uses, highlighting the sensitivity of engineering the public realm.



Question 5 - We believe many of the current buildings on West Pier are in need of repair and refurbishment. What do think of the current buildings and facilities on the West Pier?

49.08 % (266) of respondents perceive the buildings currently in-situ as poor quality and would welcome proposals to refurbish with a further 41.14 % (233) acknowledging that the buildings are in very poor condition and in urgent need of repair.

Collectively, 91.14 % (489) of respondents agree that intervention is required to safeguard the Pier and its constituents. The consultation responses identify an appetite for new and improved facilities however a handful of respondents request a softer renovation-based approach as opposed to wholesale refurbishment.

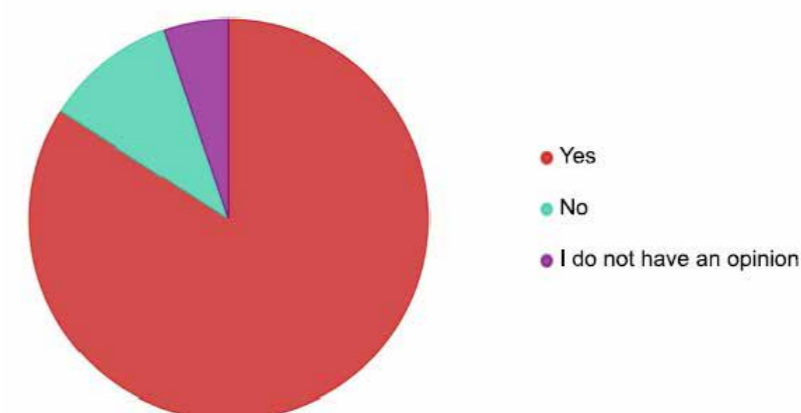


Question 6 - Supporting the fishing industry is a key priority for the town. The regeneration scheme includes investment in improved facilities for the fishing industry. Do you support this investment?

83.21 % (451) of survey respondents support investment to regenerate the fishing facilities with 5.35 % stating that they don't have an opinion. 10.7 % (58) oppose investing to improve the fishing facilities.

There are several responses which question why the fishing industry is not being supported by the delivery of a boat lift. More broadly, a couple of responses allege that the scheme focusses too heavily on the tourism element as opposed to use as a working pier. Despite this, there are a wealth of positive consultation responses expressing gratitude for preserving the heritage of the fishing and maritime economy and the support (83.21 %) further ratifies this.

Generally, there is appetite for Scarborough's South Bay to have its own focal point.



4.1 Results from the Pre-Planning submission Consultation

Question 7 - The project includes proposals for the establishment of a new seafood restaurant and an improved catering offer on the West Pier. Is this something you would like to see?

The principle of the delivery of the new provisions divides opinions as 60.7 % (329) respondents would welcome the principle of a new seafood restaurant with 32.29 % (175) not welcoming a new catering offer.

As mentioned, the free text responses raise concerns about the inclusion of existing tenants and the impact of increased competition on the vitality of the existing businesses, which form a central pillar of the piers social and economic character. Similarly, a couple of comments question why new facilities aren't provided elsewhere across the town.

