

Sandsend Conservation Area



Character Appraisal and Management Plan

November 2011

Scarborough Borough Council
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1.0 Introduction

- 1.1 Sandsend is an area of special architectural and historic interest which was designated as a Conservation Area in 1974 by the former North Riding County Council (Figure 1). The majority of the Conservation Area now falls within the administrative boundary of Scarborough Borough Council, a very small proportion falls within that of the North York Moors National Park.
- 1.2 In accordance with Government guidance, Scarborough Borough Council has a duty to undertake a review of that part of the Conservation Area for which it is responsible as Local Planning Authority. Although the North York Moors National Park Authority is responsible for the management of development within the very small part of the Conservation Area which falls within their administrative boundary, it is logical that this review appraises the Conservation Area as originally designated. It may then be used as a reference tool by the National Park Authority.

The purposes of this appraisal are twofold. Firstly, to record and analyse the features that define the special interest of the Conservation Area.

- 1.3 Secondly, the document will be used by the Council as guidance for assessing development proposals that affect the area. It is expected that developers proposing new development will use the document to gain an understanding of the character of the area to inform the design process.
- 1.4 The appraisal has been prepared within the context of national and local planning policy and the English Heritage guidance document *Understanding Place: Conservation Area Designation, Appraisal and Management* (March 2011).
- 1.5 The appraisal is not intended to be comprehensive. Omission of any building, feature or space from the text or accompanying maps should not be taken to imply that it is of no interest or value.
- 1.7 The historic photographs (Appendix E) are reproduced by kind permission of the Whitby Literary and Philosophical Society.

2.0 Legislative and Planning Policy Context

Legislation

- 2.1 Designation of Conservation Areas takes place under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A Conservation Area is defined as *“an Area of Special Architectural or Historic Interest, the character or appearance of which it is desirable to preserve or enhance”*. It is the quality and interest of an area, rather than that of individual buildings, which is the prime consideration in identifying a Conservation Area.
- 2.2 Section 71 of the same Act requires Local Planning Authorities to formulate and publish proposals for the preservation and enhancement of any parts of their area that are designated as Conservation Areas. Section 72 specifies that, in making a decision on an application for development in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character and appearance of that area.

National Planning Policy

- 2.3 Planning Policy Statement 5: Planning for the Historic Environment (PPS5) sets out the Government's national policies on the conservation of historic environment. The overarching aim of the document is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.
- 2.4 Those elements of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are called heritage assets. Some heritage assets possess a level of interest that justifies designation, e.g. as Listed Buildings, Conservation Areas, World Heritage Sites or Scheduled Monuments.
- 2.5 Under Policy HE9 in PPS5 there is a presumption in favour of the conservation of all designated heritage assets. If there is substantial harm to, or loss of significance of, a designated heritage asset proposals should be rejected unless:
 - 1) The substantial harm to or loss of significance is necessary in order to deliver substantial public benefits that outweigh that harm or loss; or
 - 2) (a) The nature of the heritage asset prevents all reasonable uses of the site; and
 - (b) No viable use of the heritage asset itself can be found in the medium term that will enable its conservation; and
 - (c) Conservation through grant-funding or some form of charitable or public ownership is not possible; and
 - (d) The harm to or loss of the heritage asset is outweighed by the benefits of bringing the site back into use.

- 2.6 Policy HE9 recognises that not all elements of a Conservation Area will necessarily contribute to its significance. When considering proposals, local planning authorities should take into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole. Where an element does not positively contribute to its significance, local planning authorities should take into account the desirability of enhancing or better revealing the significance of the Conservation Area, including, where appropriate, through development of that element.
- 2.7 Policy HE10 requires that when considering applications for development that affect the setting of a designated heritage asset, local planning authorities should treat favourably applications that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset. When considering applications that do not do this, local planning authorities should weigh any such harm against the wider benefits of the proposal.
- 2.8 Guidance on the implementation of PPS5 is provided in 'Planning for the Historic Environment Practice Guide' (March 2010).

Local Planning Policy

- 2.9 The Scarborough Borough Local Plan was adopted in April 1999. Since September 2007, some Local Plan policies have been deemed to have expired. Therefore, only 'saved' policies remain as material planning considerations. The 'saved' policies relevant to development and Listed Buildings and Conservation Areas include:

E12: Design of New Development;

E14: Extensions and Alterations to Existing Buildings;

E23: Detailing in Conservation Areas;

H3: Small Scale / Infill Housing Development within the Development Limits of Settlements;

H4: Housing Development in Smaller Settlements; and

H12: The Conversion and Sub – Division of Buildings for Residential Use.

- 2.10 These policies are supplemented by the following non – statutory design guidance leaflets:

Period Doors;

Sash Windows;

Window Replacement Policy;

Listed Buildings; and

Architectural Ironwork.

- 2.11 The emerging Local Development Framework (LDF) will provide the future planning policy context for the Borough (outside the National Park). The Local Development Framework (LDF) will comprise a portfolio of Local Development Documents (LDDs), including Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). DPDs, when adopted, will replace the saved policies in the Local Plan, whilst SPDs will provide additional guidance on matters covered by the DPDs. These documents may contain policies relevant to new development within Sandsend and development relating to Listed Buildings and Conservation Areas.
- 2.12 For the small proportion of the Conservation Area that lies within the North York Moors National Park, the local planning policy context is provided by the North York Moors National Park Core Strategy and Development Policies DPD. The part of the Conservation Area which falls within the National Park is located outside the main built up area of the settlement. Relevant policies maintain a presumption against new development (unless in exceptional circumstances) and the protection of the natural environment.

Other Guidance

- 2.13 The North Yorkshire and Cleveland Heritage Coast Management Plan (2008 – 2013) sets out a number of objectives including the conservation, protection and enhancement of the coastline and its ecological assets and heritage features of architectural, historical and archaeological interest. It also promotes increased opportunities for recreational, educational, sporting and tourist activities that draw on and are consistent with, the conservation of the natural environment and the protection of heritage features. Although the document does not constitute planning policy it is intended to be a reference tool in making Development Management decisions and for those developing projects that seek to improve the quality of the environment of Sandsend.

3.0 Location and Setting

- 3.1 Sandsend is a small coastal village located approximately 5km north-west of Whitby on the fringe of the North York Moors National Park.
- 3.2 The village is composed of two historical settlements, Sandsend and East Row, which have been unified by a ribbon of development at the foot of Sandsend Rigg. The settlements originated around two inlets where Sandsend Beck and East Row Beck descend through the valleyed woodlands of the Mulgrave Estate to discharge into the North Sea (Image 3.1).



Image 3.1: View of Sandsend

- 3.3 Access to the village is principally achieved via the A174. This provides a direct linkage to the town of Whitby to the south-east and a number of rural villages and hamlets, such as Lythe, Barnby and Ellerby, to the north-west. Further access is provided by a minor road from Dunsley.
- 3.4 The coastline at Sandsend is characterised by a wide sandy beach which extends south-east to Whitby. To the north-west, this gives way to steep, rugged cliffs and quarries associated with the former Sandsend Alum Works. Beyond the woodland valley in which Sandsend lies, the area is characterised by open arable farmland.

4.0 Historical Development

- 4.1 It is not the purpose of a Character Appraisal to provide a detailed historical analysis of a settlement, merely to provide sufficient information to understand its character. The historical development of Sandsend and the surrounding area is documented and illustrated within texts, images and maps that are available from local libraries, museums and the North Yorkshire County Council Record Office.
- 4.2 Whatever may be said about Vikings landing at what is now Sandsend, there is no visual evidence to support this. In fact, there is no extant building which pre-dates the late 17th or early 18th century ie Hart Cottage and Spray Cottage. Sandsend does not appear in the Domesday book although it does appear in 13th century documents when it seems that the village was larger than it is today. The place name evidence begins at this time. The morphology which characterises the lower part of the valleys today of groups of buildings or terraces in a loose arrangement and linked by tracks is likely to reflect those medieval origins. Thus it is likely that the village morphology we see today is one of a medieval layout with post medieval buildings.

By the time of the first edition of the Ordnance Survey map the nucleated parts of the settlements of Sandsend and East Row had been linked by a row of houses along what is now The Parade and a small number of early 18th century buildings still remain here.

- 4.3 More recently two distinct factors have contributed to the character of the built environment that is visible today:
- For nearly 400 hundred years, until the late 19th Century, alum mining and working took place at Sandsend and along the immediate coastline to the north.
 - For three quarters of a century, between 1883 and 1958, Sandsend was served by the North Eastern Railway. This played an important part in the transport of goods around the area and in bringing in tourists. The railway dominated the village; steel viaducts crossed each of the valleys, railway sidings and goods storage buildings were situated at East Row (where the doctor's surgery stands) and a coal yard was located adjacent to the railway station at Lythe Bank. Many of the detached seaside villas on the south-east facing slope of Sandsend date from 1892 to 1911 and must be a result of the coming of the railway in 1883, similarly the high Victorian and Arts & Crafts buildings which are now the predominant characteristic of The Parade
 - During the late 19th and 20th century Sandsend further expanded in the area around Meadowfield. Here the residential development must have occupied what were former strip fields, remnants of which are still seen in field boundaries to the east.
- 4.4 The evolution of Sandsend is documented in the historic maps and images contained in Appendices D and E. Figure 2 illustrates the approximate age of the existing buildings based upon map regression analysis. It demonstrates that the majority of the existing development within the Conservation Area originated pre – 1849 and during the period 1892 – 1911.

