

## Suburban Settlements

6.50 In this case, the categorisation of Eastfield, Crossgates and Osgodby as “Suburban Settlements” isn’t to suggest that they are of the same character (clearly they aren’t), rather it recognises that they have developed as interconnected suburbs to the south of Scarborough town. While the areas of Crossgates and Osgodby are reflective of typical modern suburbs, Eastfield was conceived as a ‘planned community’ with homes to be delivered alongside schools, shops (including a ‘District Centre’) and other facilities and thus, it is of particular importance. Properties in Eastfield are generally of simple dual-pitched design and are of red brick and concrete roof tile construction with minimal detailing, but they are laid out in semi-detached and short-terraced blocks, often overlooking areas of green space, and are set back from the highway with generous front and rear gardens.



Figure 6.130:  
Figure-ground diagram (Eastfield)

Positive characteristics:

- Mix of terraced and semi-detached units in clear development blocks
- Mix of uses, including essential social infrastructure
- Connected street network with walkable routes central to the layout
- Medium density (30-40 dph) with some higher density areas (flats)
- Consistent plot sizes and building line
- Wide primary streets incorporating grass verges and street trees
- Homes often overlooking amenity green spaces
- Materials – predominantly red brick (multi), some development blocks rendered to provide variety, with red double roman roof tiles



Figure 6.128: Loders Green



Figure 6.128: Ryefield Road



Figure 6.131: Langholm Crescent

## Villages

- 6.51 There are 23 villages and extensive areas of rural landscape outside of the Borough's main urban settlements. The villages vary considerably in their scale, with the Local Plan differentiating between "Service Villages" and "Rural Villages" depending on the services and facilities they provide for the local community. Separate from this purely functional categorisation, the villages have been split into two groups for the purposes of this high-level characterisation exercise, namely; "(North York) Moors Fringe Villages" and "(Yorkshire) Wolds Fringe Villages".
- 6.52 Regardless of their classification, the positive characteristics of the Borough's villages are most commonly derived from their historic cores – from the streets, buildings and spaces that originally shaped them – and from the surrounding landscape, both in visual and functional terms. Unfortunately, the extent to which the historic cores have influenced more recent development varies across the villages, with a number of the larger villages in particular having expanded in a generic suburban form over the past few decades. An example of this can be seen at Figure 6.132 opposite, which clearly shows the transition from the more dense and organic historic core of Hunmanby to the regimented medium density suburban development in the southeast.
- 6.53 Most villages in the Borough originally developed in a linear pattern, with buildings running along their principal roads ("High Street") and one or two secondary adjuncts (see Stonegate running east/west and Bridlington Street running north/south in Figure 6.132). The grain of development is typically closest in those central areas, where groups of cottages are often positioned at the front of narrow burgage plots, opening directly onto the street. Building lines are not always consistent, with some cottages set back from the street (behind stone walls) and other features such as farmsteads and community buildings (schools, village halls, public houses, etc.) providing breaks in the grain / built form.

- 6.54 Buildings of note within the historic cores are generally those in the regional (Yorkshire) vernacular style. They are mostly two storeys in height and of simple / traditional rural forms with narrow footprints and pitched roofs (ridge parallel to the street). The use of different construction materials (usually local stone), finishes and detailing helps to distinguish between the village groups. The legacy of red brick Victorian railway architecture can also be seen in a number of the Moors Fringe Villages.



Figure 6.132: Figure-ground diagram (Hunmanby)

**Moors Fringe Villages**

- Cloughton
- Burniston
- Scalby
- Cayton
- Seamer
- Irton
- East Ayton
- West Ayton
- Wykeham
- Ruston
- Brompton
- Sawdon
- Snainton
- Gristhorpe
- Leubberston
- Ruswarp
- Briggswath
- Sleights
- Sandsend

6.55 These villages are located on the fringe of the North York Moors; indeed, the boundary of the National Park runs through some of them. As previously described, the positive characteristics of these villages are predominantly derived from their historic cores and from the historic buildings and spaces contained therein. Properties across these areas are mainly constructed in local sandstone and limestone and have clay pantile roofs (with some notable exceptions). Typical details of older buildings in the Moors Fringe Villages include run-through chimneys, stone copings and kneelers, window cills and lintels, and timber vertical or horizontal sliding sash windows.



Figure 6.135: Scalby



Figure 6.133: Ruswarp



Figure 6.134: Ruston



Figure 6.136: Snainton



Figure 6.137: Cloughton

## Positive characteristics:

- High density/close grain historic cores, filters out to loose grain on edges
- **Staggered frontages** – buildings either set at the back edge of the pavement or further back with front yards / gardens behind stone walls
- **Scale** – mainly 2-storey properties with some villages having a greater proportion of smaller 1.5-storey cottages
- **Shape** – simple form and balanced proportions - narrow footprints, dual-pitched roofs running parallel to the street, run-through chimneys
- **Roofs** – plain closed eaves finish or stone tabling to gable ends
- **Materials** – mainly sandstone and limestone with clay pantiles
- **Traditional detailing** – stone copings and kneelers, window cills and lintels, timber sliding sash windows, black rainwater goods
- Legacy of red brick Victorian railway architecture in a number of villages

**Wolds Fringe Villages**

- Speeton
- Hunmanby
- Folkton
- Reighton
- Muston
- Flixton

6.56 These villages are located on the edge of the Yorkshire Wolds in the southern part of the Borough. Notable buildings are again in the traditional regional vernacular style and are constructed in local stone, with a number of chalk-constructed buildings. Relative to the Moors Fringe Villages, there are a greater proportion of lime-washed / rendered / white-painted buildings and brick-built properties, which gives the Wolds Fringe Villages a different aesthetic.

6.57 In addition to the aforementioned vernacular forms and details, ‘tumbled’ gables or brick ‘tumbling-in’, where bricks are laid diagonally / at right angles to the roof slope to form a series of triangles, are also characteristic of older properties in this area owing to the greater availability and use of bricks (when compared to the Moors Fringe Villages).

## Positive characteristics:

- High density/close grain historic cores, filters out to loose grain on edges
- **Staggered frontages** – buildings either set at the back edge of the pavement or further back with front yards / gardens behind stone walls
- **Shape** – simple building forms and balanced proportions - narrow layouts, dual-pitched roofs, run-through chimneys
- **Scale** – mix of 2-storey properties and smaller 1.5-storey cottages
- **Roofs** – plain closed eaves finish or stone tabling to gable ends
- **Materials** – mix of chalk stone, brick and white rendered/painted buildings with clay pantiles
- **Traditional detailing** – stone copings and kneelers, window cills and lintels, timber sliding sash windows, black rainwater goods
- ‘Tumbled’ gables / brick ‘tumbling-in’



Figures 6.138 and 6.139: ‘Tumbled’ gable examples in Reighton (Church Hill)



Figure 6.140: Hunmanby



Figure 6.141: Hunmanby



Figure 6.142: Muston



Figure 6.143: Folkton