

Filey Conservation Area

Scarborough Borough Council
“All together better”

Character Appraisal & Management Proposals Draft



A great place to live, work & play

A CONSERVATION AREA APPRAISAL OF FILEY

CONTENTS:

- 1 Introduction
- 2 The Planning Policy Context
- 3 Location and Setting
- 4 Historical Development
- 5 Character Analysis :
 - Appendix 1 Listed Buildings
 - Appendix 2 Buildings of Local Historical Interest or forming a significant group
 - Appendix 3 Tree Preservation Orders
 - Appendix 4 Key views
 - Appendix 5 Historic maps and plans

Maps - at the end of the document :

- 1 Existing designations.
- 2 Historic topography
- 3 Age of buildings; historical features.
- 4 Identity Areas
- 5 Character appraisal.
- 6 Trees and views
- 7 Proposed Conservation Area boundary.

INTRODUCTION

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

This appraisal builds upon national policy, as set out in PPS5, and local policy, as set out in the Local Plan, and provides a firm basis on which development proposals in Filey can be assessed.

Filey Conservation Area was designated in 1977. Designation followed a request from Filey and District Civic Society, who held public meetings, for a conservation area to be considered; the Civic Society provided historical information. Consultation on the draft was carried out with the Civic Society, North Yorkshire County Council, Filey Town Council, Council for the Protection of Rural England, York and North Yorkshire Society of Architects and Hunmanby local history Group. The proposals were advertised in the local press and London Gazette on 1 July 1977.

Filey was clearly 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 a review of all conservation areas. It also looks at a wider area than simply the present conservation area – the area of review is referred to as the study area. The current Conservation Area has an area of 18.188 hectares (44.94 acres)

To be concise and readable, the appraisal does not record all features. Whilst the Appraisal has tried to recognise major 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 PPS5: Planning and the Historic Environment, and guidance from the English Historic Towns Forum.

The preparation of this appraisal has drawn on the following sources;-

Cartographic sources

Filey enclosure award map	1788
Ordnance survey 1:10,560 scale	1854
Ordnance Survey 1:2500 scale	1890
Ordnance Survey 1:2500 scale	1909
Ordnance Survey 1:2500 scale	1926
Ordnance survey 1:10,560 scale	1947
Ordnance Survey 1:1250 scale	1972

Online sources

Archaeological Data Service	www.ads.ahds.ac.uk
British History On Line	www.british-history.ac.uk
English Heritage Archives	www.englishheritagearchives.org.uk
Filey Bay Initiative	www.fileybay.com
Geograph	www.geograph.org.uk
Heritage Gateway	www.heritagegateway.org.uk
includes	www.pastscapes.org.uk
and	www.viewfinder.english-heritage.org.uk
National Archives	www.nationalarchives.gov.uk

Printed sources

Baines, E	Directory of the North and East Ridings	1823
Buglass, J & Brigham, T	Rapid coastal zone assessment Yorkshire & Lincolnshire:Whitby to Reighton	Humber Archaeology Report 238 2008
Fearon, M.	The history of Filey North Yorkshire	2008
Kelly	Directory of North and East Yorkshire	1872

Image Copyright

Most images in this document are Copyright © Scarborough Borough Council.

Some images with a personal name underneath are downloaded from the Geograph web site <http://www.geograph.org.uk> and remain the Copyright © of the individual but are used under the terms of the Geograph site ie the work is licensed under the Creative Commons Attribution-Share Alike 2.0 Generic License. To view a copy of this license, visit <http://creativecommons.org/licenses/by-sa/2.0/> or send a letter to Creative Commons, 171 Second Street, Suite 300, San Francisco, California, 94105, USA.

The Filey Town Plan 2010-2015 has also been consulted.

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 Statement 5 (PPS5) - Planning for the Historic Environment.

Policy HE2.1 Regional and local planning authorities should ensure that they have evidence about the historic environment and heritage assets in their area and that this is publicly documented. The level of detail of the evidence should be proportionate and sufficient to inform adequately the plan-making process.

Policy HE2.3 Local planning authorities should use the evidence to assess the type, numbers, distribution, significance and condition of heritage assets and the contribution that they may make to their environment now and in the future. It should also be used to help predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

HE3.4 At a local level, plans should consider the qualities and local distinctiveness of the historic environment and how these can contribute to the development of the spatial vision in the local development framework core strategy. Heritage assets can be used to ensure continued sustainability of an area and promote a sense of place. Plans at a local level are likely to consider investment in and enhancement of historic places, including the public realm, in more detail. They should include consideration of how best to conserve individual, groups or types of heritage assets that are most at risk of loss through neglect, decay or other threats

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. Work is underway to replace the Local Plan, and

new policies relevant to Conservation Areas will be prepared, but the following Local Plan policies relevant to the Filey area will be 'saved' for the time being :-

- E1 - Protection of open countryside
- 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
- H.3 - Small scale/infill housing development within the development limits of settlements.
- 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

LOCATION AND SETTING

Filey is located 12 km (7.5 miles) south east of Scarborough and at the apex of Filey Bay. Natural England has defined Character Areas and Filey lies within the Vale of Pickering Natural Area which is part of the Yorkshire & the Humber Character Area

The geology of the Vale of Pickering Natural Area coastal landscape is one of glacial till (boulder clay) overlying the solid bed rock. The till outcrops at the bay forming low sea cliffs. On Carr Naze and Filey Brigg the way in which the till overlays the middle oolite of the Jurassic is clearly visible. The glacial till has created a hummocky, undulating landscape. Inland from Filey, the landscape is still generally rural being a mixture of arable fields and pasture enclosed by hedges. The influence of coastal tourism and recreation becomes much more apparent north and south of Filey. A distinctive coastal character quite different from the rest of the Vale of Pickering results from a combination of holiday villages, golf courses, caravan and chalet sites and natural features such as beaches, cliffs short coastal valleys and the sea.

The immediate setting of Filey is further influenced by two factors.

- Firstly the glacial till is incised by two significant ravines, Church Ravine to the north (and its associated side valley now containing Ravine Hill road) and Martin's Ravine or Gill to the south which are steep and well wooded and provide clear north and south 'punctuation' to the urban area.
- Secondly the boulder clay on which the town is built has relatively low undulations which means that within the grid iron plan of the 19th century development in particular there is very little change in level and plane, thus streets such as Murray Street/Station Avenue and West Avenue have long, relatively straight vistas. This area is further incised by two minor ravines which now have roads down to the foreshore; Mouse Haven Road (now Crescent Hill), Sand Road (now Carrgate Hill) which provide a distinctive link between town and foreshore .

The setting of the town is further defined by the sweep of the bay – in particular the view of the stuccoed terraces of The Crescent rising above the wooded undercliff is an outstanding piece of townscape



HISTORICAL DEVELOPMENT

Part of the Roman signal station on Carr Naze, to the north of the town, survives archaeologically. In 1898 fragments of a cobbled surface set in concrete were found near Filey Church School and again in Station Road in 1935 and near the station in 1937. These fragments were all said to be Roman although modern interpretations are sceptical and there is no evidence of a Roman settlement at modern Filey.

Filey is mentioned in the Domesday survey of 1086 as belonging to the manor of Falsgrave. At this time it was called Fiuelac/Fiuelace which is thought to be Anglian in origin. Evidence in ecclesiastical documents shows that in the 12th century Filey fishermen were working as far away as Grimsby & Whitby and it must have remained a relatively busy port as a customs riding officer was based in Filey from the very early 18th century.



Ridge and furrow north of St Oswalds Church

The earliest remaining parts of the settlement border Church Ravine. To the south of the ravine what are now called Queen Street and Church Street were linked by a bridge with St Oswald's Church to the north and formed the nucleus of the fishing village. Excavations in 1976 at 34 Queen Street revealed a building which was thought to be 10th or 11th century.

The earliest detailed map of Filey is the 1788 Enclosure Award map. The built form consisted of two streets, Town Street (current Queen Street) and Church Street at right angles to it. The frontages seem to have been densely built up along both sides of Town Street and the west side of Church Street, with elongated tenements running back; on the south side of Queen Street and the west side of Church Street to back lanes which are now Mitford Street and Scarborough Road respectively. This is an arrangement which is typical of English settlements from the 12th century onwards thus in 1788 the morphology of the settlement, consisting of a main street and back lanes was still little changed since medieval times.

The market cross was located at the junction of Church Street, Scarborough Road, Mitford Street, Station Road (originally Moor Lane) and West Road (originally Common Right Road leading to the corn mill): where the streets widened out to form what must have been a small market place – there are records of a Friday market from 1221.

1801 census, Filey had a population of 505.

The main landing place for fishing boats at this time extended from the present Coble Landing southward to the vicinity of Cargate Hill. Today, the Coble Landing is an extension of the sea wall and has partly been built over since the 1920s.

There has been a church on the present site of St Oswald's since the 11th or 12th Century, while earthworks and foundations suggest that there was a manor house on or near the site presently occupied by Church Cliff House. Up until the late 19th century, St Oswald's Church was not only separated from the township by Church Ravine, but was in a different county from the township ie the North Riding – there may have been an entirely separate settlement here.

In the early years of the 19th Century the layout and extent of the village changed little, remaining for a time physically separate from the streets of 'New Filey' which began to be developed to the south. The major change to the old village in this period was the building of small cottages in the yards to the rear of Queen Street and Church Street referred to below. Most of these have now been demolished or are used for other purposes.

The resort of New Filey began to be developed in the 1830s with the construction of a number of large detached villas such as Grove Vila in Scarborough Road (since replaced); North Cliff Villa (replaced by the present Northcliffe) and Ravine Villa, which was now demolished in the 1970s and its grounds, Glen Gardens, used as a public open space. Cliff House, now the Bronte Café, in Belle Vue Street dates from 1842.

Large scale co-ordinated development did not begin, however, until after 1835 when J W Unett, a Birmingham solicitor, acquired most of the area bounded by the present Murray Street, West Avenue and Glen Gardens and began to lay out new streets. Plots were sold to builders from Filey, Scarborough and Bridlington. The first block 8-14 The Crescent, between Rutland Street and Brooklands, was built in the 1840s and the second block, numbers 1-7 came in 1851. The crescent Hotel formed the centrepiece of the design and was completed in 1853 .

