

# Scalby Conservation Area



Scarborough Borough Council  
"All together better"

## Character Appraisal & Management Proposals Adopted 7 January 2008



# A CONSERVATION AREA APPRAISAL OF SCALBY

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## INTRODUCTION

This appraisal of Scalby seeks to record and analyse the various features of the Conservation Area and immediately adjacent areas that give it its characteristics in order to inform the making of decisions which are likely to affect that character. The area's buildings and spaces are noted and described, and marked on the Character Appraisal Map along with significant trees, boundaries and other features.

This appraisal builds upon national policy, as set out in PPG15, and local policy, as set out in the Local Plan, and provides a firm basis on which development proposals in Scalby can be assessed.

Scalby Conservation Area was designated 1979 as it was recognised as an 'Area of Special Architectural or Historic Interest' the character and appearance of which it is desirable to preserve and enhance'. The Planning Authority has a duty to review all its designated Conservation Areas and their boundaries from time to time, to define and analyse the merits of the designated area. No review has taken place since 1979. This character appraisal is part of that review but also looks at a wider area. The current Conservation Area has an area of 17.8 hectares (43.984 acres).

To be concise and readable, the appraisal does not record all features. The omission of any feature from the text or accompanying maps does not, therefore, mean that it is not of interest or value.

English Heritage have produced guidance on preparing Conservation Area Appraisals and Management Plans. That guidance has informed the preparation, layout and content of this document, as has the guidance contained in PPG15: Planning and the Historic Environment, and guidance from the English Historic Towns Forum.

## THE PLANNING POLICY CONTEXT

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.

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.

This document should be read in conjunction with national planning policy guidance, particularly Planning Policy Guidance Note 15 (PPG15) - Planning and the Historic Environment.

### Local Planning Policy

This appraisal provides a basis on which applications for development within the area can be assessed. The wider Development Plan Policy Framework produced by Scarborough Borough Council provides the context for this document. That policy is set out in a number of documents :-

*Scarborough Borough Local Plan*, adopted in April 1999, provides a number of policies on Conservation Areas. The *Local Development Framework (LDF)* will be a portfolio of local development documents, collectively delivering the spatial planning strategy for the whole of the Borough (outside the National Park). The Local Development Framework, when adopted, will replace the Local Plan; but the following Local Plan policies relevant to the Scalby area will be ‘saved’ for the time being :-

E14 - Extensions and Alterations

E23 - Detailing in Conservation Areas

H3 - Small Scale/Infill Housing Development

H12 - The Conversion and Sub-Division of Buildings for Residential Use

These policies are backed up by the following published policy and guidance leaflets and booklets :-

Period Doors

Sash Windows

Listed Buildings

Architectural Ironwork

Window Replacement Policy

The following policies in the North York Moors Local Plan are relevant to the Scalby area and will apply :-

GP3 – General Development Policy

NE6 – trees, woodland, hedgerows and walls

BE1 – Conservation Areas

BE3 – changes to Listed buildings

H3 - Small Scale/Infill Housing Development

H12 - The Conversion and Sub-Division of Buildings for Residential Use

## LOCATION AND SETTING

Scalby Village is located about 4.5 km (3 miles) north of Scarborough town centre. The historic centre of the village is located to the west of the A171 Scarborough to Whitby Road, but much of the more recent development lies to the east of that main road.

The land around Scalby was heavily sculpted by glacial action and is characterised by an undulating landform. There is a natural division to the area into two parts generally along the line of the former Scarborough-Whitby railway line.

To the west of this line, although the landform is undulating, it steps up to the escarpment where the boulder clay meets the foot of the scarp slope which forms the eastern edge of the tabular hills where the Jurassic rocks outcrop –west of this is (or was before forestry planting) moorland. Immediately west the village, the land falls to the shallow valley of Church Beck before beginning the undulating rise referred to above. This is a mixed landscape of arable and grassland occupied by a series of farmsteads with substantial clusters of buildings - Cow Close, Barmer, Scalby Hayes, Prospect House, Foulsyke. Fields are generally small, bounded by low hedges and tree cover is limited, generally restricted to hedgerows.

To the east of the former railway is a series of hummocks, descending in height to the south although the geology is still that of boulder clay. The effect is of a ridge which falls to east and west. The landscape is a one of larger more regular fields and there are fewer farmsteads here partially a reflection of land ownership – large areas east of what is now the A165 have been in the hands of the Duchy of Lancaster for several centuries. Also the landscape much more arable in character. The underlying clay character is reflected in the presence of two brick and tile kilns near Cow Wath Beck on the 1852 map.

The village is thus close to the interface between two subtly different topographies.

## HISTORICAL DEVELOPMENT

Scalby is mentioned in the Domesday Book, but the earliest remaining buildings to be found in the village, apart from St. Laurence's Church, part of which dates from the 12th Century, date from the 18th Century. The present day road pattern of the village, apart from residential estate roads, was in existence at the time of the Scalby Inclosure Award of 1777, although up to the 1850's building was concentrated along the frontages of High Street, Low Street, South Street, Church Street, the southern end of North Street, Stony Lane and Scalby Road at its junction with Stony Lane. At this time the hamlet of Newby consisted of a small group of buildings on Scalby Road between the Rosette Inn and Coldyhill Lane.



**The Historical landscape of Scalby**  
(© Scarborough Archaeological & Historical Society)

Whilst in 1850 Scalby was an agricultural settlement, there were nevertheless a number of substantial houses in the village and it was the gradual change in the role of the village towards that of a dormitory which characterised its development from this time.

The opening of the Scarborough and Whitby railway line in 1885 undoubtedly stimulated the development of Scalby as a dormitory of Scarborough and led to a change in the direction of development in the village; from its previous concentration around High Street there was a major extension of the village in the next fifty years along what is now Station Road, linking the village centre with the railway station. The influence of the opening of the railway on the physical expansion of the village is reflected in the change in population in the 19th Century; between 1831 and 1881 the population of Scalby township (that is, the village) fluctuated around 600

persons, rising from 583 in 1831 to 600 in 1881, by 1891 there had been a slight increase to 672 persons, but in 1901 the population was 830 persons.

