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Development Brief

Filey Road Sports Centre

December 2011



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1.0 Introduction

- 1.1 This Development Brief (hereafter referred to as the 'Brief') has been prepared to provide a guide to the future redevelopment of the Filey Road Sports Centre, Filey Road, Scarborough (hereafter referred to as the 'Filey Road site'). It has been prepared alongside the Development Briefs for the Seamer Road Football Stadium ('Seamer Road site') and the Weaponness Valley Coach Park ('Weaponness Valley site') in Scarborough.
- 1.2 The Brief has been prepared by the Planning Service Unit following a thorough consideration of planning and related issues falling within the remit of Scarborough Borough Council. Consultation with the public and key stakeholders was undertaken on an earlier version of the Brief. The feedback received has been considered, and where appropriate, integrated into this document (see Appendix A for details of the consultation process).
- 1.3 Scarborough Borough Council, in its capacity as Local Planning Authority, formally adopted the Brief as planning guidance on 7 November 2011. On 16 November 2011 the Council received confirmation that the pavilion or Club House had been listed. In order that the Brief reflected this decision, amendments were prepared and these were approved by the Borough Council's Strategic Planning and Regeneration Portfolio Holder as an Individual Cabinet Member Decision on 8 December 2011. No request was made for this decision to be 'called in' within the period set out in the Council's Constitution, and consequently the amended Brief was adopted on 14 December 2011. It is intended that the Brief will be used to shape the nature and type of any applications for planning permission and inform the subsequent decision making process.
- 1.4 The strategic location and precise boundaries of the site covered by the Brief are shown in Figures 3.1 and 3.2. The site is situated 1.5km to the southeast of Scarborough Town Centre on the eastern edge of Oliver's Mount within the Weaponness residential suburb and Weaponness Conservation Area. It lies adjacent to the A165, a main north-south route through the urban area and the main route linking Scarborough to Filey, Bridlington and other settlements along the east coast. The site is the historical home of the Yorkshire Lawn Tennis Club and it now plays host to Scarborough Sports and Tennis Centre, which is owned and managed by Scarborough Borough Council.
- 1.5 Further to an appraisal of the site context, relevant planning policies and an analysis of constraints and opportunities, the Brief establishes development principles and parameters for the site, providing guidance to potential developers on issues including:
 - Use and amount
 - Siting and scale
 - Access and movement
 - Architectural design and appearance
 - Open space
 - Landscape treatment
 - Sustainable design
 - Environmental considerations
 - Planning obligations
 - Phasing

- 1.6 Guidance is also provided on the requirements and the process to be followed in the preparation and submission of a planning application for the site, including those for public consultation.
- 1.7 A summary of the key development proposals and parameters is summarised in Table 1.0 below. It must be emphasised that this table is an abridged, non-technical version of the guidance contained in the Brief. In preparing development proposals for the site, applicants will need to have regard to the full contents of the Brief.

Table 1.0: Key Proposals and Guidelines of the Development Brief

Key Proposals / Guidelines	
1	Development phasing sequence that ensures continuous provision of sports and leisure provision in the town by providing replacement facilities at Weaponness Valley.
2	Demolition of 1970s sports barns and clearance of tennis courts may be permissible, but the trees and listed pavilion should be retained. The grandstand should preferably be retained, although alternatives would be considered on their merits.
3	The preferred use is residential development with the scope to introduce sheltered housing, care / nursing housing or student accommodation.
4	Suitable commercial or community uses may be introduced within the pavilion or grandstand buildings (subject to safeguards including protecting residential amenity and the character of the area).
5	New build low density development would be located to southern and north western parts of the site. However, higher density development may be permitted close to Filey Road.
6	Siting, scale and massing of development should respect the setting of the pavilion and grandstand buildings, and draw reference from existing properties within the Weaponness Conservation Area.
7	Architectural detailing and materials should be consistent with the character of the Weaponness Conservation Area.
8	Landscape framework that retains and enhances the sylvan character of the surrounding area and contributes towards ecological diversity.
9	Existing vehicular access to serve the development with possible additional vehicular access points onto Weaponness Park. Parking to be provided within the site.
10	Cycle and pedestrian movement prioritised and linkages with the surrounding area enhanced.
11	Application of sustainable development principles through regard to development patterns and building designs that reduce the need to travel (particularly by private car), conserve and reduce demands for energy, reduce waste and minimise adverse impacts upon the environment.
12	Provision for securing planning obligations, including affordable housing, open space and education payments.
13	A comprehensive approach to the development is required; a full planning application for the whole site should be submitted (accompanied by relevant Conservation Area Consent application(s) for demolition and listed building consent for any works to the pavilion).
14	Consultation with the Council and key stakeholders, including the public, should form part of the pre-application design process.

2.0 The Purpose of the Brief

Background

- 2.1 Further to the objectives of the Leisure Strategy 2005 – 2010 and Sustainable Community Strategy 2010 – 2013, and the outcomes of a study undertaken by Strategic Leisure Limited (SLL) in 2007, the Council are actively seeking to improve the level and quality of sports and leisure facilities within the Borough. To achieve this, consideration is being given to the development of a new football ground and sports and leisure village at Weaponness Valley.
- 2.2 The Council proposes to work with a private sector partner on the delivery of the project. This will involve an ‘enabling development’ approach, whereby a developer will finance and construct the football ground and sports and leisure village on the Weaponness Valley site in exchange for the Council owned Seamer Road and Filey Road sites. These sites, together with any residual land at Weaponness Valley, would then be developed for alternative uses in order to recoup costs associated with the development of the sports and leisure hub and generate profit.

Status of the Brief

- 2.3 This Brief provides a guide to the redevelopment of the Filey Road Sports Centre on the assumption that the Council decides to relocate the existing facilities. The redevelopment of the other two sites will be guided by separate Development Briefs. The objectives of the Brief are:
- To set the context for the future development of the site; and
 - To provide a comprehensive and planning led approach to the future development of a site, which is linked to the redevelopment of the Seamer Road and Weaponness Valley sites.
- 2.4 This Brief will help to secure or contribute to:
- The removal of unsightly buildings and structures (i.e. sports barns) incongruous with the character of the Weaponness Conservation Area;
 - The introduction of a use(s) appropriate to, and compatible with, the predominantly residential area;
 - A development layout and landscape treatment that preserves and reinforces the distinct sylvan setting of the local area;
 - Development of a design, density, scale and massing consistent with the character of the Conservation Area;
 - Provision of housing (including affordable) as specified by documents, including the Regional Spatial Strategy (RSS), Interim Housing Position Paper and the emerging Local Development Framework (LDF) (or Local Plan replacement);
 - A long-term future for on-site heritage assets;
 - A design approach underpinned by sustainable development principles; and
 - A form of development that capitalises on the location of the site and its accessibility to sustainable modes of travel.

- 2.5 The Brief has been prepared in the context of saved policies from the Scarborough Borough Local Plan, the RSS, national planning policy and emerging policies in the LDF (or Local Plan replacement), which is currently in the process of preparation. It will therefore provide an up-to-date framework for future development on the site, taking account of adopted policies and regeneration needs of the town.
- 2.6 The Brief is supplementary. It does not replace or have the same status as the statutory planning framework provided by the saved policies of the Local Plan. It should not be read in isolation but cross-referenced to the relevant national, regional and local planning policies. Any future development proposals for the site must take account of the saved policies of the Local Plan or any relevant policies that are subsequently adopted as part of the Council's LDF (or Local Plan replacement).