**The Crescent
about 1920**



The arrival of the railway line from Seamer in 1846 and Bridlington in 1847 was a significant impetus to development. By the time the first large scale Ordnance

Survey map was published, in 1852, development had begun to take place in Old Filey on the back plots; current Providence Place and Mariners Terrace for example. New Filey had begun to be developed with Clarence Place (now West Terrace), Rutland Terrace and 1-7 The Crescent built along with a fair amount of development in the block bounded by Murray St, John Street, Belle Vue St and West Avenue. New Filey is a fairly typical 19th century grid iron layout developed south easterly from two pre-existing principal axes; Sand Road (now Murray Street/Cargate Hill) and Slea Lane (now West Avenue)

The opening of the railway line to York and Hull in 1846-7 undoubtedly stimulated development as it increased the popularity of Filey as a resort. The period 1850-90 saw the completion of the Crescent and the construction of St John's Church, a few short terraces of houses on West Avenue, and a number of houses at the foot of the cliffs below the Crescent. To protect the cliff below the Crescent wooden sea defences were built and rebuilt at this time and it was not until 1892 that work began on a new stone wall stretching from the Coble Landing to Crescent Hill. Royal Parade, the extension of the sea wall to the south of Crescent Hill, was not constructed until 1954-55. By 1872 a carriage road had been formed down the ravine leading from the Scarborough road to the beach. At this time the population had grown to 2267.

It was also between 1850 and 1890 that the old village and New Filey were joined by the development of Hope Street and the west side of Union Street, which linked the old back lane (new Mitford Street) of the village with Murray Street.



Thus within a short period the town had changed from a small fishing village to a famous watering place, reaching celebrity status for bathing and for the beautiful firm golden sands. This is reflected in the street layout and architecture - large handsome houses were built for wealthy families, to use as a summer retreat.

Development from 1890 to 1914 was mainly in the form of infilling of sites in existing streets, particularly the terraces to the west of the Crescent on Belle Vue Street, Rutland Street, Brooklands and Southdene; although there was also extension of the old village to the west in the area of Norman Crescent, Granville Road and Victoria Avenue.

In the Inter-War period, Council development began in the area between Scarborough Road and the railway line. This continued after the Second World War and with the more recent large private housing estates on Scarborough Road and Muston Road led to a rapid expansion of the town



Residual ridge and furrow in Glen Gardens

CHARACTER ANALYSIS

General Character

This description of the general character covers the whole town and covers features which are outside the Conservation Area, both present and proposed.

The oldest surviving houses in the old village date from the 17th and 18th Century. Over the years considerable external alterations have been made but the close association of terraced cottages, their small scale and effective enclosure of space have ensured the retention of the intimate character of a village street. The development of flats on the site of the old vicarage in Church Street, although of a somewhat larger scale than the old houses, is integrated into the street scene by the retention of the original high, brick boundary wall and a number of mature trees in the grounds.

In contrast with the diverse character of houses in the old village, the terraces of buildings constructed in New Filey between the 1830s and 1890s present a more unified appearance. The Crescent forms the most impressive architectural feature of the town, being composed of stucco fronted terraces, basically in the Regency tradition, occupying a prominent elevated position overlooking the bay. Shorter terraces of stucco fronted house of similar age and style, but of less impressive scale, are found at the rear of the Crescent in Rutland Street and Belle Vue Street. Only those on Belle Vue Street have been altered to any great extent, shop fronts of varying age and style being inserted in most properties. The upper floors, however, largely retain their original character.

The development occupying the cliff area between Ravine Road and Crescent Hill is of a similar age to the Crescent but the buildings are more diverse in character and less impressive. Nevertheless, their setting against the very attractive wooded slope overlooking the bay lends the area a distinctive character adding greatly to the beauty of Filey.

Completing the immediate landscape setting of the town are Glen Gardens to the south and Church Ravine to the north. Church Ravine is a spectacular steep-sided valley with many fine mature trees contributing in no small measure to the attractiveness of the northern part of the town.

Glen Gardens, part bounded to the south by a small wooded valley, Martin's Ravine, is less spectacular than Church Ravine but nevertheless is a pleasant continuation of the cliff area to the north. The Gardens also have historical associations as they once formed the grounds to Ravine Villa which was one of the earliest houses to be built in New Filey.

The remaining older areas of the town, that is, the main shopping area, between Belle Vue Street and the old village and the area of the rear of the Crescent, have a less imposing character, being composed of largely unexceptional Victorian buildings, many of which have suffered from extensive external alterations or have been replaced by new development.

A number of identity areas have been recognised and their individual characteristics are set out below.

Description of the Identity Areas

1. Church Ravine

A steep wooded ravine fringed by St Oswald's Church, Church Cliff Farm and dwellings served from Queen Street, Ravine Hill and Church Street. Buildings are more prominent at the western end of the ravine. The Church and Church Cliff Farm are visually and physically linked with Church Street by a footbridge. The area demonstrates evidence of being laid out 1869-71, by the Filey Local Board, as a park with trees, shrubs and footpaths. This is a highly significant area in that it helps us understand the development of the early part of Filey and subsequently how this has developed into the town that exists now.
2. Church Street/Queen Street (west)

Part of the original village of Filey this is part of the historic town core of the settlement consisting of medium density building in a linear pattern, an attractive group of 17th and 18th century buildings (some listed) with pockets of C19 and redeveloped modern buildings. Its character is generally still intact despite the larger scale of flat development on the site of the old vicarage.
3. Queen Street (central)

Entirely redeveloped. Whilst the scale is respectful, the massing, materials, style and lowish density of buildings has produced a character different from the remainder of Queen Street.
4. Queen Street (east)

Another part of the original village of Filey and part of the historic town core of the settlement. There has been some redevelopment but unlike Area 2 it has not been a large scale. Redevelopment has tended to be infilling/gradual renewal in scale with existing buildings. Scale and form of original village street retained but alterations to windows and unsympathetic rendering have tended to detract

somewhat from the original character.

5. Mitford Street (west)/Chapel Street/Chapel Terrace

Largely C19 buildings which have been greatly altered. Character has been spoilt by alterations, unsympathetic redevelopment. Chapel Street is an interesting by-way of mixed residential/business which has quite an amorphous character.
6. Mitford Street (east)/Union Street/Murray Street/Hope Street/John Street/Belle Vue Street/Reynolds Street/Mariners Terrace

The main shopping area of the town. Many commercial properties are domestic scale architecture converted to shops but there are some significant purpose built properties such as the HSBC bank, police station, post Office. Some of the original architectural character has been weakened by alterations for shop fronts, at first floor level, dormers etc. Also some redevelopment has destroyed the original unified appearance of the area. Although architecturally not outstanding as an area there are some significant buildings and the small scale of shops and bustle of activity are an essential part of the character of Filey. There are a number of dwellings in this area, mainly in the Victorian terraces of Hope Street/Reynolds Street/Mariners Terrace. Belle Vue Street is architecturally more interesting than the remainder of the shopping area.
7. Foreshore Road/Cargate Hill/Crescent Hill

The cliff area linking the main part of the town with the beach. The buildings, predominantly a mixture of hotels, boarding houses and dwellings, nestle at the foot of the cliff against a background of trees, shrubs and bushes, this is a designed landscape which has been created over an area of coastal slopes and sea front

The buildings comprise a range of styles mainly of the c19 which are little altered and are a pleasing group. Generally they are subordinate to the landscape, dominated by both sea and slope. A major contribution to the area is Northcliffe House and its grounds.
8. The Crescent

An area which saw a lot of development

- during the 19th century with the expansion of large through terraces to create an area of dense settlement in a grid iron layout. A series of white stuccoed terraces of similar massing and style. A very attractive area of definite architectural quality.
9. West Avenue/Rutland Street/Brooklands/Southdene
Parts of these streets are contemporaneous with The Crescent. The northern part is older and architecturally more interesting than the southern part. The road frontages mainly consist of terraced brick houses (3-4 storeys) presenting a unified character. The south side of Brooklands is the weakest element, being largely undeveloped or C20 buildings of little character. Also the West Avenue and Southdene frontages of this block are architecturally weaker than the blocks to the north.
 10. West Avenue (west)
A diffuse group of buildings of late c19 to 1920's ie the outward expansion of the settlement in the 20th century where housing completely replaced the planned enclosure which previously characterised this area. Buildings are linked by mature garden shrubs and trees. Although not of any particular individual character, the grouping and vegetation taken with the terraces fronting the eastern side of West Avenue produce a pleasant scene.
 11. West Avenue (south)
A small group of c19 dwellings of varying scale which are not outstanding architecturally individually but which form a distinctive group. The southern end provides a pleasant edge to Glen Gardens.
 12. South Crescent Avenue and area south of Southdene
An area of little architectural or historic interest. South Crescent Avenue is a pleasant cul-de-sac of substantial inter-war houses in speculative developers interpretation of arts and crafts whilst south close is typical late 20th century speculative housing. The Sea Cadets Hall (formerly Pavilion) and a post-war former library are of little merit. Public open space is an important element
 13. Glen Gardens/Martins Ravine (formerly Gill)
A pleasant park bounded to the south by a small wooded valley. The park was originally the grounds to a large Victorian

house (Ravine Villa - now demolished and replaced by a modern café building of no visual merit)

The land was purchased by the Filey Urban District Council in 1930 and opened up to the public involving the building of various landscape features, including putting green and boating lake. The landscape of the park combines elements a 19th century landscaped garden (the paths and the lodge), modern municipal park with evidence of the pre-existing ridge and furrow from the open field. Forms part of the setting of the older part of the town.

- | | | |
|----|------------------------------|---|
| 14 | Belle Vue Crescent | A crescent of houses dating to the early part of the 20th century defined by its large semidetached houses with private gardens and broad curving street. |
| 15 | Scarborough Road/Ravine Hill | An area of mostly loose 20th century housing in marked contrast to the grid iron pattern of 'New Filey' or the densely developed fishing village. |

Grain

Much of the Conservation Area is tightly developed with high density terrace houses, their frontages often close to, if not directly on, the street, resulting in a very tight, dense grain. By contrast the area embodying Church Ravine, Martins Ravine and the undercliff has a very loose open grain resulting from the fact that there is very little development.

Use

Filey town has a wide mixture of land uses as befits a small town of this size. However, most of the buildings in Filey were built for residential or guest house/hotel use and this is the predominant character of the area.

Qualities of the Buildings

There are 24 entries on The Statutory List of Buildings of Special Architectural or Historic interest for Filey, although as some list entries cover groups of buildings there are many more properties than list entries. Listed Buildings are shown on Maps 1 and 4 and are set out in Annex 1. All the Listed Buildings in the study area are at Grade II with exception of St Oswald's Church which is at Grade I and the railway station which is at Grade II*.

In addition to the Listed Buildings, which clearly make a positive contribution to the character and appearance of the area, there is a number of buildings which have been recognised through the survey as being of Local Interest because of their architectural or historical contribution to the area. Local Interest buildings are shown on Map 4 and are set out in Annex 2.