5.0 Character Analysis

- 5.1 An overview of the general character of the Conservation Area, including Listed Buildings, buildings of Local Historical Interest, distinctive local features, boundary treatments, open space and landscaping is illustrated in Figure 3.
- 5.2 As illustrated in Figure 4 the village is characterised by three sub – areas each with their own distinct identity:

Character Area 1: Sandsend

- 5.3 Sandsend is the larger of the two historic settlements. Development extends deep into the valley, sheltered away from the sea front, within a secluded and self contained environment (Image 5.1).



Image 5.1: Development extending into Sandsend valley

- 5.4 There is access along to the valley on both sides off the A174 either side of Sandsend Bridge. There are several narrow tracks which appear visually informal, due to their layout and construction, though in fact they have been in place for several hundred years and are public spaces. Generally, these are of pedestrian scale, although there is a narrow road, part of which is known as High Row. There is no parking provision within the curtilage of properties (with the exception of Vancouver Cottages, the Woodlands Hotel and Mulgrave Cottage) although there are small parking areas near to St Mary's Church and Rose Cottage / Holly Cottage. The narrow tracks run into the valley alongside the meandering beck, past vegetable

gardens and grassed areas that are grazed by livestock; the beck can be crossed by two footbridges.

- 5.5 A small number of properties on the upper reaches of the south-east facing slope of the valley are served by a shared surface track from Lythe Bank on its ascent towards Lythe.

Use

- 5.6 Properties are principally dwellings; either let as holiday accommodation (the greater number) or permanently occupied. The building known as Woodlands is operated as a hotel (Image 5.2). St Mary's Church which serves the settlement is within the parish of Lythe with Sandsend along with St Oswald's in Lythe itself (Image 5.3).



Image 5.2: Woodlands Hotel



Image 5.3: St Mary's Church

Grain

- 5.7 Buildings rise up both sides of the valley generally orientated to face inwards; a greater number occupy the sunnier south-east facing slope than the opposite one (Image 5.4 and 5.5).



Image 5.4: South-eastern bank



Image 5.5: North-western bank

- 5.8 The historic core is predominantly characterised by a mix of terraced, semi – detached and detached stone cottages arranged in a series of stepped linear rows following the contours of the valley. As the valley tapers into woodland to the west

there are fewer properties arranged more informally. Characteristically of estate properties where each house had a vegetable garden for tenants to grow their own food, properties here have private gardens and this contributes to the 'feel' of the area. For the terraced cottages, which generally address the track frontages (i.e. the row of Glen Cottage to Valley View), these tend to be narrow and relatively deep linear rear gardens. The semi – detached and detached cottages tend to be sited in larger plots with gardens front and rear (e.g. St Mary's Cottage and Stream Cottage).

- 5.9 The linear configuration and layered arrangement has been replicated in the recently constructed cottages on the site of the former Bungalow Hotel (Image 5.6).



Image 5.6: New build development



Image 5.7: Victorian / Edwardian seaside villas

- 5.10 On the upper reaches of the south-east facing slope, above the historic core, there are a number of later Victorian / Edwardian sea – side villas (e.g. Aldersyde, Summerfield and Sandygate House) (Image 5.7). These tend to be sited in the centre of relatively large plots with gardens on all sides.

Scale

- 5.11 The majority of properties are two storey. There are several single storey properties, some of which have dormer windows to provide additional living space within the roof void (e.g. Rose Bank Cottage – Image 5.8). Overall storey heights are relatively low since the two storey properties have windows at floor level of the upper storey) and there is a general uniformity in the ridge profile of the terrace rows throughout the valley. As the cottages were originally tenant's dwellings they are relatively small and modest in scale.
- 5.12 In contrast, the Victorian / Edwardian sea – side villas are larger in scale. These properties are one or two storeys. However, due to their size and the use of prominent gables to the front elevations they are characterised by a strong vertical emphasis and appear as much more dominant features within the valley landscape (Image 5.9).

Architectural Detailing

Materials

5.13 The majority of buildings in the historic core of the valley are simply constructed of locally quarried stone with red pantile roofs. This gives a unity of character which is further enhanced by the fact that many houses are of a similar style, designed by the Mulgave Estate and constructed by estate employees. A few cottages near Lythe Bank at the entrance to the valley have been rendered and painted white, in one instance Welsh slate has been used, as it also has at St Mary's Church.



Image 5.8: Rose Bank Cottage



Image 5.9: Marstalls

5.14 The electricity substation adjacent to Rose Cottage and the recently constructed cottages on the site of the former Bungalow Hotel use materials consistent with the majority of the buildings in the historic core, i.e. stone with red pantile roofs.

5.15 The Victorian / Edwardian buildings are constructed in a wider palette of materials, including stone, red brick, white render, hanging tile and timbering painted a variety of colours e.g. olive and black. Roofing materials are red pantile.

Windows

5.16 The stone cottages have simple windows with a mix of timber vertical sliding sash and casement windows with glazing bars. The majority are painted white although there are examples where dark paint / staining has been used. In a small number of cases, traditional timber windows have been replaced with white uPVC.

5.17 Fenestration in the Victorian / Edwardian buildings is varied using a mix of timber vertical sliding sash and casement windows, although these are larger in proportions and with fewer glazing bars than in the earlier cottages. Bay windows are evident on some properties, e.g. Marstalls. All frames are painted white.

Roof

5.18 The stone cottages have simple gabled roofs finished with half round plain ridge tiles. Eaves lines are generally low and often broken up by small dormer windows, these are either gable fronted wall dormers with triangular pediments or cats slide dormers. Contemporary roof lights have been introduced into some buildings. Stone water tabling to gable walls is also a predominant feature, this is generally finished with a plain end although corbelled kneelers are also evident. Chimney stacks of simple design are present on all buildings. Fascia boards are not present at the eaves, except in a single instance, where a decorative finial has also been

introduced. Gutters and hoppers are largely cast iron painted black, although some have been replaced by uPVC. Gutters are fixed on 'rise and fall' brackets spiked into the stone or supported by shallow stone shelves.

5.19 The roof profiles of the Victorian / Edwardian villas are more complex and varied, with elements of hipped and gabled roof types some with gablets*, finished with a mix of half round and angular ridge tile. Roofs are broken by gable fronted and flat roof dormers. Chimney stacks of simple design are present on all buildings. Fascia and barge boards are evident on all buildings, in some instances these are decorative and accompanied by finials. The original cast iron gutters have largely been replaced by uPVC and are of colours consistent with fascias and walling materials.

* a mini gable within a hip

Boundary Treatments

5.20 A wide variety of boundary treatments are in use, none of which are particularly dominant. The stone cottages with frontage boundaries tend to be bound by stone walls, hedges or picket style fencing. The Victorian / Edwardian properties are bound by hedges, shrub and tree planting. The movement routes and open spaces are bound by concrete post and metal rail fencing, low wooden post and chain fencing and wooden post and rail fencing.

Street Furniture / Streetscape

5.21 Wooden benches provide formal seating areas within the open space in the base of the valley (Image 5.10).



Image 5.10: Seating along the bank of Sandsend Beck



Image 5.11: Street lamp in new development

5.22 Movement routes are illuminated by a limited number of randomly spaced modern street lamps. These are of modest height and comprise varying styles, some of which are traditional in appearance (Image 5.11). The street lamps within the new development on the site of the former Bungalow Hotel are a good example of a design that is sympathetic to the character of the area.

5.23 Sandsend Beck bridge is a prominent feature at the entrance to the valley. This bridge was heavily reconstructed in 1953 / 1954; to facilitate road widening. The walls of the bridge were originally three courses high with a simple decorative

capping, over time these have been reduced to two courses high with a metal railing (Image 5.12).



Figure 5.12: Sandsend Beck bridge



Figure 5.13: Remaining wall of former alum house and public seating area

5.24 At the entrance to Sandsend car park is a section of wall which formed part of the Alum House that formerly occupied the site (Image 5.13). As detailed in Appendix C, the wall and the area covered by the car park are a Scheduled Ancient Monument (SAM). The wall is a distinctive part of the streetscape. At its base lies a mounting stone and several wooden benches, several signs / notices are evident on both sides. To the south of the wall is an informal public seating area incorporating raised stone planting beds, it also functions as a through route for access down to the beach via a slipway.

Quality of the Environment

5.25 There are 14 listed buildings in Character Area 1, all of which are located within the historic core (Figure 3 and Appendix A).

5.26 In addition to the listed buildings, St Mary's Church is a building of Local Historical Interest which makes a positive contribution to the character of the area.

5.27 The character of the valley bottom evokes a sense of intimacy, tranquillity and historical connection to the pre – motorised age. The high quality of the historic buildings within the historic core is central to this experience. Although it is evident that properties have undergone some extension and varying degrees of refurbishment and / or reconfiguration over time, this has largely been undertaken without detriment to the individual buildings or the overall character which remains true to that evident in the historic images in Appendix E. Although the Victorian / Edwardian buildings are a later phase of development, there is a degree of consistency in the palette of materials and architectural detailing which distinguishes them as a separate grouping of buildings, to the extent that the evolution of the character of the valley can readily be interpreted.

5.28 Properties and gardens are generally in a good condition and appear to be in active use. Open space along the beck includes an enclosed vegetable garden, a former stack garth now a grassed area, incidentally grazed by livestock, a single mature tree and a stone storage building (Images 5.14 and 5.15). The storage building, the

original use for which is unknown, is the last remaining structure of several which used to be present at the seaward end of the valley(Appendix E). It should be recognised as a building of Local Historical Interest. Although of informal character the open space is tidy and well maintained. Near the mouth of the valley on the south-eastern bank is a red brick storage building with a gabled roof,(Image 5.16). It is not a building of townscape merit, but the original part of the structure does appear as though it may relate to the period of the adjacent four storey Edwardian style hotel building.