3.0 The Site and its Surroundings

- 3.1 The site is located approximately 1.5km to the southeast of the town centre within the Weaponness suburb. It lies adjacent to Filey Road (A165), an arterial route and attractive avenue. Land rises to the west towards Oliver's Mount and falls to the east towards South Bay. Scarborough College and the University of Hull Scarborough Campus lie a short distance to the south of the site. Figure 3.1 illustrates the location of the site and its relationship with the former football stadium on Seamer Road and the former Weaponness Park and Ride facility, for which parallel Briefs have been prepared.
- 3.2 The site lies within the Weaponness Conservation Area, which has the character of a leafy 19th / 20th century residential area (Figure 3.2). Built development is at a low density, comprising principally of large, architecturally interesting and predominantly detached buildings set in generous grounds bound by brick walls, hedges and trees. Examples are given in Images 3.1-3.8. The majority of the properties directly adjacent to the site were built between 1890 and 1940 (Figure 3.3). The mature trees, shrubs and hedges in private gardens partially screen buildings and create a spacious sylvan setting. This is enhanced by tree-lined street planting and incidental open space.



Image 3.1: Annan, Deepdale Avenue



Image 3.2: Weaponness House, Filey Road



Image 3.3: 1 Weaponness Park



Image 3.4: Moor End / Norbury, Weaponness Drive



Image 3.5: Sunwood, Weaponness Park



Image 3.6: 28 Deepdale Avenue



Image 3.7: High Bank, Weaponness Park



Image 3.8: 2 College Avenue

3.3 The site occupies approximately 2.8 hectares and is broadly triangular in shape, tapering from north to south. It is bounded to the east by residential properties on Deepdale Avenue and to the north and west by residential properties on Weaponness Park. As illustrated in Figure 3.4, the main vehicular access is achieved to the eastern boundary via a priority controlled junction onto Filey Road (Image 3.9); to the north of this a minor vehicular access serves a small storage building adjacent to the grandstand (Image 3.10). Pedestrian access can be achieved from Filey Road, Weaponness Avenue (pedestrianised) and Weaponness Park; adjacent to the northern boundary a pedestrian link connects Filey Road and Weaponness Park (Images 3.11-3.12). Filey Road is served by the local Scarborough & District bus services 7, 17 and 121, and a designated off-road cycle lane, which provide connections to the town centre.