The 1920's and 1930's saw the beginnings of extensive residential estate development in the Newby area. It was in the post-war period, however, that the scale of development increased dramatically leading to the extension of built-up limits of Newby and Scalby to the banks of Scalby Beck and the extension and consolidation of the previously diffuse pattern of development in the village.



## CHARACTER ANALYSIS

### General Character

Much of Scalby has a very pleasant character of attractive houses set in a mature landscape, but the area of local historic interest, containing also the buildings of particular architectural and townscape merit, is largely, but not entirely confined to the centre of the village.

The earliest remaining domestic buildings in the village centre, on High Street, North Street, South Street and Low Street, date from the 18th Century and a considerable number of buildings present in 1850 are still present today; the remainder were re-developed, mainly before 1910, by which time most of the buildings present today in the village centre had been constructed. To the west of the junction of North Street with High Street the re-developed frontages have retained the traditional pattern of building, which was set back from the road behind a village green complete with pinfold and stocks. The green has been lost, however, by the later development of the Methodist Church, Temperance Hall and a number of dwellings in front of the previously established line of building.

The village centre displays the intimate character of traditional village development resulting from the close association of buildings, many in short terraces; a complexity of built form; the enclosure of space by buildings, walls and abrupt changes in levels; the presence of mature landscape setting formed by an abundance of mature trees and hedges. More recent development, particularly that after 1945, has had little effect on the character of the village centre as it is mainly on land to the rear of older property and not generally visible from the highway.

Church Hill links the village centre with an attractive group of buildings of varying style, mainly built before 1910, which are clustered around Church Beck, the banks of which widen at this point to form a small green. Groups of mature trees to the south-west of Hackness Road and Hay Lane add to the attractive appearance of the area.

Standing slightly separate from the village centre, on what was Back Street (now Scalby Road) opposite the junction with Stony Lane, is a group of 18th Century and 19th Century houses and farm buildings, many built in stone with pantile roofs, interspersed by some more late 19<sup>th</sup> century terraces. This group more than any other in the village reflects the style of buildings traditionally found in this part of North Yorkshire and provides a link with the agricultural origins of the village.

Apart from the above areas, the remainder of the village is of a basically suburban character although the area known as The Park is a good example of late 19<sup>th</sup>/early 20<sup>th</sup> century suburban development for the expanding middle classes.

A notable landscape feature of the village is Scalby Beck, its banks and adjoining areas of undeveloped land, parts of which are well wooded. These areas form a distinctive break in development between Newby and Scalby and although they are an important part of the character of the southern approaches to Scalby, to a large extent they stand separate from the main areas of architectural or historic interest.

The character of the area can be broken down into a number of distinct character areas. Five have been identified and these are shown on Map 2. They are :-

- 1 Village centre, which also has a cluster of peripheral areas of modern development, 1A, 1B and 1C, only one of which (1A) is within the Conservation Area.
- 2 Church Becks.
- 3 Scalby Road/Stony Lane junction.
- 4 The Park/Station Road.
- 5 North Street west side.

A detailed analysis of the individual character areas is included in the following sections which in each case include :-

- Grain
- Use
- Qualities of the Buildings
- Building Materials
- Local Details
- Negative Factors
- Neutral Factors
- Key views

**1 Character Area 1: Village Centre which includes Church Hill, High Street, Low Street, South Street and North Street**

An area displaying the intimate, close-knit character of traditional village centre development resulting from the close association of buildings, many in short terraces; a complexity of built form; the enclosure of space by buildings, walls and abrupt changes in levels; and the presence of a mature landscape setting formed by an abundance of mature trees and hedges. Historically, the area contains the majority of property built prior to 1890 and very little built after 1910. More recently there has been development on land to the rear of existing property, but this is generally not visible from the highway. These are in subdivisions of character area 1 – area 1A was developed in the inter war period and is already in the Conservation Area. Areas 1B and 1C are post war, not in the conservation Area and not considered further in this appraisal. The village core has undergone many changes and little is to be seen of the original cottages and farmsteads which must have originally formed the core of the village. High Street in particular now contains an eclectic mix of 18th Century stone buildings of late 19th Century Arts and Crafts influenced styles.

The Church occupies a prominent position on a promontory overlooking the shallow valley of Church Becks at the southern end of this area. It and its wooded setting provides a dramatic backdrop to area 2 particularly on approach from the south and the combination of church, church yard and the sunken lane (Church Hill) is a classic piece of English village landscape.



**Church Hill - the sunken lane is a classic piece of village landscape formed by the retaining wall and flanking trees**



**Triangular areas within the highway containing trees are part of the character of this area – this one at the junction with Stony Lane**

### **Grain**

The core of the area is the straight section of North Street with set back buildings probably representing the original alignment of a defensible village green, punctuated by two nodes at its north and south ends. At the north end the node takes the form of a small triangular space where Stony Lane and the extension to North Street branch off – a street tree makes an important character statement at this node. At the south end the node is represented by a widening out of the road to form almost a small 'square'. High Street, South Street (probably a very early extension of the village) branch off from here.

The western branch of High Street and its continuation as Church Hill are probably a very ancient routeway – Church Hill being a classic ‘hollow way’. On High street (especially the south side between North Street and Scalby Road) and South Street development is quite tight and close to the highway often with no or minimal forecourts. Elsewhere individual houses, groups of houses and short terraces form an amorphous grouping set back from the roads thereby creating a much looser grain.

## **Use**

High Street is a mixed use area of public houses, shops, cafés and residential. Within the area there are some institutions - St. Laurence’s Church, the Methodist Church and the Methodist Hall formerly the Temperance Hall. However, the predominant use is residential in single dwelling units, with some flats.

## **Qualities of the Buildings**

There are nine Listed Buildings in the Character Area - these are Listed in Appendix 1.

In addition to the Listed Buildings, which clearly make a positive contribution to the character and appearance of the area, there are also a number of un-Listed buildings that also make an especially significant contribution to the area - these have been shown as Buildings of Townscape Merit on Map 4 and Appendix 2.