**West Terrace, West Avenue
Listed but not currently in
the Conservation Area**



Listed gates to Northcliffe

The fact that a building is neither Listed nor shown as being of Local historical interest does not mean that it does not have merit and does not contribute to the character of the Conservation Area. These two categories make an especially valuable contribution to the area, but as the value of Conservation Areas are often greater than the sum of their parts nearly all buildings are important. In any event, and this is critical, the designation of the Conservation Area means that buildings whether Listed, otherwise designated or not will be need consent for demolition (other than those below a certain size). Applications for consent for demolition will be considered in the light of national policies set out in PPS5.

Building Materials

Walling:

Roofing materials.

In Old Filey the predominant roofing material is red natural clay pantiles, though Welsh slate is also common. Outside the Conservation Area many modern buildings use concrete tiles. The characteristics of the Conservation Area would be re-enforced by the use of natural clay pantiles in new building works in this area

In New Filey the predominant roofing material is blue/grey natural Welsh slate, though there are examples of red plain clay tiles (eg Northcliffe)

Storey Heights and roofs

In the historic core of the town ie character areas 1, 2, and 4, and the intervening area 3, storey heights vary between 1½ and 3 storeys. There are examples of buildings with low eaves pierced by first floor level windows and on the other hand

buildings rising to the full height of three storeys. Area 2 is the most consistent in terms of heights whereas there is wide variation in area 4

Area 8 in New Filey is characterised by buildings of three or four storeys with simple relatively low pitched roofs often dominated by substantial eaves and chimney stacks. Roofs are recessive where they are not dominated by mansards and modern dormers. Some modern dormers are over large and dominate the roofs with an



The Crescent – recessive roof with Visually strong chimneys which Contribute to the architectural rhythm



The Crescent- later dormers do not respect the architecture below and increase the dominance of the roof

unfortunate effect. Similarly, character area 9, 10, 11 and 12 are mainly 19th century developments of three storeys with substantial ceiling heights whereas in character areas 5 and 6 the heights of buildings are more modest.

In character areas 14 and 15 the buildings are mainly two storey

Local Details

Windows and doors

The traditional window type in Filey is generally the vertically sliding sash window though the proportions and pane configurations vary between 8 over 8 to 2 over 2.

In Old Filey the small paned 6 over 6 or 8 over 8 configuration predominates, but in this area there are also examples of small paned horizontally sliding sashes ('Yorkshire lights').

In new Filey, sash windows are much larger and mark the transition between the early 19th century small paned types (eg White Lodge) through themed to late 19th century large paned types to the late 19th century/early 20th century reversion to small paned format eg HSBC at the junction of Murray and Union Streets.

Roofs

Generally roofs are simple and not dominant architectural statements in their own right

In character area 9 and part of 12 simple roofs give way to ones with large gable features, sometimes brick and sometimes in black and white 'half timbering'. These gables have a strong visual presence and introduce a strong architectural rhythm in the street scene. In character area 8 the recessive roofs have in some cases had dormers added which make the roofs unduly dominant in the street scene..



Strong architectural rhythm created by bold gable features
Left ** West Avenue Right ** Brooklands



Frontage Boundaries

Stone and brick walls make an important contribution to character areas 1, 2 and 7 and in parts of character areas 8 and 9 there is some good ironwork on the frontage boundaries.

Elsewhere, the character of the area is not strongly defined by the boundary treatments.

Future development should ensure the retention of boundary walls and railings where they contribute to the character of the area other than in exceptional cases.

New development should also reinforce this characteristic by introducing new walls or railings where this would enhance the character of the Conservation Area.



Stone and iron railing boundary treatments

Shop fronts

Shop fronts which are of architectural value or historic interest can provide shopping streets with distinctive local character and add to the attractiveness of the Conservation Area. Saved Local plan policy S.14 seeks to protect shop fronts which add to the character of the shopping streets.

Filey has relatively few survivals of good shop fronts and has no shop fronts Listed as being of special architectural or historic interest.

The following have been categorised as excellent shop fronts

Belle Vue Street – numbers 31, 33 and 35

Murray Street – numbers 22 and 44



31, 33 and 35 Belle Vue Street



44 Murray Street

These are visually high quality shop fronts which contain a great deal of traditional detail and which are 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

The following have been categorised as good shop fronts

John Street – numbers 10 & 19

Hope Street - number 7

Murray Street - number 36 & 38

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.



There are a number of mediocre shop fronts which detract from the visual qualities of the area





Visually poor shop fronts which detract from the street scene. The one on the left is within the Conservation Area

Street Furniture and minor features

There is a paucity of street furniture which is distinctive to Filey or which makes a particular contribution to the townscape

Queen Street	K6 telephone kiosk outside former UDC offices	
Queen Street	VR letter box on The Crown (currently removed while the site is re-developed)	No image available at present
Beach, The	Memorial drinking fountain	

<p>Crescent/South Crescent Rd junction</p>	<p>Cast iron pillar box – no insignia but possibly VR</p>	
<p>Southdene/West Avenue junction</p>	<p>Cast iron pillar box EVIIR</p>	

Trees and green space

Both trees and open space make a very important contribution to the character of the Conservation Area. In addition to the protection provided by being within a Conservation Area certain groups of trees are also protected by specific tree preservation orders. These are listed in Appendix 3.

There are particularly strong groups of trees in The Ravine; Glen Gardens; as part of the open space fronting The Crescent and in the gardens of Northcliffe and Swiss Cottage/Downcliffe House Hotel, The Beach



Crescent Hill about 1890



Crescent gardens about 1900 showing bandstand and planting

Green space falls into four groups

- The paths and wooded areas within The Ravine
- The church yard, burial ground and open land to the north, now the country park
- Glen gardens within the former grounds of Ravine Lodge
- Crescent Gardens and the later South Crescent Gardens divided by Crescent Hill.

With regard to Crescent Gardens, the plan prepared in 1835 by Charles Edge, Architect of Birmingham for John Wilkes Unett for the layout of New Filey showed the Crescent taking a curving form, with pleasure ground in front. The pleasure ground was broken up by three groups of trees whilst the undercliff below appears to be wooded. The Crescent was not built in this form.

A later plan, held in the Crimlisk-Fisher archive shows The Crescent in a layout closer to the one we see today though in this case there is less formality to the pleasure ground. The 1890 large scale Ordnance Survey map shows substantial groups of trees – possibly more than there are now. It is not known who designed this layout for Crescent Gardens or the later South Crescent Gardens.



© Reproduced by permission

Under an Act of 1920, (Filey Urban District Council Act) these two areas of land were transferred to the Filey Urban District Council. A clause in this Act states:-

And whereas the said Crescent Gardens are or may be subject to covenants or conditions for the benefit of some of the said owners and occupiers that no erections or buildings whatever other than and except such seats alcoves or erections of a similar ornamental character as are usual in pleasure gardens of a like description shall be erected or built therein and that such alcoves or erections of a similar character shall be so placed and be of such height and of such dimensions as to interrupt in as slight a degree as possible the view of the sea from the Crescent.

There is no reference in the Act to planting or to trees.



© Reproduced by permission of East Riding Archives and Local Studies

The character of the area derives from the relatively flat cliff top with its areas of grass and formal planting with a westward back drop of the blocks of buildings forming The Crescent and an eastward backdrop of groups of trees. By the time of the 1890 1:2500 scale Ordnance Survey map it is clear that there was a substantial belt of trees around South Cliff Villas/Belle Vue; a further belt in an arc around Crescent Gardens; small band of trees up Crescent Hill – see photograph above and another around the eastern end of Glen Gardens. It is likely that the design intentions of these tree belts was to provide shelter from easterly and north-easterly winds whilst the strategic placing of some gaps creates framed views out towards Filey Brigg/Carr Naze to the north-east and Bempton cliffs to the south-east – these topographical features act as ‘eye catchers’. As one passes along The Crescent blocks of trees are thus broken by small gaps providing creating framed views. When seen from Carr Naze a strong characteristic of the area is large clumps of trees with gaps between and the buildings rising behind.

An assessment was done in October 2009 to into the potential enhancement of view points from Church Ravine to Martins Ravine. This recommended some limited tree felling. This has been reviewed again and carrying out of this limited tree felling to improve views would strengthen the significance of the Conservation Area by highlighting the topographical ‘eye catchers’. Large scale tree removal or height reduction would adversely impact upon the significance of the Conservation Area. A more detailed assessment of views is set out in Appendix 5. This re-iterates the need for a very limited amount of tree removal.

The geotechnical implications of trees are only of relevance to a Conservation Area appraisal in as much they impact upon the visual character of the area.

The cliff stability conditions, including vegetation and trees were assessed during the field mapping and ground movement damage surveying recently undertaken in Filey. No damage that can solely be linked to trees was noted during this study but had any clear evidence of any association between instability and individual trees it would have been duly recorded.

The relationship between trees and slope stability (i.e. when they are promoting instability and when they are preventing it) is quite complex. Trees of various type (deciduous, evergreen) can have a positive and adverse impact on slope stability. The positive effects generally relate to the binding effects of root systems and the removal of soil moisture through transpiration; these positive effects are generally limited to the surface few metres below ground surface. The adverse effects can include the addition of load to slopes, tree throw and uprooting, root penetration loosening soil and rock.

The Filey Coastal Slope Stability and Outflanking study will address the issue of cliff stability.

Negative Factors

There are no Listed Buildings at Risk within the study area. The large car park on Belle Vue Street has a negative impact upon the street scene, though this has been mitigated a little by the new frontage wall



Negative buildings and spaces

Archaeological Issues and historic landscape

There are no Scheduled Ancient Monuments within the study area.

Map 2 shows the wider landscape setting of the town including relics of the older field systems. Both Queen Street and Church Street show some evidence of the layout of the medieval tenements but the pattern of tofts and crofts is not a significant contributor to the character of the Conservation Area.

Setting

Setting is defined as the surroundings in which an asset is experienced. The landscape features referred to above all influence the way in which the town and its surroundings are experienced and thus have an impact upon its setting.