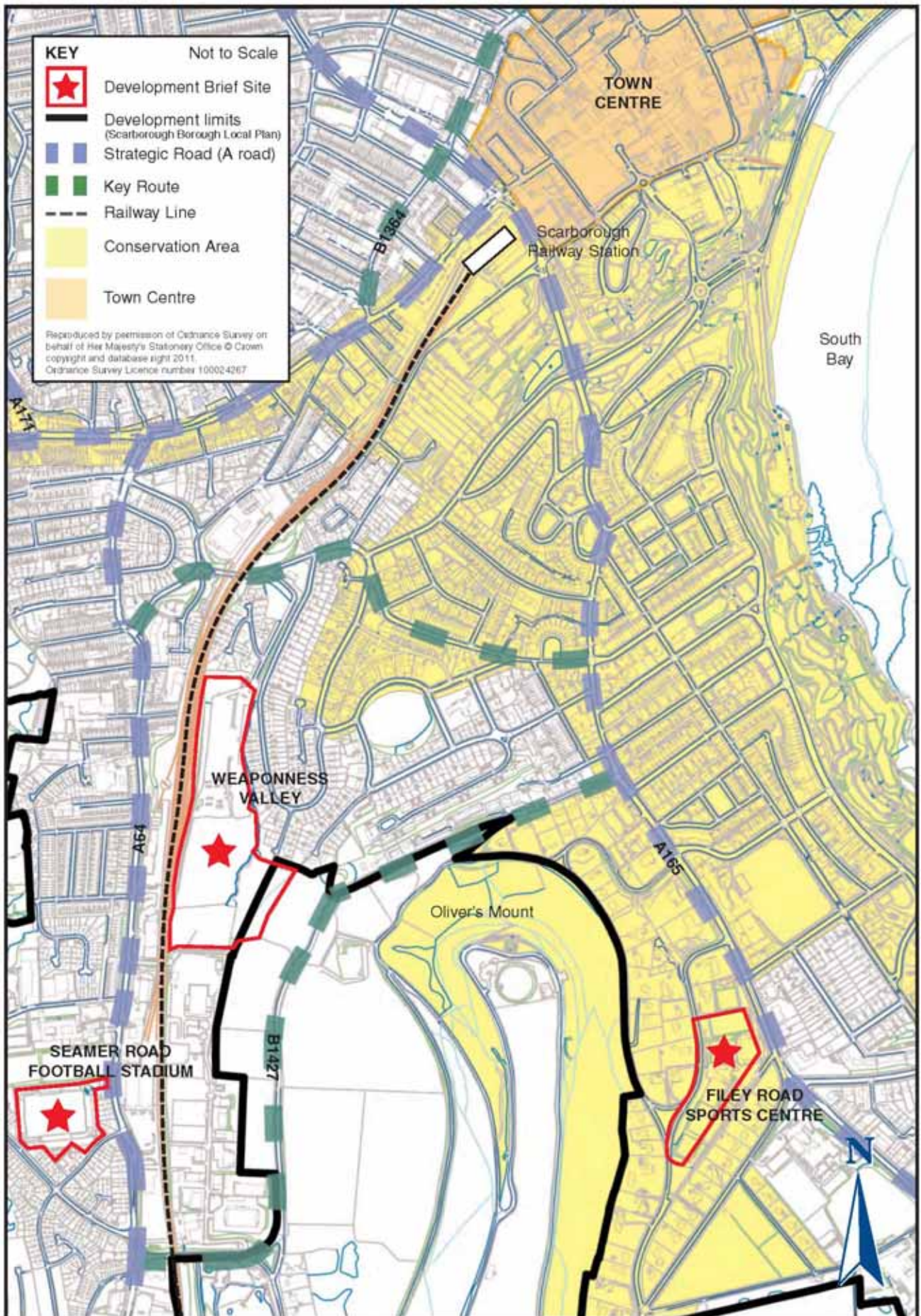


Figure 3.1: Strategic Location Plan of the three Development Brief sites

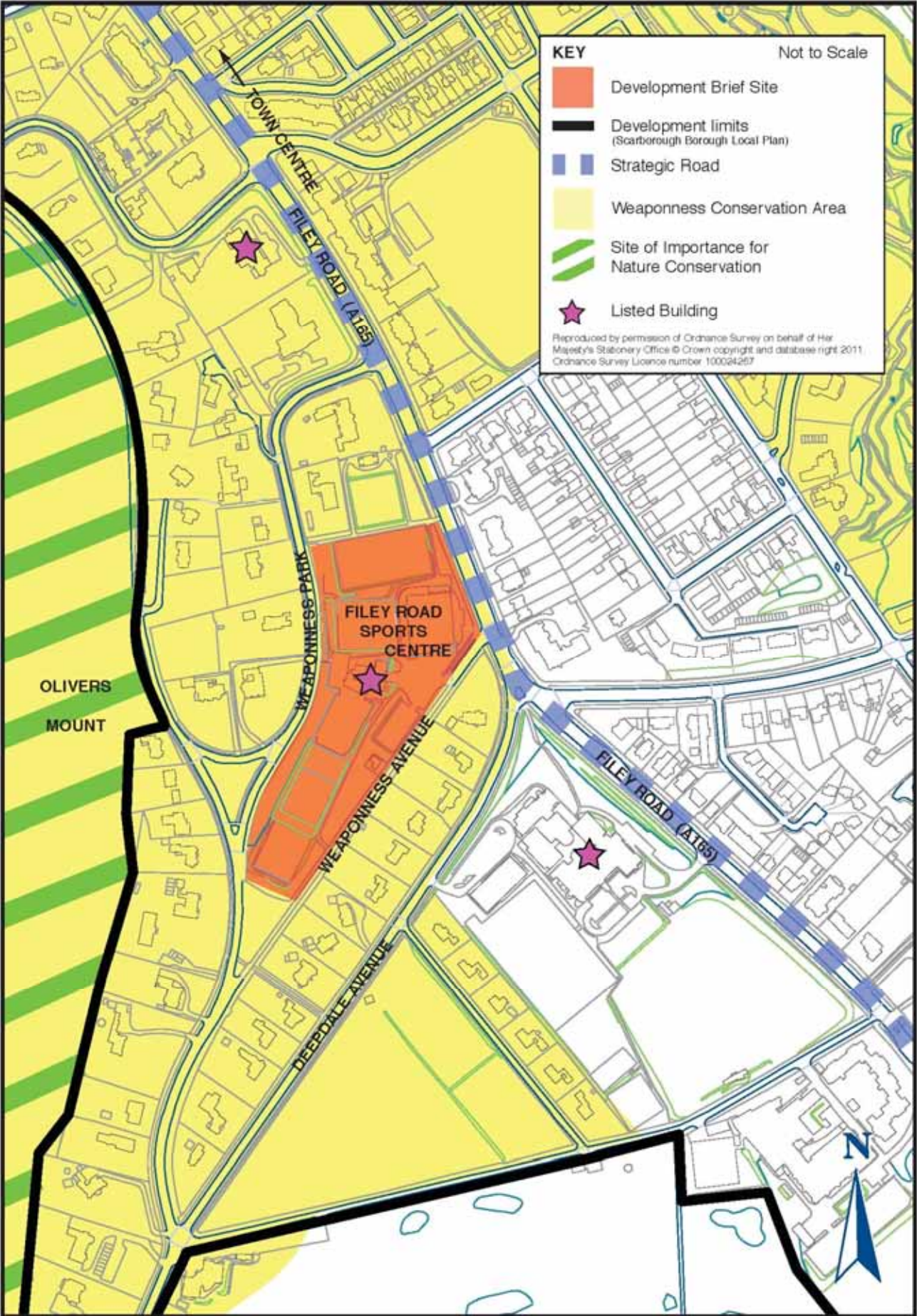


Figure 3.2: Site Plan

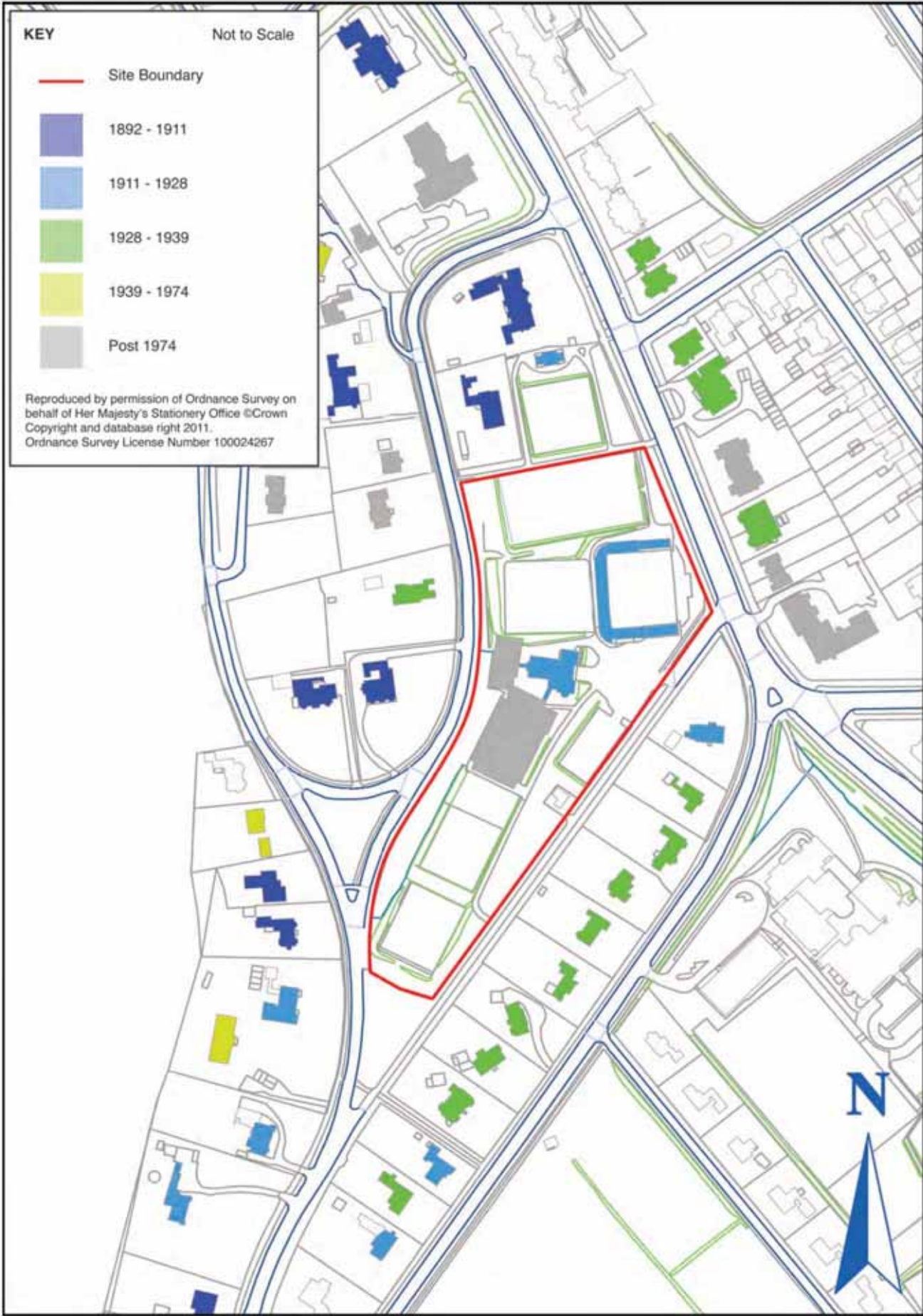


Figure 3.3: Age of Buildings



Image 3.9: Main vehicular site access on Filey Road



Image 3.10: Minor vehicular site access on Filey Road



Image 3.11: Pedestrianised Weaponness Avenue (from the south)