Image 5.14: Store building



Image 5.15: Vegetable garden



Image 5.16: Red brick storage building
Note the gabled



Image 5.17: Vacant land adjacent Glen Cottage

Negative Factors

- 5.29 To the east of Glen Cottage there is a vacant parcel of land which formerly accommodated a railway bridge abutment (Image 5.17). The site previously benefitted from a planning permission for the erection of two dwellings; it was not formally implemented and has since expired. In its current condition the appearance of the site detracts from the Conservation Area. Subject to planning policy, the site may be appropriate for development, for a use and building consistent with the unique character of the valley.
- 5.30 The remaining section of wall of the former alum is in a deteriorating condition, this may be exacerbated by the fixings of the various signs which also detract from its

general appearance. The adjacent informal seating area, particularly, its surfacing, is in a poor condition and unattractive to users.

Character Area 2: East Row

- 5.31 The mouth of East Row Beck is relatively wide and open. In contrast to Sandsend, development is located on the sea front in a more exposed environment. The A174 skirts along the coastline, crossing the beck via a stone bridge. Either side of the bridge restricted access roads extend deep into the valley. Car parking is predominantly accommodated on an area to the front of Mill Cottage.



Image 5.18: East Row from the beach

Use

- 5.32 Properties are principally utilised for residential occupation either let as holiday accommodation or permanently occupied. Other uses include a cafe, shop, public house (The Hart Inn) and restaurant / hotel (Estbeck House).

Grain

- 5.33 Development is principally concentrated to the base of the valley and sited in a linear configuration along both sides of East Row Beck. It largely pre – dates the 1850's

although there are a small number of Victorian / Edwardian and more recent additions.

- 5.34 The south-eastern bank has a relatively gentle rising gradient and accommodates the greatest amount of development (Image 5.19). A dense row of detached and semi – detached properties with an irregular building line, punctuated by two rear access tracks, extends north-eastwards from Thordisa House. To the south-west, down a restricted access gravel track, several properties occupy the site of a former brewery (these lie outside the current Conservation Area boundary). On the opposite bank a string of half a dozen detached and semi – detached properties, also with an irregular building line, lie at the foot of the steep slope of Sandsend Rigg (Image 5.20). A small number of later Victorian / Edwardian seaside villas, set within large plots, occupy an elevated position orientated to face the southeast towards Whitby. These are accessed via a track which adjoins the A174 along the Parade.



Image 5.19: South-eastern bank



Image 5.20: North-western bank

Scale

- 5.35 The majority of buildings are two storey, there are a small number of single and three storey properties. In some instances dormer windows are used to provide additional living space within the roof void (e.g. Laurel Cottage and Beach Cottage). Coupled with a variation in overall storey heights amongst the properties this creates a varied ridge profile.
- 5.36 The Victorian / Edwardian sea – side villas on the south-east facing bank are two storeys. Due to their size and the use of prominent gables to the front elevations they are characterised by a strong vertical emphasis and appear as dominant features within the valley landscape.

Architectural Detailing

Materials

- 5.37 Buildings in the base of the valley are constructed of a variety of materials including stone, red brick, painted render, red pantile, grey slate and thatch. The Victorian / Edwardian sea – side villas on the upper slope of the south-east facing bank are constructed of similar materials with the addition of hanging tile and timbering.

Windows

- 5.38 Properties in the base of the valley have simple windows with a mix of timber vertical sliding sash and casement windows with glazing bars. Bay windows are evident on the two Victorian buildings known as Quayside and North Villa. The majority of windows are painted white. On a number of properties, traditional timber windows have been replaced with white uPVC.
- 5.39 The Victorian / Edwardian sea – side villas have a varied window styles using a mix of timber and uPVC vertical sliding sash and casement windows, although these are larger in proportions and with fewer glazing bars. Bay windows are evident. All frames are white.

Roof

- 5.40 Properties in the base of the valley have simple pantile / slate gabled roofs finished with angular / half round plain ridge tiles. Hart Cottage had a pantile roof until its recent replacement by thatch. . A number of different types of dormers are evident, including gable fronted dormers, wall dormers and cats slide dormers. Contemporary roof lights are also present in some buildings. Stone water tabling to gable walls is evident on a small number of properties, this is generally finished with a plain end. Chimney stacks of simple design are present on all buildings. Fascia and barge boards are uncommon. A large proportion of the original cast iron guttering has been replaced by uPVC.
- 5.41 The roof profiles of the Victorian / Edwardian sea – side villas are more varied and are characterised by cross gables and gable fronted dormers. Chimney stacks of simple design are present on all buildings. Fascia and barge boards are evident on all buildings.

Boundary Treatment

- 5.42 Some properties which directly front and open onto the highway have introduced low level railings and wooden picket fencing to create a degree of separation from the public realm. Those properties set back from the highway are bound by low stone walls. The bank of the southern side of the beck is bound by a low wooden post and rail fence (Image 5.21).

Street Furniture / Streetscape

- 5.43 Wooden benches provide public seating on the north-western side of the beck adjacent to a wooden building housing a cafe. A timber hipped roof bus shelter is located on the south-eastern side of the beck (Image 5.21). These wooden structures are subservient to the built form of the valley, they are semi – permanent and could easily be removed should they become redundant. To the north-east of the bus shelter is a small car park associated with nearby guesthouses, this is segregated by wooden post and rail fencing (Image 5.22).
- 5.44 The highway is illuminated by a limited number of modern street lamps fixed to the corners of properties.

5.45 East Row Beck bridge is a prominent feature similar in appearance to that at Sandsend, constructed in 1910 as replacement for a bridge that had been destroyed by floods (Appendix E). The later work done by the Highway Authority in replacing the original stone parapet wall by metal railing (Image 5.3).in order to improve highway safety by enabling approaching traffic to view vehicles, pedestrians and cyclists on the bridge well illustrates the visual conflict which can arise between highway engineering and the streetscape..

5.46 Adjacent to the former brewery buildings are a mounting stone and stone trough, neither may be original features, but contribute positively to the character of the small enclave of dwellings (Images 5.24). The traditional cobbling of the road surface remains in part.



Image 5.21: Bus shelter on the south-east bank



Image 5.22: Car parking and hard standing



Image 5.23: East Row bridge



Image 5.24: Trough adjacent to brewery buildings

Quality of the Environment

5.47 Although it is the smaller of the two settlements East Row is characterised by a higher level of pedestrian and vehicular activity, particularly during the summer season. This is due to its direct relationship with the A174, its proximity to the wide sandy beaches and on – street parking which extend southwards towards Whitby and the presence of eating and drinking establishments.

5.48 There are 8 listed buildings in Character Area 2 (Figure 3 and Appendix A). In addition to the listed buildings, Thordisa House is a building of particular townscape merit which makes a positive contribution to the character of the area (Image 5.25).



Image 5.25: Thordisa House



Image 5.26: Houses on the former brewery site

5.49 Whilst the character of the historic buildings is generally consistent with that illustrated in images in Appendix E, there is notable evidence of modern materials and additions (i.e. uPVC rainwater goods, porches and boundary treatments) which do not necessarily contribute positively to the individual buildings or the historic core as a whole. As with at Sandsend, the Victorian / Edwardian buildings are characteristic of the architectural style of the era and can be interpreted as a distinct phase in the development of the valley. With respect to the latest development, whilst that on the site of the former brewery integrates materials and architectural detailing consistent with the character of the historic buildings (Image 5.26), the building known as 'Renton' includes a balcony feature of modern design which appears distinctly incongruous with other forms of development in the valley (Image 5.27).



Image 5.27: Renton



Image 5.28: Mill Cottage with 'Roman Cement' Mill attached

5.50 Properties are generally in good condition and in active use. Open space along the banks of the beck is tidy and well maintained.

Negative Factors

- 5.51 The building officially Listed as Roman Cement Mill (though its history is more complex than that) is in a poor state of repair and included in the Register of Listed Buildings 'At Risk'. The attached Mill Cottage is occupied and not designated as At Risk (Image 5.28). Similarly the kiln to the north is in poor condition. The condition of these buildings will need to be addressed so as to secure their long term future.
- 5.52 The car parking area in front of Mill Cottage is informal and parking bays are not delineated. The area can be at times cluttered with moveable advertising 'A' boards.
- 5.53 The car parking area near the bus shelter(5.43) is in a prominent position on the approaches into and out of the village. The apron of hard standing, and poorly maintained fencing have an adverse impact on a key viewpoint into and out of the Conservation Area.

Character Area 3: The Parade

- 5.54 The two parts of Sandsend are joined by the Parade at the foot of Sandsend Rigg which is lined with properties that have a direct view out across the sea. The character of the Parade is determined by an eclectic mix and random juxtaposition of architectural styles and scales which provides interest and animation to the streetscene.

Use

- 5.55 Properties are principally in residential use – either permanent occupation or let as holiday accommodation. Other uses include the Pyman Institute (Image 5.29), small convenience store (Sandsend Stores – Image 5.30) and hotel (Beach Hotel – Image



Image 5.29: Pyman Institute



Image 5.30: Sandsend Stores



Image 5.31: Beach Hotel



Image 5.32: Garage / storage building

5.31). Two garage / storage buildings are located next to the Pyman Institute (Image 5.32).

Grain

5.56 Development is sited in a linear configuration along the length of the Parade, with the majority located between the Pyman Institute and 'Sandsend Court'. Here, frontage properties generally address, and are at grade with, the Parade. Pedestrian 'snickets' punctuate the building line in two places to provide access to a cluster of cottages and detached properties. On the other side of the Pyman Institute the group of Victorian / Edwardian sea – side villas Hazlewood through to Sunnybank occupy elevated positions set back from the Parade..