## **Building Materials**

High Street contains an eclectic mix of building materials typical of the Arts and Crafts influenced buildings here, and earlier ones :

Walls - Stone ashlar, red brick, render, tile hanging, ‘half timbering’.

Roofs - Slate, small plain clay tiles.

South Street triangle area - materials are more 'vernacular' - stone ashlar or mellow red/brown brick under slate roofs.

North Street comprises mostly late 19th Century terraces in Yellow Scatborough brick under slate, though there are some red brick or stone buildings.

## Local Details

### Windows

The 19<sup>th</sup> century terraces and earlier buildings generally have vertically sliding sashes mostly with large pane configuration whilst in the Arts and Crafts influenced buildings around High Street and part of North Street the predominant forms is casements often with small panes and sometimes with very substantial mullions

### Street Furniture/streetscape

The 18th Century gate pillars to Yew Court are Listed - left below.

The 19th Century gate pillars to Yew Court contribute to the area –right below.



The war memorial and associated trees at the junction of High and Low Streets are a distinctive feature in the area and make an important character statement in the area.

The combination of stone mounting block, stone surface and buildings outside the Nag's Head Inn, 29 and 31 High Street are an important piece of townscape and the K6 telephone box contributes to the composition of this small 'square'. There is a good Royal Mail pillar boxes outside the 'Old Post Office'.

The stone slab footpath outside The Holt is integral to the composition of this group of arts and crafts buildings.

Frontage boundaries. On Low Street, Church Hill and the western part and extreme eastern part of High Street stone or brick boundary walls make a particularly important contribution to the character of the area. Boundary

hedges predominate on the eastern side of North Street the character being reinforced by street trees on the western side.

### **Negative Factors**

None of the Listed buildings are on the 'At Risk' register.

There are no vacant or derelict buildings in the area nor are there any areas of townscape which significantly detract from the area.

### **Neutral Factors**

None.



## 2 Character Area 2: Church Becks, the Junction of Hay Lane, Hackness Road and Church Hill

The area comprises an attractive group of buildings of varying style, mainly built before 1910, centred around Church Beck, the stone bridge and a small village green which must at some stage have been much larger – houses to the north of the present 'green' appear to be an encroachment onto common land. Groups of mature trees to the south-west of Hackness Road and Hay Lane add to the attractive appearance of the area and St Laurences' church with its wooded burial ground acts as a backdrop to the area especially when viewed on approach from the south.



### Grain

A loose and amorphous grouping of individual or semi-detached buildings around the junction of four roads/tracks and a former area of village green. The 18th Century buildings appear to be built on the edge of a formerly much larger area of village green with later buildings being encroachments on to it.



**The area is characterised by an amorphous grouping around an informal green. The design of the street lighting columns is inappropriate to the area**

## Key Views

The views across the three meadows from Scalby Bridge (over the Sea Cut) and the Sea Cut path northwards towards the village are an important part of the landscape setting of the village and a distinctive break in development between Scalby and Newby. The stream, stream banks and meadows form a foreground to the village lying on higher land beyond emphasising the historical position of the village occupying a knoll overlooking the confluence of Church Beck with Scalby Beck as it then was before the building of the Sea Cut – that knoll terminated by the Church of St Laurence



## Use

Almost entirely residential with the exception of the former school which now has a community use. Low Hall is a residential institution – miners' convalescent and holiday home.

## Qualities of the Buildings

There are two Listed Buildings as set out in Appendix 1.

In addition to this Listed Building, which clearly makes a positive contribution to the character and appearance of the area, there are also a number of un-Listed buildings that also make a significant contribution to the area - these have been shown as Buildings of Townscape Merit on Map 4 and Appendix 2



**Church Becks House**  
**Building of Townscape Merit**



**Toad Hall**  
**Listed Building**



## **Building Materials**

North and east of Hay Lane/Hackness Road, the predominant walling materials, are mellow red/brown brick, with some coursed stone – eg Toad Cottage. Roofs are predominantly Welsh slate with some clay pantiles especially on stone buildings and red ‘rosemary’ plain clay tiles .

South and east of Hay Lane/Hackness Road buildings are early 20<sup>th</sup> century and here, smooth white render predominates, under clay pantile roofs although Low Hall is in red brick.

On both sides of the area there are groups of outbuildings now converted to residential use which are built in orange/red brick (Scarborough commons) under clay pantile roofs.

## **Local Details**

Widows – the predominant type is the vertically sliding sash window although casements are found in some of the smaller cottages and the 20<sup>th</sup> century buildings.

Frontage boundaries – tend to be formed by hedges which contribute to the character of the area.

Chimney stacks are present on nearly all buildings although they are rarely a statement in their own right. Even on stone buildings stacks are generally built in red brick

Street furniture

The cast iron finger post on central ‘green’ contributes to the area.

## **Negative Factors**

None of the Listed buildings are on the ‘At Risk’ register.

A vacant and partially derelict building on the west side of Hackness Road detracts from the area both due to its lack of use and its setting



**Vacant building on Hackness Road**

Street lighting columns are not sympathetic to the area.

## **Neutral Factors**

None.

### 3 Character Area 3: Scalby Road/Stony Lane Junction

An attractive group of 18th and 19th Century houses and farm buildings, mainly of stone with pantile roofs, on Scalby Road (formerly Back Street) originally standing separate from the village centre perhaps around a separate area of common land.

#### Grain

Buildings are sited quite close to the street in small groups or terraces, often with long thin plots behind. There are two groups of outbuildings behind the original houses which reflect the earlier form of this area as a series of farmsteads loosely grouped around the road junction.

#### Use

Residential

#### Qualities of the Buildings

This small area contains three Listed Buildings which are Listed in Appendix 1.

In addition to these Listed Buildings, which clearly make a positive contribution to the character and appearance of the area, Duchy House makes a significant contribution to the area and has been shown as a Buildings of Townscape Merit on Map 4 and Appendix 2.



**Holly Bank** the combination of stone, pantile parapetted gable ends and dry stone boundary wall characterise the area



**Duchy House**  
A building of Townscape Merit

#### Building Materials

The original 18<sup>th</sup> century buildings are in coursed stone ashlar for the principal buildings, with coursed rubble for the original farm outbuildings. Welsh slate or clay pantile roofs predominate.