Image 3.12: Pedestrian link connecting Filey Road to Weaponness Park

- 3.4 The site is the historical home of the Yorkshire Lawn Tennis Club; it now plays host to Scarborough Sports and Tennis Centre, which is owned and managed by Scarborough Borough Council. Figure 3.5 illustrates the extent and layout of development on the site. Its facilities comprise: two sports halls, a fitness suite, three squash courts, 14 grass and tarmac tennis courts, one multi-purpose court and a refreshments bar. The indoor facilities are accommodated within the 1970s brick built sports barns. These are connected by covered walkways to a listed 'Colonial' style tennis pavilion designed by Sir Edwin Cooper, dating from 1912 (Image 3.13). Adjacent to the pavilion is a grandstand encircling the former grassed tennis courts, which hosted such tennis greats as Rod Laver and Fred Perry. The grandstand is in a poor and deteriorating condition, but has some value as a heritage asset due to its contribution to the character of the area and its historical association with competitive tennis in the region (Image 3.14). Grassed tennis courts are located to the north and tarmac tennis courts to the south (Images 3.15-3.16). The area to the front of the sports centre is dominated by hardstanding car parking. An electricity substation is located on the eastern boundary to the south of the car park.
- 3.5 In January 2011 an application was made to English Heritage to designate the pavilion/club house as a listed building. On 16 November 2011, it was confirmed that it had been listed with a Grade II classification. This only relates to the 1930s pavilion and not the

attached later additions, nor the grandstand. Full details of the listing can be found in Appendix B.



Image 3.13: Tennis pavilion / club house and adjoining sports barns



Image 3.14: Tennis grandstand



Image 3.15: Hard surface tennis courts to the south of the site



Image 3.16: Grass tennis courts to the north of the site

- 3.6 The perimeter of the site is well defined by a significant number of mature indigenous tree species. Figure 3.6 identifies those trees that are subject to Tree Preservation Order (TPO) 1969/56. However, all trees are afforded protection by virtue of their location within the Conservation Area. An ecological walkover was undertaken in 2008. Although this determined that the site principally comprises managed species poor amenity grassland which is of low ecological value, it also identified that the site has the potential to support bats within buildings and trees.
- 3.7 The site falls south to north by approximately 8 metres and is characterised by a series of terraces created to accommodate the tennis courts and sports halls. There is also a fall across the site from west to east of approximately 4-5 metres (Figure 3.6).
- 3.8 There are no extant planning permissions for the site and the planning history relates to operational development associated with its sports and leisure use. Historical mapping data dating from 1853 to present shows that the site has developed from open agricultural land alongside the adjacent residential area of Weaponness. It is considered therefore that there is little potential risk for contamination on the site. The site is served

by gas, water, electricity and foul / surface water infrastructure located within Filey Road. The site falls within Flood Zone 1 designated by the Environment Agency. This is the lowest risk category.