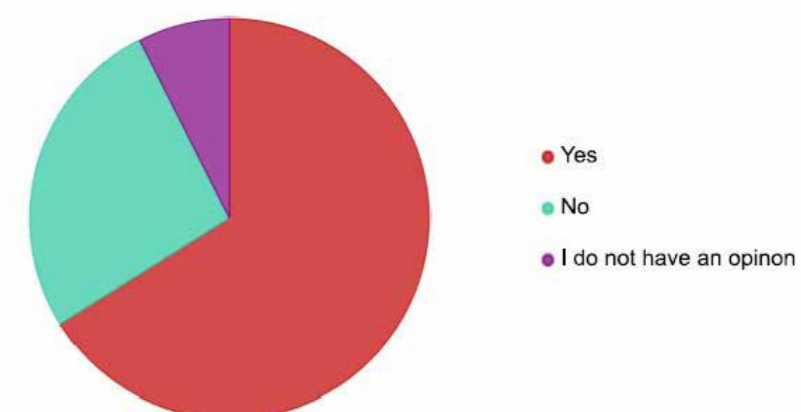
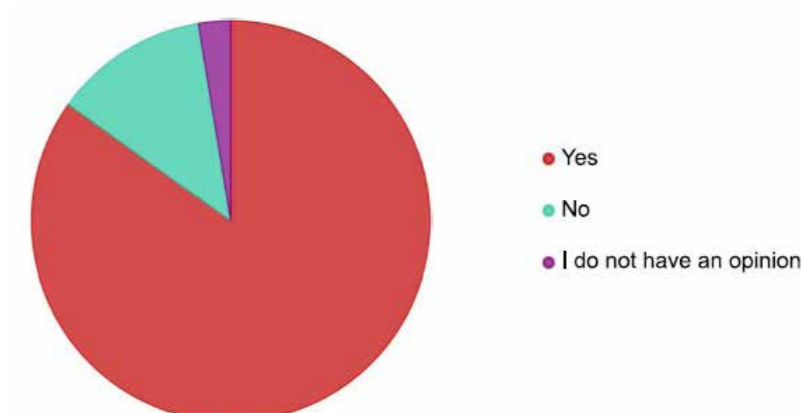
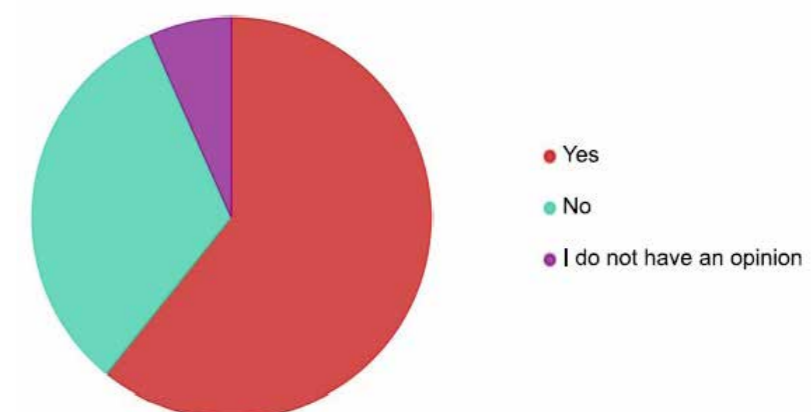
Question 8 - The current public toilets will be relocated on the West Pier and new modern public toilets will be provided. Do you support the provision of new public toilet facilities on the pier?

A resounding 84.69 % (459) of survey respondents support the provision of new public toilet facilities at the Pier. The free text responses express a need for free public toilet facilities and detail that the current facilities are detrimental to the visual amenity of the Pier in their current form.

Question 9 - The current crab hut kiosks at the entrance of the pier will be completely rebuilt and rotated to open views and pedestrian flows onto the harbour and create a new open space in front of the kiosks. Do you support this element of the scheme?

66.05 % (358) of survey responses support this element of the scheme with only 26.01 % of respondents in opposition. With reference to the free text box responses, the opposition may emanate from concerns that existing tenants would be displaced considering potential rising rents.

In addition, it's significant that at Q.2, 5.17 % (28) of respondents have a business on the Pier and a wider 6.64 % (36) of all respondents have businesses in the wider Scarborough South Bay area therefore increased competition would be a primary concern.

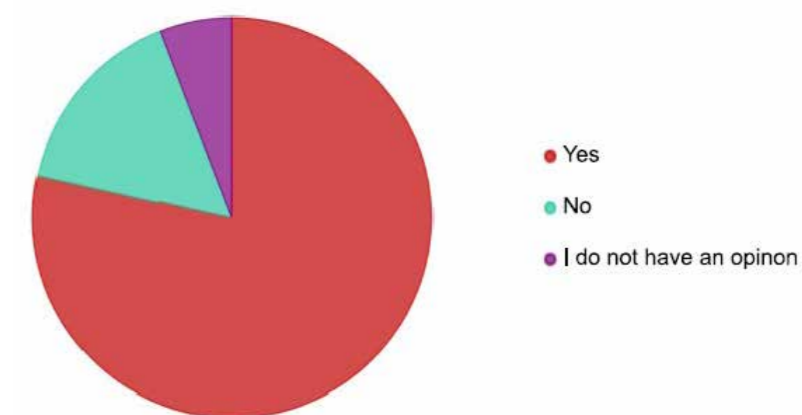


4.1 Results from the Pre-Planning submission Consultation

Question 10 - The project includes new and improved accommodation for existing tenants including harbour operation staff, fishing stores and artist studios. Do you support this element of the scheme?