The wooded ravines to the north and south of the town and the open space and trees in front of The Crescent are all critical to the wider setting of the town

APPENDIX 1 Listed Buildings

Address	Building name/number	Grade	Character area
Cargate Hill	Northcliffe	II	7
Cargate Hill,	gates & gatepiers to Northcliffe	II	7
Church Cliff Drive	Church Cliff Farmhouse	II	1
Church Cliff Drive	farm buildings west of Church Cliff Farmhouse	II	1
Church Cliff Drive	dovecote north-east of Church Cliff Farmhouse	II	1
Church Cliff Drive	Church of St Oswald	I	1
Church Street	13	II	2
Church Street	35	II	2
Church Street	41	II	2
Church Street,	43 & 45	II	2
The Crescent	1 to 7 (incl iron railings	II	7
The Crescent	8 to 14	II	7
The Crescent	15 to 21	II	7
The Crescent	22 (incl railings and 4 lamp standards)	II	7
The Crescent	23 to 28 incl Hyland	II	7
The Crescent	44 (Langford Villa)	II	7
Mitford Street	Northcliffe Cottage	II	7
Mitford Street	The Lodge & Coach House	II	7
Queen Street	8 & 10	II	2
Queen Street	76 (Foords Hotel	II	4
Queen Street	82 (incl fish bait house)	II	4
Rutland Street	24 to 38 (even)	II	9
Station Avenue	Railway Station	II*	N/A
West Avenue	27, 29, 31-33 (West House) and 35 to 41 (incl iron railings	II	9



APPENDIX 2







Buildings of Local Historical Interest (LHI) or forming a significant group (SG)







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

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

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

Street	Building number/name	Criteria	Character area		
The Beach	Ackworth House	3, 7, 13	7	1863. Built as Spa Saloon	
Beach	Footbridge	2, 3, 8, 13	7	1894 Cleveland Bridge & Eng Co.	

Belle Vue Street	Belle Vue Hotel	4, 9, 13	7		
Brooklands	St Mary's RC church	1, 3, 8	9	1905 Architect A N Prentice & Fr E Roulin	
The Crescent	White Lodge Hotel	13	8	C1850 Built as South Crescent Villa	
Murray Street	Police Station	3, 13	6	1892 Architect A Beaumont	
Murray Street	War memorial	3, 8, 13	6		
Queen Street	Offices of former Filey UDC	3, 8, 13	4	1898	
Ravine	Church Bridge	13	1		

Union Street	Trinity Methodist Chapel	1, 3, 8, 13	5	1876, restored 1923	
Union Street	former Primitive Methodist Chapel		5	1870 Architect Joseph Wright	
Union Street	former Grand Cinema	1, 3, 8, 13	6		
Union Street	HSBC Bank	2,	6	1912 Architect W H Brierley	
West Avenue	St John the Evangelist	1, 3, 8, 13	10	1871 Architect Blackmoor & Mitchell-Withers	
West Avenue	5-9	3, 12, 13	6	1849 Architect J & D Petch. Built as Wesleyan Day School	
West Avenue	105	3, 13	2	1837-38 Lodge to Ravine Villa built	

--	--	--	--	--	--









NOTE:









The fact that a building is not shown as being Listed; of Local Historical Interest; of Townscape Merit or of Local Historical Interest does not mean that it does not have merit and does not contribute to the character of the Conservation Area. Buildings of Townscape Merit make an especially valuable contribution to the area but as Conservation Areas are often greater than the sum of their parts nearly all buildings are important. In any event, and this is critical, the designation of the Conservation area means that buildings whether Listed, otherwise designated or not will be need consent for demolition (other than those below a certain size). Applications for consent for demolition will be considered in the light of national policies set out in PPS5.


**APPENDIX 3
Tree Preservation Orders**

Reference	Address	Date	Character Area	Notes
9/E/5	Swiss Cottage(Downcliffe House Hotel).	4 Sept 1972	7	Area order
5/76	Northcliffe House	28 Sept 1976	7	Area order
1/82	21 The Beach, Foreshore Road	21 Jan 1982	7	
2/87	Ackworth House, The Beach	2 April 1987	7	
7/98	23A Belle Vue Street	23 Oct 1988	6	
9/99	Cliff Top Cottages	2 May 2000	4	

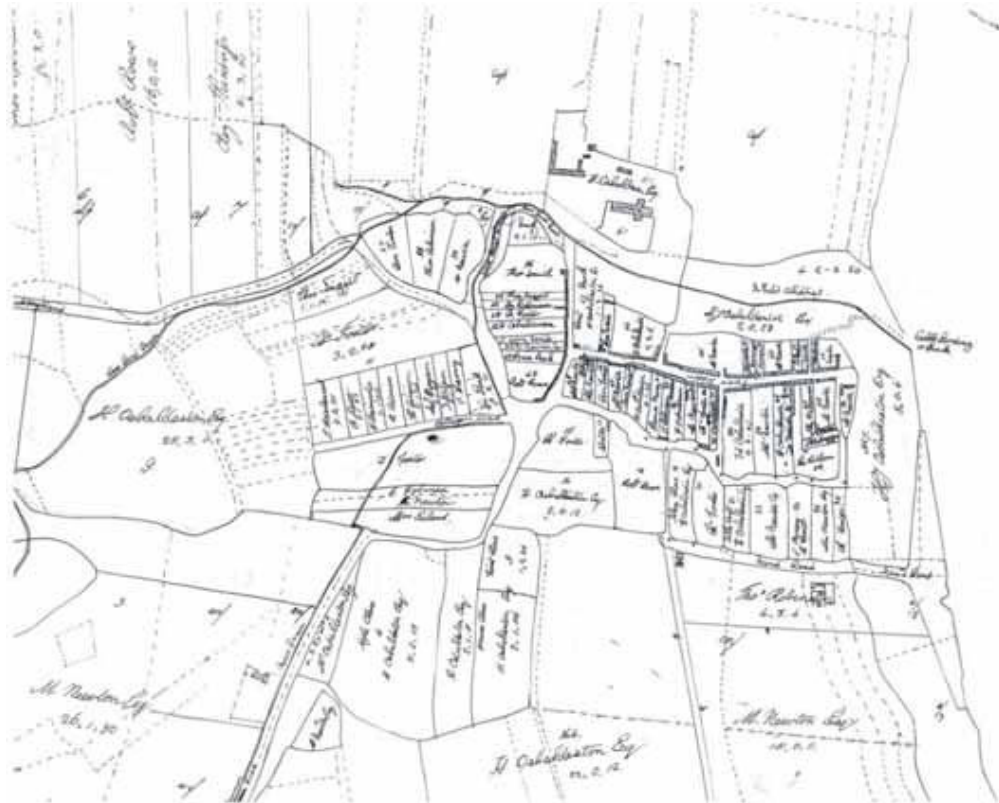
APPENDIX 4 KEY VIEWS

Ref on map	Location	Direction	Comments	
1	Seating area	South east to Bempton Cliffs/Flamboro Head	Unrestricted distant view but lower view impeded – recommend removal of 6 trees	
2	Seating area	North east to Carr Naze/ Brigg	Restricted by shrubbery – suggest removal of shrubbery	
3	Interpretation board	North east to Carr Naze/ Brigg	Unrestricted	
4	Entrance gate opposite 35 The Crescent	South east to Bempton Cliffs/Flamboro Head t	South east unrestricted	
5	Entrance opposite Melville Terrace	South east to Bempton Cliffs/Flamboro Head	Restricted by trees – recommend removal of 6 trees	
6	Top of steps	South east to Bempton Cliffs/Flamboro Head	Restricted by tree – suggested removal of 1 tree	
7	South end of terrace above Café Rendezvous	South east to Bempton Cliffs/Flamboro Head	Restricted by trees but some in private ownership. No action	
8	South end of terrace above Café Rendezvous	North east to Carr Naze	Slightly restricted by trees – recommend removal (see 10 below)	

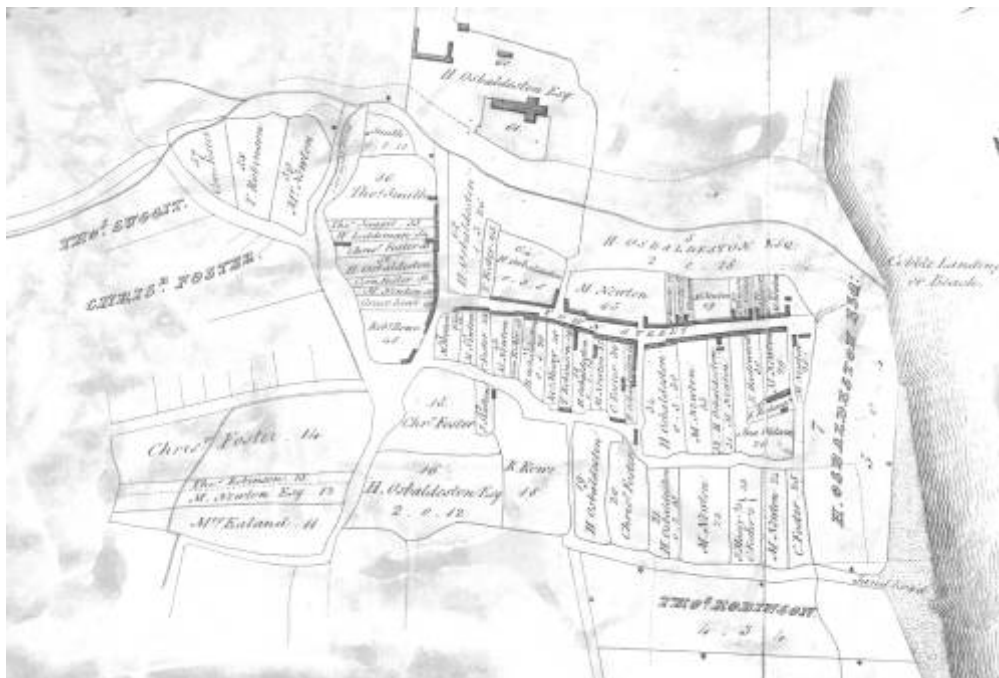
9	From Bandstand	North east to Carr Naze	Slightly restricted by trees – removal recommended (see 10 below)	
10	North end of terrace above Café Rendezvous	North east to Carr Naze/ Brigg	Slightly restricted by trees – removal recommended of 3-4 trees	
11	Axial view Rutland Street & Crescent gardens	West-east	Unrestricted. To south – east trees add interest to view	 
12	Front of Evron Centre - circular 'patio'	North east to Filey Brigg	Slightly impeded by two small trees – recommend removal	
13	Front of Evron Centre – top of steps	North east to Filey Brigg & Carr Naze	One tree impedes view – recommend crown reduction	
14	Axial view Murray Street/Cargate Hill	West-east	Unrestricted	
15	Queen Street east end	West-east	Unrestricted	

16	Sand Hill Lane/Cliff Top	North east to Carr Naze		
17	Top of bank	South-east to Bempton Cliffs/Flamborough Head	Restricted by line of 4 trees down slope- recommend removal	To add
18	Outside St John's Church	West – end of axial view 14	Unrestricted	To add