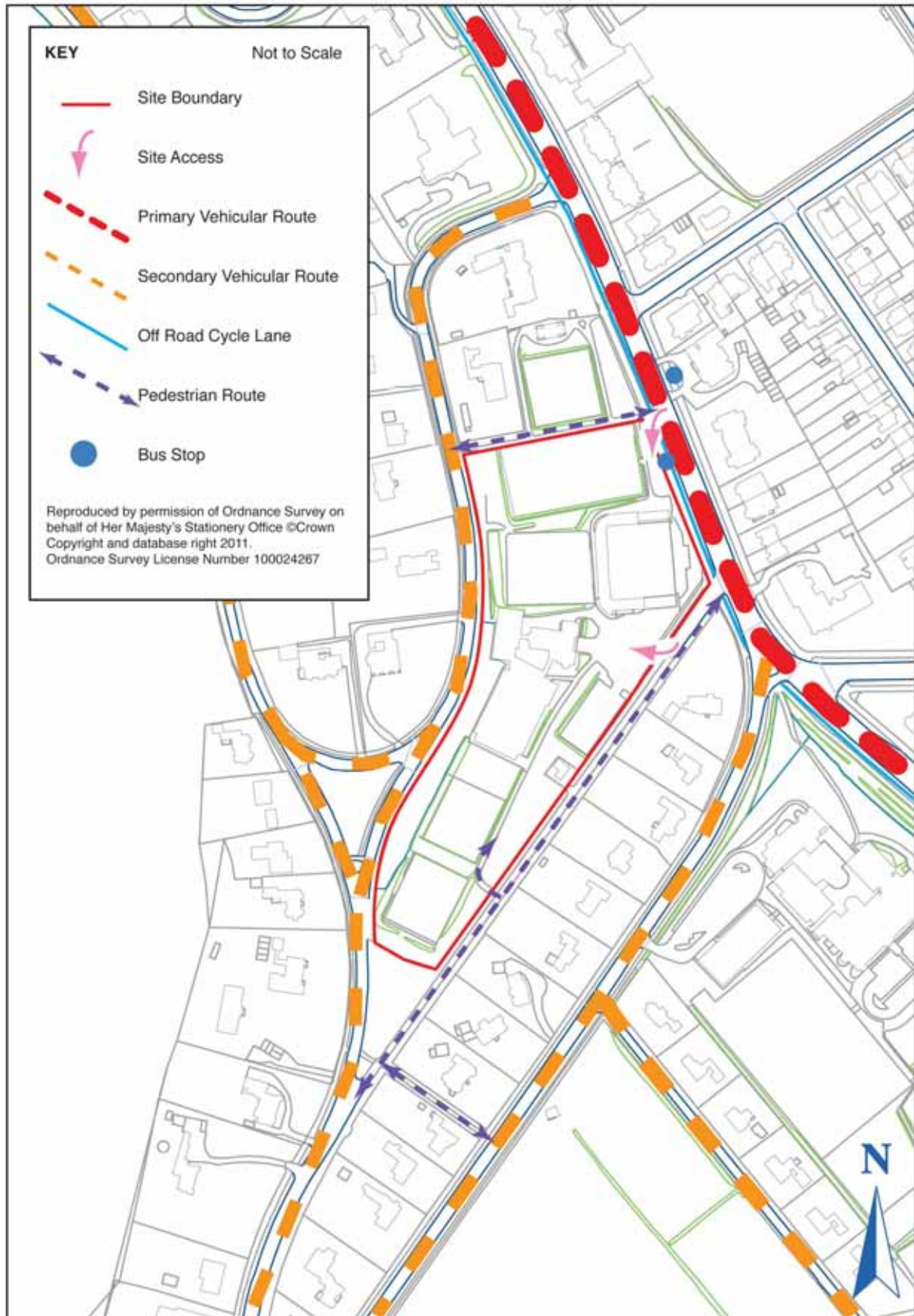


Figure 3.4: Access and Connectivity

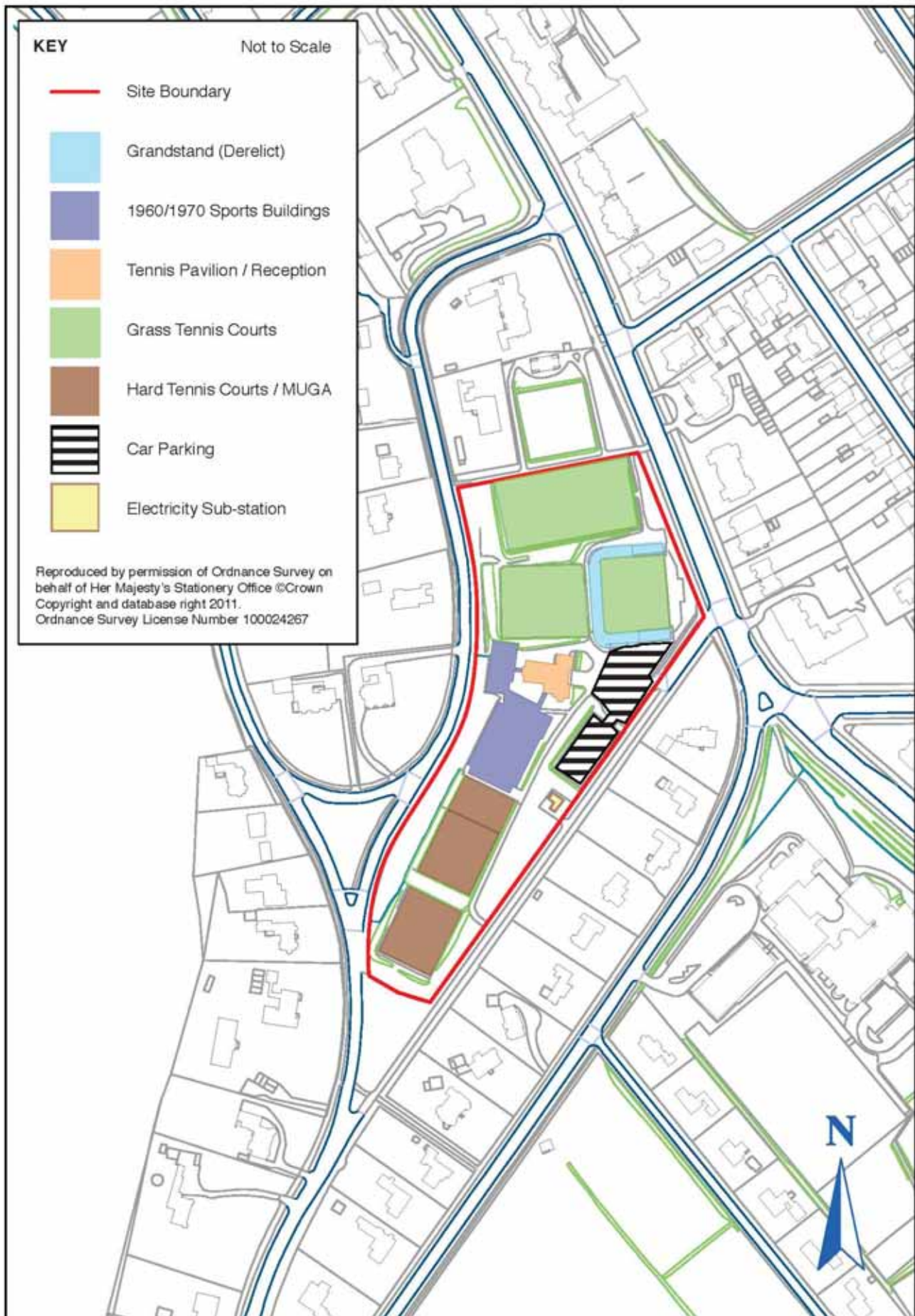


Figure 3.5: Built Development

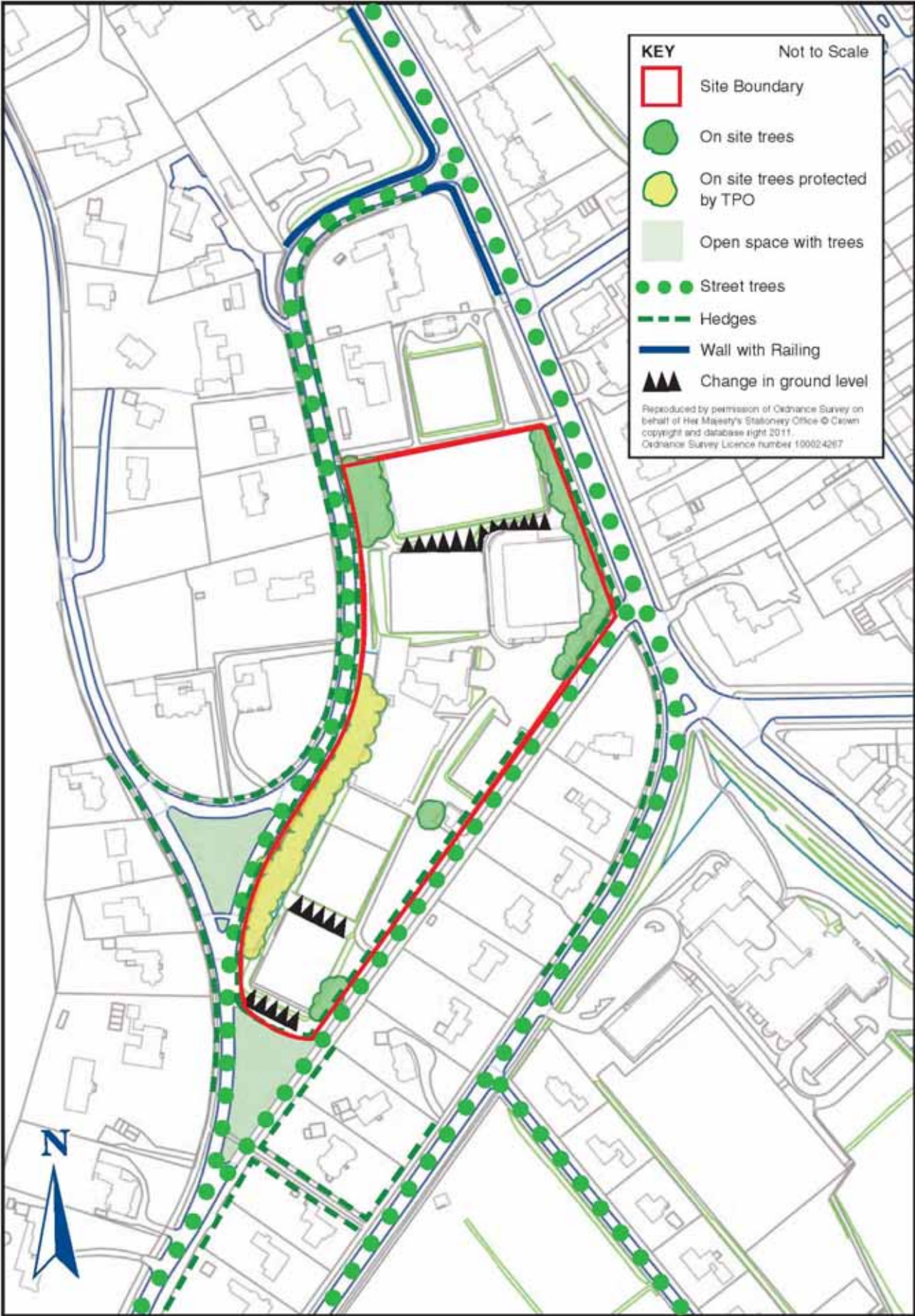


Figure 3.6: Tree Cover and Topography

4.0 Planning Policy Framework

- 4.1 The guidance provided in this Brief has been prepared having full regard to extant planning policy. Section 38 of the Planning and Compulsory Purchase Act 2004 indicates that where relevant planning determination shall be made in accordance with the development plan unless material considerations indicate otherwise. The relevant development plan for this Brief comprises the Yorkshire and Humber Regional Spatial Strategy (2008) (RSS) and the Scarborough Borough Local Plan (1999). In due course, the Local Plan will be replaced by Development Plan Documents forming part of the Local Development Framework (LDF) (or Local Plan replacement). This section of the Brief sets out the local and regional planning policy context, which has been considered in its preparation and which may be of relevance to bringing development proposals forward in the future. National planning policy set out in Planning Policy Statements and Guidance is also a key material consideration.
- 4.2 The Government has actively sought to implement reforms to the planning system. These may have an impact on the planning policy context relevant to any future development proposals. Those of particular relevance at the time of writing include:
- The Localism Bill was published in December 2010 and received Royal Assent in November 2011. It abolishes the regional tier of planning policy provided by regional strategies. Therefore, when it comes into effect the Yorkshire and Humber Regional Spatial Strategy (2008) will no longer form part of the development plan. It is anticipated that the Bill will come into effect in April 2012. In the meantime, recent High Court decisions have confirmed that the RSS remains part of the development plan, but the Government's intended revocation of the document is a material consideration in making planning decisions.
 - In July 2011 the Government published a draft National Planning Policy Framework (NPPF) for public consultation. It is intended that this will eventually replace national planning policy currently set out in Planning Policy Statements (PPS) and Guidance (PPG).
- 4.3 Due to the proposed and potential changes in local, regional and national planning policy that will be occurring over the next few years, applicants are advised to contact the Local Planning Authority to clarify which planning policies are extant at the time of preparing and submitting a planning application. The following policies represent the current and emerging planning policy relevant to the site and the proposal.

Local Planning Policy

Scarborough Borough Local Plan (April 1999)

- 4.4 The Local Plan was adopted in April 1999. Since September 2007, some Local Plan policies have been deemed to have expired, especially where they replicated national or regional planning policy or have become obsolete. Therefore, only 'saved' policies remain as material planning considerations.
- 4.5 The key 'saved' Local Plan policies include:
- H3: Small Scale / Infill Housing within the Development Limits of Settlements;

- E6: The Protection of Open Space;
- E7: Local Nature Conservation Sites;
- E12: Design of New Development;
- E39: Development Affecting Hedgerows and Trees;
- H10: Protection of Residential Amenity;
- H14: Nursing and Residential Care Homes;
- C6: Developer Contributions;
- C7: Foul and Surface Water Disposal; and
- R2: Open Space Provision within New Residential Developments.

Local Development Framework (LDF)

- 4.6 The emerging Local Development Framework (LDF) will provide the future planning policy context for the Borough. The LDF will comprise a portfolio of Local Development Documents (LDDs), including Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs), although in light of the Government's proposed changes to the planning system, this ultimately may take the form of a Local Plan replacement. When adopted, the LDF will replace the saved policies in the existing Local Plan. The emerging policies in the LDF can be a material consideration in making planning decisions, with increased weighting closer to adoption. However, whilst significant progress has been made on the Core Strategy DPD and Housing Allocations DPD, with major consultation undertaken on 'draft' versions of both documents in 2009, they are currently being reviewed in light of the proposed changes in the Localism Bill. The SPDs which have already been adopted must be taken into account alongside the development plan.