Image 5.33: 'Sandside Court' and adjacent buildings



Image 5.34: Parade

Scale

5.57 The Pyman Institute, convenience store and garage / storage buildings located at about the mid – point of the Parade are single storey and relatively modest in scale (Image 5.29 and 5.30). Either side of these the frontage residential properties are generally three storeys or above to maximise the number of rooms with coastal views (Image 5.33 and 5.34). The most notable property is the four storey building formerly the Sandsend Hotel but now flats (known as Sandsend Court) built in an 'Arts & Crafts' influenced style. This building, which dominates the northern end of the Parade is more akin to those found in large urban holiday resorts rather than a village. The architect is unknown . There are also several two storey cottages of more modest scale, e.g. Sea View Cottage and Spray Cottage. Due to the varied building heights and changes in topography along the frontage there is no uniformity in the ridge line.

5.58 The properties set back from the Parade are a mix of two and three storeys, these do not break the frontage ridge line and views are restricted to brief glimpses between properties.

Architectural Detailing

5.59 The Parade has developed organically over many years. There is no single dominant architectural style.

Materials

5.60 Properties are constructed of a palette of materials generally consistent with those in the two valleys.

Windows

5.61 Window size, type and material varies widely. In the earlier properties such as Sea View Cottage, Spray Cottage, Jasmine House and Romany Cottage timber vertical sliding sash and casement windows with glazing bars are evident (Image 5.35). Sea View Cottage benefits from timber window shutters to provide protection from extreme coastal weather. Some of the Victorian / Edwardian sea – side villas also have timber sliding sash and bay windows, these are generally larger in proportions and with fewer glazing bars (Image 5.36).



Image 5.35: Jasmine House



Image 5.36: Bay View

5.62 Mullioned windows are evident on the Pyman Institute and the former hotel now known as Sandsend Court. Contemporary windows and the use of uPVC are more prevalent than in the two valleys, in some instances this is to the detriment of the character of the individual buildings. Windows are generally white, although there are several instances of darker coloured finishes.

Roof

5.63 Pantile / slate gabled roof profiles are predominant; there are also isolated examples of doubled gabled, hipped and gambrel roofs. Gable fronted dormers / wall dormers are present on several properties. Roofs are finished with angular / half round ridge tiles, some of which are decorative. Tabling capping gable end walls is also used, this is generally finished with a plain end. Chimney stacks of simple design and fascia / barge boards are present on the majority of buildings. Although some original cast iron guttering remains, this has largely been replaced by uPVC.

Boundary Treatment

5.64 For those properties which are set back from the Parade boundaries are low stone walls (Image 5.37). The frontage boundaries of the Victorian / Edwardian sea – side

villas comprise a mix of stone wall and picket style timber fencing. A cast iron railing runs along the seaward side of the Parade (Image 5.38).

Street Furniture / Streetscape

5.65 The highway is illuminated by a small number of randomly spaced modern street lamps which are free standing and fixed to the corners of properties.

5.66 Features of interest include the cast iron K6 red telephone box adjacent to the Pyman Institute (Image 5.29) and the cast iron fire hydrant plate attached to Spindrift, The Old Steps (Image 5.39).



Image 5.37: Low stone boundary walls to the frontage of Sea View and Bay Cottage



Image 5.38: Cast iron railing and bench



Image 5.39: Cast iron fire hydrant

5.67 The traditional stone steps and flagging of the Old Steps yard from the Parade are an attractive feature (Image 5.40). Unfortunately these do not remain on the Sandsend Court yard (Image 5.41).



Image 5.40: 'Old Steps' yard



Image 5.41: 'Sandsend Court' yard

Quality of the Environment

- 5.68 In contrast to Sandsend and East Row, the Parade has been subject to notable changes in terms of phases of redevelopment and alterations to the fabric of buildings. This is evident in a comparative analysis of the historic mapping in Appendix D and the images in Appendix E. For example, the south-eastern end of the Parade was cleared of buildings to make way for the Victorian / Edwardian sea – side villas, the north-western end was cleared of stone cottages and replaced by the four storey Sandsend Hotel (now flats). As a result of such changes, the character and interpretation of the Parade is distinctly different from the two valleys.
- 5.69 There are four listed buildings. These are located to the northern end of the Parade; two along the frontage and two within Sandsend Court (Figure 3 and Appendix A).
- 5.70 South-east of Sunnybank lies an isolated garage / storage building which was purpose built, and formerly used as a ‘Rocket Apparatus House’ (Image 5.42). During the 19th Century it accommodated rocket sea rescue apparatus (rockets with ropes attached which were fired from the beach towards vessels in distress) life jackets, cart and other apparatus used by the ‘Rocket Brigade’. Later, during the 1939-45 war, the building was extended to create a coastal defence post which housed a MK V Hotchkiss Naval Gun (Appendix F). Whilst the building is not of any architectural merit it is of Local Historical Interest due to its historical associations.



Image 5.42: ‘Rocket Apparatus House’

- 5.71 Properties are generally in good condition and in active use. The railings along the Parade (which were installed between 1953 – 1955 after the road had been extensively repaired and a new sea wall constructed following a storm and flood in 1953) and the street furniture are uniform in design and well maintained.

Negative Factors

- 5.72 At the mid – point of the Parade two garage / storage buildings front the highway, a parcel of vacant land is located to their rear (Image 5.32). At present the site benefits from an extant planning permission for the erection of nine apartments (Ref:10/01166/FL) but until that, or another scheme is carried out, there is a negative impact upon the area.

Outside of the Conservation Area

- 5.73 There are several buildings, or groups of buildings, not within the present Conservation Area that lie immediately adjacent to its boundary. These include:

- The Haven, a Victorian / Edwardian sea – side villa which sits on the south-east facing slope in character area 1 and forms part of the group of sea –side villas in this area.
- The former Sandsend railway station (including platform) and WWII pillbox .
- A collection of houses on the site of the former brewery at the extreme south-west end of East Row.
- A collection of houses to therear of Langholm / Daneholm.

5.74 The Haven, the new properties on the site of the former brewery and those near Langholm / Daneholm have a direct relationship with the Conservation Area. This is due to shared access arrangements, to common palettes of materials and architectural detailing which physically and visually group individual adjacent properties.

5.75 The railway station (including platform) is one of the last remaining structures of the former North Eastern Railway within Sandsend (Image 5.43). Opened in 1883, it is a good example of a standard North Eastern Railway design – a product of its own architects department. Other structures include the railway bridge abutments and the former railway houses near the junction of Meadowfield and Sandsend Road (Image 5.44). The railway had a dominant presence within Sandsend for three quarters of a century and the station is an important historical reference to a key period in the development of the village. There has been little alteration to the original Victorian building fabric. The building is now in residential use. Adjacent to the railway station lies a WWII disguised pillbox (Appendix F). The railway station (including platform) and pillbox are important historical and architectural features and as such should be recognised as of Local Historical Interest.as should the the pair of railway houses



Image 5.43: Former railway station



Image 5.44: Former railway houses

5.76 The Sandsend valley car park accommodates a row of wooden garages, understood to be let by the Mulgrave Estate and an external fenced compound used by Whitby Yacht Club (Image 5.45). The garages and fencing are not in a particularly good condition though the former date from the early 1930s so must be an early example

of a garage block.. The car park itself is protected from development by covenants (which are not a material planning consideration) and, more critically by the fact that it is a Scheduled Ancient Monument

6.0 Management Proposals

Conservation Area Boundary

- 6.1 Despite the addition of new development and alterations to the fabric of buildings the existing Conservation Area largely retains the special architectural and historic interest which justifies its preservation.
- 6.2 As identified in Paragraph 5.74 there are several properties, or groups of properties, immediately adjacent to the Conservation Area that may warrant consideration for inclusion within its boundary. These include:

The Haven

This property was omitted from the Conservation Area at the time of its designation. However, the building shares a common palette of materials and architectural detailing with the immediately adjacent properties and is visually interpreted as part of the same phase of development. Inclusion of the property within the Conservation Area would provide a mechanism to protect against forms of development which may affect this relationship (in parallel with RMP7).

Dwellings on the site of the former brewery

This group of buildings was constructed after the designation of the Conservation Area. As with the above, they share a common palette of materials and architectural detailing with the immediately adjacent properties. Their visual integration with the surrounding environment has been successful. Inclusion of the properties within the Conservation Area would provide a mechanism to protect against forms of development which may affect this relationship (in parallel with RMP7).

Dwellings near to Langholm / Daneholm

This group of properties are set back from the highway, accessed from a track off Meadowfield. Although the properties are principally viewed via brief glimpses, they share an element of common architectural detailing and materials with properties in the Conservation Area. Whilst the properties do not form an integral part of the streetscene they are complementary to the character and history of the area. Inclusion of the properties within the Conservation Area would provide a mechanism to protect against forms of development which may affect this relationship (in parallel with RMP7).

The former Sandsend railway station

The North Eastern Railway played an instrumental role in the development of Sandsend and dominated its landscape for three quarters of a century. The railway station is one of the last remaining structures and constitutes an important historical reference. It remains largely unaltered. The building should be included within the Conservation Area to provide protection against inappropriate forms of development (in parallel with RMP7).

Recommended Management Policy (RMP) 1

The Conservation Area boundary be extended to cover the properties, or groups of properties detailed above, as shown in Figure 5.