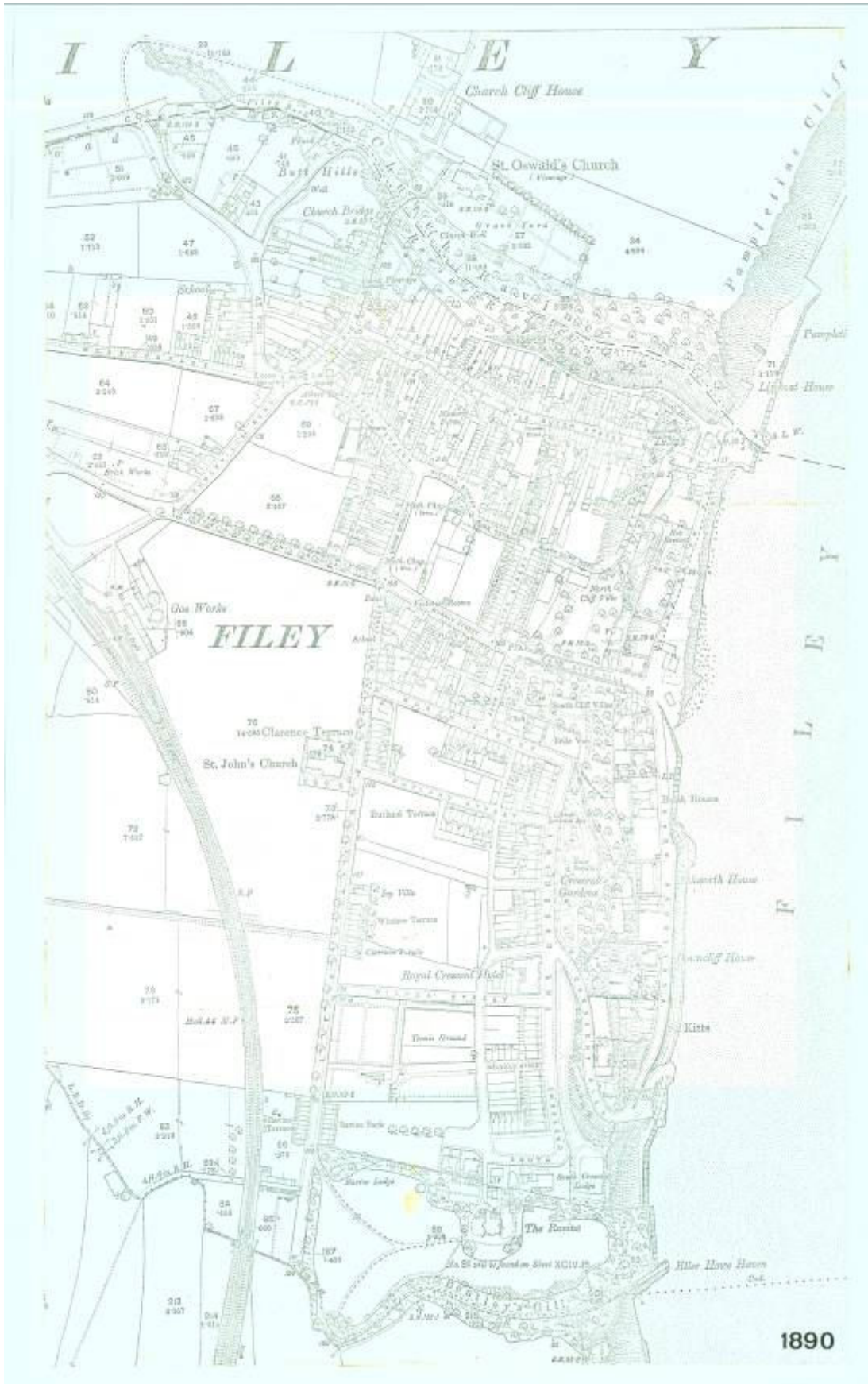
**APPENDIX 5
HISTORIC MAPS & PLANS**



1788 Enclosure award map



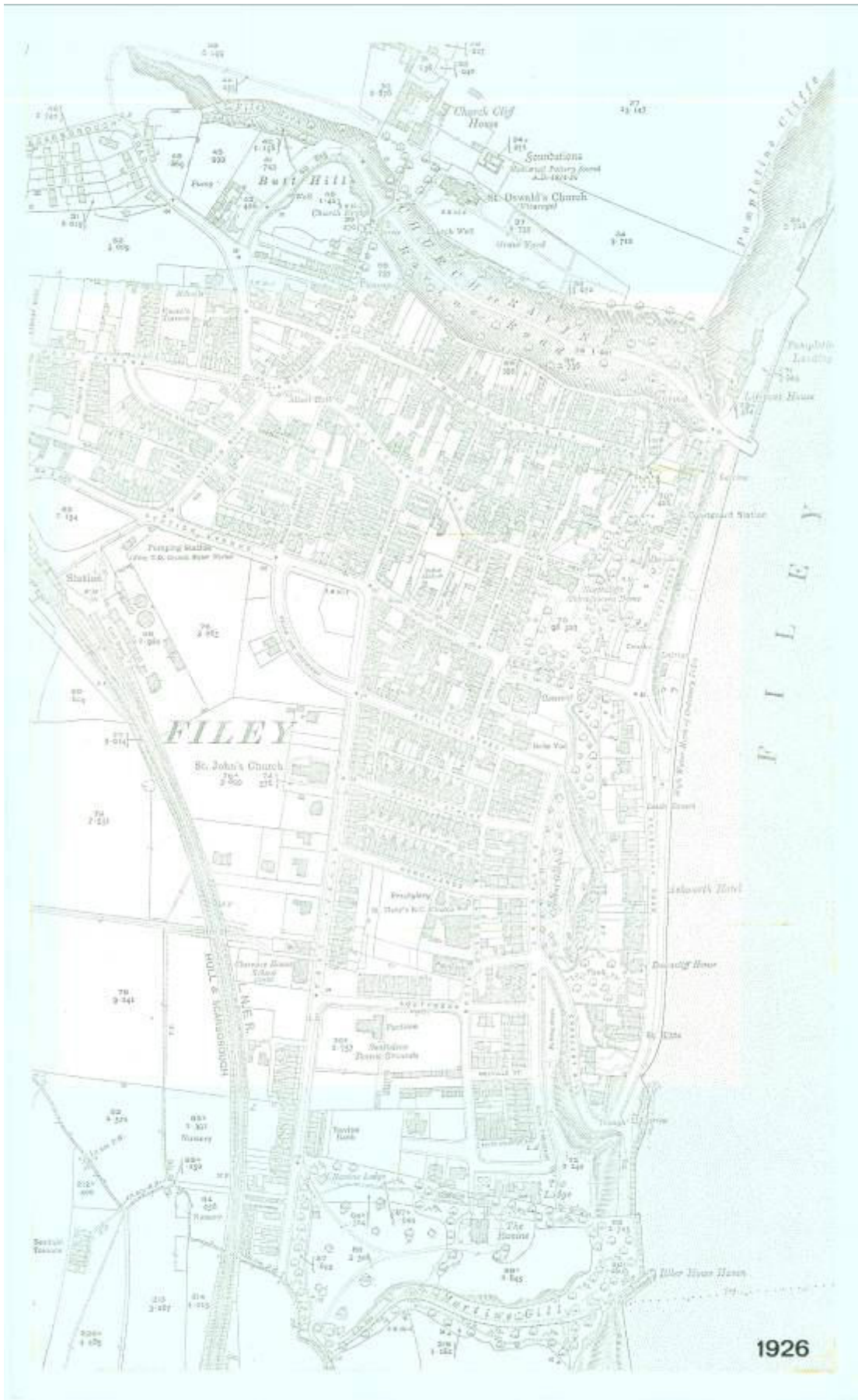
1791 re-drawn from the enclosure award map

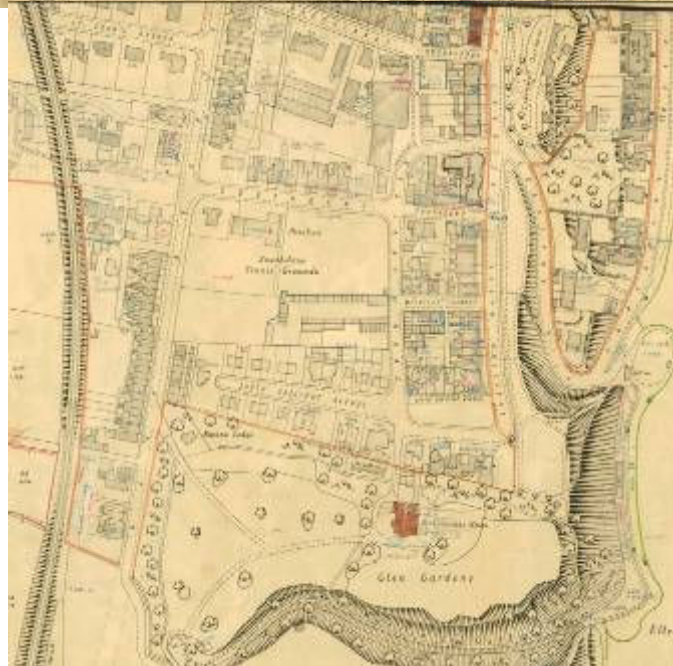


Filey in 1890 – extract from the 1:2500 (25" to 1 mile) scale OS map



Filey in 1909 – extract from the 1:2500 (25" to 1 mile) scale OS map





Filey in 1947 – extracts from the 1:2500 (25" to 1 mile) scale OS map prepared For the ERCC

FILEY CHARACTER APPRAISAL

MANAGEMENT PROPOSALS

CONTENTS:

- 1 Introduction
- 2 Appraisal
- 3 Legislative Background
- 4 Issues and Recommendations :
 - 4.1 Conservation Area Boundary
 - 4.2 Demolition
 - 4.3 New Development
 - 4.4 Materials and design
 - 4.5 Trees
 - 4.6 Boundary walls
 - 4.7 Extensions and Minor Alterations
 - 4.8 Buildings at Risk
 - 4.9 Shop fronts
 - 4.10 Archaeological Issues
- 5 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 it.

2 APPRAISAL

The appraisal identified a number of specific and general issues affecting Filey, 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

Government guidance is set out in Planning Policy Statement 5: 'Planning for the Historic Environment' and there is a statutory requirement under Section 71(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 that:-

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

Scarborough Borough Local Plan, adopted in April 1999, provides a number of policies on Conservation Areas. Work is underway to replace the Local Plan, and new policies relevant to Conservation Areas will be prepared, but the following Local Plan policies relevant to the Brompton area will be 'saved' for the time being:-

- E1 - Protection of open countryside
- E2 - The coastal zone
- 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
H.3 - Small scale/infill housing development within the development limits of settlements.
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
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 Local Plan 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 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 ISSUES AND RECOMMENDED MANAGEMENT POLICIES

4.1 Conservation Area Boundary

Despite alterations to features such as windows, the existing Conservation Area is still considered to have Special Architectural or Historic Interest and continues to be worthy of preservation. The appraisal has recognised the wider historic landscape setting of Filey and therefore it is proposed to enlarge the conservation area to take open land to the north of the church.