77 % (418) of the responses support this element of the scheme with 15.31 % (83) opposing the provision of new and improved accommodation for existing tenants. The public consultation exhibitions and free text responses illustrate concern that existing tenants will be displaced because of the scheme.

Additionally, some responses note that the loss of existing historical fabric is a concern, calling to renovate as opposed to demolish. A couple of free text responses question the sensitivity of the design, raising concerns over how sympathetic the glass addition is to the host building. Despite this, there are an array of positive comments regarding the design of the proposals.



Question 11 - The project reduces public parking spaces on the West Pier to create a safer working environment for the commercial and fishing sector and allow better pedestrian access for visitors and harbour users. Are you supportive of this element?

66.24 % (359) of survey responses support the proposal with 28.6 % (155) in opposition. The loss of existing car parking facilities is a recurring theme within the free text response, with numerous respondents outlining the need for additional provisions, not less. This is most likely associated with how inaccessible the Foreshore is for those with physical impairments when travelling from the Town Centre.

Similarly, many respondents are receptive to the idea of change and recognise the need to reduce personal car use and identify the need to realign the HGV access with pedestrian safety and ease of movement across the pier. Positive responses note that when effectively done tourism and industry can be complimentary uses.

One response highlights that new illuminated open space would leave the area vulnerable to anti-social behaviour (ASB) however passive surveillance/increase activity may combat this.



4.1 Results from the Pre-Planning submission Consultation

Question 12 - We believe the heritage of Scarborough West Pier to be a significant element of the history and culture of Scarborough and we aim to reflect and celebrate this in our proposals. Do you agree?

73.99 % (401) of respondents agree with the statement with a further 14.58 % (79) 'Somewhat' agreeing. Only 9.96 % of respondents disagree or don't recognise the importance of the Pier to the history and culture of the town at all.

A couple of responses seek further measures for the scheme to relay the Pier's heritage. One response identifies that the Scarbough Maritime Heritage Museum would be appropriate to be relocated as part of the scheme.

Question 13 - If the West Pier were refurbished as proposed would this affect the frequency of your visits / use of the pier?

Interestingly, 19 % (103) of respondents said that the proposed refurbishment would significantly decrease or somewhat decrease the frequency of their visits to the Pier. 29.52 % (160) of respondents noted that there would be no impact to their frequency/use of the pier and 50.37 % (273) of respondents said that their use of the pier would increase.

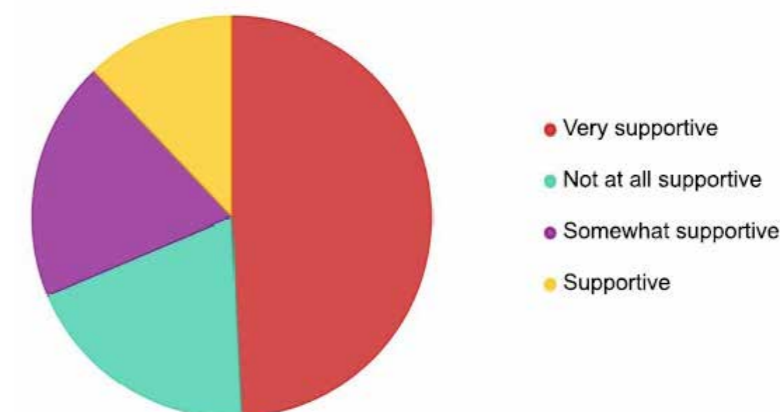
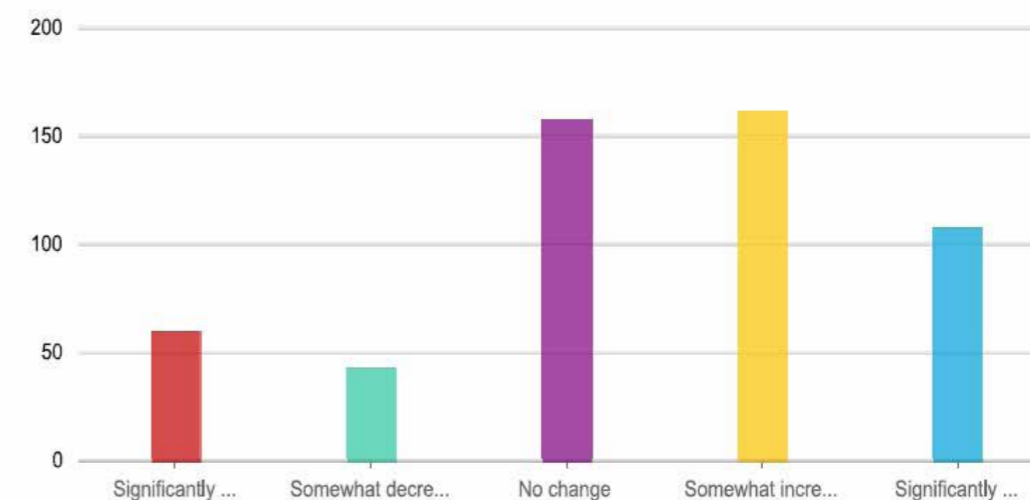
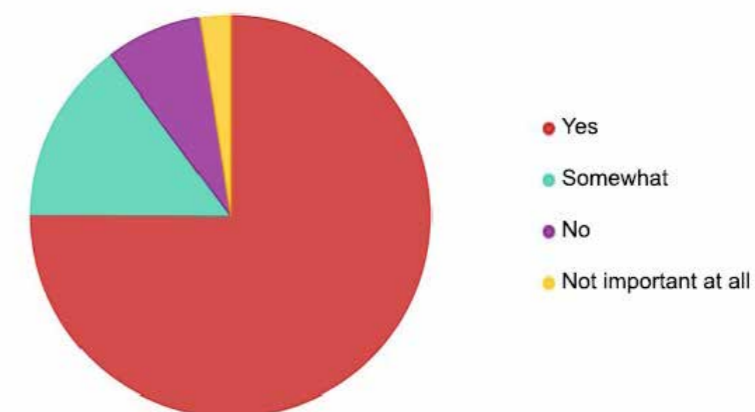
Question 14 - Overall, how supportive are you of our plans to regenerate the Pier?

