

The Weaponness Area Scarborough



Scarborough Borough Council
“All together better”

Character Appraisal & Management Proposals Adopted 3 September 2007



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A CHARACTER APPRAISAL OF THE WEAPONNESS AREA - SCARBOROUGH

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INTRODUCTION

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

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

Part of Weaponness was included in Scarborough Conservation Area in 1985 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. This character appraisal is part of that review but also looks at a wider area.

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

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

THE PLANNING POLICY CONTEXT

Designation of Conservation Areas takes place under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A Conservation Area is defined as “*an Area of Special Architectural or Historic Interest, the character or appearance of which it is desirable to preserve or enhance*”. It is the quality and interest of an area, rather than that of individual buildings, which is the prime consideration in identifying a Conservation Area.

Section 71 of the same Act requires Local Planning Authorities to formulate and publish proposals for the preservation and enhancement of any parts of their area that are designated as Conservation Areas. Section 72 specifies that, in making a decision on an application for development in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character and appearance of that area.

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

Local Planning Policy

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

Scarborough Borough Local Plan, adopted in April 1999, provides a number of rigorous policies on Conservation Areas; the principal policies relevant to Weapონness area are :-

E13 - Landscaping

E14 - Extensions and Alterations

E21 - Environment Regeneration Initiatives

E22 - Development in Conservation Areas

E23 - Detailing in Conservation Areas

E24 - Demolition in Conservation Areas

E25 - The Change of Use and Alterations to Listed Buildings

E26 - Demolition of Listed Buildings

E28 - Archaeology

E29 - Historic Parks and Gardens

H3 - Small Scale/Infill Housing Development

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

Policy E22 indicates that the Borough's Conservation Areas will be kept under review.

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

Period Doors
Sash Windows
Listed Buildings
Architectural Ironwork
Conservation Areas in Scarborough Borough
Window Replacement Policy

The *Local Development Framework (LDF)* will be a portfolio of local development documents, collectively delivering the spatial planning strategy for the whole of the Borough (outside the National Park). The Local Development Framework, when adopted, will replace the Local Plan.

LOCATION AND SETTING

The Weaponness character appraisal area is located on the southern periphery of the town and occupies the area between Filey Road and the plateau of Oliver's Mount. The area includes the slopes of Oliver's Mount itself.

The setting of the appraisal area can be broken down into a built environment of almost exclusively residential development; whereas the flanks of Oliver's Mount are undeveloped and wooded. The area to the south comprises the playing fields to Scarborough College and South Cliff Golf Course. The northern boundary of the area is formed by Queen Margaret's Road.

The land slopes gently up in a westerly direction towards Weaponness Drive/Jackson's Lane, from where it rises steeply to the flat plateau of Oliver's Mount.

HISTORICAL DEVELOPMENT

Weaponness was traditionally an area of common grazing. Its 435 acres were acquired by the Corporation of Scarborough in 1256 as part of the Manor of Falsgrave.

John Foord's map of 1796 shows that the land was enclosed and leased in lots at that date. At this time the roads now known as Deepdale Avenue, Jackson's Lane and Queen Margaret's Road were laid out; as was the road around the plateau of what we now call Oliver's Mount - referred to in Brodrick's 'Guide' of 1806 as a 'driving road'. Bridlington Road (now Filey Road) was widened, straightened and slightly re-aligned.

Planting on the eastern slopes of Oliver's Mount was carried out between 1797 and 1852, and on the western slopes between 1852 and 1892.

The laying out of the 'driving road' around the top of Oliver's Mount, the tree planting and formation of footpaths, were part of the creation of pleasure grounds for visitors as the town developed as an increasingly important resort.

In 1885, Joseph Petch, the Borough Engineer, prepared a plan for the development of part of the Weaponness estate comprising the streets now known as Weaponness Park, Weaponness Drive and Mountside. Twenty-two plots of land were proposed fronting Filey Road and what was then called Jackson's Lane, but only Plots 1 to 12 along Filey Road were built on - this represents the earliest development in the area.

In 1893 the plots within the 'oval' formed by Weaponness Drive, Weaponness Park and Mountside were laid out and in 1899 Harry W Smith, the Borough Engineer, prepared plans for the laying out of Weaponness Avenue, the extension of Weaponness Park, and the widening of Deepdale Avenue and Queen Margaret's Road, but though a few houses were built soon afterwards the major building works did not really get going until after the 1914-18 war.