Demolition

- 6.3 Section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides for control of demolition of buildings in Conservation Areas (subject to various exceptions). Proposals for the demolition of buildings and structures in Conservation Areas are appraised within the context of PPS5. Policy HE9 of PPS5 sets a presumption in favour of the conservation of designated heritage assets (i.e. Conservation Areas or Listed Buildings). Loss affecting any designated heritage asset requires clear and convincing justification and should normally be refused unless certain exception criteria are met. This appraisal has identified that within the Conservation Area, in addition to Listed Buildings, there are several buildings of Local Historical Interest which are of particular significance. These should be recognised and afforded appropriate protection.

Recommended Management Policy (RMP) 2

In line with the guidance in PPS5, there will be a general presumption against the demolition of buildings which contribute to the character of the Conservation Area whether or not they are Listed or recognised as of Local Historical Interest. Applications for demolition of buildings in the Conservation Area will only be permitted where it can be justified against the criteria in PPS5 and where the applicant has proved that there will be an enhancement to the area. Consideration of proposals against these criteria will be informed by the Character Appraisal with the aim of maintaining the area's positive characteristics.

New Development

- 6.4 Policy H4 of the Scarborough Borough Local Plan sets out the general principles relating to small scale / infill housing development in smaller settlements (including Sandsend). It states that new housing development will be permitted on small scale infill sites, including the redevelopment of existing developed sites, within the defined development limits provided that individual proposals meet the following criteria (set out within Policy H3):
- (a) The scale, character and appearance of the development should respect the character and physical form of its surroundings;
 - (b) The vehicular access and services should have the capacity to serve the proposed level of development;
 - (c) The development should not result in the loss of important public views, public or private open space, landscaped areas, recreational land, and gaps

in built up frontages which positively contribute to the character and appearance of the area;

- (d) The development should not harm the amenities of nearby residents as a result of overlooking or an overbearing effect on existing property caused by the relationship of new and existing buildings, or disturbance from vehicular movement; and
- (e) They are acceptable in terms of policies for the protection of nature conservation interests.

6.5 Notwithstanding the requirements of Policy H4, due to the special historic and architectural character of the Conservation Area it is expected that prospective developers, in the formulation of proposals, will engage in constructive dialogue with the Local Planning Authority. Proposals must be developed within the context of a thorough site analysis and the design rationale fully justified.

6.6 It has been identified that development of the opportunity sites identified in Figure 3 has the potential to provide enhancement to the character of the Conservation Area.

Recommended Management Policy (RMP) 3

In order to protect and enhance the character of the Conservation Area any proposal for new development within its boundaries should not be brought forward until a design brief has been submitted to, and agreed in principle with, the Local Planning Authority at the pre – application stage. Any subsequent planning applications should be supported by a Design, Access and Heritage Statement which fully meets the requirements of PPS5 and which should include a full analysis of the surrounding area.

Recommended Management Policy (RMP) 4

The Local Planning Authority encourages appropriate new development of two recognised opportunity sites:

- ***Land adjacent to Glen Cottage; and***
- ***Land to the rear / adjacent to the Pyman Institute.***

Trees

6.7 The majority of the trees within the Conservation Area are on the periphery of the settlement (i.e. Sandsend Rigg which was planted in the 1950s) but which contributes to the wider setting of the village. There is a limited amount of tree cover within the two valleys and within private gardens.

6.8 Section 211 of the Town and Country Planning Act 1990, as amended, requires that anyone proposing to cut down, top or lop a tree in a Conservation Area must give six

weeks notice to the Local Planning Authority. The purpose of this requirement is to give the Authority an opportunity to consider whether to implement a Tree Preservation Order (TPO) designation.

- 6.9 Although trees are a complementary rather than dominant feature of the two valleys they make an important contribution to the character and appearance of the area and its setting. The loss of trees should be avoided.

Recommended Management Policy (RMP) 5

The Local Planning Authority will seek to ensure that the statutory requirement to provide notification of any proposals to cut down, top or lop any tree is adhered to. The loss of any trees will be resisted unless appropriate justification is provided in a Tree Survey prepared by a qualified arboriculturalist. Where removal is unavoidable replacement trees shall be planted at a ratio of at least 1 to 1.

Extensions and Minor Alterations

(a) Extensions and alterations to buildings

- 6.10 Any work that materially affects the external appearance of a building requires planning permission, subject to 'Permitted Development' rights. Under normal planning control certain works are classified as 'Permitted Development' and do not require planning permission. These include small alterations and extensions to dwelling houses; the erection of buildings, enclosures or pools required for a purpose incidental to the enjoyment of a dwellinghouse (such as a swimming pool); the provision of hard surfaces; and the erection and alteration of boundary treatments.
- 6.11 Within Conservation Areas some developments (that in other areas would be 'Permitted Development') are not classified as 'Permitted Development'. These include various types of cladding; the insertion of dormer windows; and the erection of satellite dishes on walls, roofs and chimneys fronting the highway. Also, within Conservation Areas, the size of extensions that may be erected within specific planning permission is more restricted.
- 6.12 There are no 'permitted development' rights on Listed Buildings.

(b) Reinstatement of features

- 6.13 Some of the buildings within the Conservation Area have lost their original doors, windows and other features. As a result their character has been eroded, together with that of the wider area. As proposals come forward for alterations and extensions to these buildings there may be an opportunity to encourage the reinstatement of such features.

(c) Boundary walls and outbuildings

6.14 Boundary walls and ancillary structures such as outbuildings are important features of the Conservation Area. These should be retained and, where appropriate, restored / reinstated.

Recommended Management Policy (RMP) 6

Proposals to enlarge, improve or alter buildings in the area will be expected to have regard to the following principles (irrespective of whether they require planning permission or not):

- (a) Extensions (including porches, canopies and balconies) on the front or principal elevations of buildings should be avoided;**
- (b) Extensions at the side and rear are generally preferred, except where these elevations have been carefully designed or are open to public view;**
- (c) Extensions should be subordinate to the building to which they are attached;**
- (d) Use similar or complementary materials;**
- (e) Reflect or complement its style and appearance;**
- (f) The design and siting of buildings and structures within the curtilage of dwelling houses should respect the character and appearance of the building and the wider Conservation Area;**
- (g) Retention of traditional timber doors and windows which are important to the character and appearance of the building and the wider Conservation Area;**
- (h) Buildings which were not originally designed to be painted should not be painted;**
- (i) Avoid alterations to (including demolition of) boundary walls, hedges, gate piers, fences and gates that would be detrimental to the character and appearance of the Conservation Area; and**
- (j) Encourage the reinstatement of removed hedges, boundary walls and outbuildings.**

Removal of 'Permitted Development' Rights

- 6.15 Local Planning Authorities may remove (or apply for approval to remove) 'Permitted Development' rights by way of an Article 4 Direction. This means that certain developments that previously did not require a planning application to be submitted, would be brought under the control of the Local Planning Authority and require planning permission. The application of such a Direction usually requires local support, such as from a Parish Council.
- 6.16 The distinctive character of the Conservation Area has to some degree been undermined by forms of development implemented under the 'Permitted Development' regime. For example, modern roof lights have been introduced into original red pantile roofs, traditional wooden window frames / water goods have been replaced with uPVC (in some cases of a contrasting colour to that predominant in the wider area) and satellite dishes have been added to chimneys. The cumulative effect of further alterations and extensions are likely erode the special interest of the area.

Recommended Management Policy (RMP) 7

To facilitate implementation of the approach in RMP6 a direction should be made to remove 'Permitted Development' rights set out in Parts 1, 2 and 31 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), from all dwelling houses within the Conservation Area. The 'Permitted Development' rights to be remove include:

- (a) The enlargement, improvement or other alteration of a dwelling house, being development within Class A, Part 1 of Schedule 2 of the said Order and not being development comprised within any other class;***
- (b) The enlargement of a dwelling house consisting of an addition or alteration to its roof, being development within Class B, Part 1 of Schedule 2 of the said Order and not being development comprised within any other class;***
- (c) Any other alteration to the roof of a dwelling house, being development within Class C, Part 1 of Schedule 2 of the said Order and not being development comprised within any other class;***
- (d) The erection or construction of a porch outside any external door of a dwelling house; being development within Class D, Part 1 of Schedule 2 of the said Order and not being development comprised within any other class;***
- (e) The provision within the curtilage of a dwelling house of:***
 - Any building or enclosure, swimming pool or other pool required for a purpose incidental to the enjoyment of the dwelling house as such, or the maintenance, improvement or other alteration of such a building or enclosure; or***

- ***A container used for domestic heating purposes for the storage of oil or liquid petroleum gas;***

being development within Class E, Part 1 of Schedule 2 of the said Order and not being development comprised within any other class;

(f) Development consisting of:

- ***The provision within the curtilage of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house, as such; or***

- ***The replacement in whole or part of such a surface;***

being development within Class F, Part 1 of Schedule 2 of the said Order and not being development comprised within any other class;

(g) The installation, alteration or replacement of a chimney, flue or soil vent pipe on a dwelling house; being development within Class G, Part 1 of Schedule 2 of the said Order and not being development comprised within any other class;

(h) The installation, alteration or replacement of a microwave antennae on a dwelling house or within the curtilage of a dwelling house; being development within Class H, Part 1 of Schedule 2 of the said Order and not being development comprised within any other class;

(i) The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure; being development within Class A, Part 2 of Schedule 2 of the said Order and not being development comprised within any other class

(j) The painting of the exterior of any building or work; being development within Class C, Part 2 of Schedule 2 of the said Order and not being development comprised within any other class;

(k) Any building operation consisting of the demolition of the whole or any part of the gate, fence, wall or other means of enclosure; being development within Class B, Part 31 of Schedule 2 of the said Order and not being development comprised within any other class.

