

# Whitby Conservation Area – Character Appraisal & Management Plan

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# A CONSERVATION AREA APPRAISAL OF WHITBY

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## INTRODUCTION

This appraisal of Whitby seeks to record and analyse the various features of the Conservation Area and immediately adjacent areas that create 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 Maps along with significant trees, boundaries and other features.

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

Whitby Conservation Area was designated in 1973 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 full review has taken place since 1973, although partial Management reviews have taken place through the Conservation Area Action Plan 1995, Conservation Area Action Plan 1998 and the Heritage Economic Regeneration Scheme Implementation Plan 2001.

This Character Appraisal is part of that review, but also looks at a wider area, known as the study area since the Conservation Area needs to be put in its wider context. The current Conservation Area has an area of 93.02 hectares (approx 230 acres).

English Heritage has produced guidance on preparing Conservation Area Appraisals and Management Plans. That guidance has informed the preparation, layout and content of this document, as has guidance from the English Historic Towns Forum. Reference has been made to the following documents in preparing this Character Appraisal:-

<b>Author</b>	<b>Title</b>	<b>Date</b>
E C Bewlay for Whitby UDC	Report on the preservation of Old Whitby	1936
Whitby UDC	Report of the Civic Committee on post war development and planning	1945
NRCC – County Planning Dept	Whitby – An area for conservation	1971
SBC	Whitby District Plan – The Conservation Area	
SBC	Whitby District Plan – Townscape & Landscape Study	
SBC	Whitby Conservation Study - Report 1 The East Side	1979
Alec Clifton-Taylor	Another six English towns	1987
SBC	Whitby – Conservation Area Action Plan	1994
Andrew White	The buildings of Georgian Whitby	1995
SBC	Whitby – Conservation Area Action Plan	1999
SBC	Whitby – Heritage Economic Regeneration Scheme Implementation Programme	2001
Andrew White	A History of Whitby	2004 (2 <sup>nd</sup> edition)
Historic Environment Service (Projects) CCC	England's historic seascapes – Scarborough to Hartlepool and adjacent marine zone	2007
Humber Field Archaeology for English Heritage	Rapid Coastal Zone Assessment – Whitby to Reighton	2008

Government Office for Yorkshire & the Humber	The Yorkshire and the Humber Plan	2008
Potts Parry Ives & Young	Whitby Station Conservation Management Plan	2011

The assistance of the Whitby & District Civic Society in carrying out the survey of street furniture is acknowledged with thanks.

### Online sources consulted

Archaeological Data Service	<a href="http://ads.ahds.ac.uk">http://ads.ahds.ac.uk</a>
British History On Line	<a href="http://www.british-history.ac.uk">www.british-history.ac.uk</a>
English Heritage Archives	<a href="http://www.englishheritagearchives.org.uk">www.englishheritagearchives.org.uk</a>
Geograph	<a href="http://www.geograph.org.uk">www.geograph.org.uk</a>
Heritage Gateway	<a href="http://www.heritagegateway.org.uk">www.heritagegateway.org.uk</a>
National Archives	<a href="http://www.nationalarchives.gov.uk">www.nationalarchives.gov.uk</a>
National Heritage list for England	<a href="http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england">www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england</a>
Pastscapes	<a href="http://www.pastscapes.org.uk">www.pastscapes.org.uk</a>
Victoria County History	<a href="http://www.victoriacountyhistory.ac.uk">www.victoriacountyhistory.ac.uk</a>

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## 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 the National Planning Policy Framework which came into effect in March 2012. The relevant paragraphs in the NPPF are:-

Paragraph 17 states

Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should (inter alia)

- conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations

Paragraph 127 states:-

When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest

Paragraph 169 states:-

Local planning authorities should have up-to-date evidence about the historic environment in their area and use it to assess the significance of heritage assets and the contribution they make to their environment. They should also use it to predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future. Local planning authorities should either maintain or have access to a historic environment record.

### 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 which are particularly relevant to the Whitby Conservation Area and which will be 'saved' for the time being :-

- E.12 - Design of new development
- E.14 - Extensions and alterations to existing buildings
- E.23 - Detailing in Conservation Areas
- E.27 – Protection of significant views
- L.4 - Reinforcement of seaside resort characteristics
- L.12 - Pier Road, Whitby
- H.3 - Small scale/infill housing development within the development limits of settlements.
- H.12 - The conversion and sub-division of buildings for residential use
- S.14 - Shop fronts

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
- Shop front policy and design guidance
- Shop front policy – advertisements and signs

The Borough Council is in the process of preparing a new Local Plan which will eventually replace those of the 1999 Plan. This appraisal will inform the use of any future Local Plan policies, and will also be taken into account in the assessment of particular sites/redevelopment opportunities that are considered through the Local Plan process

## LOCATION AND SETTING

The study area is the historic core of Whitby plus Georgian, Victorian and later development either side of the River Esk and inland towards the west. The Whitby Conservation Area was designated in 1973 by the former North Riding County Council. The boundary was drawn to include the whole of the town centre plus the Abbey Headland on the East Cliff and the Victorian guest house and hotel development on the West Cliff. The Conservation Area at present extends to 93.02 hectares (approx 230 acres) and its limits are indicated on Map 1. There have been no alterations to the boundary since its original designation.

The current Conservation Area contains 636 listed buildings of which 8 are Grade I, 35 are Grade II\* and 593 Grade II. In addition 72 buildings were shown as Grade III (Local Interest) when the Listed Building survey was carried out – that designation no longer exists, but many of the buildings on that list are now recognised as of Local Historical Interest. Much of Whitby Abbey Headland is a Scheduled Monument and land in front of Abbey House is on the Register of Historic Parks & Gardens.

An outstanding feature of the town is its setting at the mouth of the River Esk where the moors fall away to meet the sea. This is set within the wider context of the surrounding coastal landscape including glimpses of the North York Moors National Park further inland. Twentieth Century residential development has led to a certain amount of urban sprawl, particularly to the west, but a generally compact form has been retained and this is particularly apparent to those approaching the town by road from the west and south, when fine panoramic views may be obtained of the town, the sea, the immediately surrounding gently undulating agricultural land and the heather covered moors further away from the coast. The two profound influences on the town, its setting and its form are geology and topography. The quality of this relationship, and its regional significance, was reflected in The Yorkshire and Humber Plan (2008), which contained specific reference to the relationship Whitby has with its wider landscape setting, and included a policy approach that sought to ensure that development in and around Whitby should safeguard its particular historic urban form and setting.

### Geology.

The slopes above the east side of Church Street comprise the Jurassic Lower Deltaic Series of silts and sandstones. These lack stability and have acted as a constraint to development on this side. The west side of the town is inherently more stable even where boulder clay has been weathered to form steep gradients. The surface geology is dominated by glacial deposits and solid rock (sandstone) is exposed only in the sea cliffs, Khyber Pass, The Cragg and in the Larpool Gorge. The latter was cut in the post glacial period and its steep sides have inhibited any expansion of the built up area of the town in this direction. Upstream of the Larpool Gorge the Esk valley broadens out to form a broad alluvial flat of easily eroded glacial deposits whose liability to flooding has rendered the area unsuitable for development.

### Topography.

The topography of the Whitby area is closely related to its geological composition and is dominated by the glacial boulder clay, sands and gravels which overlie the

entire area. This gives the area a gentle rolling landscape which rises towards the sea where the cliffs are from 100 to 170 feet high. The main topographical features which have influenced the form of the town are the valleys which have been cut into the mantle of boulder clay and of by far the most important is the Esk valley which broadens out from the steeply sided Larpool Gorge to form the upper and lower harbours. Steep slopes are characteristic of the east side of the harbour and are also manifest on the west side, e.g. The Cragg area.

Tributaries of the Esk flowing at right angles to the main river have also influenced the form of the town. On the west side the Bagdale Beck flowing in Stakesby Vale has been responsible for the valley followed by the road now known as Bagdale and has provided the setting for Pannet Park. On the east side the Spital Beck has steeper sides and has remained largely free of development and now remains as a green wedge between the built up area of the town north of Green Lane and the Helredale Road residential area.



**Abbey headland and its structures are a major contributor to the character of the town**

To the south of Mayfield Road a steep escarpment forms a high amphitheatre enclosing the floodplain of the Esk before it enters the tree lined Larpool Gorge.

## HISTORICAL DEVELOPMENT

In his book "Another Six English Towns", (BBC Publications 1984) the late Alec Clifton-Taylor declared that "there are very few English Towns which have been able to retain their nineteenth century character as completely as this one".

Whitby is historically one of the most interesting towns in Yorkshire. The built form of the town illustrates the impact of changing economic and social conditions from Medieval times to the present day. The mouth of the River Esk forms a natural sheltered harbour in a long stretch of forbidding coast on a busy sea route and this provided the basis for Whitby's position and growth.

Important as an early centre of Christianity, it is now predominantly, but not exclusively, a holiday resort. Whitby retains a high quality of townscape, emphasised by its steep and narrow roads and footpaths and its individual buildings, many of which are Listed as being of architectural or historic interest, huddled round the harbour.

The parish of Whitby was contained in the Wapentake and liberty of Whitby Strand which also contained the parishes of Fylingdales, Hackness and Sneaton. The parish comprised in 1831 the townships of Aislaby, Hawsker-cum-Stainsacre, Newholm-cum-Dunsley, Ruswarp, Ugglebarnby and Whitby and the chapelry of Eskdaleside. Of these Aislaby, Ruswarp and Hawsker-cum-Stainsacre became separate ecclesiastical parishes. The entire area of the ecclesiastical parish is some 14,844 acres including 228 acres of foreshore.

The Saxon name for Whitby was Streoneshalh which according to Bede was so called because of a watch tower or lighthouse which stood on the cliff at the eastern side of the harbour. However, in the 11th Century the town was called Prestebi or the habitation of priests and in the 13th Century Whitebi, with which its present name is more closely associated.

The Saxon history of the town really begins with the introduction of Christianity into Northumbria. King Edwin and his grand niece Hilda, then a child, were baptised in 627. Edwin's successor Oswy had vowed to grant lands for monastic purposes if he should defeat the pagan King Renda and it was probably in connection with his victory at Winwaed (655) that Hilda obtained possession of her lands at Whitby and built the monastery.

Building was commenced in the year 657. Although dedicated to Saint Peter the honour of its foundation was ascribed to Saint Hilda and the monastery has always been called by that name.

While Lady Hilda was Abbess, the famous synod of Whitby was held in 664, fixing the time of the celebration of Easter, reflecting the importance of the abbey at the time. The abbey was the burial place of Hilda, King Oswy and his daughter Elfled who succeeded Hilda as Abbess, and Caedman the earliest known English poet who was reputed to have lived here.

The monastery continued to flourish until the years 867-870 when it was annihilated amidst the total devastation of this part of the country by the Danish invasion under Inguer and Ubba. It appears to have remained desolate for more than 200 years although the existence of Prestebi at the time of the Domesday Survey may point to the revival of religious life in Danish times.

## **Medieval Development**

The re-establishment of Whitby is connected with the pilgrimage of Reinfrid of Evesham to the holy places of the north in about 1078. Reinfrid decided to stay at Whitby and by the end of the 11th Century the monastery again flourished. The ruined shell of Whitby Abbey as it stands at the present time, however, belongs essentially to the 13th Century.

In Medieval times the port developed into a small fishing town which expanded onto the west side with the construction of a bridge in the fourteenth century. The commercial centres of the Town were the Old Market Place at Golden Lion Bank and the northern end of Church Street. Although the original buildings have been replaced the streets of the Medieval town have nearly all retained their narrowness and irregular layout. Another important Medieval plan feature which has remained is the division of land into long narrow plots aligned at right angles to the main streets. Most of these plots were built up in post Medieval times to form the yards which are such a characteristic feature of the old town.

## **Industrial Growth**

The earliest known industry of the town was naturally fishing, and about the year 1122 William, the first abbot, had a dispute with the prior of Bridlington about the tithe of fish from the fishermen of Whitby. However, it was not only in the fishing industry that the Whitby vessels were then employed, as others were used to bring coals to the town.