The final area to be laid out for development was the east side of Jackson's Lane in the 1930s; this part of the lane was renamed Deepdale Avenue ie an extension of the existing street.

It was always the intention that the area be laid out in a spacious manner to provide for a certain class of occupier. Notable people who built houses here were Sir Herbert Dyke Acland, MP for Rotherham and educational reformer; F W Plaxton; George Rowntree; W.S. Rowntree; (Sir) Meredith Whittaker, newspaper proprietor; James Dippie, Town Clerk; Captain Potter and Captain Smirthwaite.

In the later half of the 20th century more modest infill development took place along Mountside, Queen Margaret's Road and Weaponness Drive. Some of this is not of the same architectural quality as the earlier developments and uses materials not characteristic of the area; nevertheless the spacious, sylvan setting was retained.

CHARACTER ANALYSIS

General Character

The character of the area is predominantly that of a leafy late 19th century/early 20th century residential area. There are many large, architecturally interesting, detached and semi-detached buildings set in generous grounds. The mature trees, shrubs and hedges in the private gardens partially screen the buildings and create a sense of spacious sylvan setting. Towards the southern edge of the area, the character and urban grain become tighter, but this is mitigated by the presence of the large open spaces of the South Cliff Golf Club and the playing fields to Scarborough College.

Many of the buildings in the Weaponness Park area were built during the period up to the 1914-18 war and these reflect the styles favoured by builders at the time. The influence of the Arts and Crafts movement is predominant. The larger buildings were individually designed as set pieces in order to reflect the status of their owners and to set them apart from their neighbours.

This spacious setting continues with the early 20th century development along Deepdale Avenue and College Avenue.

Within the study area, in addition to the open space associated with the golf course and school playing fields, there are areas of public open space associated with the bowling green on Filey Road and the Sports Centre on Filey Road, and Weaponness Avenue original the Yorkshire Lawn Tennis Club.

The other public spaces relate to triangular areas, associated with the curvilinear road layout of the estate.

Street trees are very much a part of the character of the area. These triangular areas of planting are part of 19th century street planning of this area



The street scene is defined and characterised by either brick boundary walls, often with a characteristic iron rail on top, or hedges, which are often beech. There is no historic floorscape.

The built environment, in addition to its sylvan setting, is seen against the backdrop of the slopes of Oliver's Mount, now heavily wooded.



The spatial and architectural qualities of the area are very much typified by this photograph of 1 Weaponnes Drive, by the eminent architect Sir Edwin Cooper FRIBA, viewed across the open space created by the bowling green and seen against the wooded backdrop of Oliver's Mount

SPATIAL ANALYSIS

Key Views

There are many panoramic views out of the area from Oliver's Mount, especially adjacent to the War Memorial. From within the estate there are views of the Castle and south bay from Mountside and Weaponness Drive. From outside the area, the roofs of Riseborough, Norwood and Moor End are an important skyline feature seen from Filey Road.



Weaponness has key views to the Castle, south bay and across the town

Grain

The largest properties are laid out along Filey Road and Weaponness Park where the building plots are largest. Historically the relatively low density of development was maintained along Mountside and Weaponness Drive. Development along the later phase of Deepdale Avenue, College Avenue is a little denser.

The grain of the area is reflected in the plot coverage and degree of built up frontage. Plot coverage averages approximately 13% although some recent developments such as May Lodge and Mountside Apartments rise substantially above this, meaning that they are not characteristic of the area. The length over which the plot frontages are built up relative to the plot width averages 61%.

The area is characterised by sinuous roads which reflect the landform, except in the area around the school playing fields where straight roads prevail.



In Weaponness Park the houses are almost hidden by the sylvan setting.



In Deepdale Avenue the grain is denser but still dominated by trees

DEFINITION OF SPECIAL INTEREST

Use

Buildings in the study area were predominantly built as single dwellinghouses, exceptions being Scarborough College, built as a school, the clubhouse and associated stand for the Tennis Club, and the bowling pavilion. A high proportion of the original large houses are now converted to flats and two houses are used by Scarborough College for residential purposes. More recent developments include purpose-built flats/sheltered accommodation.