It is also recognised that the significant terraced facades of Rutland Street, Brooklands and parts of West Avenue are of architectural interest and it is proposed to include the area bounded by Belle Vue Street, West Avenue and Brooklands in the conservation Area along with St John's Church and its grounds

Recommended Management Policy (RMP) 1

The Conservation Area boundary be extended to cover the area shown on Map 7.

4.2 Demolition

Section 74 of the Act provides for control over the demolition of buildings in Conservation Areas (subject to various exceptions). Policy HE 9.1 of PPS5 - Planning for the Historic Environment states There should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be. Once lost, heritage assets cannot be replaced and their loss has a cultural, environmental, economic and social impact. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Loss affecting any designated heritage asset 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, including scheduled monuments,¹⁴ protected wreck sites, battlefields, grade I and II* listed buildings and grade I and II* registered parks and gardens, World Heritage Sites, should be wholly exceptional.

RMP 2

In line with the guidance in PPS5, there will be a general presumption against the demolition of buildings which contribute to the character of the Conservation Area. Applications for demolition of buildings in the Conservation Area will only be permitted where it can be justified against the criteria in PPS5 and where the applicant has proved that there will be an enhancement to the area. Consideration of proposals against these criteria will be informed by the Character Appraisal with the aim of maintaining the area's positive characteristics.

4.3 New Development

With the exceptions of the area of the Ravine northwards, and Glen Gardens all of the Conservation is within the development limits .

Saved Policy H3 in the adopted Scarborough Borough Local Plan sets 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.

RMP 3

Small scale/infill housing development will not be permitted within those parts of the Conservation Area outside either the currently recognised or any revised Development Limits as agreed through the Local Development Framework or other Local Plan process (unless in line with other development plan policies).

RMP 4

Any proposal for new development within the Conservation Area should not be submitted without a Design, Access and Heritage Statement which fully meets the requirements of Policy HE6 of PPS5 which should include a full analysis of the characteristics of the surrounding area

4.4 Setting and areas of general historic landscape

The wider setting of the heritage asset ie the Conservation Area is critical particularly due to views of it from the two shallow valleys. This setting is reinforced by the areas of rigg and furrow (both extant and ploughed out in recent years), historic boundaries (both extant and relict) and the historic pattern of lanes. In accordance with PPS 5, in considering new development the setting of the Heritage Asset should be protected.

RMP 5

The Local Planning Authority will seek to protect the wider setting of the Conservation Area as a heritage asset. Applications that do not preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset will not be treated favourably.

4.5 Materials and design details

New development should be carried out in walling 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

RMP 6 Materials and details

New development should be carried out in an appropriate materials which will include

Walls and roofs - stone (usually squared coursed) tooled in the local tradition under clay pantile roofs and where the development impacts upon a Listed Building the pantiles shall be handmade.

Eaves shall have a plain close finish not timber fascia boards and gutters shall be directly fixed to the masonry on rise and fall brackets.

Gable verges should generally have stone tabling and kneelers.

Windows and doors should be constructed in painted timber with windows set in deep reveal.

4.6 Trees and views

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.

The Character appraisal has established that trees make a very important contribution to the character and appearance of the Conservation Area and to the setting of the town. Some trees are already covered by Tree Preservation Orders in recognition of this. The public gardens on the seaward side of The Crescent in particular have been designed such a way there is a visual relationship with trees. Here, trees make a substantial contribution to the character of the area by providing a backdrop to the town when viewed from Carr Naze and a backdrop and shelter the gardens themselves. The removal or lopping of these trees would detrimentally impact upon the character of the Conservation Area by opening up space and altering the relationship between buildings and trees. It would detract from the function of the trees in providing shelter for activities within the public gardens. The Character Appraisal has

also identified that some of the character of the area derives from views framed by trees out to topographical features which act as eye catchers. Some instances have been identified where these public views and the significance of the Conservation Area would be improved by the limited removal of trees or shrubs or in one case crown reduction. In general however tree removal cannot be justified on visual grounds. The policies set out below aim to protect the character of the Conservation Area but also recognise that some work needs to be improve views.

RMP 7

In view of the importance of trees within the designated area the Council will normally resist proposals to cut down a tree in a Conservation Area and where removal is unavoidable replacement trees shall be planted at a ratio of at least 1 to 1.

RMP 8

Limited tree removal in order to improve key views in the areas shown in Appendix 4 and on map 6 is recommended in accordance with the attached schedule.

View point referred to in Appendix 4 and map 6	Tree number in 2009 report	Species	Recommended operation
1	19	Sycamore	Remove
	20	Sycamore	Remove
	21	Sycamore	Remove
	22	Sycamore	Remove
	23	Sycamore	Remove
	24	Sycamore	Remove
2	N/A	Shrub – check species	Remove
5	12	Whitebeam	Remove
	13	Whitebeam	Remove
	14	Whitebeam	Remove
	15	Whitebeam	Remove
	16	Whitebeam	Remove
	17	Ash	Remove
6	18	Whitebeam	Remove
8, 9 & 10	8	Sycamore	Remove
	9	Sycamore	Remove
	10	Sycamore	Remove
	12	Sycamore	Remove
12	6	Crab Apple	Remove
	7	Crab Apple	Remove
13	5	Sycamore	Crown reduce
17	1	Sycamore	Remove
	2	Sycamore	Remove
	3	Sycamore	Remove
	4	Sycamore	Remove

It is recognised that trees which are a particular feature of the Conservation Area mature and die and indeed some trees on the seaward side of The Crescent may be towards the end of their life. . New developments provide an

opportunity to enhance the Conservation Area by providing the opportunity for new and replacement tree planting.

RMP 9

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

4.7 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 stone or brick boundary walls or cast iron railings should be retained and repaired. Where new development is permitted it will be a requirement that the existing boundary treatment is retained (except for a reasonable opening for access) and where a characteristic boundary treatment has been lost it will be a requirement that the new development is provided with an appropriate frontage wall or railings . .

4.8 Extensions and Minor Alterations

(a) Extensions and Alterations to Buildings

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); 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.

There are no Permitted Development rights on Listed Buildings.

(b) 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.

(c) **Boundary Walls and Outbuildings**

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 11

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) *Dormer windows will generally only be permitted in those streets or blocks of buildings where they are characteristic in other areas they should be avoided*
- (e) *Use similar or complementary materials which will include stucco, brick or stone walls and natural slate or clay pantiles depending upon the particular context..*
- (f) *Reflect or complement its style and appearance.*
- (g) *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.*

- (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 have masonry not originally designed to be painted, should not be painted.*
- (j) *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.*
- (k) *Encourage the reinstatement of removed boundary walls and outbuildings.*

4.9 Shop Fronts

Shop fronts can make a contribution to the special character of Filey Conservation Area. 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. 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 12

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 have been categorised as 'Good' or 'Excellent' shall be retained and shall not be removed. In the case of 'Good' shop fronts alterations which improve their character will be encouraged.

Proposals to replace poor shop fronts 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.

4.10 Buildings at Risk

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

4.11 Archaeological Issues

New development along Church street and Queen Street could impact upon the preservation of the historic pattern of the built environment and evidence of earlier settlement within the village. In this area new development other than modestly sized extensions to existing buildings should be preceded by pre-determination archaeological evaluations

RMP 13

Any application for development on a previously undeveloped site along Queen Street and Church Street (including the tofts behind) 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.

Anyone planning a development in Filey Conservation Area should contact NYCC Heritage and Environment Section for advice on archaeological issues before putting in any planning applications.

5 MONITORING AND REVIEW

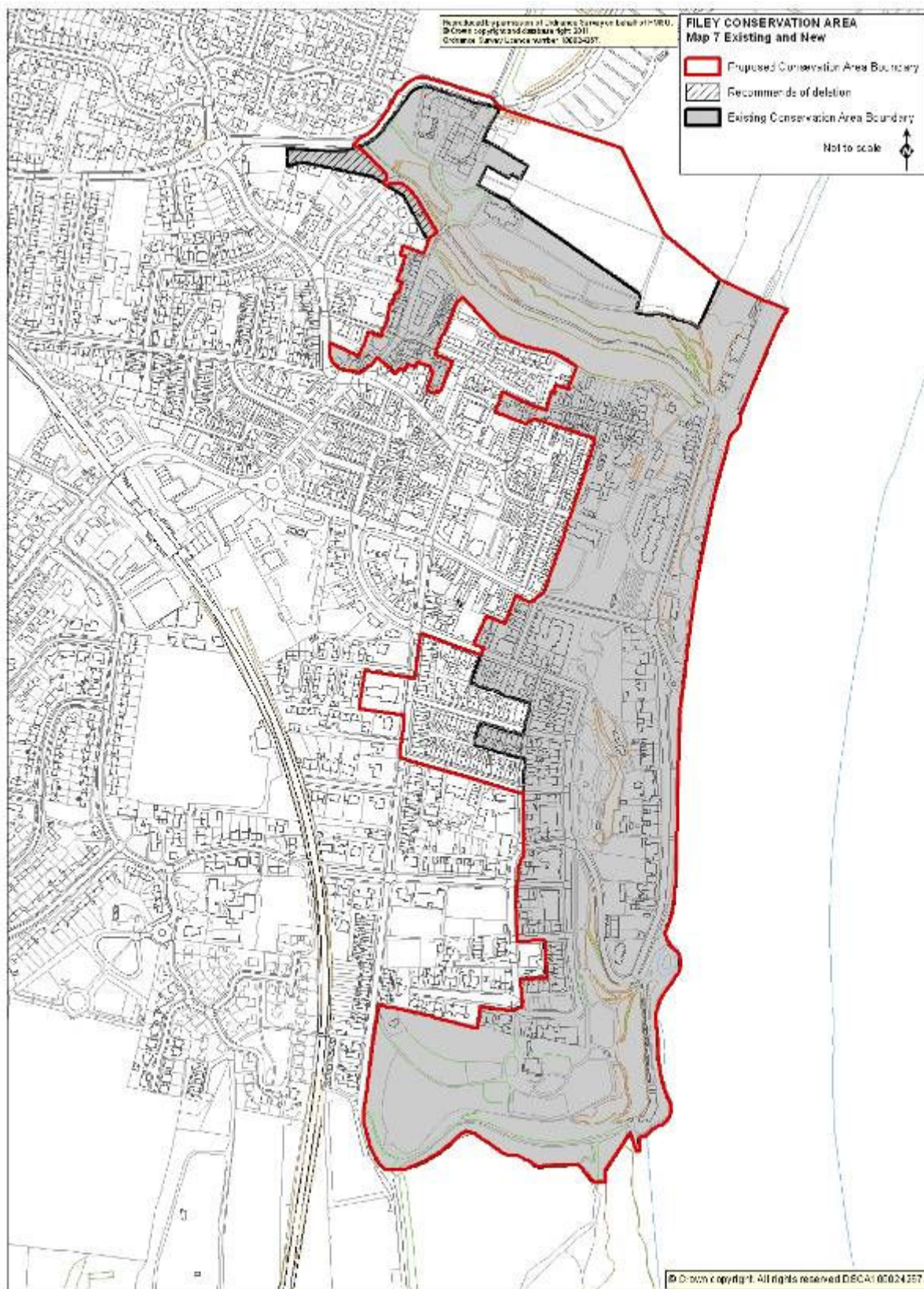
In line with guidance issued by English Heritage it is recommended that this appraisal be reviewed every five years from the date of its formal adoption. It will need to be assessed in the light of the emerging Local Development Framework and Government policy generally. A review should include the following:-