In about 1530 when Leland visited Whitby, he describes the town as being a "great fischar Toune" but gives no indication of the number of vessels belonging to it. Since, however, he refers to Robin Hood's Bay as being a "fisher townlet of twenty boats" it is reasonable to assume that Whitby must have had considerably more. The fishing industry also attracted ancillary trades and the fact that Whitby Abbey, in about 1200, agreed to send 2,000 herrings yearly to Thornton Dale suggests the salting of herring as being an early trade. Sir William Todd of York bequeathed a Meare and salt house in Whitby in 1502. In the 17th Century a large influx of salters moved into Whitby and settled near the place known as Salt Pans. However, this industry shortly passed to Tyneside.

It has been estimated that the 16th century population of the town was less than 1,000. The first industry of any significant importance to trade in the district was the processing of Alum which was then mined near Guisborough. The 17th and 18th Century growth of the town was largely dependent upon this industry since the port of Whitby was used both to supply the alum works with coal and as a distribution point. As a result in the 17th century the population and areal limits of the town expanded. The development of the alum industry also led to increased shipping movements which in turn fostered the shipbuilding industry with its ancillary trades

such as rope and sail making. The increase in the wealth of the town resultant from the alum industry made possible necessary improvements to the harbour and to the town, particularly by the construction of many fine buildings. By 1700 it is estimated that the town's population had reached 3,000 and this quite rapid growth was accommodated in the form of infilling of the existing built up area. On the east side the steep and unstable slopes of the cliff inhibited expansion and led to the crowding together of cottages stepped up the yards behind Church Street, the northern extension of Church Street to form Henrietta Street and the southerly extension of the built up area to Spital Bridge. Expansion along the main routes into the town, notably Flowergate and Baxtergate also took place

The commercial centre of the town was centred on the Church Street/Bridge Street/Grape Lane area. Peripheral Trade increased to such an extent that the market was moved from Golden Lion Bank to a less congested side at the present market place at the northern end of Sandgate.



**Airy Hill Manor**

The 18<sup>th</sup> century period of prosperity was also one when large houses were built in open countryside on the outskirts of the town, for example Low Stakesby House, Stakesby Manor, Airy Hill Manor (St Columbans) and Larpool Hall. During the Georgian period most buildings were built of red bricks and red clay pantiles with dressed stone also being used

Whitby has also attained some fame through the whaling industry, which first started in 1752 when two ships sailed for Greenland. In 1789 eighteen vessels were employed in the trade and later the most successful year was 1814 when 171 whales were captured.

The fishing industry and the distribution of Alum created a heavy demand for sailing ships, and in 1802 thirty-nine vessels were launched at Whitby, the largest being about 500 tons while the average was 235 tons. Associated industries which were also very profitable at the time included rope making and sail making. The standard of the sailing ships built here can perhaps be reflected by the fact that all the vessels taken by Captain Cook on his voyages round the world were built at Whitby.

The quality of the local sandstone is excellent and it has been used in the construction of the breakwaters at Whitby, London Bridge, the admiralty pier at

Dover and the facing of the old Houses of Parliament. The Whitby Stone company was formed in 1834 to work quarries of Basalt, grit, iron stone and cement stone.

### **Later development**

By the beginning of the nineteenth century most of the town was concentrated on the west side where the level cliff top area was at a lower level than on the east side and was rendered more easily accessible by the valley of the Bagdale Beck.

It was the coming of the railways which stimulated the development of Whitby as a holiday resort in the mid-nineteenth century. The steam railway arrived in Whitby in 1847, although a horse drawn one arrived in 1836. The new accommodation for holidaymakers was mainly on the west side. In 1848 George Hudson the "Railway King" had purchased the west cliff fields which he speculatively developed as a venture entirely geared to satisfying a potential demand for holiday accommodation. This industry continues today.

At the end of the Georgian period whaling and the alum trade declined but during the early Victorian period jet working also developed as an industry with a brief boom but declined rapidly in the 1880's.

The other major peripheral expansion of the limits of the town was to the south at Fishburn Park in the form of a high density development of "bye-law" terrace housing built in brick with slate roofs. In the town centre there was a good deal of rebuilding of commercial premises during the Victorian and Edwardian periods and there was a shift of the centre of commercial activity from the congested east side to Baxtergate, Flowergate and to a lesser extent, Skinner Street on the west side. During the Edwardian period tiles, including pantiles, once more became fashionable.



**Bye-law housing Fishburn Park**

In the 20<sup>th</sup> century, the built up area of Whitby had increased to a very marked degree although some of the inner area density was drastically reduced due to slum clearance measures. By the time of the 1951 census the population was 11,654. This growth has been in the form of housing estates of predominantly detached and semi-detached houses sprawling out along the approach roads to the town. In terms of layout and designs these estates are typical of contemporary estates throughout the

country and unfortunately they lack any individuality or notable architectural merit.

Some modern developments closer in to the town centre have attempted to create a sense of place and Alec Clifton-Taylor commented that the colours are right, the scale is right and the materials are right.

## CHARACTER ANALYSIS

### General Character

Whitby is situated at the mouth of the River Esk, which divides the town into two parts, linked by a swing bridge. Its fine sheltered harbour and wide sandy beaches enable tourism, sailing and fishing to make important contributions to the economy of the town.

On the eastern side of the Esk, the present Conservation Area contains the core of the old fishing village, including rows of houses rising up the slopes below the ruins of Whitby Abbey, St. Mary's Church and Abbey House and the surrounding fields.

On the western side of the river the present Conservation Area consists of the main fishing quay, the shopping centre, 18th Century town houses and some Victorian development on the hillside, an area which also includes the museum and Pannett Park, the hospital and the railway station.

The development of Whitby over the centuries has resulted in a mix of character and architectural styles. One of the most remarkable features of the Conservation Area is the clarity with which the various periods in the growth of the town are reflected in the present day townscape. For ease of analysis the Conservation Area has been sub-divided into the eleven character areas shown on map 5 in the Annex. Each of these areas has its own characteristics reflecting the topography of the town and the phases of its growth.

The eleven character areas identified on Map 5 are:-

1. The Abbey Headland
2. The historic core of the town on the east side of the harbour
3. Church Street south from Grape Lane
4. Commercial centre of the town and west side the harbour
5. Georgian development St Hilda's Terrace and Bagdale
6. Victorian West Cliff
7. Prospect Hill/Down Dinner Hill/Airy Hill
8. Fishburn Park
9. Pavilion and surroundings
10. Spital Bridge & Whitehall
11. Harbour and associated land

Whitby buildings also exhibit several distinctive window designs and other characteristic details including

- a. Whitby Composite sashes
- b. Whitby 'Bottle' windows
- c. Whitby Triangular Bay windows

Whilst the broad characteristics are as are outlined below Whitby exhibits a variety of distinctive building types. Some are almost only found in one or two areas whilst others exist almost any where:

- A. Vernacular cottages – especially Character areas 2, 3 and 4
- B. Town houses
- C. Grand Commercial premises

- D. Terraces of late 19<sup>th</sup> century houses
- E. Good shop fronts

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/problem buildings
- Key Views

### **Archaeological Issues**

A considerable part of Abbey Plain is a Designated Scheduled Monument. Much more of Whitby is recognisably of archaeological potential particularly, but not exclusively in the harbourside areas of the east and west sides. .

The following descriptions of the individual character areas should be read in conjunction with the character appraisal map for each area – not everything is described.



**Bottle window 19 Grape Lane**

## Character Area 1 - The Abbey Headland



The Abbey ruins and the stone built Abbey House, the former Youth Hostel and St. Mary's Church stand silhouetted on this headland and visually dominate the whole town. The stark and rugged outline of the buildings is emphasised by the absence of tree cover and the separation from the built-up area of the town by an open field (Almshouse Close).

Dark gravestones and then the low battlemented church come into view at the top of the steps. St Mary's Church is a mixture of medieval and Georgian periods and the interior is a remarkable example of a pre-19th Century town church. The complex variety of architecture and church furniture was added to over the centuries. The church still retains its box pews, three-decker pulpit and intricate system of galleries.

Parts of the Abbey can be seen from the churchyard, but once within the abbey precinct the imposing ruins can be fully appreciated. They stand on top of the bare cliff, windswept and exposed - so different from the peaceful abbeys built in valleys such as Bolton Abbey and Rievaulx.

Abbey House has a medieval core but was largely built circa. 1583-93 and re-built between 1633 and 1636. Only the occasional mullioned window of the period is to be discovered in the present house which is mainly Victorian in date. Abbey House faces away from the abbey but the Banqueting Hall can be seen from the Abbey precinct. The Banqueting Hall, built between 1672 and 1682, was deserted in the mid-18th Century after gale damage had made it uninhabitable. Two storeys high and eleven bays wide, all that now remained was the monumental façade until incorporated into the 2006 Visitor Centre.

The abbey and surrounding buildings are at their most impressive when viewed from the opposite cliff top where they are seen to dominate the small houses and streets below.

### Grain

The grain of the area is largely one of substantial historic buildings in an open setting though interspersed by lengthy stone walls which are an important characteristic of the area. Grass is the predominant ground cover and this produces a very distinct characteristic to this area, quite different from other parts of Whitby where the built environment is much more hard

### Use

The area does not fall into a particular use category

### Qualities of the Buildings

There are seven buildings on the Statutory List of Buildings of Special Architectural or Historic Interest, all of them at the highest category of Grade I

In addition to these Listed Buildings, the following buildings make a substantial contribution to the character of the area and have been identified as Local Interest Buildings

- Abbey Lodge
- The Caedmon Cross in the churchyard
- The former Rocket Post Station (of historical rather than aesthetic interest)



**Caedmon Cross**  
©Nicholas Mutton



**Former rocket post house**

### Building Materials

Walling materials are predominantly local lower deltaic sandstone although there are also examples of brick and render - the latter tend to stand out as inappropriate to the area. Roofing materials are much more varied and include natural clay pantiles, plain clay tiles, Welsh slate, stone tiles and lead.

### Local Details

**Windows** – Windows vary between vertically sliding sashes, to casements (some in mullioned openings) – there is therefore no overall distinctive type .

**Doors** – There is no overall pattern of type.

### **Boundary treatments**

Massive stone walls or brick , often of considerable height, are a particular characteristic of the area particularly around and within the Abbey precinct. A number of old stone field walls, usually of drystone construction, also contribute to the character of the area.



**Boundary walls in brick or stone make a significant contribution to the area**

### **Street Furniture/Streetscape**

There are only a small number of items of street furniture, but a particular characteristic of this area is the combination of stone or brick boundary walls and excellent traditional surfaces as illustrated below.



**The top of donkey road showing the combination of stone walls, traditional road surface and vista - an excellent piece of townscape**

### **Negative Factors/problem buildings**

A group of farm buildings at Abbey Lands Farm within the Abbey precinct are in need of an appropriate viable use otherwise they will be likely to deteriorate and have a negative impact upon the area. An opportunity exists here to improve the character of the Conservation Area through appropriate development.

An appropriate use also needs to be found for the Grade I Listed former Youth Hostel.



**Disused buildings at Abbey Lands Farm**



**The former Youth Hostel**  
©Richard Law

The large farm buildings at Abbey Farm make a negative visual impact upon the area

### Key Views

A characteristic of the area is the number of key views across the town and their capacity (largely unexploited at present) to provide the possibility of interpretation of the historical development of the town.

## **Character Area 2 - The historic core of the town on the east side of the harbour**

The older part of Whitby, on the eastern bank, is a picturesque fishing town with winding streets, narrow alleyways down which water and boats can be glimpsed, and irregular rows of 17th and 18th Century fishermen's and shipbuilder's cottages. It is an area of great variety and contrasts. Bow fronted 17th Century houses and timber-framed cottages line narrow streets such as Grape Lane, Sandgate and parts of Church Street. What seems to be a continuous line of frontages in Church Street gradually breaks up as the corner is turned and Market Place comes into view. The old Town Hall with its open ground floor with solid Tuscan columns and heavy stone circular core at the centre is an imposing 18th Century building which almost fills the tiny market square – this is a piece of urban composition of outstanding importance.

The houses in this part of the town are packed tightly together at the foot of steep cliffs, a fact which becomes more apparent as the last corner in Church Street is turned. The road seems to end abruptly (though Henrietta Street goes off at a limb) and a long flight of stone steps rises up and disappears over the ridge. These steps were first mentioned in 1370, although the structure of the steps was probably renewed in the 18th Century. Once the shelter of the streets is left behind and the long climb to the cliff-top is begun, a fine panoramic view of the town, the river and the cliffs further along the coast is seen.

The following features typify the character of this part of the Conservation Area :-

### **(i) Steep Gradients**

The layout has been determined by the natural contours of the land with buildings clustered together between the water front and the base of the cliffs and extending up the cliffs whenever gradients have permitted.