Public Realm and Environmental Improvements

6.17 The public realm is a key component of the character of the Conservation Area and the setting of listed buildings. Any environmental improvement of the public realm and the retention of features of interest is strongly encouraged by the Council. The following have been identified as specific proposals, should the opportunity arise to implement them:

- Subject to highway safety considerations, the removal of the railings on both the Sandsend and East Row bridges and re-instatement of the traditional stone walls;
- Refurbishment and re – instatement of traditional stone flagging to the ‘Old Steps’ and Sandsend Court’ yards;
- Enhancement of the apron of hard standing / parking near to the the bus shelter . This could comprise the use of a ‘softer’ surfacing material such as resin bound aggregate and better maintenance of the fencing
- Consolidation / removal of signage attached to the remaining wall of the former Alum House in order to protect its integrity as a Scheduled Ancient Monument. The setting of the wall could be enhanced through improvements to the surfacing / soft landscaping of the adjacent seating area.
- Retention / refurbishment of features of interest such as the traditional phone box, cast iron fire hydrant plate, mounting blocks and stone trough.

Recommended Management Policy (RMP) 8

The Local Planning Authority encourages environmental improvement of the public realm and the retention of features of interest, in particular with respect to those listed above.

Buildings at Risk

6.18 The former ‘Roman Cement’ mill and the associated kiln are included on the local register of Listed Buildings At Risk. This means that due to the combination of their condition and lack of occupancy they are At Risk of decay. The attached Mill cottage is not At Risk. The condition of these structures needs to be addressed, though this may simply mean consolidation

Recommended Management Policy (RMP) 9

The Local Planning Authority will seek to encourage the consolidation and/or the repair the Roman Cement Mill and the kiln in order to secure a long – term future for the designated heritage assets.

Archaeological Issues

- 6.19 As detailed in Section 4.0 and the historic maps and images in Appendices D and E, Sandsend dates back to the 13th Century. It is therefore likely that below ground archaeological remains may be present within the nuclei of the settlement. Industrial archaeology may be present close to the Roman Cement Mill. Development proposals that would result in earthwork or groundwork operations, particularly in previously undeveloped areas, should be accompanied by archaeological evaluations.

Recommended Management Policy (RMP) 10

In order to protect potential below ground archaeological remains, any planning application for new development on previously undeveloped sites in character areas 1 and 2 should be accompanied by an archaeological assessment which fully meets the requirements of PPS5. This should be prepared by an appropriately qualified archaeologist. If necessary, the assessment should be accompanied by mitigation measures. These would be subject to planning conditions.

Interpretation of Heritage

Sandsend and the surrounding area has a rich and diverse history. The Borough Council seeks to add to the interest and distinctiveness of the Borough both for its residents and as a visitor destination by the use interpretation boards usually in partnership with other groups to provide narrative to assist in the understanding and appreciation of the historical qualities and associations of an area. . An opportunity exists to create features such as interpretation boards that would assist in a better understanding the history of Sandsend and the surrounding area.

Recommended Management Policy (RMP) 11

The Local Planning Authority encourages any proposal to introduce measures that will assist in the interpretation of the history of Sandsend and the surrounding area.

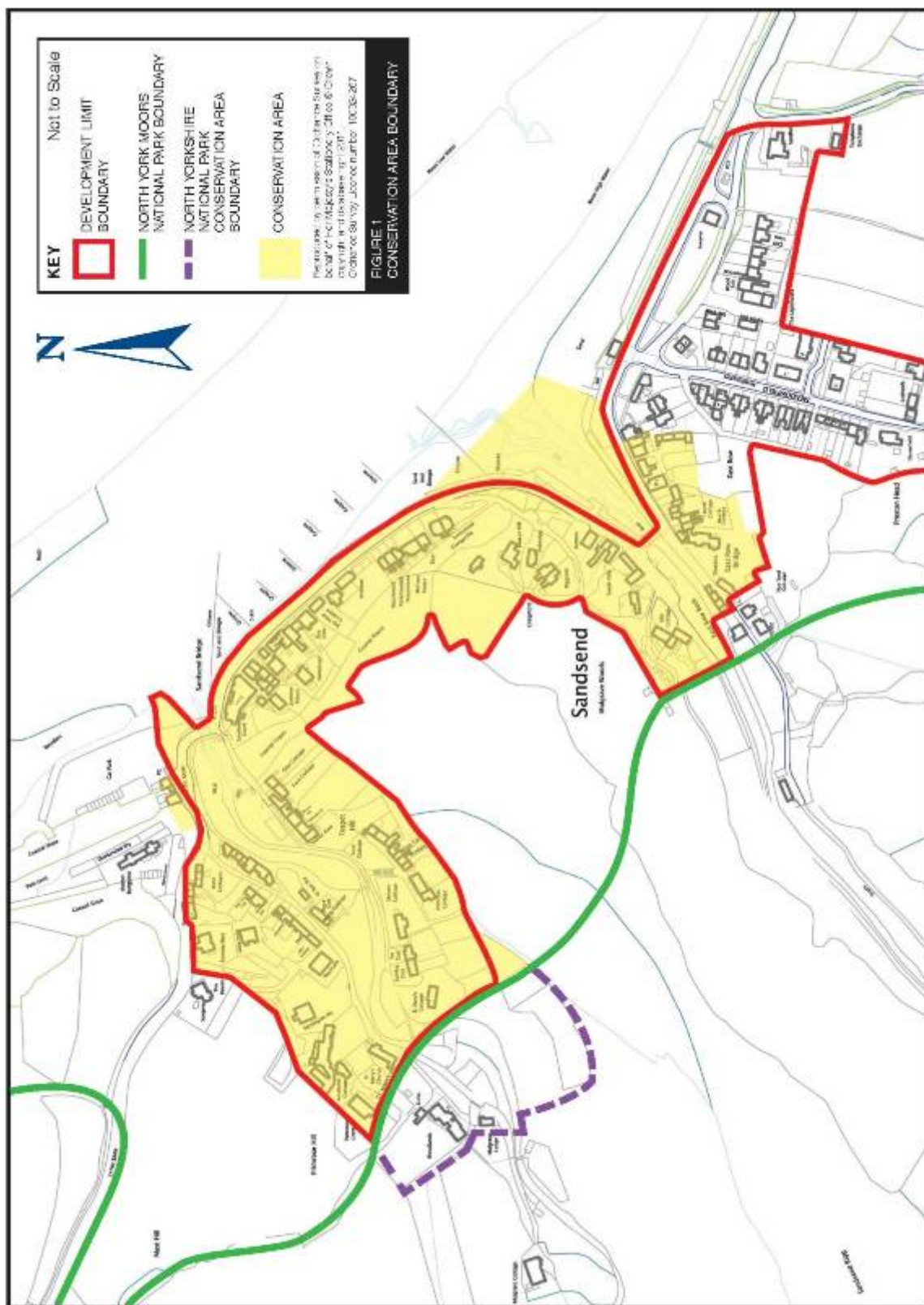
7.0 Monitoring and Review

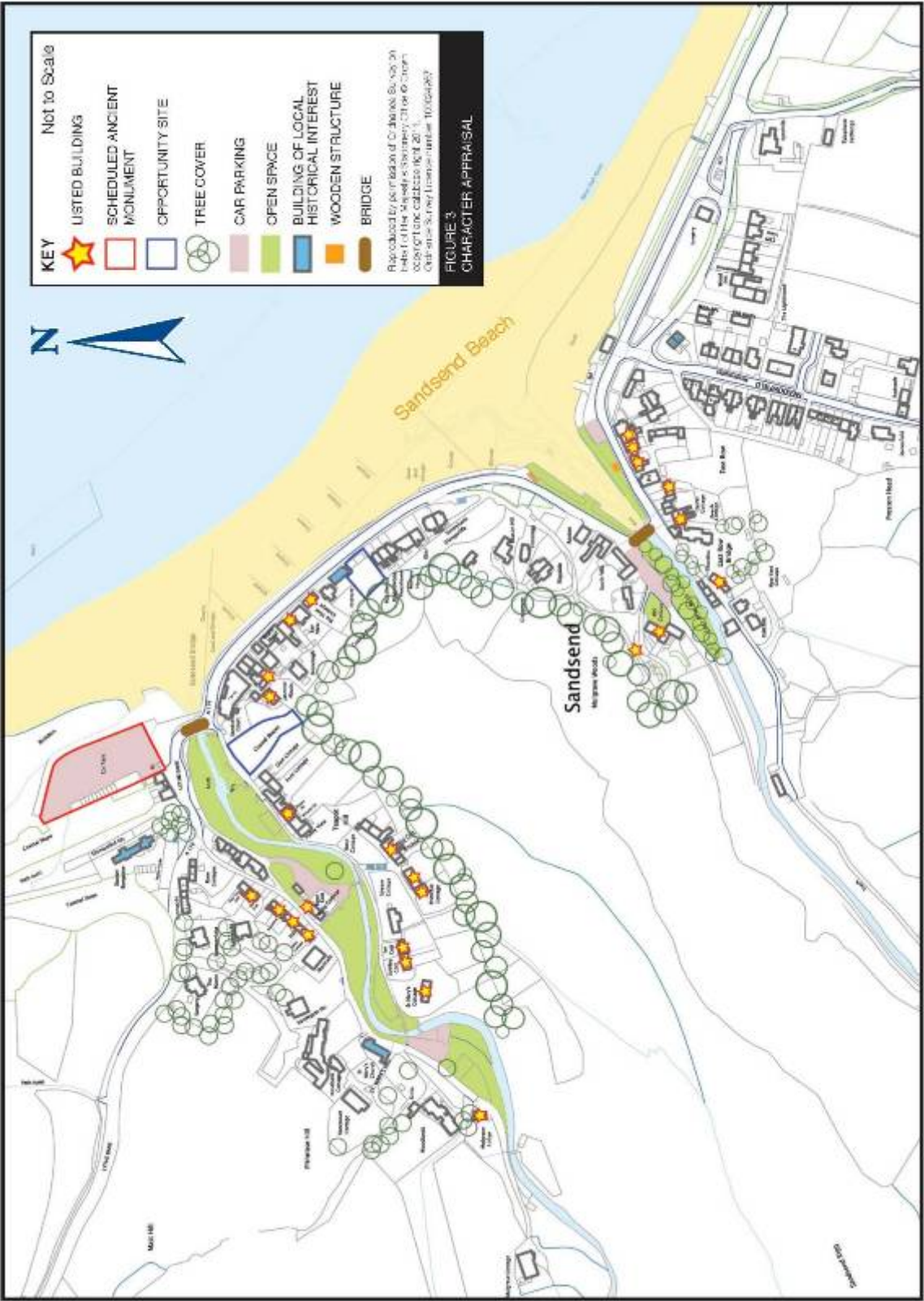
7.1 In line with guidance issued by English Heritage it is recommended that this appraisal be reviewed every five years from the date of its formal adoption. It will need to be assessed in the light of the emerging Local Development Framework and Government policy generally. A review should include the following:

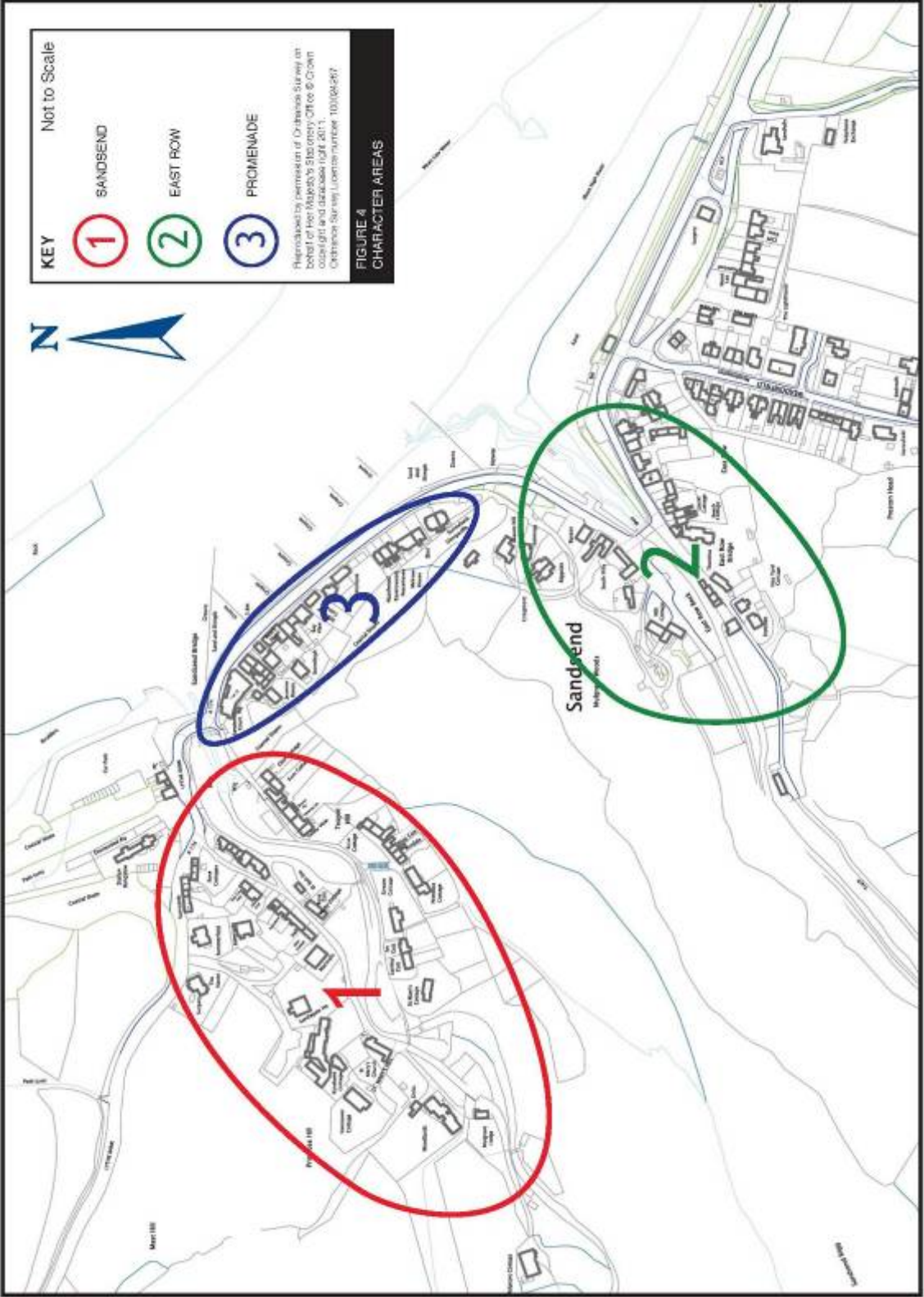
- A survey of the Conservation Area, including a photographic survey to aid possible enforcement action;
- An assessment of whether the various recommendations detailed in this document have been acted upon and how successful this has been;
- The identification of any new issues which need to be addressed, requiring further actions or enhancements;
- The production of a short report detailing the findings of the survey and necessary action;
- Publicity and advertising.

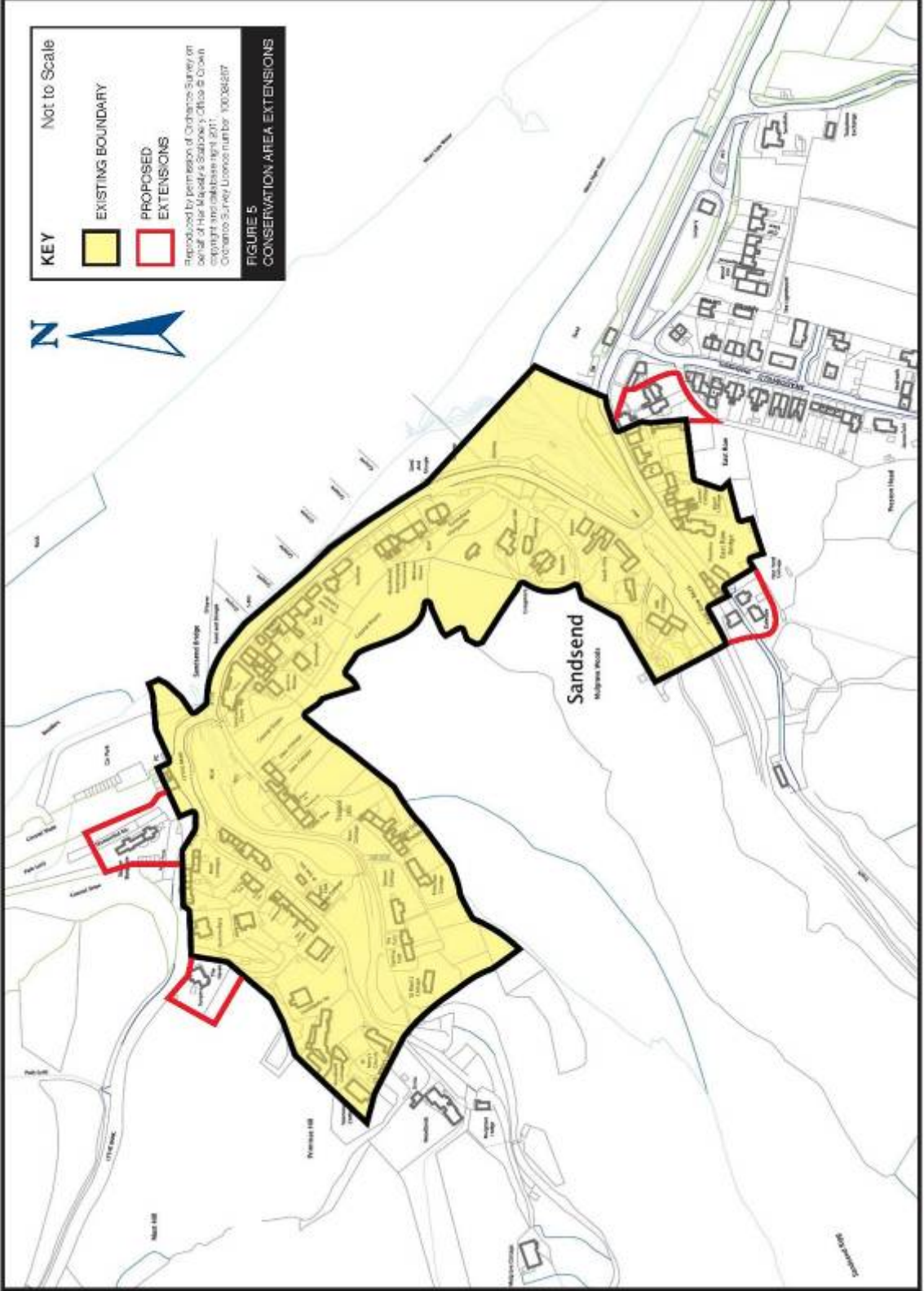
7.2 This review could possibly be carried out by the local community under the guidance of a Heritage Consultant or the Local Planning Authority. This would enable the local community to become more involved with the process and would raise public consciousness of the issues, including the problems associated with enforcement.