Qualities of the Buildings

Within the character appraisal area, there are only three Listed Buildings. These are:-

Dunollie;

Scarborough College main building; and

War Memorial, Oliver's Mount

The descriptions of all the Listed Buildings are included at Appendix 1.

In addition to the Listed Buildings, which clearly make a positive contribution to the character and appearance of the area, there are also a number of un-Listed buildings that also make a contribution to the area - these have been shown as Buildings of Townscape Merit (see Appendix 2). Examples of these significant buildings are shown below. Several of these are by architects of national and indeed international standing - Sir Edwin Cooper, Sir Robert Lorimer, E J May, Fred Rowntree and A J Penty; whilst others are by architects of regional standing: Frank Tugwell, Runton & Barry, Walker, Son & Field of Hull and H Percival Binks of Hull.

Examples of Buildings of Townscape Merit



**Weaponness House, Filey Rd
By Runton & Barry**



**1 Weaponness Park
By (Sir) Edwin Cooper FRIBA
For (Sir) Meredith Whittaker**



**Annan, Deepdale Avenue
By G H Fawcett
Design influenced by Edwin Lutyens**



**Riseborough
By Fred Rowntree**



**Moor End/Norbury, Weaponness Drive
By Hall, Cooper (Edwin) & Davies**



**Dunollie, Filey Road
By A J Penty
Possibly the finest Art & Crafts
house in Scarborough**

Building Materials

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

Walling materials are predominantly red or red/brown brick, or render, sometimes both on the same building, often separated by a string course. Use is made of decorative brickwork such as bricks laid herringbone fashion. Some of the buildings erected since the 1960's use a buff brick which does not accord with the character of the area. Other walling materials include small plain tile cladding, 'half timbering' and some stone dressings such as around doorways and on corbels.

Roofing materials are largely small plain clay tiles (Red Rosemary tiles), although a significant number of buildings use Westmorland green slate which sets this area apart from the rest of the town. The later developments on for example Deepdale



Norbury/Moor End, Weaponness Drive
 an eclectic mix of brick, render, 'half timbering' with highly detailed doors and eaves I



Weaponness House, Filey Road
 uses brick and stone in combination

Avenue use concrete versions of the small plain tiles but these fit in well with the area. Some houses built in the post-war period use profiled concrete tiles which are not characteristic of the area, but more modern developments - Hertford House, etc – have reverted to small plain tiles.

Local Details

Roofs:

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

Frontage Walls and Gate Piers:

The villas, or sites of villas, along Filey Road, and the return elevations up Weaponness Drive/Weaponness Park have very distinctive brick walls topped by iron railings.



Iron rail topped brick frontage walls to Filey Road & Weaponness Park.

Gate pillars are usually brick with decorative stone capping, some are entirely stone



Stone gate pier, Weaponness House, Filey Road



Brick and stone gate pier Willersley, Filey Road

Chimney Stacks:

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



Chimney stacks make an important contribution to the character of the area – Oakmere, left and Riseborough, right

Stone and other features:

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



Stone detail at May Lodge, Filey Road



Decorative plaque at Mountside House

Windows:

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

Street Furniture:

There is a small number of pieces of street furniture which contribute to the character of the area. These include:-

Cast iron shelter on Filey Road probably designed by Harry W Smith
Cast iron letter box at the Weaponness Park/ Weaponness Drive junction



Cast iron shelter, Filey Road

Street signs: The original design consisted of a timber post supporting a wrought iron frame holding a swing sign in maroon and cream – these are characteristic of street signs in municipally sponsored developments throughout the former Municipal Borough. One of these is extant, the others have been replaced by steel versions.



Original street sign in timber with name board in gallows bracket



The modern metal replacements are less successful but still distinctive and should be kept

Areas at Risk

The large garden areas in the area are under threat from possible development proposals, as a result of Government guidance to increase the amount of house building on previously developed sites. In addition to the adverse impact that such development may have on the character and appearance of the Conservation Area, it may also significantly affect the setting of some of the Buildings of Townscape Merit.