### **(ii) Roofscapes**

The view of the old town either looking down from Abbey Headland or from the West Cliff is dominated by the complex pattern of steeply pitched roofs which are primarily of red clay pantiles.

### **(iii) Narrow Streets**

This part of the town has retained its medieval street plan. The stone paved Church Street and Henrietta Street form the spine routeway and are tightly enclosed by almost continuous facades relieved only by dark narrow openings affording glimpses of the river on the west side and groups of houses extending up towards the cliffs on the east.

### **(iv) Building Character**

The scale of the buildings is domestic, frontages are narrow, mellow red brick and painted render are the dominant materials and the design emphasis of buildings is generally vertical with varying eaves and ridge heights. Whilst some earlier buildings survive most of the buildings date from the Georgian period. Two storey buildings predominate and these are generally of a simple

vernacular domestic style. In the more important commercial areas of the old town such as Church Street and Grape Lane, there are three or four storey buildings which are often of a rather more ornate design with features such as decorated cornices and doorways. Distinctive window designs exist with many original shop fronts surviving.

(v) **The Yards**

The yards were created by building within the long narrow plots of land aligned at right angles to the main streets which formed the curtilages of medieval buildings. They were developed in response to the rapid increase in population of the town in the eighteenth century. Each yard has its individual character ranging from the very restricted straight and narrow Borough Place to the relatively spacious Blackburn's Yard which is more open and built on a series of levels linked by flights of steps. The buildings which make up the yards are predominately two storey dwellinghouses together with former stables etc, now used as garages, stores and workshops. Extensive slum clearance under the Housing Acts in the mid 20<sup>th</sup> century means that parts of this area are now much less densely developed than in earlier times – the slope above Well Court is a prime example of this reduction in density.

(vi) **Harbour frontages**

The east side waterfront is dominated by buildings of a domestic scale and character built right up to the water's edge. The river frontage, often built in stone is a characteristic feature, as are Tate Hill and Burgess piers, both Listed



**Buildings apparently rising straight out of the water make a distinctive contribution to the character of the area**

## Grain

Buildings are generally tight up to the street frontage and in combination with narrow streets this gives an intimate feeling. Other buildings run from the streets at right angles following the old property boundaries. Narrow plot widths, narrow streets and lanes, and dense plot coverage lead to a tight, close knit grain to which interest is added by slight curvatures to the streets. The grain and density rapidly become much looser to the east as the slope rises up towards Abbey Plain, although in the past the grain was much tighter in many of these places.

## Use

This is an area of mixed use, both commercial and residential. Church Street, Sandgate, Market Place, Bridge Street and Grape Lane are characterised by the dominance of retail use in modest sized units and the bustle of this area is one of its overriding characteristics. Several of these shops have good quality shop fronts. Henrietta Street, by contrast is dominated by residential use and has a quieter character. The presence of the kipper house makes its own unique contribution to the character of the area.

**Fortunes kipper House**  
**Listed Grade II**  
©w f millar



## Qualities of the Buildings

There are 189 Listed Buildings in the area, about 50% of the total number of buildings.

In addition to these Listed Buildings, five buildings make a substantial contribution to the character of the area and have been identified as Local Interest Buildings. These are listed in the Technical Annex.

## Building Materials

The predominant walling material is mellow red brick laid in either Flemish Bond or English Garden wall bond, although there is a significant amount of render and some use of the local lower deltaic sandstone.

The outstanding characteristic of the area, especially when viewed from Abbey plain, is the almost universal use of red/orange natural clay pantiles.

## Local Details

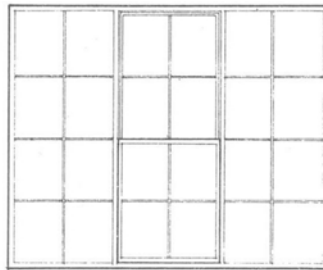
### **Windows**

Three types of sliding sash window characterise the area:-

The larger buildings predominantly have small paned vertically sliding sashes, typically of 6 over 6 or 8 over 8 pane configuration, though other combinations exist. These windows usually do not have horns and glazing bars are finely detailed eg in 'lamb's tongue' or sash ovolo profile.

More modest buildings, especially within the yards have horizontally sliding sashes or 'Yorkshire lights' typically in 6 by 6 configuration.

A distinctive feature of this area, and other parts of Whitby, is the Whitby Composite sash which typically has 24 small panes with a central sliding section of 4 panes



**Above and below - the design of window known as The Whitby Composite sash**

Photo ©Mike Kirby Law



### **Doors**

The characteristic door to domestic property is six panelled with raised and fielded panels though both six and four panelled doors with bolection moulding are also present.

### **Gables**

Although there are buildings with prominent gables facing the street, predominantly buildings have their ridges running parallel to the street, thus gables are not a dominant architectural feature. Decorative gables are not a characteristic of the area.

## Dormers

Simple small dormers which do not dominate the roof are characteristic, often with horizontally sliding sashes. Dormers are often of simple construction with lead sides and roof, flat or nearly flat although mono-slope roofs clad in natural clay pantiles are also characteristic

## Boundary treatment

As buildings are often tight up to the streets, boundary fences and walls do not significantly contribute to the area, although the iron railings flanking Church Stairs are an important feature

## Street Furniture/streetscape etc

Features contributing to the street scene are set out in the Technical Annex but attention is drawn to the surviving enamelled street name plates.

## Negative Factors

The car park at the junction of Grape Lane and Church Street with its poor quality boundary treatment, poor surface treatment and lack of respect for the dense urban grain nearby, severely detracts from the area in visual terms.



**Poor boundary treatment at the north end of Henrietta Street**



**Signage clutter**



The small parking area on Henrietta Street has a negative impact, though not so marked as that at Grape Lane as do the poor quality timber post and rail fencing along the seaward side.

Traffic signs create a significant amount of visual clutter especially near the swing bridge and in places along Church Street..

Some domestic buildings have been altered by the installation of inappropriately designed and detailed uPVC windows, to the detriment of the character of the area.



**Unassuming 20<sup>th</sup> century development fits in well – but modern alterations to windows and doors spoils the effect**

### Key Views

There are key view across the river from near the swing Bridge, Tate Hill Pier and Henrietta Street.

### Character Area 3 - Church Street south from Grape Lane

This area is of a more diverse character than the old town. It is typified by terrace housing built along the contours of the steeply sloping land between Church Street, (which follows the harbour side) and the Ropery. Building heights are up to, and over, 4 storeys in places. A substantial part of this area was redeveloped in the 1960's for Local Authority housing; these new schemes were designed with care to respect the materials and traditional architectural character and scale of this part of the town.

#### Grain

Following 1960s developments which resulted in much demolition the grain of the area is generally quite loose although it is much tighter along the frontage to Church Street becoming looser up the hillside towards The Ropery

#### Use

Residential use predominates with some commercial uses

#### Qualities of the Buildings

There are 56 Listed Buildings in this character area. In addition to these Listed Buildings, a number of buildings make a substantial contribution to the character of the area and have been identified as Local Interest Buildings as set out in the Technical Annex. These include

- The former Hoggarths Warehouse at Spital Bridge (a building also recognised as one in need of beneficial re-use)
- Whitby's original gas works in Church Street ( former Boro Tyres, now in need of beneficial re-use)
- Ammonite House, Church Street
- Boulby Manor off The Ropery



October 1963



Former gas works

2011



**Ammonite House**

### Building Materials

Materials are most commonly red bricks but there are also many examples of the use of painted cement render. On the Church Street frontage deltaic sandstone is also widely used

Brick is laid in either Flemish Bond or English Garden wall bond, in older buildings – more modern ones are in a simple stretcher bond.

The use of natural clay pantiles is almost universal although a number of buildings are roofed in slate notably two groups ie the twin stepped stone built terraces of Prospect Place and the former St Hilda's hospital which is now the St Hilda's Business Centre.

### Local Details

#### **Windows**

Three types of sliding sash window characterise the area:-

The larger buildings predominantly have small paned vertically sliding sashes, typically of 6 over 6 or 8 over 8 pane configuration, though other combinations exist. These windows usually do not have horns and glazing bars are finely detailed eg in 'lamb's tongue' or sash ovolo profile.

More modest buildings, especially within the yards have horizontally sliding sashes or 'Yorkshire lights' typically in 6 by 6 configuration.

A distinctive feature of this area, and other parts of Whitby, is the Whitby composite window

#### **Doors**

The characteristic door to domestic property is the six panelled door with raised and fielded panels though both six and four panelled doors with bolection moulding are also present.

#### **Gables**

Although there are buildings with prominent gables facing the street, predominantly buildings have their ridges running parallel to the street, thus gables are not a dominant architectural feature. Decorative gables are not a defining characteristic of the area although there are examples.

### **Dormers**

Simple small dormers which do not dominate the roof are characteristic, often with horizontally sliding sashes. Dormers are often of simple construction with lead sides and roof, flat or nearly flat although mono-slope roofs clad in natural clay pantiles are also characteristic

### **Boundary treatment**

There are significant stone boundary walls on The Ropery and Green Lane but generally boundary walls are not a major contributor to the character of the area.

### **Street Furniture/streetscape etc**

Features contributing to the street scene are set out in the Technical Annex and again attention is drawn to the surviving enamelled street name plates.

**Setted stone surface makes a valuable contribution to character of the area**



### **Negative Factors/problem buildings**

The Church Street car park is a poor piece of townscape detrimental to the character and grain of the area and this is exacerbated by the poor boundary treatment at the north end. Whilst some signage has however been recently improved there are still several examples of signs which are poorly maintained, poorly designed in themselves or poorly co-ordinated with other signs, as illustrated below .



**Poorly co-ordinated signage**



**Poorly maintained signage**



**The 'Old Lemonade Factory' – Hoggarth's warehouse**

The former Hoggarths warehouse, which is possibly a former sail loft, is a building which makes a significant contribution to the character of the area. It is vacant and deteriorating and would benefit from a beneficial re-use such as to improve the character of the area.

Key Views

The views along Church Street from near Spital Bridge towards Abbey Headland are a significant factor in the area as are views across the harbour and views from The Ropery

**Key view from The Ropery**





## **Character Area 4 - Commercial centre of the town and the west side of the harbour**

This character area has been subject to the greatest pressure for change over the last forty years in response to changing town centre commercial demands. The medieval street plan is largely retained but the buildings are predominantly Victorian with some notable Georgian survivors, plus post-war developments. The harbourside frontages of Pier Road, Marine Parade and St Ann's Staith are overtly commercial in marked contrast to the domestic appearance of the buildings on the east side of the harbour. Notable buildings in this area include the railway station (extensively restored in 1991 and again in 2009), the cottages in Loggerheads Yard and Linskill Square and the Mission to Seamen premises in Haggergate.

Baxtergate, the main shopping centre of Whitby, is a pedestrianised street. It is a busy area even out of season and although it has been subject to extensive 20<sup>th</sup> century development it still contains a number of interesting buildings. Baxtergate has been subject to an English Heritage funded Heritage Review Project.

This character area contains a sub area, character area 4A.

### Grain

As with character area 2 this area is characterised by relatively narrow streets, buildings close up to the street frontage, narrow plot widths, development running up the yards and high density thus creating a generally tight, close grain, though with pockets of open ground and looser grain

### Use

This is an area of mixed use, both commercial and residential. Baxtergate, Flowergate, Skinner Street, and New Quay Road are characterised by the dominance of retail use though the bustle of this area is concentrated on Baxtergate, New Quay Road and Pier Road. Many of these premises have good quality shop fronts. Pier Road is characterised by a combination of restaurants and amusement uses which give this street a character completely different from elsewhere in the town. The character appraisal recognises part of Pier Road as having a debased façade, though the core of the buildings is probably historic and of interest. The upper floor of 31-34 The Cragg (Pier Road elevation) have recently been restored and other buildings in the vicinity would benefit from this approach

### Qualities of the Buildings

There is a large number of Listed Buildings in this character area

In addition to these Listed Buildings, a number of buildings have been recognised as making a substantial contribution to the character of the area either because of their architectural interest or their historic interest or both. These buildings have been identified as Local Interest Buildings and are shown in Technical Annex. These include:-

- West Cliff congregational church
- The Angel Hotel

- 6-7 Pier Road
- The former RNLI house



**6-7 Pier Road left in its original form and right as at present**



**Former lifeboat house**

## Building Materials

The predominant walling material is red brick laid in either Flemish Bond or English Garden wall bond, in older buildings – more modern ones are in a simple stretcher bond. There is a significant number of stone buildings and of the use of render.