The later terraces or pairs of houses are in an orange/red brick, some with white silica brick details. On these terraces welsh slate roofs are the normal roofing material

### **Local Details**

#### **Windows**

Sliding sashes mostly vertically sliding but some horizontally sliding are the characteristic window of the area . Unfortunately some buildings which are still single dwellings have had their windows replaced by uPVC units, often to poor designs. Sliding sash windows have a strong rhythm and visual depth which is not replicated in modern uPVC replacements, and should be retained.



**Vertically sliding sashes predominate but inappropriate replacements – fourth from the right can detract from an area**

#### **Boundaries**

Dry stone walls in rubble stone make a significant contribution to the character of the area.

#### **Street Furniture**

The wall to Sony Lane contains a cast iron name plate - a relatively unusual survival in Scalby.

### **Negative Factors**

None of the Listed buildings are on the 'At Risk' register.

There are no vacant or derelict buildings in the area nor are there any areas of townscape which significantly detract from the area.

### **Neutral Factors**

The entrance to Queen Elizabeth Drive neither enhances nor detracts from the area.

#### 4 **Character Area 4: The Park/Station Road Area -**

This is a spacious suburban style extension of the village along Station Road developed largely in the period 1890-1926. In general the houses, although large, are dominated by mature trees, hedges and shrubs. Only in the later stages of development, where the house plots are smaller, do the buildings become the dominant element in the scene. Many of the buildings are influenced by the Arts and Crafts style and have affinities with the Weaponness area of Scarborough perhaps a reflection that some of the same architects were involved – H A Chapman, G H Fawcett, J C Petch, John Petch and L M Sanderson.

##### **Grain**

The Park, West Park Rd and East Park Road form a rectilinear layout off Station Road which subtly curves in reflection of its earlier existence. The average plot coverage in this area is a little over 20%. Buildings are relatively close to the street but the spacious qualities of the area derive from the large rear gardens and the extensive tree cover.

##### **Use**

Buildings in this area were erected as single dwellinghouses and this is the use which predominates.

##### **Qualities of the Buildings**

There are no Listed Buildings in the area but there is a large number of un-Listed buildings that make an especially significant contribution to the area - these have been shown as Buildings of Townscape Merit on Map 4 and Appendix 2

The other buildings, whilst perhaps not of individual outstanding merit, are nevertheless good examples of late 19th/early 20th Century middle class suburban housing, which, taken as a whole, make a pleasing assemblage. There are some noteworthy groups such as:-

2, 4, 6 and 8 West Park Road.

5, 7, 9, 11 and 15 East Park Road which are by L M Sanderson and have affinity with the work of C F A Voysey in their materials, form and massing

6, 8, 10 and 12 East Park Road.

##### **Building Materials**

There is an eclectic mix of materials in the buildings which reflects the Arts and Crafts influenced designs.

Walling materials are predominantly red or red/brown brick, or render, sometimes both on the same buildings, often separated by a string course. Use is made of decorative brickwork such as bricks laid herringbone fashion.

Some of the buildings erected since the 1960's use a buff brick which does not accord with the character of the area. Other walling materials include small plain tile cladding, 'half timbering' and some stone dressings such as around doorways and on corbels.

Roofing materials are largely small plain clay tiles (Red Rosemary tiles), although a significant number of buildings use Welsh slate which sets this area

### **Local Details**

#### **Roofs :**

Roofs tend to be steeply pitched and large and make a substantial contribution to the scale, massing and character of the buildings. Houses built in the 1960's and 70's are less successful because the roofs appear small.

#### **Windows :**

There is a mix between vertically sliding sashes and casements, the latter reflecting the 'cottagey' style of the Arts and Crafts movement. Unfortunately many buildings which are still single dwellings have had their windows replaced by uPVC units, often to poor designs. Vertically sliding sash windows have a strong rhythm and visual depth which is not replicated in modern uPVC replacements, and should be retained. Equally, original casements are better detailed than the uPVC equivalents

#### **Chimney Stacks :**

Many buildings have massive chimney stacks to a variety of designs. These make for vigorous roof lines with strong verticality, and particularly contribute to the townscape when viewed from a distance. Any new development should reflect this characteristic.

#### **Stone and Other Features :**

The use of stone to create decorative corbels, porticos around doors, and gable features, is characteristic of the older buildings, reflecting the Arts and Crafts influence on design.

#### **Street furniture**

Royal Mail pillar box on Station Road)

2 street name plates at West Park Road and East Park Road

### **Negative Factors**

There is one vacant building at 18 East Park Road but at present it does not detract from the area being set back behind high hedges. There are no other vacant or derelict buildings in the area nor are there any areas of townscape which significantly detract from the area.

### **Neutral Factors**



None

### **Historical Associations**

The novelist Edward Charles Booth lived for many years with his brothers Bromley and George at 3 The Park, Scalby. He wrote about the East Riding in the late Victorian and Edwardian times and his five novels were celebrated for their portrayal of the East Riding. His depiction of the East Riding was compared with Thomas Hardy's of 'Wessex' and the novels of Dickens



**Both walls and hedges make an important contribution to Character area 4  
The Park left and East Park Road right**



**Buildings in Character Area 4 are strongly influenced by the Arts & Crafts movement and robustly detailed**

#### 4 **Character Area 5: North Street (West Side of Stony Lane)**

A 19th Century extension of the village centre comprising large houses set in extensive landscaped grounds. More recently the grounds have been subdivided and more houses built, but the impression is still one of a landscape setting dominating the buildings.

This area consists solely of Stoneway House (a building of townscape merit) and its associated outbuildings. This is a substantial house in a wooded setting and set behind a substantial stone wall which makes a significant contribution to the character of the area. Materials are coursed ashlar stone with slate roofs and vertically sliding sash windows in painted timber.