Negative Factors

The car park to the Sports Centre fronting Weaponness Avenue is poorly screened and surfaced. It detracts from the sylvan setting of the area and in particular detracts from the setting of the former pavilion (which is now shown as a Building of Townscape Merit).

The sports halls at the Sports Centre are large bulky structures which are not characteristic of the area in terms of detail, massing and visual quality although this is mitigated by the sylvan setting. They swamp the former pavilion designed by Sir Edwin Cooper.



Car parking dominates the front of the Sports centre



Modern Sports Centre buildings are out of character with the area though the trees mitigate the effect

The deteriorating condition of the stand of the former tennis courts detracts from the qualities of the area



The stand at the tennis courts

Neutral Factors

Numbers 8-12 Weaponness Drive are in a modern cul-de-sac development off Weaponness Drive proper. Whilst not characteristic of the area, they do integrate with the surroundings. Whilst these new buildings are not considered to make a positive contribution to the character and appearance of the area, neither do they have a negative impact.

Capacity for change

There are a few sites which have previously had planning permission, or which are original plots of 1893, which may be suitable for development provided it enhanced the character and appearance of the Conservation Area.



Site with a previous planning permission

SUMMARY OF IMPORTANCE

The area reflects the development of the town as a resort by the laying out of the Oliver's Mount area as pleasure grounds for walks and carriage drives.

The area is part of a planned expansion of the town, specifically at low density to meet the aspirations of the growing professional middle-class in 19th century Scarborough.

The area retains its planned form of sinuous tree-lined streets and large buildings in a sylvan setting.

There are many buildings of great townscape merit, several of them by architects of national and international standing.

APPENDIX 1

Listed Building descriptions

Dunollie, Filey Rd Grade II

Large house. 1901. Designed by A.J. Penty in the neo Georgian style. Red brick with ashlar dressings and hipped and bell-canted Cumberland slate roof. 9 tall brick stacks. Moulded and decorated eaves. Glazing bar sash windows throughout. East entrance front has 5 bay recessed centre, and projecting 3 bay wings. Central section has ashlar entrance colonnade with pairs of Ionic columns supporting a plain entablature topped by a balustrade. Central double glazed panel doors with segmental over-light and flanking half columns, to the left a 3 light mullion window with iron casements. Above a central glazed balcony door with over-light in wooden surround carved with fruit, flanked by 2 sashes. Above three 3-light dormer windows with iron casements. The projecting wings each have 4 plain pilaster strips, with three sashes with keystones, and above 3 further sashes, above again single 4-light dormer windows. Set back to right a 4 bay wing with 3 sashes, and above 3 smaller sashes. South garden front has projecting 2 storey canted bay, with a central glazed garden door, flanked by sashes, above again an open sleeping balcony with plain balustrade and hipped roof. To the south-west a lean-to conservatory with beyond a tall 2 storey transom and mullion window lighting the great hall.

Interior: Panelled vestibule with barrel vault leading to 2 storey great hall with wooden roof, gallery with turned balusters, panelling with fluted Doric pilasters, a four-centred arched stone fireplace and a built in organ with C17 style wooden case, and a tall oriel window Art Nouveau style stained glass. Dog leg staircase with turned balusters and square newels. Morning room, now library, has mid-C18 style decoration with panelled walls, plaster ceiling and coving and elaborate fireplace with panelled over mantle. Drawing room has early - C18. style decoration with bracketed plaster coving and wreathed plaster ceiling with fluted Ionic pilasters either-side of a carved marble fireplace. Billiard room has wainscot panelling and plaster ceiling with raised seating around the walls. Dining room has sumptuous mid - C18 style decoration with a fireplace recess with fluted Doric marble columns in - antis between pilasters white marble with black bases and capitals. Panelling, fluted Ionic pilasters, fine carved door cases, a bolection mould fireplace and an oval wreathed plaster ceiling. Bedrooms also have good quality plaster-work, the Master Bedroom is in the Adam style.

Scarborough College, Filey Rd Grade II

Design commissioned from the young Edwin Cooper, later to be knighted, a Scarborough man then in partnership with Hall and Davis. 1898 in free Tudor style. The south front is of 8 bays, canted at west end and with projecting gabled wing to east. The main block has a segmental arched stone cloister arcade across ground floor with central gate house feature. Otherwise red brick. The first floor windows have stone surrounds carried up through deep eaves to gabled dormers. Tapering octagonal turrets to upper stages of gate house feature. Casement windows. Later extensions to rear.