Natural clay pantiles are the main roofing material but there is also much use of slate.

## Local Details

### **Windows**

In Baxtergate, Skinner Street and other locations where there are late 19<sup>th</sup> century buildings windows predominantly have large paned vertically sliding sashes either one over one or two over two pane configuration.

Elsewhere vertically sliding sashes are typically of 6 over 6 or 8 over 8 pane configuration, though other combinations exist. These windows usually do not have horns and glazing bars are finely detailed eg in 'lambs tongue' or sash ovolo profile.

More modest buildings, especially within the yards have horizontally sliding sashes or 'Yorkshire lights' typically in 6 by 6 configuration and a small number of buildings the Whitby composite window

Some streets have suffered badly from inappropriate window alterations, Pier road being the worst example.

## Doors

The characteristic door to domestic property is the six panelled door with raised and fielded panels though both six and four panelled doors with bolection moulding are also present.

## Gables

Although there are buildings with prominent gables facing the street, predominantly buildings have their ridges running parallel to the street, thus gables are not a dominant architectural feature. In Baxtergate and Skinner Street decorative gables adorn a number of late 19<sup>th</sup> century buildings.

## Dormers

There is more variety of dormer type than in character areas 2 and 3. On older and more modest buildings, simple small dormers which do not dominate the roof are characteristic, often with horizontally sliding sashes. Dormers are often of simple construction with lead sides and roof, flat or nearly flat roofs although mono-slope roofs clad in natural clay pantiles are also characteristic. On late 19<sup>th</sup> century buildings, in Baxtergate and Skinner Street for example, heavier gable ended dormers are more characteristic.

## Boundary treatment

There are a number of good stone or brick walls some topped by iron railings which should be retained, but overall distinctive boundaries are not a dominant feature in the area.

## Street Furniture/streetscape etc

There are several items of interesting items of street furniture in this area including the memorial drinking fountain at Bridge End, several cast iron street name plates, the stone mounting block in Flowergate and enamel street name plates.

**Small features such as these ceramic tiles make a valuable contribution to the character of Whitby**



## Negative Factors

There are a number of areas of open land. Several parks are poor pieces of townscape, which visually detract from the character of the area. In the case of car parks their boundary treatments, surface treatments and signage are particularly poor. These sites are:-

- Cliff Street – demolition site north of the Salerooms
- New Quay Road - car park south-west of HSBC bank
- New Quay Road – car park south-west of Angel Hotel
- New Quay Road – car park
- Silver Street – parking area at junction with Hunter Street
- Springhill – car park
- Victoria Square – entrance to the telephone exchange



**Land on Silver Street**

A number of individual buildings detract from the character of the area. These are

- The corner of Station Square and Wellington Road. A visually poor building. A sensitive re-development of this site would help to improve the character of the area
- 11 Pier Road

The appraisal has recognised the facades of some buildings which have been debased by inappropriate changes. These include

- Victoria Square about which Alex Clifton-Taylor says “No 6, on the left is a neat little Georgian villa, in brick. If you should inherit such a house, and want to spoil it completely, a glance at the two adjoining houses will show you just how to do it”
- 18 to 23 Pier Road (the latter being Listed)

Sensitively designed alterations could restore the character of these buildings.



**6 , 7 and 8 Victoria Square**

The upper floors of 20 Flowergate are in poor condition. This Listed Building is only partially occupied and it therefore falls into the At Risk category using the criteria for assessment of Listed buildings developed by English Heritage. There is however a valid permission for replacement shopfront, property refurbishment and structural stabilisation works granted 27 October 2009 though this has not yet been completed.

### Key Views

The view from the railway station portico, east towards the Abbey Headland is a key view made important by the photography of Frank Meadow Sutcliff. Unfortunately this view has been debased by an insensitively sited CCTV pole.

**View of the Abbey from the  
Railway station impeded  
By cctv camera pole**



Other key views include those across the harbour from New Quay and near the swing bridge.



**View across the harbour**

### **Sub area 4A**

The sub area comprises Whitby Hospital, the police station, telephone exchange and library. This is a group of modern buildings carried out in concrete and blue engineering brick which, due to their scale, bulk, massing, materials of construction and layout and overall design, pay little or no regard to the character and grain of Whitby and to the wider setting of the town. Within this area there is one tree covered by a TPO and some stone walls, but these do not ameliorate the overall brutal effect of this group of buildings



**Buildings in sub area 4A**



## Whitby railway station

Whitby railway station has a number of special qualities and it makes a very significant contribution to the character of the conservation area. It has its own Conservation Management Plan adopted by the Borough Council in January 2011. Other signatories are Esk Valley Railway Development Co., Northern Rail, Railway Heritage Trust, North Yorkshire Moors Railway and Network Rail.

A particular issue with the station in terms of its impact upon the conservation area is the effect of uncoordinated external signage. The adopted Conservation Management Plan states:-

*Both the external and platform elevations of the building are liberally defaced with various signs and advertising/poster-boards. There is no apparent logic or design to the disposition of these, each tenant apparently providing whatever he/she thinks fit.*

A further issue is the setting of the building and the way in which the frontage is swamped by cars and signage. Improvements to the public realm carried out a few years ago could be built upon to enhance the setting of the station and act as a draw to it as a facility to be used.



Signage clutter to station car park



Signage clutter to the main buildings

## Character Area 5 - The Georgian development St Hilda's Terrace and Bagdale

St Hilda's Terrace is built on a gentle curve on a prominent elevated site facing south overlooking Pannett Park. The Terrace comprises 25 listed town houses with either red clay pantile or slate roofs and they are all, with the exception of one stone building, built of red bricks. All are Grade II\* Listed and the list description refers to the fact that Dr Young in his History of Whitby calls it the finest street in Whitby, adding that "it forms but one row of houses; but all of them are beautiful and some magnificent". The larger and more ornate buildings are at its eastern end with the dwellings becoming smaller and simpler in design as one moves westwards. The Terrace was built in the late eighteenth century but with one or two exceptions comprises individual buildings built separately so that whilst there is an architectural continuity in terms of the materials and incorporation of Georgian architectural details there are variations in eaves and ridge height. The composition is further drawn together by good boundary walls largely in brick but some in stone and some with good ironwork in the form of railings or gates; some of these boundary walls are listed in their own right, usually Grade II. In marked contrast to the east side of the harbour, there are large numbers of trees in evidence most notably in Pannett Park which was laid out in the 1920's.

Bagdale is a street of elegant town houses, those on the south side are a mixture of stone and brick construction with slate and pantile roofs, set well above street level and largely dating from the late eighteenth century. A particularly notable building is the early sixteenth century Bagdale Old Hall situated at the eastern end of the street at the foot of Spring Hill – of great importance as an individual element in the townscape and as a feature marking the transition between Bagdale and Victoria Square. The south side of Bagdale is less satisfying as a piece of urban composition.



Typical property of the area

St Hilda's Terrace and Bagdale contain very fine late 18<sup>th</sup> century town houses. The whole of St Hilda's Terrace constitutes an important group of dignified houses which overlooks Pannett Park and the upper part of the river mouth. Pannett Park (opened in 1928) forms an attractive open space sloping down from St Hilda's terrace to

Bagdale and is a mixture of lawns and mature trees laid out to a generally informal design.

### Grain

The grain is largely linear, with the streets mostly taking subtle curves. Despite the density of the terrace houses, the presence of long front gardens to these lends the area an open feeling, a factor which is helped by the presence of Pannett Park.

Character Area 5 differs from most of the other character areas in that trees and open space make a significant contribution to the visual qualities and feel of the area. The overall grain is thus loose and of low density

### Use

Buildings are mostly, but not exclusively, in residential use

### Qualities of the Buildings

There are 56 Listed Buildings in the area, excluding a number of boundary walls which are Listed in their own right. Many of these Listed Buildings are at Grade II\* which puts them in the top 8% of historic buildings nationally. St Hilda's Terrace and Bagdale are excellent examples of terrace facades and make a very significant contribution to the character of the area.

Two un-listed buildings make a substantial contribution to the character of the area and have been identified as Local Interest Buildings. These are

- Pannett Park Museum
- 5A Upgang Lane

### Building Materials

The predominant building material is mellow red brick under roofs in either natural clay pantiles of Welsh slate though there is also significant use of coursed ashlar in the local dark brown lower deltaic sandstone. In Bagdale, use has been made of a hard red brick or white brick but these are uncharacteristic of the wider character area.

### Local Details

#### **Windows**

Vertically sliding sashes typify the area and depending up the age of the building and its architectural style they are of 6 over 6 or 8 over 8 pane configuration (usually without horns and having glazing bars which are finely detailed) or large paned configuration of one over one.

#### **Doors**

The characteristic door type to domestic property is the six panelled door with raised and fielded panels though both six and four panelled doors with bolection moulding are also present.

### **Gables**

Gables are not a characteristic feature of the area though there are some examples of decorative gables.

### **Dormers**

In terraces such as St Hilda's Terrace, and the north side of Bagdale, simple small dormers are characteristic either taking the form of lead sides flat or nearly flat lead roofs although mono-slope roofs clad in natural clay pantiles are also present. Normally dormers do not dominate the roof

### **Other Features**

Architectural ironwork is significant in Bagdale (cast iron balconies) and Chubb Hill Road.



**Boundary treatments and features in the area**

### **Boundary treatment**

Stone and brick retaining and boundary walls, some of which are listed Buildings in their own right make a significant contribution to the character of the area, especially in St Hilda's Terrace, Bagdale and Chubb Hill Road. In some cases these are topped by architectural ironwork of the best quality

### **Street Furniture/streetscape etc**

The street furniture survey has recognised only a few items in this area.

### Negative Factors

The vehicle parking area south-east of Harrison's Service Station at the junction of Upgang Lane with Brunswick Street has a poor visual impact upon the area as do the buildings which mask the late 19<sup>th</sup> century building behind



**Harrison's service station**

Land behind Broomfield Terrace including the poor surface treatment of the lane. This land has previously had permission for residential development and is classed as an opportunity site ie one where an appropriately designed development could serve to enhance the character of the conservation area.



**Land behind Broomfield Terrace**

### Key Views

There are significant view from the south side of St Hilda's Terrace across Pannett Park and the town. The junction of Flowergate and Brunswick Street is a nodal point for more intimate view within the town

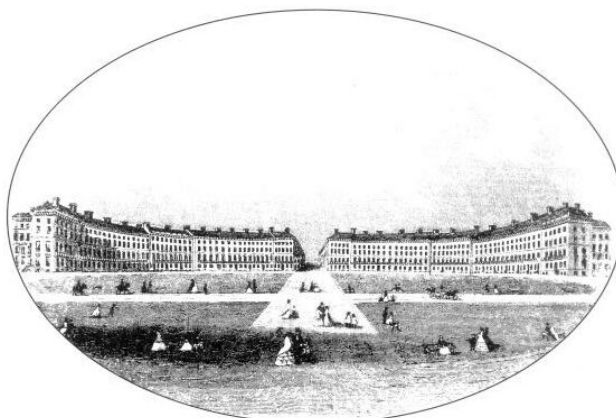


**Key view across to east side**

### **Character Area 6 - Victorian West Cliff**

It is on this western cliff that the 19th Century holiday development took place. Buildings in this part of the town were mainly begun as late as 1876-9, and consist of pleasant, quiet terraces and crescents containing guest houses and hotels. Unfortunately development was limited, and the most ambitious scheme, the Royal Crescent, was only half completed

The terraced houses and hotels of the West Cliff are the product of speculative development by George Hudson, known as 'The Railway king' who bought an extensive area of cliff top in the 1840s following the coming to Whitby of the steam railway in 1847. The Royal Hotel, the most distinguished building on the West Cliff was opened in 1848 but shortly afterwards Hudson went bankrupt and it was not until the 1860s that another entrepreneur, Sir George Elliott, took over the development and financed the building of further terrace properties and commissioned the eminent Newcastle architect John Dobson to lay out the Royal Crescent. Unfortunately this grand scheme for two terraces 'clasping' the central gardens was not completed, thus what should have been a fine piece of urban design rivalling grand seaside crescents such as Hesketh Crescent in Torquay and Lewes Crescent in Brighton remains an unresolved and unsatisfactory piece of townscape. The qualities of Royal Crescent have been further debased by some unfortunate window alterations, and an inconsistency of colour.