71.52 % (323) of people are supportive of the scheme, 47.97 % of which are very supportive of the proposals. 18.63 % (101) of people don't support the scheme at all.

The free text responses are varied with some people acknowledging the transformative potential that the development has and the need for intervention to rescue the cultural buildings for further decay. Many responses identify the need to evolve to establish a new form of tourism which incorporates the maritime heritage as part of it.

On the other hand, most of views opposing the scheme fixate on the loss of car parking and the deployment of public money for this particular project which is external to the town centre. For example, the survey responses question why investment has not been deployed to regenerate the tourism attractions located at the North Bay and as to why the Pier itself has not been reinforced prior to the redevelopment works.

The most frequently occurring negative theme is the concern surrounding whether the proposals accommodate for the existing tenants and fisheries and that the Pier should be for the fishing trade and not tourists.



4.2 Project & Design responses to Consultation feedback - 1

CONSULTATION FEEDBACK

Consultation feedback was overall positive and constructive. Below is a list of the themes that were highlighted in the process, the reasoning for the design response or how it has been adapted:

‘...reduction in number of parking spaces.. ‘

The car park design has been developed within the design team with specialist transport consultants and further reviews with Highways and Counter Terrorism Police prior to the planning application submission. The number of spaces in the car park have been reduced from 109 to 81 spaces as a result of safety concerns that the current car park layout does not address multiple directions that vehicles can manoeuvre in within the car park causing confusion. The current layout is the result of a long process to answer the requirements of stakeholders and interested parties to maintain as many parking spaces as possible whilst meeting modern day British Standards and Building Regulations using swept path analysis of both public parking vehicles and commercial Large Goods Vehicles (LGV’s) across the site area. The day to day management of the car park area will be as it is now under the Harbour Authority Management. The analysis of parking numbers has shown that there is spare capacity at nearby car parks to the West Pier Car Park throughout the year.

‘...need and location of a boat lift.. ‘

The need for a boat lift was raised as part of the consultation. This is being considered as part of the wider harbour development plan and North Yorkshire Council are carrying out a feasibility study investigating three locations on the harbour, one of which is the West Pier.

Whilst a boat lift is not incorporated within the scheme, the layout of the buildings allows for the potential of a future facility. The position of the Fisheries Warehouse has been placed as close to Building 3 as possible to allow a space between the new Fishery Warehouse and the adjacent processing building.

‘...investment in the harbour...’