Draft Core Strategy (Preferred Options) (November 2009)

- 4.7 The Core Strategy DPD is linked to the Sustainable Community Strategy (SCS). The SCS sets out the issues which local people and organisations think are key priorities for the future of the Borough. It recognises the relationship between the economy and factors such as environmental regeneration, housing, health, culture, citizenship and community safety as integral to sustainable development. One of the strategic objectives of the SCS is to create safe and healthy communities. Reference is given to the need to provide good quality homes and increase the availability of affordable housing within the Borough.
- 4.8 The Draft Core Strategy (Preferred Options) was published for public consultation in November 2009. The Council is currently considering the comments that were made on the Core Strategy and is working towards the production of the final Core Strategy Pre-Submission Draft before it will be submitted to the Government for examination. The Draft Core Strategy includes a number of Spatial Objectives based on the key issues in the Sustainable Community Strategy, previous consultation and the supporting evidence base, which will be delivered through various Core Policies.

Draft Housing Allocations DPD (Preferred Options) (November 2009)

- 4.9 The Seamer Road, Filey Road and Weaponness Valley sites are indicated as suitable for residential use in the Draft Housing Allocations DPD (Option HA 25a-c). It is suggested that a total of 150 dwellings could be achieved in some configuration between the sites, with delivery phased to the first 5 years of the Plan up to 2016. The justification is that the

redevelopment of the sites would provide housing alongside improved sports facilities for the town and a new football ground.

Supplementary Planning Documents

4.10 The following Supplementary Planning Documents (SPDs) have been adopted by the Council and will be of relevance to the determinations on the site:

- Affordable Housing SPD;
- Travel Plans SPD;
- Transport Assessments SPD;
- Negotiation of Play, Green Space and Sports Facilities in Association with New Housing Developments SPD; and
- Education Payments SPD.

Regional Planning Policy

Yorkshire and Humber Plan Regional Spatial Strategy (May 2008)

4.11 The Yorkshire and Humber Regional Spatial Strategy (RSS) was adopted by the Government Office for Yorkshire and the Humber in May 2008. It identifies Scarborough as a Sub-Regional Town within the Coast Sub-Area. Policy C1 sets out the overall strategic vision for the Coast sub area and states that plans, strategies, investment decisions and programmes should, among other provisions:

- Focus most development on Scarborough;
- Strengthen the role of Scarborough as a Sub-Regional Town serving much of the sub-area and a focus for urban renaissance; and
- Review housing stock in Scarborough and Bridlington to ensure it meets changing housing market needs.

4.12 The regional planning policies relevant to the site and the proposed uses include:

- YH1: Overall Approach and Key Spatial Priorities;
- YH2: Climate Change and Resource Use;
- YH4: Regional Cities and Sub-Regional Cities and Towns;
- YH7: Location of Development;
- YH8: Green Infrastructure;
- H1: Provision and Distribution of Housing;
- H2: Managing and Stepping Up the Supply and Delivery of Housing;
- H4: The Provision of Affordable Housing;
- H5: Housing Mix;
- T1: Personal Travel Reduction and Modal Shift;
- T2: Parking Policy;
- T3: Public Transport;
- ENV1: Development and Flood Risk;
- ENV2: Water Resources;
- ENV5: Energy;
- ENV6: Forestry, Trees and Woodlands;
- ENV8: Biodiversity;

- ENV9: Historic Environment; and
- ENV11: Health, Recreation and Sport.