**Royal Crescent as proposed**



**Royal Crescent as built**

The wider area exhibits the following characteristics :-

- (i) A formal grid pattern of streets modified to accommodate Royal Crescent and a row of Pre 1840 cottages in Clarence Place.
- (ii) Terrace building forms, most typically three storeys plus attics, with four storeys in Royal Crescent, Church Square, Esplanade, North Terrace, East Terrace and East Crescent. West Terrace is notable for its small scale two storey form.
- (iii) Most terraces comprise blocks of between 4 and 12 units of identical design or a mix of two or three standard designs, and it is this reputation of architectural features which helps to give the area its distinct character.
- (iv) With the exception of West Terrace and Albert Place, all the Victorian terraces have short front gardens which would originally have been enclosed by cast iron railings. Most of these railings were removed as part of the War effort and in a good many cases walls, fences or modern railings have been installed in their place. Several of the buildings feature decorative cast iron balconies.

### Grain

The area is characterised by broad streets such as Hudson Street with substantial high buildings set back from the street by small 'areas' or gardens, thus from the street the grain is quite dense and tight but becoming looser behind for example around Back St Hilda's Terrace

### Use

The area is largely one of residential uses ie houses and flats or residential type commercial uses such as hotels, guest houses, boarding houses and holiday flats. Many of the substantial buildings are in multi-occupancy.

### Qualities of the Buildings

There are 9 Listed Buildings within the character area although some are very substantial such as St Hilda's Church and Kirby's Hotel

In addition to these Listed Buildings, a number of buildings make a substantial contribution to the character of the area and have been identified as Local Interest Buildings – these are set out in the Technical Annex. Particular groups of Local Interest buildings lie within Well Close Square and the junction of Royal Crescent and Crescent Avenue.

### Building Materials

Materials are predominantly red brickwork (sometimes painted) in Flemish or English Garden Wall bond or smooth cement render. A smaller number of buildings are in

coursed ashlar in the local dark brown stone. A number of buildings are in both red and yellow brick in Flemish bond which gives a very striking appearance.

Blue/grey Welsh slate is the main material for roofs.

### Local Details

A distinctive feature of this area is the use of triangular bay windows

#### **Windows –**

The predominant window type is the large paned (2 over 2 or 1 over 1 pane configuration with horns). These are often set in surrounds defined by architraves and pediments (Royal Crescent) or bay windows (either canted, square or triangular on plan) which are robustly detailed with strong cornices and entablatures and these features lend a strong rhythm to the streets in this area



**Triangular bay windows are a characteristic of Whitby West Cliff**

#### **Doors**

Doors are robustly detailed panelled doors with bolection mouldings either four or six panelled sometimes containing five panels. They are often framed by a portico of entablature, cornice, pilasters and sometimes having moulded console brackets.

#### **Gables**

Gables are not a characteristic feature of the area though there are some examples of decorative gables for example in Church Square.

#### **Dormers**

Although dormers do exist, they are often later additions with little unity of type and style. Original dormers often have strong brick gables and are defined by robustly detailed features.

#### **Boundary treatment**

There are good fragments of cast iron boundary railings in some streets including Hudson Street, East Crescent, East Terrace, Crescent Place and Wellington Terrace and further railing re-instatement should be encouraged. Elsewhere some stone walls contribute to the character of the area.

By contrast, the boundary treatment to Royal Crescent does little justice to this fine curved terrace or the wider Conservation Area.

### **Other features**

Architectural ironwork particularly cast iron balconies is a significant feature of Church Square, Crescent Avenue, Esplanade, Hudson Street, John Street, Royal Crescent and some other locations.

### **Street Furniture/streetscape etc**

The street furniture survey has recognised many items of interest in this area including several enamel and cast iron street name plates

### Negative Factors

There are significant areas of open space which because of factors such as poor boundary treatment, poor surface treatment, poor signage, land use or poor relationship to the grain of the area, detract from the character and appearance. These include:-

- Church Square – car park street frontage
- Crescent Avenue – car park entrance and street frontage
- Royal Crescent – car park. The presence of a car park frontage here, along with its poor signage and poor urban realm exacerbates the unfinished appearance of Royal Crescent
- Wellclose Square – car park
- The Whitby delivery office parking area (the associated building is classed as a negative building)
- St Hilda's terrace car park



**Unsatisfactory townscape**

### Key Views

The view along Hudson Street/Crescent Place in both directions is important. Looking east from St Hilda's Church the view is framed by the high terrace of

buildings which lead the eye towards Abbey Headland. Looking west the slight bend in the street (at the junction with Esplanade and Havelock Place) with St Hilda's Church placed just off the axis creates a significant piece of townscape.

## **Character Area 7 - Prospect Hill/Down Dinner Hill/Airy Hill**

This is an area of mostly of late Victorian and Edwardian development predominantly of private middle class housing which differs from those of the West Cliff (character area 6) and Fishburn Park (character area 8). It is an area of more open development of mostly semi-detached, sometimes sizeable houses although there are three terraces – Arundel Place, Hanover Terrace and numbers 11 to 16 inclusive.

The character area includes the extensive grounds around Airy Hill Manor, an elite residence dating from 1790.

### Grain

Buildings are generally set back from the road behind gardens. Although there are some terraces, density is low and the grain is loose.

### Use

Predominantly residential

### Qualities of the Buildings

There are two Listed Buildings in the character area Airy Hill Manor (Listed as St Columbans at Grade II\*) and the gate piers serving its entrance drive . The following other buildings, whilst not Listed, make a substantial contribution to the character of the area and have been identified as Local Interest Buildings

- Arundel Hotel
- 1 to 5 Arundel Place



**Arundel Hotel**

### Building Materials

Red brick is the characteristic walling material either a mellow red brindled brick (Hanover Terrace) or a hard cherry red brick (Chubb Hill or the semi detached buildings on Downtinner Hill) probably from the Grosmont or Comondale works

and often trimmed with stone or render. The occasional stone or white brick building should be seen as the exception and Airy Hill is particularly exceptional in being built in carboniferous limestone from West Yorkshire.

Typical roofing materials are Welsh slate or small plain 'Red Rosemary' clay tiles.

### Local Details

**Windows** – Large paned vertically sliding sashes are common although in late 19<sup>th</sup> early 20<sup>th</sup> century houses robustly detailed casements are also common – the latter often have strongly detailed timber transoms and mullions.

### **Doors** –

Some properties on Chubb Hill have half glazed doors within recessed porches, and on Southend Gardens there are distinctive nine panelled doors; elsewhere the four panelled door with bolection mouldings tends to be typical.

### **Gables**

Gables are a characteristic feature of many of the buildings in the area either as an element of the plan form – ie wings to the buildings – or forming dormer windows. Gables often have decorative timber work in the form of barge boards or black and white 'half timbering'. Some embody stone trim and decorative stone pediments.

### **Other features**

Buildings in this area make an eclectic use of other architectural features. These include:-

- Decorative timber porches with fretwork barge boards
- bay windows topped by balustrades either turned or embodying fretwork
- Turrets
- Big chimney stacks often with decorative tops
- Terracotta panels

### **Dormers**

Robustly detailed dormers with gabled roofs are a characteristic of the area and create a strong rhythm to the rooflines

### **Boundary treatment**

Brick boundary walls, often to a substantial height, are a strong visual element in the area. These are often topped by stone copings (some of which incorporate the house name) or by iron railings with robust finials. In other locations stone walls make a significant contribution to the visual qualities of the area.

### **Street Furniture/streetscape etc**

A characteristic of this area is the house names carved on stone features within boundary walls.



**Carved property name**

### Negative Factors

There are small amounts of negative space and public realm as shown on the appraisal map

### Key Views

The view from the railway arch down Stakesby Vale towards the Abbey is noteworthy

## Character Area 8 – Fishburn Park

This area largely consists on a high Victorian development of mostly terrace housing set out as a series of grids. Windsor Terrace and Esk Terrace are substantial and grand terraces, set back from the road in elevated positions. The composition is relieved by the slight curve to Windsor Terrace and the half crescent at the south end of Esk Terrace. The latter is reflected within the area by Park Terrace which takes the form of an elongated horse shoe again with the houses set well back from the street – about 15 metres on the east and about 9 metres on the west. In sharp contrast to the rear they have small yards. This set back from the street gives the area a spacious quality. Elsewhere this spaciousness is lacking. Here the streets form a much tighter grid of bye-law housing, the name deriving from the building byelaws which flowed from 1875 Public Health Act and which required minimum standards of open space and street widths. The response of speculative housing developers to these requirements was a type of terrace housing known as tunnel back which very much typifies the western and northern parts of Fishburn Park. This is an industrial form of housing, with a high density, and a mechanical look in terms of elevational detail, materials (at this time machine made bricks were becoming pre-eminent often imported from the coalfield areas) and the length of terraces where the unit repetition becomes excessive. Front gardens are either minimal or non-existent (Oswy Street for example). To the north –west there is a small area of early 20<sup>th</sup> century development, on the same grid pattern, but consisting of either semi-detached houses or shorter terraces



**Esk Terrace and the trees in front makes a substantial contribution to the character of the area**

The south of the character area is defined by Waterstead Lane which has a different character being much older (leading to Boghall stone quay and dry dock) narrower and less rigid in its layout, nevertheless it has influenced the layout of some of the terraces.

Finally, the development of Fishburn Park is linked with the development of the railway and the character area includes the former railway sidings and some buildings to the east

### Grain

The grain is regular, rectilinear and with the exception of Esk and Park Terraces, dense and tight

### Use

This is a predominantly residential area – both single dwellinghouses and flats

### Qualities of the Buildings

There are two Listed Buildings in the area:-

- The Old Hall or Bog Hall (the building adjoining it has been recognised as of Local Interest).
- The former engine shed

### Building Materials

The predominant walling material is brick but this varies between a mellow common brick often in Flemish bond (eg Esk Terrace) to a 'white' brick. The 'white' brick itself varies between a hard white silica brick which tends to be uniform in texture and hue, and Pease's firebrick which has slightly more firing variation. The use of Pease's firebrick is not unusual in railway influenced development. Equally the influence of rail transport can be seen in the 20<sup>th</sup> century housing which is in a hard red brick from either Grosmont or Comondale.



**'Imported' white and red bricks are widely used in this character area**

Local lower deltaic sandstone is characteristic of Waterstead Lane south side reflecting its earlier formation.

Roofing material is almost entirely Welsh slate – again reflecting the influence of the railway in supply. The 20<sup>th</sup> century housing has natural clay ‘celtic’ tiles or red concrete – this appears as a discordant element

### Local Details

**Windows** - Vertically sliding sashes in timber are the most usual type in this area. In the early terraces (Esk and Park) these are of small paned type usually 6 over 6 configuration. Elsewhere the typical mid to late 19<sup>th</sup> century 2 over 2 sash, with horns predominates. Many terraces have canted bay windows, sometimes multi-storey with robustly detailed entablatures and pilasters. These bow windows provide a very strong rhythmical element.

There has been substantial loss due to replacement of windows by uPVC units often with visually weak bay window detail.

**Doors** – Four panelled doors with bolection mouldings are predominantly the original type though many properties have had them replaced by visually inappropriate modern doors.

### **Gables**

Gables are not characteristic even on punctuating end blocks. However recent developments on Albion Place and Park Terrace have uncharacteristic dominant gables

### **Dormers**

Dormer windows do not seem to have been systematically provided when the area was developed but where they were they are tall and thin, with a gabled roof and vertically sliding sash window. Most dormers are more modern to a variety of designs, sizes and positions on the roof slope. This lack of uniformity detracts from the area.

### **Boundary treatment**

A series of three stone retaining walls below Esk Terrace form a very strong visual element in the area. Some of these walls continue round into Waterstead Lane.

On Windsor Terrace the brick boundary wall to the railway is a strong visual element.

Elsewhere, although a few properties have residual cast iron railings, the boundary treatment is diverse, often visually poor and at variance with the uniform layout of the terraces.

### **Street Furniture/streetscape etc**

The stone flagged path in front of Esk Terrace, which continues round into Waterstead Lane (where it is elevated) contributes to the character of the area, as do the sets of stone steps between Waterstead Lane and Park Place



**Stone steps contribute to the character of the area**

### Negative Factors

The former engine shed was a Listed Building on the At Risk Register but recent repairs have resulted in its removal from the Register. It is however in need of an appropriate beneficial reuse. To the west of the engine shed a group of garages is a negative visual element. There are small areas of unsatisfactory space used for car parking .