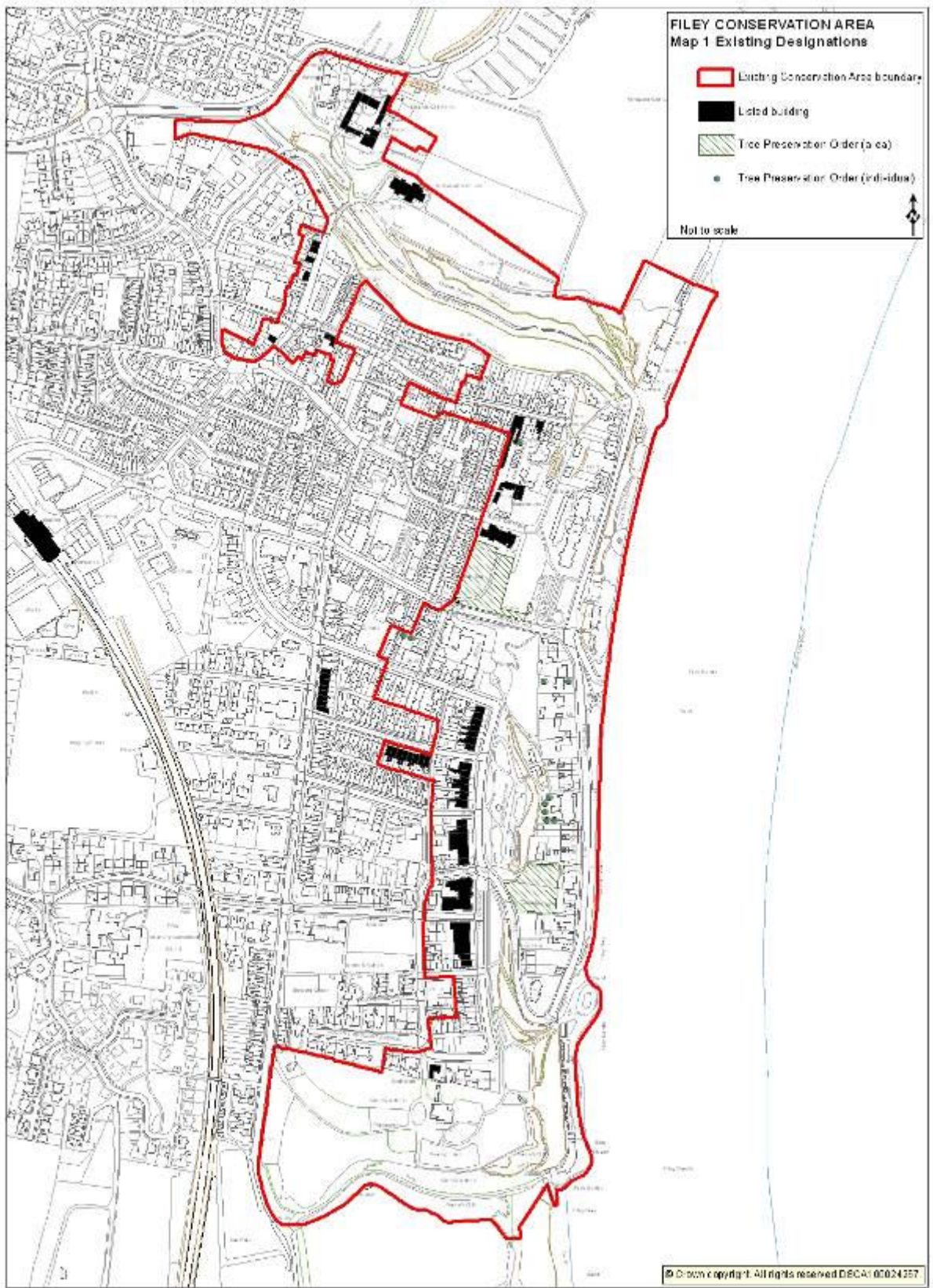
- A survey of the Conservation Area, including a full photographic survey to aid possible enforcement action.
- An assessment of whether the various recommendations detailed in this document have been acted upon, and how successful this has been.
- The identification of any new issues which need to be 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.

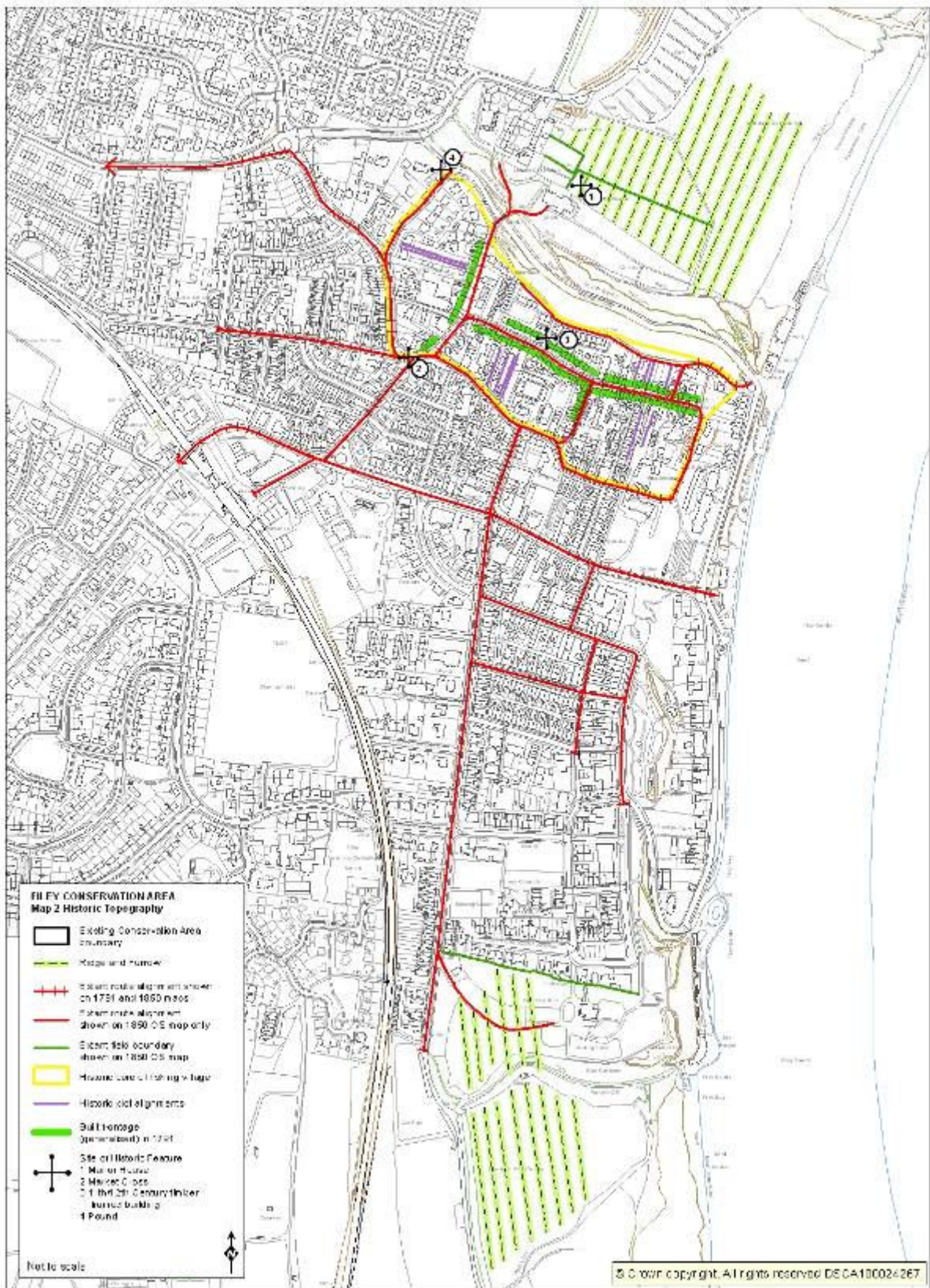
This review could possibly be carried out by the local community under the guidance of a Heritage Consultant or the Planning Authority. This would enable the local community to become more involved with the process and