North Yorkshire Council recognises that the Harbour such as Vincent Pier Lighthouse end and other areas need investment. The council is working with Stakeholders and users to develop a Harbour Development Plan to address these issues. The plan will include the potential for a boat lift.

‘...why is another restaurant needed?...’

The Business Case demonstrated a quality restaurant would result in considerable economic benefits for the local area through job opportunities and supporting the local supply chain. Only a small fraction of Scarborough’s catch is used locally with much exported to Europe. The council wishes to attract a quality sea food restaurant that would showcase the area’s produce.

Building 1 needs considerable investment to restore the historic fabric and bring it up to a lettable standard. To safeguard the future of this historic building it is essential that a sustainable future use is secured. The restaurant offers an excellent commercial opportunity for to bring considerable investment to the Pier, support the local fishing industry and wider economy.

‘...Working Fishing Industry Pier... Vs Tourism...’

For hundreds of years there has been a cross over between the Fishing Industry and the Tourists that come to Scarborough to see the boats ply the waters and dock along the harbour walls and buy fish caught locally. First as a spa town from the 1600’s and then the 19th Century that brought tourism to the masses. The West Pier Project desires to strike a balance between the two. The scheme provides new and improved facilities for the fishing industry as Marine Welfare Facilities are provided within the ground floor of Building 3 with Toilets, Shower and Kitchen facilities dedicated to Marine workers. The Existing Fisheries Warehouse (Baitshed) which is in a very poor condition and lacks basic service connections are to be demolished to allow for the most flexible space for the Harbour Authority to organise on a week to week basis as needed with commercial conditions on the pier. As part of the design process the new Fisheries Warehouse has larger individual units with services directly connected to each. The Ground floor units of Buildings 2 and 3 as they are currently are to be continued to be used by Fishing Industry tenants or be open for use by fishing or related industries such as chandlery and potential for a shell fish hatchery. The rotation and rebuild of kiosks lengthways on the pier opens up the space to create a landscaped zone ideal for Tourists. Whilst the project does not confine tourists to an area it does not seek to promote movement of the general public along the pierside or towards the bull nose of the pier and working areas where boats may be landing catches. Through the use of hard landscaping paving textures and colour differences and bollards zones are demarcated without creating solid barriers. This has also been utilised to zone areas which might be used for public events that already take place on the pier. Both industries need to be supported as in equal measure the as has been shown in recent financial climates one could suffer more than the other at a point in time but both have their place in the local and national economies.

4.2 Project & Design responses to Consultation feedback - 2

'...more secure bike parking...'

As part of the project 18 spaces have been created for bicycles on the West Pier, the design of the area and bicycle parking is intended as day tripping or short stay rather than long term parking of bicycles which might be found at train stations within the UK allowing users to frequent the Kosks, Cafe, Artists Studios or restaurant.

'...Town Centre Regeneration needed...'

The council is committed to regenerating the town centre and has set out this vision in the Scarborough Blueprint. Over £8 million of Town Fund money has been committed to town centre projects such as the Station gateway, new town signage, benches and planters.

As part of the Governments Leveling Up it has unveiled Scarborough is one of 55 towns that will benefit from a £1.1 billion levelling up investment, as part of a long-term plan for towns that provide long-term investment in towns that have been overlooked and taken for granted. The Fifty five towns will be given £20 million endowment-style funds each over 10 years to invest in local people's priorities. The Long-Term Plan for Towns will empower communities across the UK to take back control of their future – taking long term decisions in the interests of local people. Funding is to be spent on local priorities; reviving high streets, tackling anti-social behaviour, improving transport and growing the local economy. This funding can be used to focus on projects such as the rejuvenating the highstreet or looking at the former Argos Site.

'...Flooding...'

The project has been developed by the design team with input from Civil Engineers, Flood Risk Consultants and Statutory Authorities to incorporate measures to protect the buildings and the use of them developing the FRA document. Independent hydrological / coastal engineers JBA were commissioned to review the proposals. JBA have confirmed that the scheme lies within flood zone 3a. This designation allows for development where there is adequate justification and whereby mitigation can be implemented to minimise the impact of flood events and benefits justify a departure from the local plan.

For mitigation internal concrete structural flood bund walls have been designed into the Kiosk Building and Building 1 for Structural resistance and protecting against flood water. Doorways are protected through the use of demountable flood barrier systems. As part of the Northern Power Grid (NPG) requirements we have sited the Substation to NPG designs raised over a meter above the pier floor level.