### Key Views

The view down North Road towards the east side is important

## Character Area 9 – Pavilion

This character area comprises the open space flanking North and East Terraces, the undercliff and the area around the Whitby Pavilion Complex all of which were laid out during the period of 19<sup>th</sup> century expansion of the town as a resort to form promenades and provide other facilities for the visitor.

### Grain

Being predominantly open space, the area is one of very loose built grain.

### Use

Leisure complex, open amenity space and car parks.

### Qualities of the Buildings

There are four listed buildings – three early 20<sup>th</sup> century shelters and the statue to Captain Cook. The 1879 Spa building (originally known as the West Cliff Saloon) is recognised a building of local historic/architectural interest as is the upper 'station' for the cliff lift.



**Grade II Listed shelters**



## Building Materials

The few buildings in the area are characterised by red brick under slate or plain clay tile roofs.

## Local Details

There are no features which have been identified as especially characteristic of the area.

## Negative Factors

None

## Key Views

The views from the Captain Cook Statue and the adjacent gardens are some of the most well known views in the country.

## **Street Furniture/streetscape etc**

Significant contributions to the streetscape include the whale bone arch and the statue to Captain Cook (a Listed Building).



**Whale bones and Captain Cook Statue**

## Character Area 10 – Spital Bridge and Whitehall

This is the area around Spital Beck where it joins the Esk, both Spital Bridges and the area running up towards the A171. It includes an area of modern development at Whitehall Landing.

Historically this was an area of intense industrial activity around the shipwrighting trades – dry docks, ropery, timber ponds and timber yards and shipbuilding yards. There is still some evidence of these activities some of which make a contribution to the character of the area.



Spital Beck in the early 20<sup>th</sup> century  
Showing the ropery



Spital Beck today

### Grain

The grain is loose and open with substantial open land and swathes of trees at the south end of the character area..

### Use

Predominantly residential with business/industrial uses along Spital Beck

### Qualities of the Buildings

There are six Listed buildings within the area and two of these are focal buildings. The new Spital Bridge is recognised as a local Interest building.

### Building Materials

The predominant walling materials are red brick or render with some stone. Roofs are in both natural clay pantiles and slate.

### Local Details

#### **Windows**

There is no particularly characteristic type in this area.

#### **Doors**

There is no particularly characteristic type in this area.

### **Gables**

Although gables are used as an architectural feature in the newer developments, there are no particularly characteristic types in this area.

### **Dormers**

Although dormers are present, there are no particularly characteristic types in this area.

### **Boundary treatment**

Stone walls are a characteristic feature on Spital Bridge Road. Stone walls forming the revetments along part of the Esk and Spital Beck significantly contribute to the character of the area.

### **Street Furniture/streetscape etc**

There are no significant streetscape features.

### Negative Factors

Part of the Raft Yard group of buildings is roofless and derelict. This building is also recognised as one which, with beneficial re-use, could improve the character of the area.



**Derelict buildings on Raft Yard**

Asbestos cement buildings along the south side of Spital Beck have a negative impact upon the character of the area.

The area around the river crossings has potential if treated correctly.

## Key Views

The view north down Spital Bridge Road towards the Abbey is important.



**Looking north down Spital Bridge Road**

## **Character Area 11 – Harbour and associated land**

Character are 11 is the residual area comprising the upper and lower harbours and associated land on the west bank. It is bounded by character areas 2, 3, 4, 8 and 10 and it shares some features with those areas.

Characteristic features are:-

The Grade II listed East and West piers with their associated lighthouses (individually listed at Grade II)

The swing bridge which is recognised as being of Local Interest

The stone revetments forming the river frontages shown on the various appraisal maps,

The blocked entrances to the former dry docks on the west side and recognised as being of Local Interest.



**Blocked dry dock entrances on the west bank**

The negative effect of the large expanse of parking space with its poor surface and boundary treatment, poor public realm and the visual impact of vehicles on the wider setting of the conservation area.

### **Street Furniture/streetscape etc**

Features such as the capstans, bollards pulleys and the lamp columns on West Pier are critical to the character of the area..



**Typical pier features and surfaces**



## ISSUES AFFECTING THE CHARACTER OF THE CONSERVATION AREA

The pressures that threaten the character of the old town are associated with:-

- (i) Alterations to buildings
- (ii) New residential development .
- (iii) The increasing popularity of Whitby for visitors.
- (iv) The increasing use of motor vehicles.

The foregoing factors give rise to demands for new roads, car parks and buildings. However, it is considered that the effect of these pressures will be greatest in Character Areas 2, 3 and 4.

### **(i) Alterations to buildings**

Features such as doors and windows are frequently key to the significance of a conservation area and contribute to its character. Small changes to these features, which can often be done without consent, can cumulatively have an adverse impact upon the character of an area.

Parts of Whitby West Cliff are subject to additional planning control through what is known as an Article 4 direction – this controls alterations to windows and doors which might otherwise have been ‘permitted development’. Nevertheless some buildings have suffered from inappropriate alterations – this not only includes uPVC windows and doors but also inappropriate designs in timber such as the replacement of vertically sliding sashes by ‘tilt and turn’ units. Some terraces in particular have suffered from inappropriate changes which have impacted upon the unity and consistency of design and their significance in the conservation area. These include:-

East Crescent  
Esk Terrace (parts)  
Mulgrave Place  
Poplar Row  
Royal Crescent  
Wellington Terrace  
Well Close Square  
West Terrace  
Windsor Terrace

Many other terraces have, however, still got a good level of preservation ie over 50% of the original doors and windows are in tact and very effort should be made to preserve them.

### **ii) New residential development**

There is a perception that new residential development is making a adverse impact upon the character of the Conservation Area. In fact over the last five years, Planning Permissions have been granted for only 22 new build residential units within the Conservation Area and 9 of these units were to replace sub standard Tarren pre-fabricated buildings which were well beyond their structural life of 15 years. A further 2 units replaced existing buildings.

Within the wider study area, Planning Permission was granted for a further 14 units.

New development can improve the character of a Conservation Area and some sites have been identified where appropriate buildings would improve the street sc. These include:-

- Character Area 4
- Silver Street – land north of the Auction Rooms
- Character Area 5
- Land at the rear of Bromfield Terrace

Small infill developments in character areas 2, 3 and 4 can be more problematic though permission has been granted for only 3 units during the last five years, one of them a renewal of an earlier permission. All three units occupy the positions of houses which existed before the radical slum clearance which took place in the mid 20<sup>th</sup> century so it could be argued to meet two of the requirements in Paragraph 131 of the NPPF:-

In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the desirability of new development making a positive contribution to local character and distinctiveness.

### **iii) Demands for the accommodation of parked and moving vehicles.**

The narrow streets and alleyways of Character Areas 2, 3 and 4, their sharp bends and, occasionally, steep gradients are an inheritance from the time when streets were used primarily as a means of pedestrian communication between one part of the town and another and as places for meeting people; consequently these streets are most unsuitable for modern motor traffic.

The detrimental impact of motor vehicles on the environmental quality of the old town is best illustrated in the following instances:-

- (i) The approach to Grape Lane from Church Street is marred by the visual intrusion of the Tin Ghaut car park which detracts from the setting of Captain Cook's House and has resulted in the loss of any sense of visual enclosure at this end of the street.
- (ii) The widening of Bridge Street has created a space which is visually dominated by vehicles either moving, waiting at the traffic lights or making deliveries to shops.

**Traffic dominates Bridge St**



(iii) Poorly designed car parks elsewhere throughout the Conservation Area such as:-

- Church Square – car park street frontage
- Crescent Avenue – car park entrance and street frontage
- Royal Crescent – car park. The presence of a car park frontage here, along with its poor signage and poor urban realm exacerbates the unfinished appearance of Royal Crescent
- Wellclose Square – car park

(iii) Street clutter associated with traffic signage

Poorly co-ordinated signage on a large post left in a galvanised finish.



#### iv) Alterations to shop fronts

Whitby has some exceptionally good surviving shop fronts. Within the Character Areas 2, 3 and 4 there are many good examples of shop windows and doorways of traditional design and materials. There are also some bad examples. The individuality of town centres very much depends upon the qualities of the shop fronts and modern shop fronts which use materials such as aluminium and plastic and are designed with large sheets of glass give an appearance unsympathetic to existing buildings and the street scene. Commercial pressures for shop front modernization schemes should be re-directed towards improving or restoring existing shop fronts in the interests of retaining the individuality of the town.

A survey of shop fronts has been carried out and this recognises four categories:-

1. – poor shop front
2. – neutral shop front
3. – good shop front
4. – excellent shop front

The survey is designed to inform decision making in terms of works to shop fronts and in particular to provide guidance for the application of Local Plan policy S.14 which remains current. This policy states:-

The Council will require the retention of shop fronts which contribute to the character and appearance of a building or the street scene.

Permission will be granted for the replacement of one shop front with another provided that:

- (a) the existing shop front is not of significant architectural or historic interest;
- (b) the design of the new shop front is in harmony with the scale, frontage width, proportions, period, and character of the building in which it will be installed;
- (c) it will not detract from the character and appearance of the street scene; and
- (d) the design allows easy access for disabled people, including wheelchair users.

When assessing proposals for new shop fronts the council will give priority to the character and appearance of the building and the area in which it is located, rather than the corporate identity of the retailer.

Within conservation areas, planning permission will only be granted for shop fronts which preserve or enhance the character and appearance of the area

#### Category 1. Poor shop front

This category of shop front is one which is inappropriate to the host building and/or the area and pays little or no respect to its surroundings. Such shop fronts have, at best, minimal traditional detailing such as cornices, entablatures, consoles pilasters. Typically they have oversized fascias, poor quality materials and often give a shoddy impression. The colour schemes are often be inappropriate.

This category of shop front is one where the owner ought to be encouraged to replace it by one which meets the Shop Front Policy & Design Guidance and better relates to its surroundings



**Example of a poor shop front which fails to respect the robust architectural qualities of the building above**

#### Category 2. Neutral shop front

This is a category of shop front which is neither good nor bad - the impact of such shop fronts upon the host building and the area is not a cause for concern but equally such shop fronts do not have any special qualities which would mean

retention should be insisted upon. Replacement would be acceptable provided the Shop Front Policy & Design Guidance were fully met. This category includes many pastiche shop fronts either in new properties or recent replacements in old properties.



**Example of a neutral shop front**

#### Category 3 Good shop front

This category of shop front is one which retains a lot of original period detail and which, in accordance with policy S.14 should not be removed. Such shop fronts, however, have some inappropriate detail eg replacement stall risers and proposals to restore original detail will be encouraged or other alterations must meet the criteria in Shop Front Policy & Design Guidance. Some shop fronts which might otherwise be in Category 4 fall into Category 3 if they are poorly maintained or painted an inappropriate colour



**Example of a good shop front**

**This shop front, retains much of its robust original detail, but it is let down by its brick stallriser, poor subdivision of the upper parts of the display windows and inappropriate colour of the side door – not visible but it is white, red and black - which all make it good rather than excellent**

#### Category 4. Excellent shop front

This is visually a high quality shop front which contains a great deal of traditional detail and which is a positive feature in both the street scene or relative to the host building. In accordance with S.14 under no circumstances should such a shop front be removed or altered other than in a very minor way.

It should be noted that some shop fronts are not be of the same period as the host building but are good examples of a well detailed later design in their own right – Hornes on Skinner Street and Spanton at the Flowergate/Brunswick St junction are examples.

Very occasionally a modern pastiche shop front will be good enough to fall into this category



**Example of one of several shop fronts in Skinner Street falling in the Excellent category as it retains a considerable amount of original detail such as glazed brick stallriser, decorative fascia and entablature and console brackets**

#### Listed buildings

Where a building is Listed as being of Special Architectural or Historic Interest, the shop front will benefit from additional protection from removal or alteration, even if it is not referred to in the Listed Building description.

#### Listed Buildings 'At Risk' and buildings in need of viable re-use

Listed Buildings At Risk are those designated heritage assets that meet certain criteria of vacancy and poor condition laid down in guidelines set by English Heritage. Initial surveys of Whitby were carried out in 1991, funded by English Heritage. Since the carrying out of that initial Listed Buildings At Risk survey, 29 Listed Buildings At Risk in Whitby Conservation Area have been restored. At present there are two buildings recognised as At Risk:-

The East Pier lighthouse  
20 Flowergate

The former engine shed off Esk Terrace has been repaired and is no longer At Risk, nevertheless an appropriate viable re-use needs to be found for it in order to ensure its future.