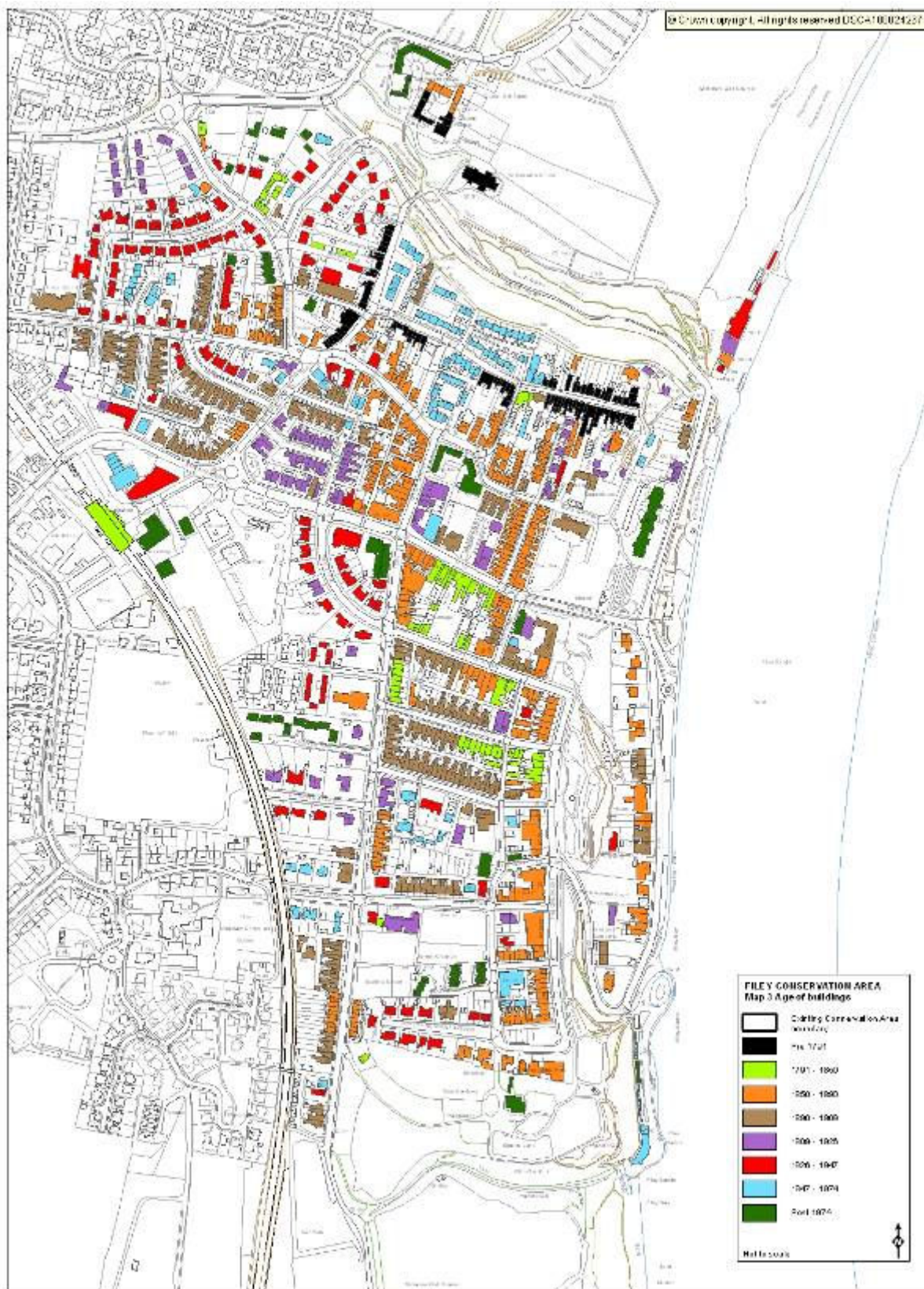
would raise public consciousness of the issues, including the problems associated with enforcement.

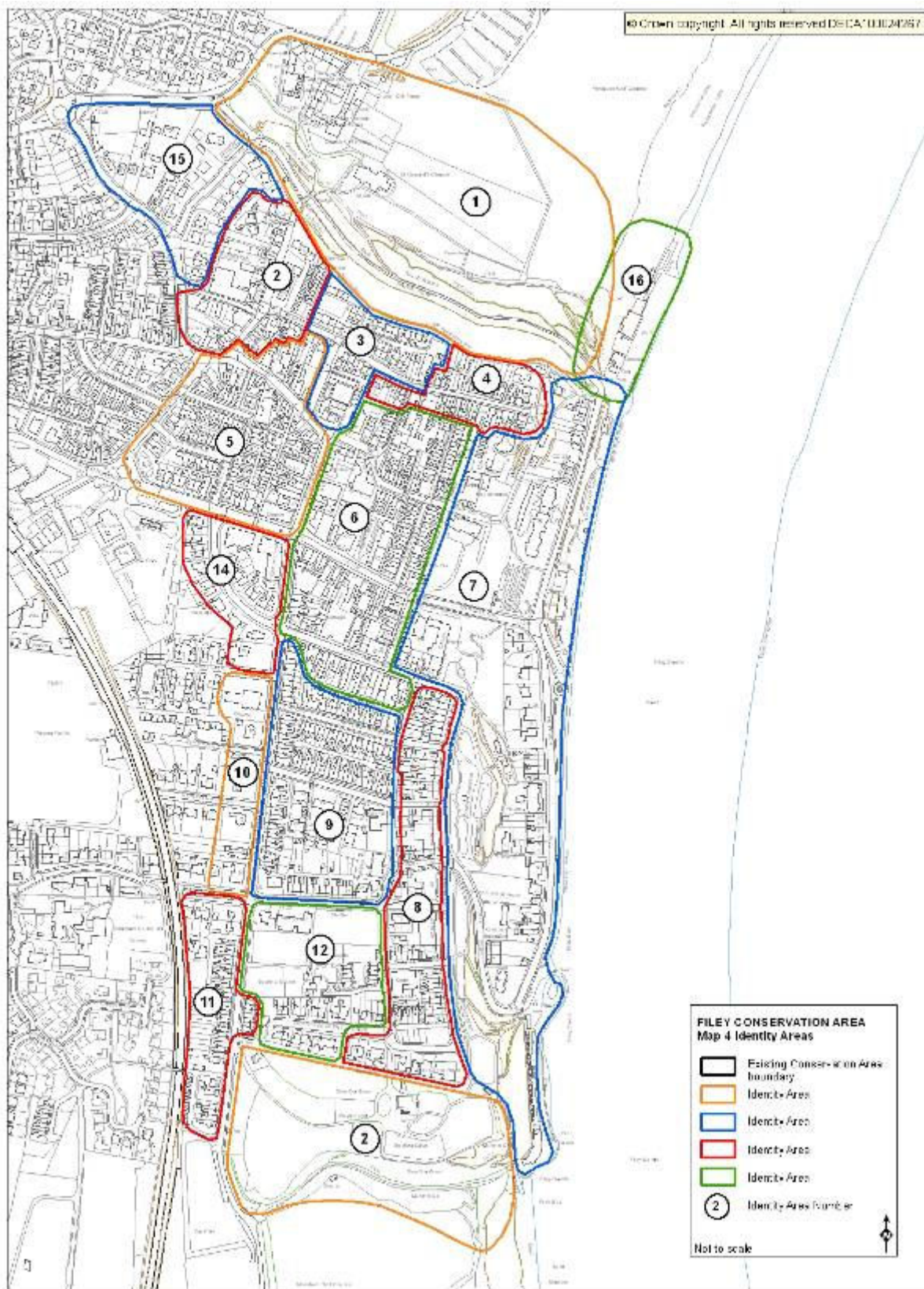
HallC/Conservation Area Appraisals/Filey/Filey Character Appraisal-revised/13 December 2010

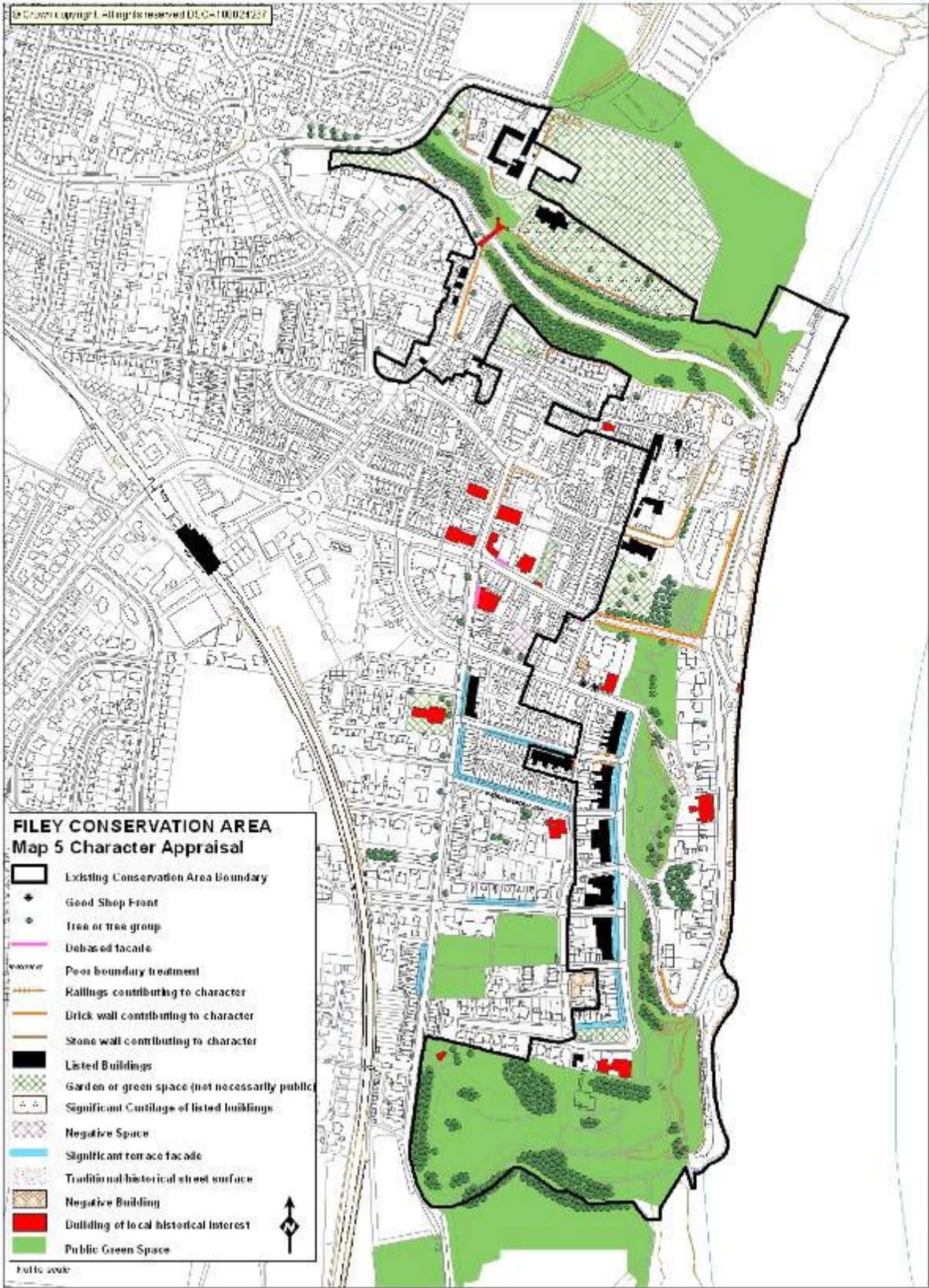












FILEY CONSERVATION AREA BOUNDARY Map 6 Trees and Views

- Tree Group Shown on 1880 Map
- Tree Group Shown on 1880 Map Still Extant
- Open Space Coloured on Map Accompanying 1919 Contract of Sale
- Felling Suggested in 2009 Review
- Significant View with Reference Number

Not to scale