Other National and Local Planning Policy Guidance and Useful Information

4.13 This consists of a range of different nationally and locally produced planning policy documents, which although not part of the formally adopted development plan, are nonetheless material planning considerations. The documents relevant to this Brief are listed below:

National

- PPS1: Delivering Sustainable Development and Supplement to PPS1: Planning and Climate Change;
- PPS3: Housing;
- PPS4: Planning for Sustainable Economic Growth;
- PPS5: Planning for the Historic Environment;
- PPG17: Planning for Open Space, Sport and Recreation;
- PPS9: Biodiversity and Geological Conservation;
- PPG13: Transport;
- PPS23: Planning and Pollution Control;
- PPG24: Planning and Noise; and
- PPS25: Development and Flood Risk.

Local

- North Yorkshire County Council – Transport Issues and Development Guide (2003);
- Interim Housing Position Paper (2010);
- The Weaponness Character Appraisal and Management Proposals (2007); and
- Sustainable Building – Guidance for Developers (2008).

4.14 Of these, the Weaponness Character Appraisal and Management Proposals (2007) document is particularly relevant. This details the distinct physical and architectural features of the area and sets out a number of Recommended Management Policies (RMPs) relating to the design and management of new development.

4.15 In addition, there are a number of useful information sources that may be of assistance in developing proposals:

- Department of the Environment, Transport and Regions – By Design: Urban Design in the Planning System Towards Better Practice;
- Department for Transport: Manual for Streets (2007) and Manual for Streets 2 (2010);
- Secured by Design: New Homes 2010;
- BS5837:2005 Trees in Relation to Construction;
- English Heritage Guidance on sustainable energy generation and energy efficiency; and
- Kissing Sleeping Beauty: A Strategic Development Framework for Scarborough (July 2003).

5.0 Constraints and Opportunities

5.1 Before identifying a strategy for the future of the site a brief summary of the strengths, constraints, opportunities and threats of the site has been undertaken. It is recognised that the bullet points below represent a brief summary and complex inter-relationships exist between the different factors. However, with imaginative solutions it may be possible to transform some of the weaknesses into positive opportunities. These are summarised below:

Strengths

- Located in a high value residential area of distinct sylvan landscape and architectural character;
- The listed pavilion building is of distinct architectural interest and provides a focal feature at the entrance to the site;
- The grandstand building is a dominant feature on the site frontage which provides reference to the historical use of the site;
- Under single ownership;
- Little potential for land contamination;
- Within the urban area and defined Development Limits;
- Adjacent to a key arterial road which is served by public transport and provides a direct linkage to the railway station and town centre;
- Within close proximity to recreational opportunities on Oliver's Mount and at South Bay; and
- Served by utilities infrastructure.

Constraints

- Filey Road is a potential generator of adverse noise impacts;
- Electricity substation located on the site close to the eastern boundary;
- Varied topography may necessitate earthworks;
- A proportion of trees along the boundaries are subject to a Tree Preservation Order (TPO) and a cluster of trees is located within the site to the eastern boundary;
- Embankment along the western boundary accommodating trees covered by a TPO encroaches into the site, impacting upon the amount of developable area;
- Weaponness Conservation Area is subject to planning policies which limit the developable area;
- The listing of the pavilion building introduces constraints imposed by statutory legislation relating to its architectural form, setting and internal alterations;
- Potential for the presence of protected species on the site (bats); and
- Before the existing use ceases, provision is required for replacement sport facilities on other sites in order to satisfy the requirements of PPG17 and make provision for residents / visitors.

Opportunities

- To secure 'enabling development' which will help cross-subsidise the funding of a modern fit for purpose multi-use sports and leisure village for the town;
- To secure the long-term future of the listed pavilion and possibly the grandstand structures through renovation / conversion;

- To provide reference to the historical use of the site through the retention / adaptation of the grandstand;
- To enhance the setting of these heritage assets and the character of the Weaponness Conservation Area through the removal of 1970s brick built sports hall buildings that are incongruous with the high quality residential dwellings;
- To enhance the sylvan character of the area through sensitive structural and amenity landscape planting; and
- To improve the Filey Road interface through the siting of frontage development and the reconfiguration of car parking provision within the site.

Threats

- Sensitive conversion of the pavilion building and grandstand could be difficult to achieve. Costs associated with conversion could be high, reducing the level of sports and leisure benefits that can be secured for the town;
- Overdevelopment or poorly designed development could impact upon the local highway network and local residential amenity;
- Overdevelopment or poorly designed development would detract from the character and appearance of the Weaponness Conservation Area and setting of the listed building;
- Development may not come forward, or may be delayed, if the development of replacement facilities at Weaponness Valley is not realised; and
- Loss of sports facilities which are readily accessible to residents in the locality and university students.

5.2 Having undertaken the preliminary analysis above, it is the Council's firm belief that the strengths and opportunities, particularly of the wider Sports Village project as a whole, outweigh the potential weaknesses or threats with regard to the principle of redevelopment, but clearly a strategy needs to be put into place with suitable safeguards to ensure the purposes of the Brief are realised. This strategy is outlined in Sections 6.0 to 8.0.

6.0 Development Principles and Parameters

- 6.1 This section of the Brief sets out the general principles and parameters that should guide the development of proposals for the site. Developers are expected to relate to these within supporting documentation accompanying a planning application (such as the Design and Access Statement) and to demonstrate compliance with the specific requirements of national, regional and local planning policy and guidance as outlined in Section 4.0. It is expected that specific reference should be made to the Weaponness Character Appraisal and Management Proposals (2007) document.
- 6.2 Development proposals should seek to preserve the architectural, ecological and landscape heritage of the site and ensure that the built form of development is respectful and mindful of the scale, form and character of the surrounding area. It is strongly recommended that the Council's Conservation Officer is consulted at an early stage in the design process.
- 6.3 Section 7.0 presents an illustrative form of development that could be achieved taking into account the Council's key principles and parameters outlined below. The illustrative proposals are not intended to be prescriptive and have been developed for information only.

Land Use

- 6.4 It is a fundamental tenet of this Brief that suitable relocation of existing sports facilities takes place before the site is redeveloped. Subject to this provision, the site is appropriate for residential use. It is a developed site in a residential area within the development limits defined in the Local Plan. It is within close proximity of recreational opportunities and is directly connected to the services and facilities of the Ramshill Road district shopping area and the town centre by an arterial road, which is well served by public transport. This is consistent with PPS3 with respect to the location of residential development, which places an emphasis on the use of suitable sites in sustainable locations which offer a good range of community facilities and are accessible to jobs, services and infrastructure.
- 6.5 Residential development on the site is also consistent with existing and emerging local planning policies. Policy H3 of the Local Plan permits new residential development within the development limits of settlements, subject to certain criteria. Any planning application would need to demonstrate compliance with these criteria.
- 6.6 With respect to the requirement within PPG17 to maintain the provision of an adequate supply of open space, sports and recreation facilities, the Council considers that the release of the site for an alternative use is acceptable subject to the development of a multi-use sports and leisure village at Weaponness Valley. The rationale behind the strategy of concentrating sports facilities on one site is contained in the Weaponness Valley Development Brief. The new development would provide significant improvements in the range, size, usefulness and quality of sports and leisure facilities in the local area and the town as a whole. This approach is consistent with provisions within PPG17. Developers will be expected to undertake a Sports Impact and Open Space Assessment to determine if the loss of the Filey Road Sports Centre has an effect on the supply of open space, sports and recreation facilities for existing and future (following its redevelopment) residents within the catchment area of the Filey Road site. If any

deficiencies are identified, these will be evaluated within the context of the new facilities at Weaponness Valley. Given the proximity and physical linkages to Weaponness Valley, and other local facilities, it is considered likely that appropriate access to open space, sports and leisure facilities could be maintained. Should this not be the case, financial contributions may be sought, with regard to the Negotiation of Play, Green Space and Sports Facilities in Association with New Housing Developments SPD (2007), taking into account the financial contributions which may be required with respect to open space, sport and play provision associated with specific development proposals on the site. It is recommended that developers engage with Sport England at an early stage to discuss the scope of the assessment.