Figures









Appendices

Appendix A: Listed Buildings

NOTES:

Officially, Listed Buildings are grouped by Parish. This list covers only those Listed Buildings within the study area, not the whole of Lythe parish

The fact that a building is not shown as being Listed or as being of Local Historical Interest does not mean that it does not have merit and does not contribute to the character of the Conservation Area. Listed Buildings of Townscape Merit make an especially valuable contribution to the area but as Conservation Areas are often greater than the sum of their parts, nearly all buildings are important. In any event, and this is critical, the designation of the Conservation area means that **all** buildings whether Listed classed as of Local Historical Interest or not will be protected and be subject to the national policies set out in PPS5.

(Grade II unless noted)

Address	Notes	Character Area
Pear Tree Cottage and Cottage to West of Pear Tree Cottage and Glenrigg Cottage, High Row		1 – The Valley
Rosedean and Cottage to East of Rosedean, High Row		1 – The Valley
Village Hall, High Row		1 – The Valley
Brynymor Cottage, Eden Cottage, High Row		1 – The Valley
Rose Cottage & Holly Cottage, High Row		1 – The Valley
Mulgrave Lodge, Valley Road (North Side)		1 – The Valley
Mulgrave Cottage, Valley Road (West End)		1 – The Valley
Rockery Cottage, Crab Cottage, Broom House, Winston House & Valley View, Valley Road (South Side)		1 – The Valley
Rigg Cottage & Arndale, Valley Road (South Side)	Now 3 cottages	1 – The Valley
Cottage to East of Primrose Cottage, Valley Road (South Side)		1 – The Valley
Primrose Cottage, Valley Road (South Side)		1 – The Valley
Ivy Cottage, Valley Road (South Side)		1 – The Valley
Lumley Cottage, Valley Road (South Side)		1 – The Valley
St Mary's Cottage, Valley Road (South Side)		1 – The Valley
Roman Cement Mill and Mill House (North Side of Beck)		2 – East Row
Lime Kiln to north of Roman Cement Mill (North Side of Beck)		2 – East Row
Langholm (South Side)		2 – East Row
Daneholm (South Side)		2 – East Row
Hart Cottage (South Side)		2 – East Row
Estbek House (South Side)		2 – East Row

Laurel Cottage and Beach Cottage (South Side)		2 – East Row
Thordisa Cottage (South Side)		2 – East Row
Sea View Cottage, The Front		3 – The Parade
Spray Cottage, The Front		3 – The Parade
Jasmine House & Jasmine Cottage, Ye Old Steps		3 – The Parade
Romany Cottage, Ye Old Steps		3 – The Parade

Appendix B: Buildings of Local Historical Interest

A Local Interest building is one which whilst not statutorily listed is a heritage asset which makes a significant contribution to the Special Architectural or Historic Interest of the area – the value may be historic rather than aesthetic. PPS5 defines a Heritage Asset as a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets (as defined in PPS 5) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

Each represents a significant record of one or more of the following:-

1. style in architecture
2. national or locally renowned architect, engineer etc
3. category of construction (civic building, bridge etc)
4. grouping of buildings
5. of townscape merit
6. use of material
7. association - eg occupancy by an individual; by a particular craft or trade or particular company
8. community value
9. nodal significance – acts as a landmark
10. if lost would significantly reduce the variety of stock in the area
11. contributes to the group value of a building cluster or street
12. has potential and if retained and enhanced would add significantly to the stock and or character of the area
13. if lost would mean that an indicator of the area's historic or more recent meaning is gone

Address	Criteria	Character Area
St Mary's Church	1,3,8,13	1 – The Valley
Former Railway Station (including platform) and pillbox	3,7,13	1 – The Valley
Storage Building	13	1 – The Valley
Rocket Apparatus House	7, 8, 13	3 – The Parade
Pyman Institute, The Pade	7, 8, 13	
Former NER railway cottages	13	

NOTE:

The fact that a building is not shown as being Listed or as being of Local Historical Interest does not mean that it does not have merit and does not contribute to the character of the Conservation Area. Listed Buildings of Townscape Merit make an especially valuable contribution to the area but as Conservation Areas are often greater than the sum of their parts, nearly all buildings are important. In any event, and this is critical, the designation of the Conservation area means that **all** buildings whether classed as of Local Historical Interest or not will be protected and be subject to the national policies set out in PPS5.

Appendix C: Former Alum Works – Scheduled Ancient Monument Description

List Entry

Page 1 of 3

List Entry Summary

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Culture, Media and Sport.

Name: Sandsend alum house

List Entry Number: 1018140

Location

The monument may lie within the boundary of more than one authority.

County: North Yorkshire
District: Scarborough
District Type: District Authority
Parish: Lythe

National Park: Not applicable to this List entry.

Grade: Not applicable to this List entry.

Date first scheduled: 29-Apr-1998

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: RSM

UID: 29540

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

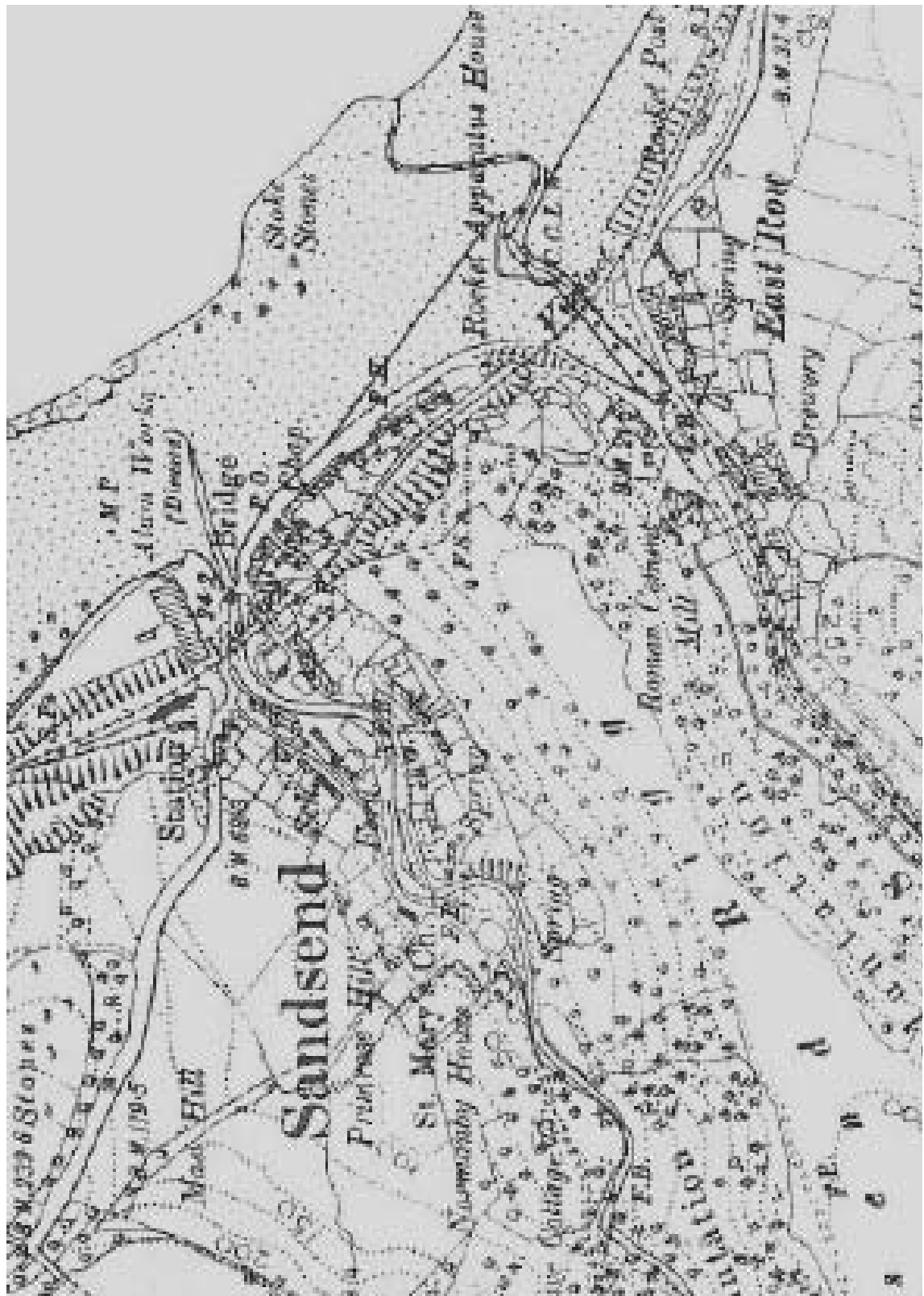
Summary of Monument

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Dummy text line - replace
Dummy text line - replace

1892 (Revised)



1911 (Revised)



Appendix E: Historic Images

E.1 – Sandsend and viaduct from Tea Pot Hill



E.2 – Alum works cottages, Sandsend



E.3 – Parade from the sea



E.4 – Sandsend Beck and viaduct



E.5 – Sandsend Alum House Yard



E.6 – Sandsend from viaduct



E.7 – East Row



E.8 – Hart Inn and the former East Row Bridge



E9 – East Row from Cement works



E

E.11 – Sandsend Bridge and Parade



E.12 – Sandsend cottages and Lythe Bank



E.13 – East Row from the sea



E.14 – Parade



E.15 – Sandsend beck and cottages



E.16 – Sandsend viaduct and alum house yard