A number of buildings, which are not Listed, but which are important to the character of the area are vacant and decaying and are in need of a viable re-use. These include:-

Hoggarths Warehouse, Spital Bridge

Abbey Land farm buildings

Raft Yard

A further building for which a viable long term use is needed, though it is not on the Register of Listed Buildings At Risk, is the former Youth Hostel on Abbey Plain. This is Grade I Listed.

## MANAGEMENT PROPOSALS

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- 1 Introduction
- 2 Appraisal
- 3 Legislative Background
- 4 Justification for conservation policies
- 5 Issues and Recommended management policies :
  - Conservation Area Boundary
  - Demolition
  - New Development
  - Opportunities for development
  - Design guidelines for new building
  - Materials
  - Extensions and alterations to existing buildings
  - Shop fronts
  - Boundary walls and railings
  - Street Furniture, architectural features and advertisements
  - Buildings at Risk and problem buildings
  - Trees
  - Archaeological Issues
- 6 Monitoring and Review

## **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 the Character Appraisal and the associated maps.

## **2 APPRAISAL**

The appraisal identified a number of specific and general issues affecting Whitby, including enhancement opportunities and 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**

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".*

The National Planning Policy Framework which came into effect in March 2012. The relevant paragraphs in the NPPF are:-

Paragraph 17 states

Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should (inter alia)

- conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations

Paragraph 127 states:-

When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest

Paragraph 169 states:-

Local planning authorities should have up-to-date evidence about the historic environment in their area and use it to assess the significance of heritage assets and the contribution they make to their environment. They should also use it to predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future. Local planning authorities should either maintain or have access to a historic environment record.

*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 Borough Council is working on a new Local Plan; but the following Local Plan policies remain relevant to the Whitby area for the time being :-

- E12 – Design of new development
- E14 - Extensions and alterations
- E23 - Detailing in Conservation Areas
- E27 – Protection of significant views
- L.4 - Reinforcement of seaside resort characteristics
- L12 – Pier Road, Whitby
- H3 - Small scale/infill housing development within the Development Limits of settlements
- H12 - The conversion and sub-division of buildings for residential use
- S14 – shop fronts

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 Management process 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 Management system positively to gain the repair, refurbishment, improvement and enhancement of buildings and their settings.

Current Local Plan policies provide the statutory basis for Development Management 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 Conservation 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 JUSTIFICATION FOR CONSERVATION POLICIES.**

The justification for conservation policies can be summarised as follows:-

1. Future generations should have the opportunity to experience the beauty of the town and obtain an insight into its history, as exemplified in its street pattern, historical associations and the architectural quality of its buildings, which display the craftsmanship of the carpenters, builders and masons responsible for their construction.
2. The historic townscape is a valuable asset in attracting tourists and potential businesses to Whitby.
3. The closely knit texture of the old town provides attractive qualities of human scale and intimacy which are not generally found in modern development.
4. Old buildings have a psychological value in that they give a tangible assurance of stability and express the continuity of human society in a time of rapid change.
5. In terms of the conservation of scarce resources of energy and materials the rehabilitation of buildings can be preferable to redevelopment.
6. The historic core of Whitby contains a mixture of dwellinghouses and commercial premises which together provide the physical basis for a community and the conservation of the urban fabric which supports this community is socially desirable.
7. The Character Appraisal and associated conservation policies contribute to place shaping



## 5 ISSUES AND RECOMMENDED MANAGEMENT POLICIES

### 5.1 Conservation Area Boundary

Despite alterations to features such as windows and other issues which detract from the area, the existing Conservation Area is still demonstrably of Special Architectural or Historic Interest and continues to be worthy of preservation. The appraisal has recognised the wider historic landscape setting of Whitby and therefore it is proposed to enlarge the conservation area to take in.

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

*The Conservation Area boundary be extended to cover the areas shown on Map 10 along with the areas to be deleted shown on the same map. Areas to be added in to the Conservation Area are:-*

- *The Spa and associated gardens and undercliff.*
- *An area taking in the west side of Chubb Hill, Downdinner Hill, Prospect Hill, Arundel Place and Southend Gardens.*
- *An area taking in part of Fishburn Park, and the railway, including the former Engine Stable.*
- *An area taking in Whithall landing up to Whitby Bridge.*
- *A small area of land on Abbey Plain so that the Conservation Area and Heritage Coast boundaries are coterminous.*

*Areas to be deleted from the Conservation Area are:-*

- *A small area below mean high water on Whitby Sands*
- *An area taking in Whitby Hospital, the telephone exchange, the police station and the library*
- *Rear gardens of modern dwellings on Pannett Way.*

### 5.2 Demolition

Section 74 of the Act provides for control over the demolition of buildings in Conservation Areas (subject to various exceptions). Paragraph 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional. It goes on to say at paragraph 133 that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use..

### **RMP 2**

*In line with the guidance in the NPPF, paragraph 133, there will be a general presumption against the demolition of buildings which contribute to the character of the Conservation Area. Applications for demolition of buildings in the Conservation Area will only be permitted where it can be justified against the criteria set out below 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.*

#### *Criteria*

- *the nature of the heritage asset prevents all reasonable uses of the site;*
- *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- *the harm or loss is outweighed by the benefit of bringing the site back into use.*

### **RMP 3**

*In assessing applications for demolition, the Local Interest Buildings set out in Appendix 2 of the Technical Annex will be given the same weight as designated Heritage Assets . However, the fact that a building is not shown as being Listed or of Local Interest does not mean that it does not have merit and does not contribute to the character of the Conservation Area. Buildings of Local Interest make an especially valuable contribution to the area but as the value of the Conservation Area is greater than the sum of their parts nearly all buildings are important.*

## **5.3 New Development**

Saved Policy H3 in the adopted Borough Local Plan sets out the general principles of small scale/infill housing development within the development limits of settlements. In such areas new housing development will be permitted within the defined development limits of settlements provided that individual proposals meet the following criteria:

- (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.

In view of the very limited opportunities for development it is important that new buildings are carefully designed to ensure that they will be in harmony with the character of the area. Outline planning applications will not generally be acceptable and applicants will have to provide sufficient information to enable the planning authority to assess the visual impact of their proposals on the street scene. There is no reason why modern designs cannot be successfully integrated with the existing urban fabric which already comprises a mixture of building styles reflecting the periods during which the town has developed. There is a tendency for an area of a town where buildings are all of one style to have a dead museum like appearance and in this respect well designed modern buildings can be a valuable asset.

#### ***RMP 4***

*Any proposal for new development within the Conservation Area should not be submitted without a Design, Access and Heritage Statement which should include a full analysis of the characteristics of the surrounding area.*

#### **5.4 Opportunities for new development**

The desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment should be taken into account. A number of sites have been recognised which because of a combination of their use (or lack of it) and their appearance have a negative visual impact upon the character of the area. Conservation areas are not intended to be 'preserved in aspic' and there are cases where an appropriate and well designed development can enhance the character of the area – in such cases development should be encouraged

#### ***RMP 5***

*The following sites offer potential opportunities for development which would be capable of enhancing the character and appearance of the Conservation Area and appropriate development will be encouraged:-*

*Character Area 4*

*Silver Street – land north of the Auction Rooms*

*Character Area 5*

*Land at the rear of Broomfield Terrace*

*Harrison's Garage site, Upgang Lane*

*Appropriate development is that which respects the scale; form; height; massing; layout; materials; colouring; fenestration; architectural detailing and landscaping of the surrounding area*

## 5.5 Design Guidelines for new buildings

It is essential that any new development should harmonise with the architectural character of the Conservation Area. Conservation Area designation does not mean that new development should slavishly try to replicate the old, indeed a good modern building is preferable to poor quality pastiche.

### (a) Scale and Proportion

The scale of new buildings must be in keeping with surrounding development. Eaves and ridge heights should be generally similar to neighbouring properties but the adoption of standard eaves heights with adjoining properties should be avoided in Character Areas 2, 3 and 4, as this may introduce a strong horizontal emphasis at variance with the vertical emphasis so characteristic of these areas. Similarly any new development should be designed so that it retains the domestic scale and narrow frontages of the existing buildings. As a general rule existing building lines should be adhered to with no set backs so that the intimate and closely knit character of the townscape is retained.

### (b) Materials

Materials should respect the dominant material types in the relevant character areas is recommended that all new development should use these materials, although coloured cement render may be acceptable on occasions.

### (c) Details

Roof lines are particularly important because whilst the roof of a building may not be visible from the street immediately adjacent it almost certainly will be from some more elevated public view points, the West Cliff or the Abbey Steps for example, and it is essential that the silhouette of the roof reflects the steep pitches and intricate patterns of the existing roofscapes. Dormers should be designed in a traditional manner and fenestration details should respect the design and proportions of the windows of the existing buildings of architectural quality. Gable ends in Character Areas 1, 2, 3 and 4 are usually finished off with the roof tiles flush with the end wall and in new development this style should be followed without the use of timber barge boards. Barge boards may be appropriate in Character Areas 5, 6, 7 and 8.

### **RMP 6**

*New development should be carried out in materials and detailing which are appropriate to the character of the Conservation Area and adjacent or host buildings. The use of contextual innovative design is acceptable but such designs should also demonstrate good neighbourliness in terms of the character of the area and this is best achieved through traditional materials*

*Appropriate materials are likely to be:-*

*Walls*

*Coursed sandstone – character areas 1, 2, 3, 4 and 6*

*Mellow red brick - character areas 2, 3, 4, 5, 6*

*Buff or 'white' brick' – character area 8*

*Roofs*

*Handmade natural clay pantiles– character areas 1, 2, 3, 4, 5 and 10.*

*Note - pantile roofs are important in Whitby, the use of pressed or interlocking clay pantiles or concrete tiles is not appropriate in this context*

*Natural slate – character areas 6, 7 and, 8*

*Red plain tiles – character areas 6 (part) and 7*

## 5.6 **Alterations to existing buildings**

There is widespread evidence of alterations which have been carried out to the detriment of the townscape quality of the Conservation Area, for example failure to match new brickwork and roof tiles with the old, and of the use of render to obliterate brickwork which in some cases may only have required pointing.

There are examples of new windows having been inserted which are of unsuitable materials, sizes and proportions and existing windows being replaced with windows with a different pattern of glazing bars which have detracted from the elevational appearance of the buildings.

### Design Guidelines for Alterations to Buildings

Alterations to existing buildings should always be carried out in a manner consistent with the architectural character of the buildings and their setting. The townscape quality of the old town is derived from the relationship of buildings to spaces and it is the detail design of these buildings which gives identity to the street scene. Townscape character cannot be effectively conserved unless the design elements of which it is composed are appreciated and respected when alterations are contemplated. The following guidelines are put forward to assist those planning to undertake building alteration works.

#### (a) Windows and Doors.

Much of the architectural character of the buildings in the old town is dependent upon the way in which the sizes, proportions and grouping of windows relate to the wall area of the buildings as a whole. This relationship can easily be destroyed by the formation of new or enlarged window openings or the insertion of unsuitable designs in existing openings. In terraces ill-conceived alterations to the fenestration of one unit can mar the appearance of the whole group. As a general rule existing windows should be repaired or replaced with new windows of identical design and materials.

The use of uPVC, aluminium or steel frames should be avoided as should modern casements with top opening or asymmetrically spaced lights. The thickness of glazing bars and pane sizes should be appropriate for the date of the building.

The horizontal sliding sash or Yorkshire Light window and the 24 pane window with a small central vertical sliding sash are features of domestic architecture in character areas 2, 3 and 4 and surviving examples should be retained. The use of modern "Georgian" bow windows is inappropriate and incongruous.

The design of the front door is an important element in the appearance of a building. In the old town doors traditionally have a simple, solid, heavy appearance and wherever possible they should be retained along with fanlights and door hoods where these features are present. The use of mass produced "period style" doors should be avoided as these, as well as being historically inaccurate, give a pretentious appearance to simple domestic buildings.

#### (b) Dormer Windows

Dormer windows are in most cases later additions to older roofs. Enlargement of original dormers is likely to be unacceptable as this will disrupt the scale and elevational proportions of the existing building. In some cases it may be possible to insert an additional dormer of a design and materials to match an existing and positioned so that it lines up with the existing windows below. In no circumstances should a dormer extend above roof ridge level.