## APPENDIX 1

### Listed Buildings

Address	Character Area
4 Church Beck (Toad Hall)	2
Church of St Laurence	1
Sundial south of Church of St Laurence	1
Summerhouse west of Low Hall Bungalow, Hackness Rd	2
3 High St (Holt Cottage)	1
5 High St (The Holt)	1
7 High St (Scalby Holt)	1
29 & 31 High St	1
Gate piers in grounds of Yew Court	1
The Manse, Low St	1
521 Scalby Road (Westmeade)	3
523 Scalby Road (Ivy Bank)	3
518 Scalby Road (Holly Bank)	3
Howdale Cottage, South St	1
Melbourne House, South St	1
The Nag's Head Inn, South St	1

## APPENDIX 2

### Buildings of Townscape Merit additional to those in Appendix 1

<b>High Street</b>	<b>Notes</b>	<b>Area</b>
9 High Street		1
15 High Street		1
17-19 High Street (The Wicket)		1
21 High Street (Plough Inn)		1
28 High Street		1
Yew Court		1
Yew Tree Café 28 High Street		1
Old Post Office 26 High Street		1
Argyll Lodge 24 High Street		1
Stoneway House & outbuildings inc The Lodge		5
<b>Low Street</b>		
49 Low Street		1
Byeways		1
Whisperwood		1
Red House		1
<b>North Street</b>		1
Temperance Hall (now Reading Room)	Stark & Rowntree	1
Methodist Church		1
27 North St (Farnleigh)		1
45/47 North St		1
57/59 North Street		1
2, 4, 6, 8 & 10 North St		1
36 North St (Old Vicarage)		1
<b>Scalby Road</b>		1
Duchy House and outbuildings		
<b>Station Road</b>		3
1-3 Station Road		4
5 Station Rd (Stoneleigh Lodge)		4
7 Station Road		4
9 Station Road		4
11 Station Road		4
15-17 Station Road		4
21 Station Road (The Gables)		4
27 Station Road		4
14-16 Station Road		4
18-18A Station Road		4
28 Station Road		4
30 Station Road		4
<b>The Park</b>		
3 The Park		4
5 The Park		4
15, 17, 19 & 21 The Park		4

<b>West Park Road</b>		
1 West Park Road		4
9 West Park Road		4
10 West Park Road		4
Scalby Hall		1

**Note**

The fact that a building is not shown as being of Townscape Merit does not mean that it does not have merit and does not contribute to the character of the Conservation Area. 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 Townscape Merit or not will be protected and be subject to the national policies set out in PPG15

**APPENDIX 3**

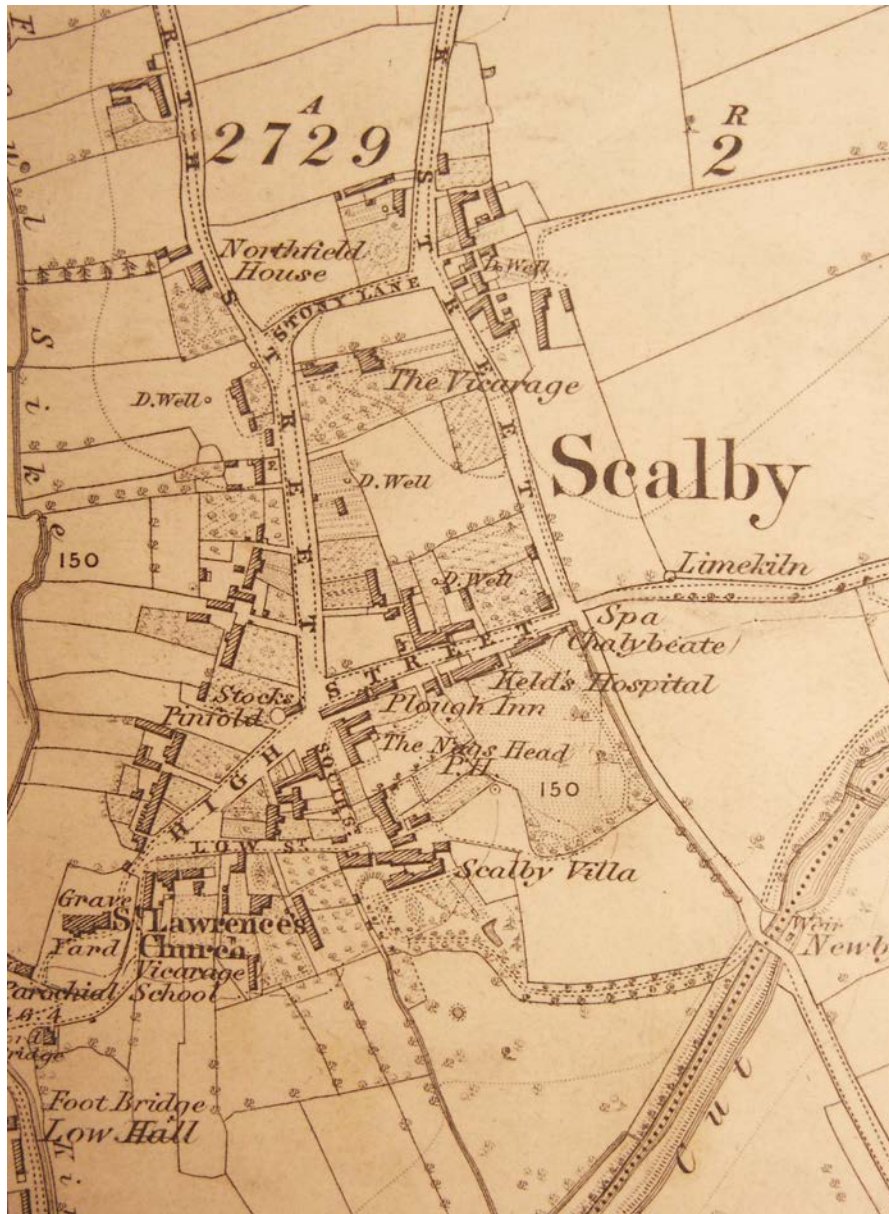
**Tree Preservation Orders referred to in Map 1**

<b>Reference</b>	<b>Address</b>
8/2005	The Manse, Low Street
5/2006	The Croft, 44 High Street
4/95	Wynbrook Court, North Street
1/80	18 East Park Road☼
1968/53	Scalby Hall◆

**Notes**

- ☼ This was the address when the Order was made – trees are now in the grounds of 14 East Park Road which was built after the Order was made.
- ◆ Not all the trees in this very extensive Order are shown on Map 1, only those in or close to the Conservation Area.