'...materials need to be appropriate...'

The selection of materials on the West Pier site has been put together from looking at the historical materials used and the current materials in use on site as discussed with Heritage consultants and the Statutory Conservation officer. Materials to match existing are to be used where possible throughout Building 1 and 2 which have the most historic merit. The conservatory extension is to use bricks to match the colour of the existing brick as are the Plant Room build to replace the existing lean to structure infills across Buildings 1, 2 and 3. Building 4 originally proposed to be clad in a dark burnt wood and without a plinth but after conversations with the Heritage consultant and the Conservation officer it was decided that there aren't any local to Scarborough and a lighter timber colour would be more appropriate.

As part of a design review a brick plinth was added to the Ground Floor of the Fisheries warehouse in order to make it more robust against floodwater and create a more linked appearance to Buildings 1, 2 & 3. From research into materials and taking into account commercial use of buildings in a marine environment the cladding for the Kiosks and the Fisheries Warehouse will be a composite cladding. This is due to the increased lifespan and decreased annual maintenance costs and length of warranty that manufacturers can provide compared to wood cladding in a marine environment.

'...Vincent Pier and Lighthouse repairs and upgrades...'

As part of the Long Term Plan for Scarborough Harbour NYC acknowledges that there is more repairs and development to be undertaken in the Harbour area. The West Pier Redevelopment is to be a catalyst or regeneration.

'...bland kiosk block...'

As part of the feedback from the inperson public consultation days on the pier and online feedback a design review was undertaken on the Kiosk block (*see section 4.3 for more details on the design response*) in consultation with Stakeholders who are tenants of existing Kiosks the design has evolved to reflect more what happens on the inside of the Kiosks onto the outside of the building the size and the position of the counter openings have been altered and designs now allow for a possible bistro table seating area from Kiosk 4 to be under a separate license agreement with NYC estates and the prospective tenant. The Bistro type seating being also desired by some public consultees with a view across the South Bay.

It was felt that a pastiche design for the Kiosks would be inappropriate and that a modern building would provide more integrity to the scheme. This approach maintains the hierarchy of the buildings on the pier and re-enforces Building 1's gravitas.

4.2 Project & Design responses to Consultation feedback - 3

'...new public toilets...'

The new toilets have been designed to provide a similar level of provision to the existing facilities on the West Pier. An appropriate number possible of Disabled and Accessible variants are included in the scheme to meet users requirements.

'...Accessibilty and use of Benches and seating...'

From the in person public consultation an issue was raised that some older visitors and disabled users will have needs such as grab handles for aiding lowering themselves down onto and up from benches as shown in the visuals and drawings at the consultation. As a result of this the benches to be specified were reviewed and a number were changed to allow for handles / arm rests where possible. The desire for backs to a number of benches was also highlighted with the number of people that need more support of all ages when sitting leading to a mix of bench features which cater for a variety of abilities and needs. It was also identified that several of the benches around Kiosk 4 if turned through 90 degrees would aid the flow of pedestrians in the area removing a potential bottleneck.

4.3 Project Review - Kiosk Building

Design Review - Kiosk Building

As a result of the public consultation the design of the Kiosk Block and Landscaping has been reviewed by the NYC Economic Development Regeneration Team Service and the Project Design Team. As result the kiosks has an updated in plan and elevation to reflect how the Kiosks are divided internally rather than a bland uniform facade reflecting the inside outside and breaking up the perceived 'bland' uniformity.

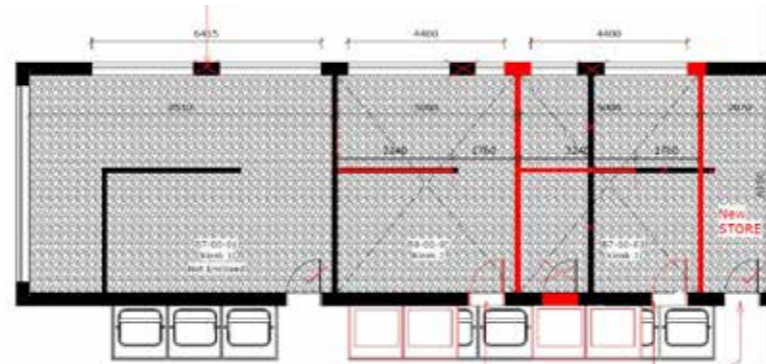
The openings of Kiosk 4 were also reviewed as part of both comments from consultees, desired better views of South Bay and beach and the potential tenants a possible area where bistro tables under a seperate street licensing application which could be set out and served from Kiosk 4.