#### (c) Walls

Great care is necessary in carrying out alterations and repairs to ensure that the new work is in visual harmony with the existing. Matching materials should be used of the same size, texture and colour as the existing. Where re-pointing is carried out care should be taken to match the colour and finish of the old pointing and to use a lime/sand mortar rather than a cement based mortar. The texture and colour of brick walls is one of the major elements in the townscape and refacing with cement render or cement based paints should be avoided particularly where such action would obliterate attractive architectural details.

#### (d) Roofs and Chimneys

The visual impact of the roofscape of the Conservation Area is a product of the intricate pattern of steeply pitched roofs most of which are covered with natural materials. This pattern is particularly important in character areas 2, 3, 4 and 5 This effect is accentuated by the variations in levels of the roofs as they extend up the slopes of the valley sides. Further visual complexity is added by the silhouettes of brick built chimneys clustered amongst the roof tops. It is important that roof alterations and repairs are carried out in such a manner as to perpetuate this roofscape pattern.

In the case of pantiles these should be handmade natural clay ones rather than pressed clay or concrete since both the latter give a dull, mechanical and lifeless appearance in comparison with the richness of texture and bold pattern produced by handmade natural clay pantiles.

Even if chimneys stacks and pots are redundant due to a change in heating system it is important in visual terms that every effort should be made to retain them particularly where they are prominent in the street scene.

(e) Details

Historical features such as carved inscriptions, date plaques, old inn sign boards together with architectural details like mouldings, cornices and parapets all contribute to the intricacy and individuality of the townscape and care should be taken to ensure that they are retained. Such features are set out in Appendix 5 of the Technical Annex, although there may be others.

Where cast iron guttering and rain water goods need repair they should ideally be replaced with new cast iron to match the existing. The addition of items such as mock window shutters and coach lamps should be avoided as they mar the simplicity of plain domestic buildings.

(f) Colour

The dominant colour of much of the conservation Area is derived from the red clay pantiles and red bricks which have been used for many of its buildings. Painting of previously unpainted wall surfaces should be avoided and where walls have in the past been rendered or painted care should be exercised in the selection of colours for repainting. When in doubt white or pale colours such as cream, grey and beige should be used. Strong assertive colours such as yellow, pink, mauve, bright green and blue are likely to give a discordant note when viewed in relation to neighbouring buildings.

Features such as conduits, drain pipes and gutters on the face of a building can be made less obtrusive by painting in black or a stone or brick colour to match their background. As a general rule door surrounds, window frames and glazing bars are best painted soft white but there is scope for introducing a stronger colour for panelled doors which present a relatively small area in the elevation as a whole. Recommended colours for doors are set out in the Technical Annex.

***RMP 7***

*Proposals to extend or alter buildings 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 – usually:-*
  - Walls*
  - Coursed sandstone – character areas 1, 2, 3, 4 and 6*
  - Mellow red brick - character areas 2, 3, 4, 5, 6*
  - Buff or ‘white’ brick’ – character area 8*
  - 
  - Roofs*
  - Handmade natural clay pantiles– character areas 1, 2, 3, 4, 5 and 10.*
  - Note - pantile roofs are important in Whitby, the use of pressed or interlocking clay pantiles or concrete tiles is not appropriate in this context*
  - Natural slate – character areas 6, 7 and, 8*
  - Red plain tiles – character areas 6 (part) and 7*
- (e) *Reflect or complement 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) *Retention of timber doors and windows which are important to the character and appearance of the building or 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 or appearance of the Conservation Area.*
- (j) *Encourage the reinstatement of removed architectural features.*

### **RMP 8**

*Extensions, alterations and repairs to existing buildings should be carried out in a way which respects the details of the host building. As a general rule:-*

*Eaves and gable verges should have a plain close finish not timber barge boards or eaves, and gutters shall be directly fixed to the masonry on rise and fall brackets.*

*Widows should be constructed in painted timber with windows set in deep reveal and of a matching style and proportion.*

*Doors should be constructed in painted timber*

## 5.7 Shop Fronts

Shop fronts make a particular contribution to the special character of Whitby Conservation Area particularly, but not exclusively, in character areas 2, 3 and 4. Many of the shop fronts in these areas are of traditional design with pilasters, a frieze and a cornice and some are of outstanding quality. All shop fronts should relate to the design and proportions of the building of which they are a part, rather than with neighbouring shop fronts, and should provide some visual support for the upper floors. cornice in the traditional manner. In any proposal to amalgamate two or more shops into one unit the front elevations should be designed in such a way that they retain the appearance of being separate properties.

Some modern shop fronts detract from the townscape quality of the area for the following reasons:-

- (a) too great a horizontal design emphasis in streets where the townscape is composed of a series of narrow frontage units with a pronounced vertical design emphasis,
- (b) large window areas unrelated to the architectural details of the upper floors of the building,
- (c) ill-proportioned fascia boards,
- (d) the use of inappropriate materials, such as plastic, and garish colour schemes.

Detailed guidance on shop fronts is provided in the Borough Council's Shop Front Policy & Design Guidance adopted in 1997. Saved policy S.14 in the Scarborough Local Plan covers works to shop fronts and envisages that shop fronts which contribute to the character of the area should be retained. It sets criteria against which shop front alterations will be judged.

### **RMP 9**

*Works to alter or replace shop fronts shall be carried out in accordance with the criteria set out in saved policy S.14 and the Shop Front Policy and Design Guidance. In order to inform this policy, shop fronts which fall within categories 3 'Good shop front' or 4 'Excellent shop front' shall be retained and shall not be removed.*

*Proposals to replace poor shop fronts (category 1) by well designed and more appropriate shop fronts which meet the criteria in both saved policy S.14 and the Shop Front Policy and Design Guidance will be encouraged.*

*Proposals to restore or improve (but not replace) shop fronts in category 3 by appropriate works to place them in the 4 (excellent) category will be encouraged.*

## 5.8 Boundary walls and railings

A significant number of the properties in the Conservation Area have dry stone walls along their highway 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.

#### **RMP 10**

*Existing boundary walls and railings which contribute to the character of the area should be retained and repaired. Where new development is permitted it will be a requirement that existing walls and railings are retained (except for a reasonable opening for access) and where there is evidence that a wall or railings have been lost it will be a requirement that the new development is provided with frontage wall or railings to replicate the original.*

### **5.9 Street furniture, architectural features and advertisements**

A survey of street furniture has been carried out and this is set out in appendices 5A and 5B in the Technical Annex. can make an important contribution to the character of the area. Small items of street furniture can help contribute to the cherished local scene and the loss of these items can, cumulatively, diminish the qualities of the area. Such items of street furniture should be retained and where they are damaged or decaying they should be replaced on a like for like basis.

#### **RMP 11**

*Where new development or alterations impact upon street furniture such as street name plates, street lamps attached to buildings and other features which have been identified as characteristic of the area in the survey of street furniture (Appendices 5A and 5B in the Technical Annex), the street furniture should be retained, repaired and enhanced unless there are overriding needs not to do so.*

*New or replacement street furniture should reflect the local traditions of design and materials for these features.*

### **5.10 Negative spaces**

A number of areas of land have been recognised as making a negative contribution to the character of the area. The appearance of some of these could be improved through new development (see section 5.4) but in other cases (or should development not take place) the appearance could be improved through the use of better boundary treatment, better surface treatment (such as resin bound aggregate) and better signage. The signage on the Royal Crescent car park would particularly benefit from improvement.

#### **RMP 12**

*Encouragement will be given to the improvement of the areas of land recognised as having a negative impact by measures such as improved boundary treatment, improved surface treatment and improved signage.*

### **5.11 Buildings At Risk and problem buildings**

The following buildings have been found to be in need of beneficial re-use and/or restoration:-

Character area 1.  
Group of buildings at Abbey Lands farm  
Former Youth Hostel (Not at Risk but Grade I Listed)  
Character Area 3  
The former Hoggarths warehouse,  
Character Area 10  
Part of the Raft Yard group of buildings

National guidance through the NPPF states at paragraph 131 that in determining planning applications, local planning authorities should take account of:—

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

### **RMP 13**

*The restoration of the buildings recognised as in need of beneficial re-use and/or restoration (where necessary) to appropriate conservation standards as informed by the English Heritage document Conservation Principles Policies and Guidance and bringing them back into appropriate use will be encouraged.*

*The List of buildings in need of beneficial re-use and/or restoration will be reviewed from time to time*

## **5.12 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 14**

*The Council will normally resist proposals to cut down or top a tree in the Conservation Area (whether protected by a Tree Preservation Order or not) and where removal is unavoidable replacement trees shall be planted at a ratio of at least 1 to 1.*

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 15**

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

## **5.13 Extensions and Minor Alterations**

Whilst generally any work that materially affects the external appearance of a building requires planning permission, certain works to dwellinghouses are classified as “Permitted Development” and do not require planning permission. Permitted Development includes 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); 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.

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. Part of Whitby West Cliff is already subject to such a Direction (see map 1)

There are no Permitted Development rights on Listed Buildings

### **RMP 16**

*Consideration should be given to extending the area covered by the existing Article 4(2) direction to remove “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 houses within selected parts of the Conservation Area :*

- 1 The erection, construction, improvement, alteration or removal of a chimney, being development within Class A of Part 1 of Schedule 2 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, improvement or alteration of a gate, fence, wall or other means of enclosure under Class A.*

*Note*

*This will require further survey work to assess which areas should be included in an extended Article 4 Direction*

Several terraces have been identified as suffering from inappropriate changes to their windows and doors to such a degree that the alterations have impacted upon their unity and consistency of design. These include:-

East Crescent  
 Esk Terrace (parts)  
 Mulgrave Place  
 Poplar Row  
 Royal Crescent  
 Wellington Terrace  
 Well Close Square  
 West Terrace  
 Windsor Terrace

It is a principle of conservation areas that works preserve or enhance the character of the conservation area. In the case of these terraces a pragmatic approach should be taken to the materials used in future window alterations to ensure that those alterations enhance the Conservation Area. In many other terraces there is still a good level of preservation ie over 50% of the original doors and windows and very effort should be made to preserve them.

*RMP 17*

*The Borough council's window replacement guidance will be operated so as to ensure that the statutory requirement to preserve or enhance the area is followed. In the terraces which have been recognised as having suffered from excessive inappropriate changes a pragmatic approach will be taken to the materials used in future window alterations to ensure that those alterations enhance the Conservation Area*

## **5.14` Whitby railway station**

Whitby railway station has a number of special qualities .It is the subject to its own Conservation Management Plan adopted by the Borough Council in January 2011. A particular issue with the station in terms of its impact upon

the Conservation Area is the effect of uncoordinated signage. The adopted Conservation Management Plan states:-

**RMP 18**

*Proposals which seek to implement the proposals in the Whitby Station Conservation Management Plan will be encouraged, and in particular those schemes which improve the contribution of this building to the character and appearance of the Conservation Area including:-*

- 1. Improvements to the public realm and wider setting of Whitby Station*
- 2. Improvements to the signage*

## **5.15 Improvements to Yards**

Seventeen yards have had their surfaces restored, mostly, though not exclusively, under the grant schemes which operated under the various Whitby Conservation Area Partnerships. Grant aid is no longer available but a number of yards would still benefit from being re-paved and having other improvements. Further detailed survey work is needed to identify those yards which would be a priority for action to benefit from enhancement work should the finance become available. An aspirational policy is therefore included to cover this issue.

**RMP 19**

*Should funding become available, a scheme will be formulated and implemented for the enhancement of yards which have been identified by survey as being in priority need of attention by re-surfacing or other measures to improve them. Any re-surfacing will be carried out in appropriate natural stone, either new or reclaimed, to accord with the characteristics of the relevant yard.*

## **5.16 Archaeological Issues**

The County Heritage Unit has already identified areas of archaeological importance for Development Management purposes one on the east side of the river and one on the west. Development within the defined areas could impact upon the preservation of historic features such as evidence of earlier settlement or early industrial activity. In these areas new development other than modestly sized extensions to existing buildings should be preceded by pre-determination archaeological evaluations

**RMP 20**

*Any application for development on a previously undeveloped site within the areas of archaeological importance as defined by NYCC shall not be submitted until an archaeological evaluation has been prepared by a suitably qualified archaeological contractor and the application shall be supported by the report and mitigation measures recommended in the report.*

## **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.