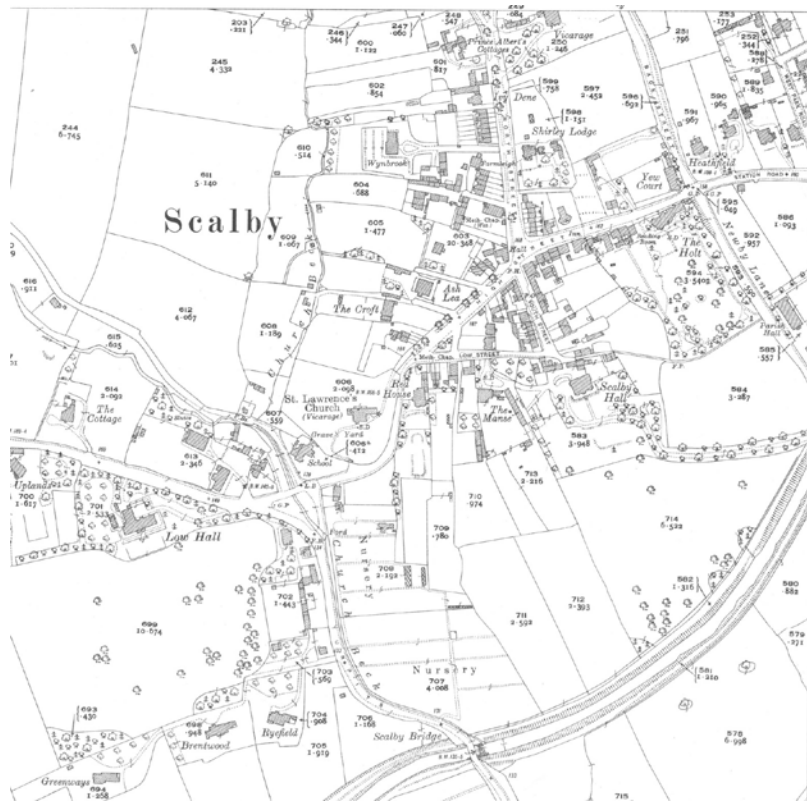
**APPENDIX 4  
HISTORIC MAPS & PLANS**

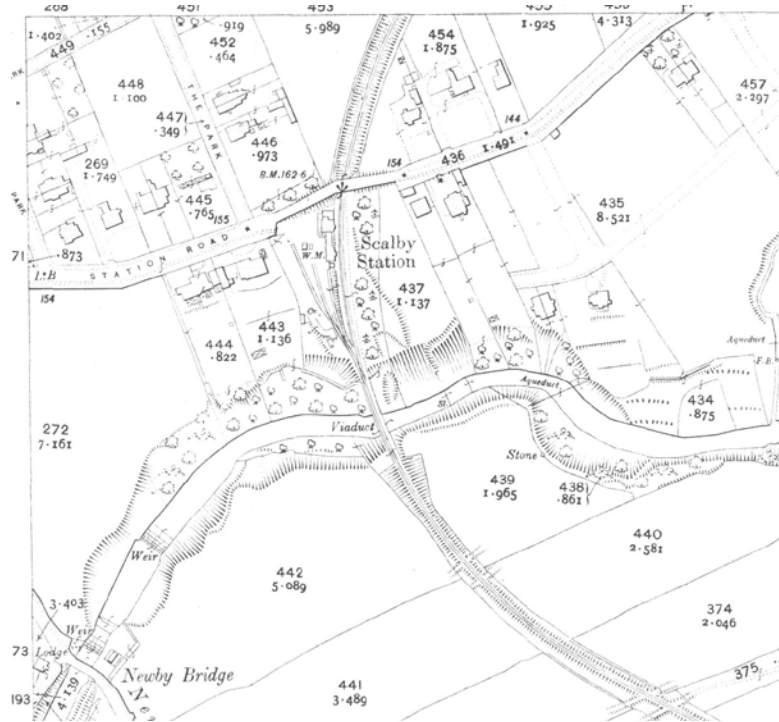


1:10,560 Scale (6" to 1 mile) Ordnance Survey map extract of Scalby village published 1854

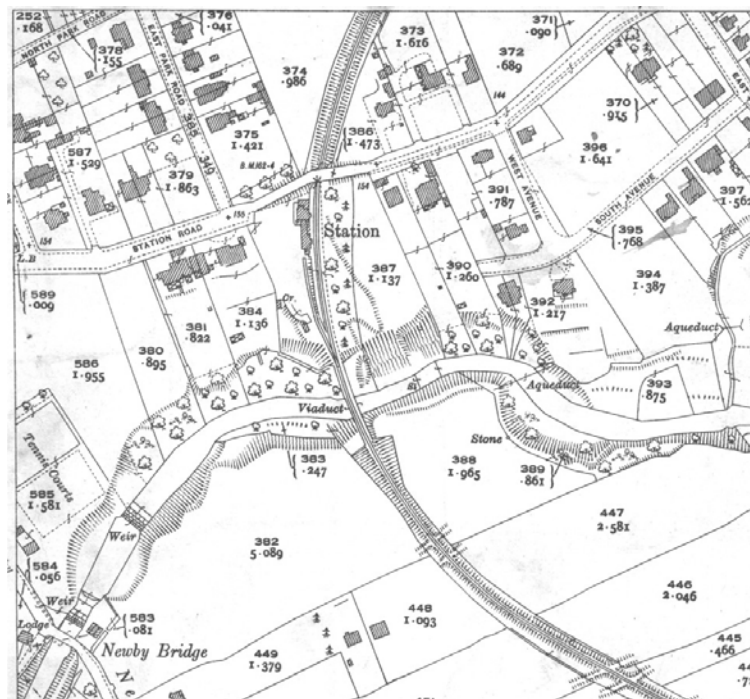


1:2500 Scale Ordnance Survey map extracts (reduced) of Scalby village  
Top 1912 bottom 1928





1:2500 Scale Ordnance Survey map extracts (reduced) of The Parks area  
Top 1912 bottom 1928



# SCALBY CHARACTER APPRAISAL

## MANAGEMENT PROPOSALS

### CONTENTS:

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- 2 Appraisal
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## 1 INTRODUCTION

This Section sets out the recommended Management Plan for the appraisal area. It sets out both policies and recommendations which are intended to preserve the character and appearance of the area. The proposals should be read in conjunction with it.