War Memorial, Oliver's Mount Grade II

Massive very tall granite obelisque erected after 1918 on north end of Oliver's mount and very prominent landmark overlooking South Bay

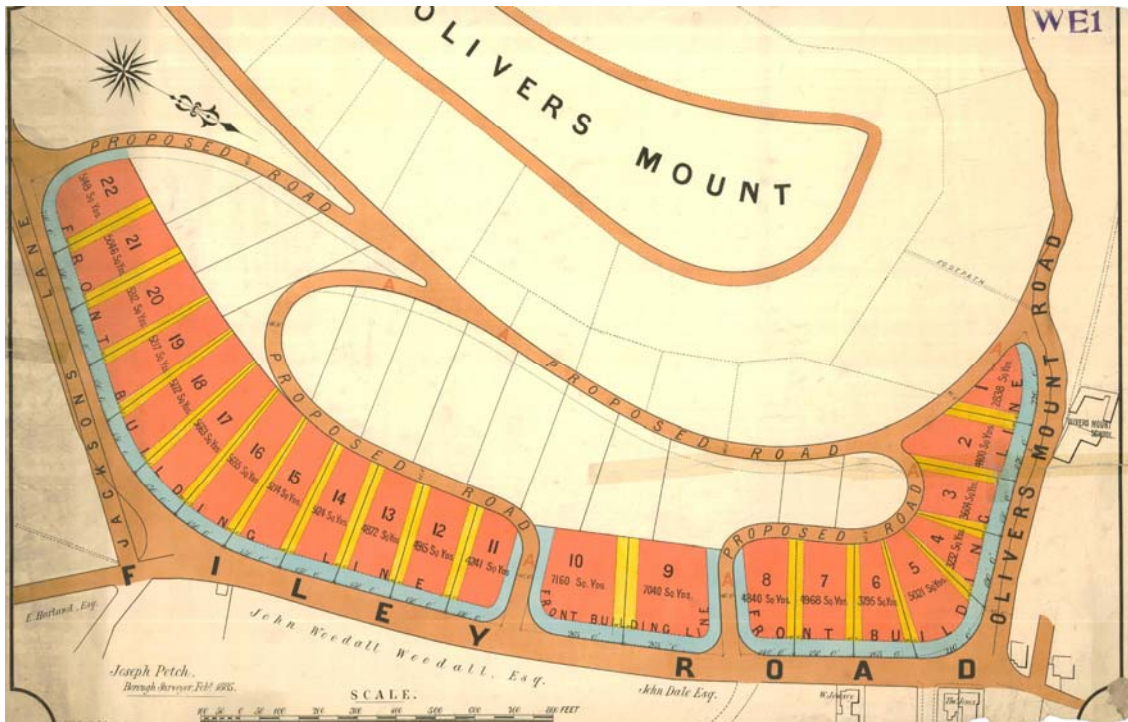
APPENDIX 2

Buildings of Townscape Merit

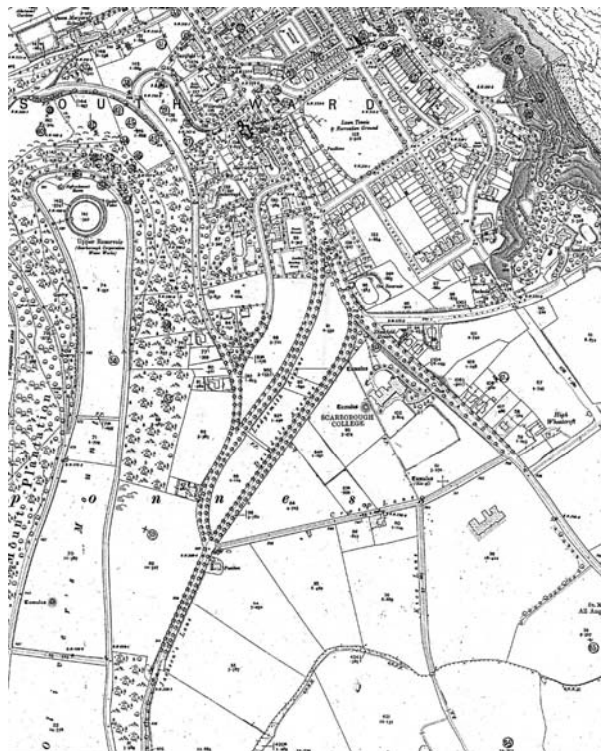
House Name	Street	Architect
Mountside House	Mountside	Charles Edeson
Willersley Cottage	Mountside	? John Hall
May Lodge (27)	Filey Road	E J May
Willersley (29)	Filey Road	John Hall
Dunollie (31)	Filey Road	A J Penty
Weaponness House (35)	Filey Road	Runton & Barry
Norbury & Moorend	Weaponness Drive	Hall, Cooper & Davis
Woodcroft	Weaponness Drive	John Petch
Riseborough	Weaponness Drive	Fred Rowntree
Homegreen	Weaponness Park	Frank Tugwell
Hawkwood Court	Weaponness Park	Frank Tugwell
High Bank	Weaponness Park	Walker, Son & Field
Wendy Ridge	Weaponness Park	H Percival Binks
Tyneholme	Weaponness Park	Frank Tugwell
1 Weaponness Park	Weaponness Park	(Sir) Edwin Cooper
Weldon Court	Weaponness Park	(Sir) Robert Lorimer
Pavilion (now Sports Centre)	Weaponness Avenue	(Sir) Edwin Cooper
Ashwood (formerly Woodside)	Weaponness Park	T W Whipp
Oakmere	Weaponness Park	John Petch
York House (formerly Bramhope)	Weaponness Park	Fred Rowntree
Sunwood	Weaponness Park	G H Fawcett

House Name	Street	Architect
Annan	Deepdale Avenue	G H Fawcett
Deepdale Croft (15)	Deepdale Avenue	G H Fawcett
Deepdene (19)	Deepdale Avenue	Edward Tasker
17	Deepdale Avenue	G H Fawcett
Ridgewood	Deepdale Avenue	L M Sanderson
Weaponness House (31)	Deepdale Avenue	Walker, Son & Field of Hull
Carlton Manor (formerly Wolfreton) (33)	Deepdale Avenue	Walker, Son & Field of Hull
Golf Club House		L M Sanderson