As part of the feedback the benches were reviewed and a mix of the current surf isles and more squared benches with back supports and arm rests / grab handles have been introduced into the landscaping. Two of the benches have been rotated through 90 degrees in order to open up the area for accessibility with tactile paving moving to suit the new layout.

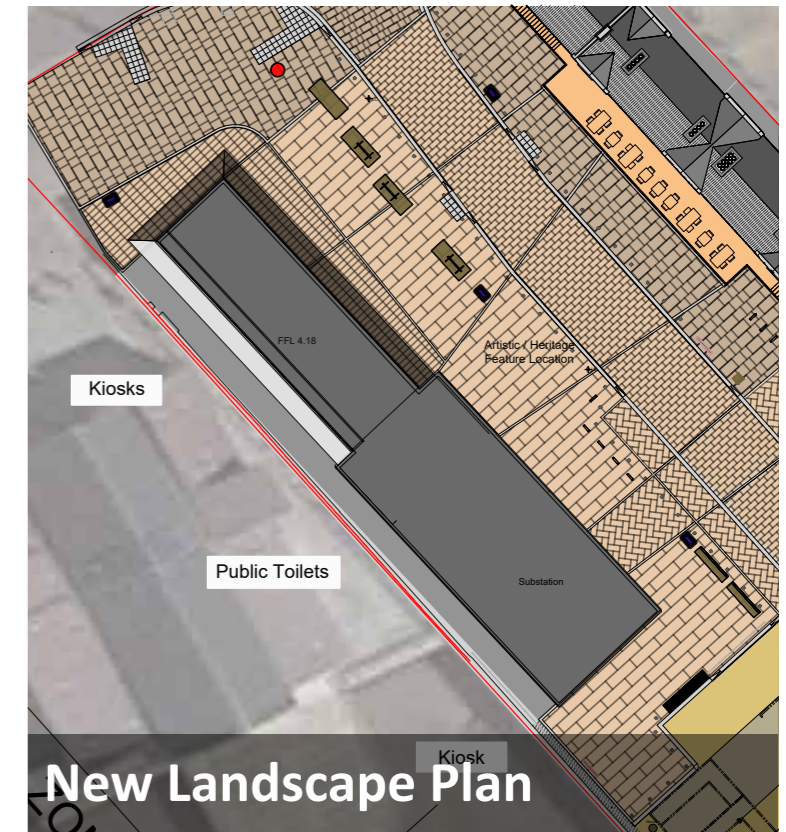
The trim used on the fascia of the Kiosks has been changed to match the colours of the materials used on the conservatory extension rather than white as used previously. The example below is highlighted to illustrate the proposed composite cladding detail, texture and colour of a Oak coloured cladding.



Landscape during Consultation



Reviewing After Consultation



New Landscape Plan



The Cladding



All benches during Consultation



After Consultation



After Consultation

4.3 Project Review - Kiosk Building & Street Furniture



5.0 Conclusion

5.0 Conclusion

Conclusion

The Applicant has been consulting with the Scarborough and the local community on the future of the West Pier site since 2019.

It has undertaken an extensive and comprehensive programme of engagement which has involved meetings, events, questionnaire, newsletters, printed and online materials for public engagement.

The Applicant has hosted a number of in-person engagement events in Scarborough.

Complementing this engagement has been a thorough programme of stakeholder engagement. At each stage the Applicant has involved harbour users and interested parties advertising new information through the communications team, encouraging feedback and offering meetings.

All of the feedback received has been carefully analysed and considered by the Applicant and incorporated where possible.

Overall, feedback from local people has been positive with most engagement broadly supportive of the provision of the West Pier Redevelopment.

The Applicant undertook additional engagement with local disability groups, as well as all those who had contacted the Project Team regarding accessibility, to ensure that the design of the facility met the needs of those with disabilities. The Applicant's goal is that this be a highly inclusive and accessible facility for everyone to enjoy.

The Applicant will continue to engage with and update the local community after the application has been submitted and throughout the planning and construction process.

The Applicant would like to thank all members of the local community and others who have taken the time to participate in the engagement, ask questions and provide feedback to the Project Team.