## 2 APPRAISAL

The appraisal identified a number of specific and general issues affecting Scalby, including 'garden-grabbing', enhancement opportunities, negative features. Each issue is accompanied by recommendation(s) for action, sometimes identifying further or more detailed work needed for their implementation.

The recommendations include proposals for enhancement and policies for the avoidance of harmful change.

The management proposals are written in the awareness that the Council's resources are limited and therefore need to be prioritised. Financial constraints on the Council mean that proposals for which it is responsible may take longer than is desirable to implement. Encouragement will be given to improvements to the area in co-operation with property owners and groups.

A flexible approach should be taken to highway policies where they would be in conflict with the preservation or enhancement of the area's character or appearance.

The structure and scope of this document is based on the suggested framework published by English Heritage in *Guidance on the Management of Conservation Areas (2005)*. Both the Conservation Area Appraisal and the Management Proposals will be subject to monitoring and reviews.

## 3 LEGISLATIVE BACKGROUND

Government guidance is set out in Planning Policy Guidance 15: 'Planning and the Historic Environment' and there is a statutory requirement under Section 71(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 that :-

*"It shall be the duty of the Local Planning Authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas".*

*Scarborough Borough Local Plan*, adopted in April 1999, provides a number of policies on Conservation Areas. The *Local Development Framework (LDF)* will be a portfolio of local development documents, collectively delivering the spatial planning strategy for the whole of the Borough (outside the National Park). The Local Development Framework, when adopted, will replace the

Local Plan; but the following Local Plan policies relevant to the Scalby area will be 'saved' for the time being :-

E14 - Extensions and Alterations

E23 - Detailing in Conservation Areas

H3 - Small Scale/Infill Housing Development

H12 - The Conversion and Sub-Division of Buildings for Residential Use

These policies are backed up by the following published policy and guidance leaflets and booklets :-

- Period Doors
- Sash Windows
- Listed Buildings
- Architectural Ironwork
- Window Replacement Policy
- Design of Extensions

The Borough Council take the view that the Development Control procedure should be used creatively to seek the preservation and enhancement of the Conservation Area and seek out opportunities for improvement and added value. Thus the Borough Council will seek to use the Development Control system positively to gain the repair, refurbishment, improvement and enhancement of buildings and their settings.

Current BLP policies provide the statutory basis for Development Control decisions and set out the principles against which proposals will be assessed. The management proposals in this document provide more detailed guidance to residents and potential developers on how those principles will be applied within the area, to ensure its character is maintained and enhanced.

The Borough Council firmly believes that sound advice, readily available, and good publicity and information are important to the achievement of good conservation. To this end, a number of guidance leaflets have been produced as set out above.

Further publicity will be produced to meet demonstrable needs, subject to the financial resources being available.

Significant harm can be caused by breaches of Planning Control and those that are clearly unacceptable will be enforced against quickly. A planning application will be invited where breaches of planning control might be acceptable, possibly with amendment. This will enable the issues to be thoroughly tested, including local consultation.

#### **4 ISSUES AND RECOMMENDED MANAGEMENT POLICIES**

#### 4.1 Conservation Area Boundary

The greater part of the study area is considered to have Special Architectural or Historic Interest which is considered to be worthy of preservation. The appraisal has recognised the special characteristics of the area known as The Park and in order to provide this area with the degree of protection it deserves, the Conservation Area boundary should be extended. The extension should also include the pasture land east of Hackness Road forming the southern part of character Area 2 since the views across this land are important to the historical setting of the village. Some minor additions and deletions are also recommended

##### ***Recommended Management Policy (RMP) 1***

*The Conservation Area boundary be extended to cover the areas shown on Map 4 along with the minor alterations shown on the same map .*

#### 4.2 Demolition of Buildings/Buildings of Townscape Merit

Section 74 of the Act provides for control over the demolition of buildings in Conservation Areas (subject to various exceptions). Paragraph 4.27 of PPG15 - Planning and the Historic Environment, indicates that: "The general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a Conservation Area". It goes on to say that proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish Listed Buildings (Paragraphs 3.16 - 3.19 of PPG15). PPG 15 therefore sets a general presumption in favour of retaining buildings which make a positive contribution to the character or appearance of a Conservation Area whether or not they are designated as of Townscape merit in this character appraisal and a very good case has to be made for demolition particularly where a building is sound and capable of beneficial use.

##### ***RMP 2***

*Demolition of buildings in the Conservation Area will only be permitted where it can be justified against the criteria in PPG15. Consideration of proposals against these criteria will be informed by the Character Appraisal with the aim of maintaining the area's positive characteristics and in particular the demolition of identified Buildings of Townscape Merit will not be permitted.*

#### 4.3 New Development

The areas of late 19th Century and early 20th Century suburban developments are characterised by their sylvan setting and open spaces which are formed by private garden and small areas of open ground. The pattern of past development has established the character of the area. Substantial infilling is likely to damage the character of these areas because

of the increased density of built form and loss of trees. New development in the area should be kept to a minimum.

Saved Policy H3 in the adopted Scarborough Borough Local Plan sets the general principles of infill housing. For the areas designated to be covered by Management Policy RMP3, the following parameters will apply :-

### **RMP 3**

*In character areas 4, where redevelopment of existing buildings or development on vacant land is appropriate, new development should result in:*

- (a) Plot coverage less than 20% of the plot.*
- (b) The building occupying less than 60% of the plot frontage.*
- (c) The retention of features essential to the setting such as trees, hedges and the spacious characteristics of the area.*
- (d) Buildings which are sympathetic to the architectural characteristics of the area identified in the Character Appraisal.*

### **RMP 4**

*Any proposal for a development within the Conservation Area should not be brought forward until a design brief has been prepared and the application should be supported by a Design and Access Statement which should include a full analysis of the surrounding area.*

## **4.4 Trees**

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 make a Tree Preservation Order.