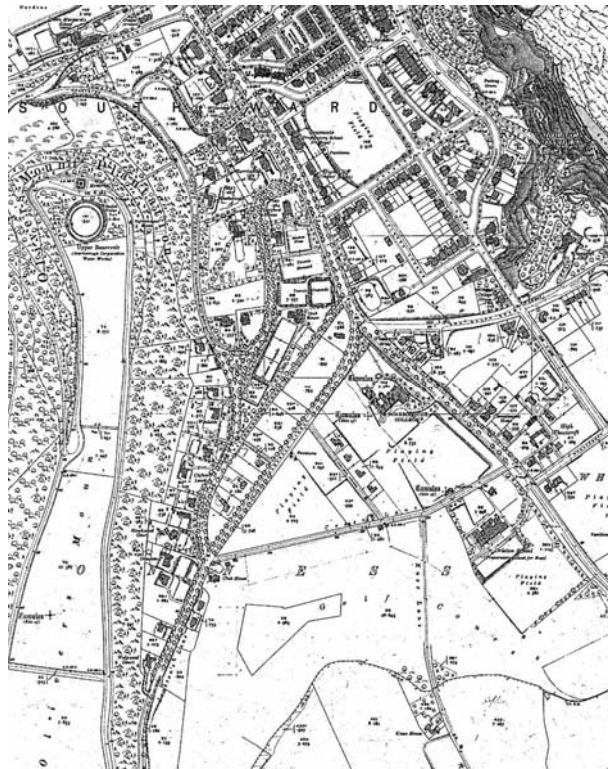
APPENDIX 3 HISTORIC MAPS & PLANS



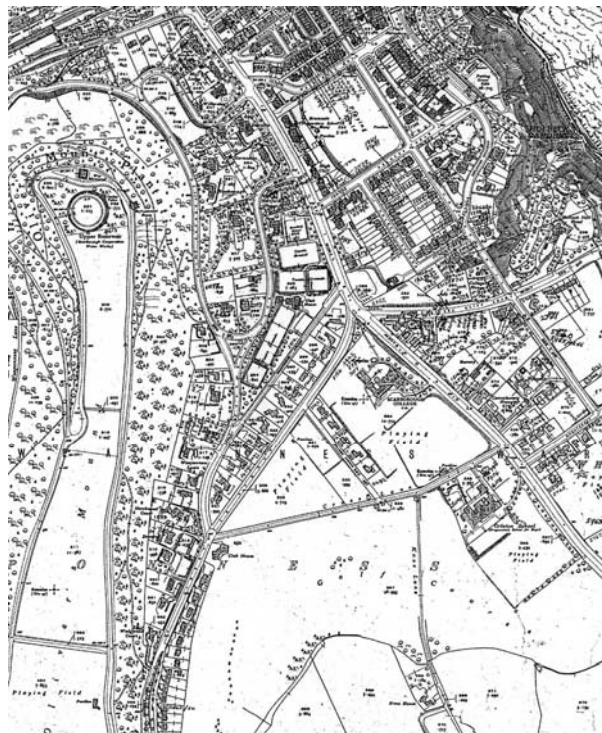
The layout plan prepared by Joseph Petch, Borough Surveyor in 1885



OS 1:2500 scale map of 1912 (reduced)



OS 1:2500 scale map of 1928 (reduced)



OS 1:2500 scale map of 1939 (reduced)

WEAPONNESS CHARACTER APPRAISAL
MANAGEMENT PROPOSALS

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1. INTRODUCTION

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

2. APPRAISAL

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

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

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

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

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

3. LEGISLATIVE BACKGROUND

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

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

Scarborough Borough Local Plan, adopted in April 1999, provides a number of rigorous policies on Conservation Areas, the principal policies relevant to Weaponness area are :-

E13 - Landscaping

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- H3 - Small Scale/Infill Housing Development
- H12 - The Conversion and Sub-Division of Buildings for Residential Use.

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

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

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

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

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

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

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

4. ISSUES AND RECOMMENDED MANAGEMENT POLICIES

4.1 Conservation Area Boundary

The greater part of the study area is considered to have Special Architectural or Historic Interest which is considered to be worthy of preservation. At present the Scarborough Conservation Area only covers that part of the study area which fronts onto Filey Road, between Numbers 25 (formerly Holly Court) and 35 (The Bankory) inclusive. In order to provide the area with the degree of protection it deserves, the Conservation Area boundary should be extended. The extension should include the slopes of Oliver's Mount.

Recommended Management Policy (RMP) 1

The Conservation Area boundary be extended to cover the area shown on Map 4. The new designated area to be known as Weaponness Conservation Area.

4.2 Demolition of Buildings/Buildings of Townscape Merit

Section 74 of the Act provides for control over the demolition of buildings in Conservation Areas (subject to various exceptions). Paragraph 4.27 of PPG15 - Planning and the Historic Environment, indicates that: "The general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a Conservation Area". It goes on to say that proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish Listed Buildings (Paragraphs 3.16 - 3.19 of PPG15). Map 3 and Appendix 2 to the Appraisal identifies buildings that make a positive contribution within the designated area. These are generally the large detached villas and villa pairs constructed in the late nineteenth and early twentieth centuries, which establish the character of the area. The demolition of these buildings will not be permitted.

RMP 2

Demolition of buildings in the Conservation Area will only be permitted where it can be justified against the criteria in E22, E26 and PPG15. Consideration of proposals against these criteria will be informed by the Character Appraisal with the aim of maintaining the area's positive characteristics and in particular the demolition of identified Buildings of Townscape Merit will not be permitted.

4.3 New Development

The character of the area is due to its sylvan setting and open spaces which are formed by private garden and small areas of open ground. The pattern of past development has established the character of the area. Substantial infilling is likely

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

Although the area was laid out in the late 19th century, there are, however, still a number of plots of land which have not been built on, the development of which will not harm the area and may enhance it.

Saved Policy H3 in the adopted Scarborough Borough Local Plan sets the general principles of infill housing.

RMP 3

Where redevelopment of existing buildings or development on vacant land is appropriate, new development should result in:

- (a) Plot coverage less than 15% of the plot.*
- (b) The building occupying less than 60% of the plot frontage.*
- (c) The retention of features essential to the setting such as trees, hedges and the spacious characteristics of the area.*
- (d) Buildings which are sympathetic to the architectural characteristics of the area identified in the Character Appraisal.*

RMP 4

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

4.4 Trees

Section 211 of the Town and Country Planning Act 1990, as amended, requires that anyone proposing to cut down, top or lop a tree in a Conservation Area must give six weeks notice to the Local Planning Authority. The purpose of this requirement is to give the Authority an opportunity to make a Tree Preservation Order.

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

RMP 5

In view of the major importance of trees within the designated area the Council reiterate to the property owners the requirement to notify the Council of any

proposals to cut down, top or lop a tree. The Council will normally resist proposals to cut down a tree in a Conservation Area.

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

RMP 6

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

RMP 7

The Council should consider the maintenance and replacement of the trees within the highways within the Conservation Area.

4.5 Extensions and Minor Alterations

(a) Extensions and Alterations to Buildings

Any work that materially affects the external appearance of a building requires planning permission, subject to “Permitted Development” rights. Under normal planning control certain works are classified as “Permitted Development” and do not require planning permission. These include small alterations and extensions to dwellinghouses; the erection of buildings; enclosures or pools required for a purpose incidental to the enjoyment of a dwellinghouse (such as a swimming pool); the provision of hard surfaces, and the erection of and alterations to boundaries.

Within Conservation Areas some developments (that in other areas would be “Permitted Development”) are not classified as “Permitted Development”. These include various types of cladding; the insertion of dormer windows; and the erection of satellite dishes on walls, roofs and chimneys fronting a highway. Also, within Conservation Areas, the size of extensions that may be erected within specific planning permission is more restricted.

(b) Hedges

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

(c) Reinstatement of Features

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

(d) Gate Piers, Boundary Walls and Outbuildings

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

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

RMP 8

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

- (a) Extensions (including porches and canopies) on the front or principal elevations of buildings should be avoided as these elevations have usually been carefully designed.*
- (b) Extensions at the side or rear are generally to be preferred, except where these elevations have also been carefully designed or are open to public view.*
- (c) Extensions should be subordinate to the building to which they are attached.*
- (d) Use similar or complimentary materials.*
- (e) Reflect or compliment its style and appearance.*
- (f) The design and siting of buildings and structures within the curtilage of dwellinghouses respecting the character of the building or the character and appearance of the wider Conservation Area.*
- (g) No hard surface within the front gardens of dwellinghouses that would be detrimental to the character or appearance of the wider Conservation Area.*
- (h) Retention of timber doors and windows which are important to the character and appearance of the building or the wider Conservation Area.*
- (i) Buildings which were not originally designed to be painted, should not be painted.*

- (j) *Avoid alterations to (including demolition of) boundary walls, gate piers, fences and gates that would be detrimental to the character or appearance of the Conservation Area.*
- (k) *Encourage the reinstatement of removed gate piers, boundary walls and outbuildings.*

4.6 Removal of “Permitted Development” Rights

Local Planning Authorities may remove (or apply for approval to remove) “Permitted Development” rights by way of an Article 4 Direction. This means that certain developments that previously did not require a planning application to be submitted, would be brought under the control of the Council and now require planning permission.

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

RMP 9

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

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

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

4.7 Street Furniture

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

RMP 10

Street furniture which is characteristic of the area such as street signs and shelters should be repaired and enhanced or where beyond repair should be replaced on a like for like basis; in particular unsympathetic repairs/alterations carried out to the shelter on Filey Road should be reversed when resources permit.

4.8 Buildings at Risk

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

4.9 Archaeological Issues

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

5. MONITORING AND REVIEW

In line with BVPI 219b and guidance issued by English Heritage it is recommended that this appraisal be reviewed every five years from the date of its formal adoption. It will need to be assessed in the light of the emerging Local Development Framework and Government policy generally. A review should include the following:-

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

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



Endpiece
Design for a house – Bramhope, Weaponness Park by Fred Rowntree FRIBA, 1906

CWH/CLS
 4 September 2007