Trees make an important contribution to the character and appearance of the area and to its setting. Some are covered by Tree Preservation Orders, but it is recommended that the Council undertake a comprehensive tree survey of the whole of the Conservation Area, plus its setting, to determine whether additional Tree Preservation Orders are required.

### **RMP 5**

*In view of the major importance of trees within the designated area the Council reiterate to the property owners the requirement to notify the Council of any proposals to cut down, top or lop a tree. The Council will normally resist proposals to cut down a tree in a Conservation Area.*

Trees are a particular feature of the Conservation Area, but they mature and die. Therefore, every effort should be made to provide for new and replacement tree planting within new developments.

**RMP 6**

*The planting of new and replacement trees should be encouraged where appropriate as part of all developments within the Conservation Area.*

**RMP 7**

*The Highway Authority should maintain and when necessary replace the trees within the highways within the Conservation Area.*

**4.5 Extensions and Minor Alterations**

**(a) Extensions and Alterations to Buildings**

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 dwellinghouses; 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 of and alterations to boundaries.

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 a highway. Also, within Conservation Areas, the size of extensions that may be erected within specific planning permission is more restricted.

**(b) Hedges**

Many of the properties in the Conservation Area have hedges along their boundaries and these are an important feature of the area, contributing to its character and appearance. Those along front boundaries are very important to the street scene, helping to delineate the public and private spaces.

(c) **Reinstatement of Features**

Many 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.

(d) **Gate Piers, Boundary Walls and Outbuildings**

Gate piers, boundary wall and ancillary structures such as outbuildings are important features of the Conservation Area and in a number of instances they have been altered, or even lost. Therefore, every opportunity should be taken to restore walls and/or hedges to property boundaries.

BLP Policy E14 seeks to avoid extensions and alterations which are detrimental to the appearance of buildings because of their location, size or design. In order to safeguard the character of the area, the following policy is proposed :-

**RMP 8**

*Proposals to extend or alter property in the area will be expected to have regard to the following principles:*

- (a) *Extensions (including porches and canopies) on the front or principal elevations of buildings should be avoided as these elevations have usually been carefully designed.*
- (b) *Extensions at the side or rear are generally to be preferred, except where these elevations have also 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 compliment its style and appearance.*
- (f) *The design and siting of buildings and structures within the curtilage of dwellinghouses respecting the character of the building or the character and appearance of the wider Conservation Area.*
- (g) *No hard surface within the front gardens of dwellinghouses that would be detrimental to the character or appearance of the wider Conservation Area.*

- (h) *Retention of timber doors and windows which are important to the character and appearance of the building or the wider Conservation Area.*
- (i) *Buildings which were not originally designed to be painted, should not be painted.*
- (j) *Avoid alterations to (including demolition of) boundary walls, gate piers, fences and gates that would be detrimental to the character or appearance of the Conservation Area.*
- (k) *Encourage the reinstatement of removed gate piers, boundary walls and outbuildings.*

#### 4.6 **Removal of “Permitted Development” Rights**

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 Council and now require planning permission.

The existence of and the detailed design of porches, canopies and verandas is an important feature of the Conservation Area and therefore the development of new features or alteration to existing, should be carefully considered. The effect of the alterations and extensions that are possible under “Permitted Development” rights, such as the erection of extensions, the creation of hardstandings, and the removal of boundary walls, have already damaged the character and appearance of the Conservation Area. The cumulative effect of further alterations of this nature will seriously erode the special interest of the area, which is the reason for its designation.

#### **RMP 9**

*To facilitate implementation of the approach in RMP8, a direction be made removing the following “Permitted Development” rights set out in Parts 1, 2 and 31 of Schedule 2 of the Town and Country Planning (General Development Order) 1995, as amended, from all houses within the Conservation Area :*

- 1 *The erection, construction, improvement, alteration or removal of a chimney, being development within Class A of Part 1 of Schedule to the said Order, and not being development comprised within any other Class.*
- 2 *An alteration to the roof of a dwellinghouse consisting of a change in the type of roofing material, being development comprised within Class C of Part 1 of Schedule 2 to the said Order, and not being development comprised within any other Class.*

- 3 *The erection of a porch, being development comprised within Class D of Part 1 of Schedule 2 to the said Order and not being development comprised within any other Class.*
- 4 *The enlargement, improvement or other alteration of the windows and doors of a dwellinghouse, being development comprised within Class A of Part 1 of Schedule 2 to the said Order, and not being development comprised within any other Class.*
- 5 *The provision within the curtilage of a dwellinghouse of a hard surface, being development comprised within Class F of Part 1 of Schedule 2 to the said Order, and not being development comprised within any other Class.*
- 6 *The erection, construction, improvement or alteration of a gate, fence, wall or other means of enclosure, being development comprised within Class A of Part 2 of Schedule 2 of the said Order, and not being development comprised within any other Class.*
- 7 *The demolition of the whole or any part of any gate, fence, wall or other means of enclosure, being development within Class B of Part 31 of Schedule 2 to the said Order, and not being development comprised within any other Class.*
- 8 *The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure under Class A.*

#### **4.7 Street Furniture**

Street furniture such as street signs make an important contribution to the character of the area and should be retained. Where they are damaged or decaying they should be replaced on a like for like basis.

#### ***RMP 10***

*Street furniture which is characteristic of the area such as street signs and identified in the character appraisal should be repaired and enhanced or where beyond repair should be replaced on a like for like basis..*

#### **4.8 Buildings at Risk**

There are no buildings considered to be at risk in the Character Appraisal Study Area.

#### **4.9 Archaeological Issues**

There are no archaeological issues in the Character Appraisal Study Area.

### **5 MONITORING AND REVIEW**



In line with BVPI 219b and 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 full 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 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 any necessary action.
- Publicity and advertising.

This review could possibly be carried out by the local community under the guidance of a Heritage Consultant or the 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.

CWH/CLS (Scalby Character Appraisal )  
12 October 2007