- 6.7 It is an aim of the Sports Village Project that the new facilities will represent a quantitative and qualitative improvement to those currently available on the site. However, a like-for-like quantitative level of tennis courts is unlikely to be achieved at Weaponness Valley. The final number of courts and playing surface type will be subject to detailed design, which will be guided by the principle of achieving a multi-use sports village that is economically sustainable. In addition to the new facilities, it is intended that alternative locations within Scarborough will provide publicly accessible tennis facilities.
- 6.8 Sheltered housing, care / nursing housing and student accommodation are in principle considered acceptable forms of residential development on the site. These uses are supported by national, regional and local planning policies which seek to diversify the mix of housing to reflect local needs and make provision for all sectors of the community. However, this is subject to the scale, massing and design of buildings for such uses being suitable in this location, notably in terms of the impact upon the Weaponness Conservation Area.
- 6.9 The provision of affordable housing would normally be required in accordance with the Affordable Housing SPD. Sheltered housing and care / nursing housing would be subject to the requirement for affordable housing. Student accommodation would be exempt from this requirement.
- 6.10 It is envisaged that the 1970s brick built sports barns would be demolished and the tennis courts cleared to make way for new build development. It is important that the recently listed pavilion building should be retained in active use, subject to any external or internal alterations not harming the historic or architectural features which contribute to its special interest.
- 6.11 Similarly, the grandstand may be incorporated into any development proposal in order to retain a frontage to Filey Road that provides a visible reference to the historical use of the site. The building fabric may not lend itself directly to conversion. Flexibility in the design approach may be needed to facilitate its retention. If conversion and refurbishment of the existing building is not feasible, alternatives would be considered on their merits. The first preference would be an approach that retains and integrates the outer façade into new build development of a layout and form consistent with that of the existing building (i.e. retaining the grassed courtyard at its core for amenity space). Proposals that involve the complete demolition of the grandstand would need to be fully justified as part of an application for Conservation Area Consent and preference would be given to new build development of a layout and form consistent with that of the existing building.

- 6.12 Other possible suitable uses for the pavilion and grandstand may include those ancillary to sheltered housing, care / nursing housing and student accommodation, such as dining halls, lounge rooms, administrative offices and medical consulting rooms. These may be considered where they are compatible with the amenity and character of adjacent development and the surrounding area.
- 6.13 The site is not considered suitable to accommodate retail, industrial or larger scale commercial uses, the introduction of which would be incompatible with residential amenity in terms of noise and highway impacts. These impacts could also undermine the distinct character of the Conservation Area and setting of the listed building; this would be inconsistent with PPS5. Furthermore, the introduction of commercial or retail development may require justification with respect to the principles of PPS4, which seek to concentrate such uses within established town or district centres.
- 6.14 Whilst the introduction of commercial uses as the predominant use is not considered appropriate and will not generally be supported, it is recognised that securing a long-term and sustainable future for the pavilion (or the grandstand if retained) could necessitate a flexible approach to the uses that may be accommodated within the buildings. Therefore, the Council may consider the introduction of certain commercial or community uses into the buildings. For example, the grandstand could be used as tourist accommodation or in part as a restaurant / bar. The pavilion could also be used for the latter or as a community hall or crèche, as well as a large dwelling. It must be demonstrated that: the new uses are sympathetic to the character of the listed building and the Conservation Area; there would be no significant environmental, highway and visual impacts; and appropriate evidenced justification can be provided in terms of PPS4 and PPS5. They should be compatible with nearby residential uses, in effect ruling out those in the B2 and B8 Use Classes.

Density and Zoning

- 6.15 The surrounding area is predominantly characterised by low density development comprising large detached and semi-detached dwellings set in generous individually defined plots. Along Filey Road, these are interspersed with higher density developments including large apartment blocks and nursing homes. The Weaponness Character Appraisal and Management Proposals (2007) document details that the low density built form is an intrinsic part of the character of the Conservation Area.
- 6.16 Within this context, it is required that the southern portion of the site should accommodate low density development. The same principle is largely applicable to the area north of the pavilion and grandstand. However, PPS3 recognises that:
- “The density of existing development should not necessarily dictate that of new housing by stifling change or requiring replication of existing style or form. If done well, imaginative design and layout of new development can lead to a more efficient use of land without compromising the quality of the local environment.”* (PPS3, Para 50)
- 6.17 As such, higher density forms of development, such as apartments, sheltered housing, care / nursing housing and student accommodation, may be introduced on the northern portion of the site fronting Filey Road. In this location they would align with the character of the existing properties along the Filey Road corridor.

- 6.18 The opportunity to introduce development of varying densities provides scope for a range of unit numbers and mix of unit types to be achieved on-site; this is consistent with the principles in PPS3. Due to the varying development options available proposals will be considered on a case-by-case basis. The amount and mix of units will be dependent upon securing a form of development that does not adversely impact upon trees and the character of the area and also other considerations such as residential amenity, access arrangements and utilities infrastructure capacity.

Siting and Scale

- 6.19 The varying topography and on-site trees present constraints that will impact upon the siting and orientation of new development. The most significant variation in level is the embankment that runs along the length of the western boundary and extends into the site. This is topped by a number of mature indigenous tree species, a large proportion of which are protected by a Tree Preservation Order (TPO). Remodelling earthworks to the embankment would be restricted by the extent of tree Root Protection Areas (RPAs). Similar constraints would be experienced with respect to development that could be accommodated within proximity to the trees along the eastern boundary. Above ground, tree canopies will also have an impact as consideration will need to be given to achieving appropriate daylight levels within the development and making provision for future tree growth.
- 6.20 It is strongly recommended that a full Tree Survey and Tree Constraints Plan (TCP) are undertaken before the design process commences so that the siting and orientation of development can be tailored to account for the constraints imposed by trees.
- 6.21 Remodelling earthworks along the western boundary would be acceptable where it can be demonstrated that they can be achieved without any detrimental effect on the health or setting of the trees it accommodates (see '*Landscape Treatment*' section on page 29 for details on development affecting trees). Remodelling earthworks within the core of the site to create a level development platform should be acceptable. However, given that earthworks are disruptive and costly, proposals which seek to integrate with the existing topography would also be a possible solution.
- 6.22 Low density components of the development should take reference from the urban grain of the surrounding area. Plots should be generous and of approximately similar size, the amount of building footprint within each plot should be substantially less than the area given to gardens and landscaping. Dwellings should be sited within plots to make provision for a generous amount of amenity space on all sides. This will help create an open and spacious setting. Dwellings should address the site frontages and be spaced to create an even rhythm to the streetscene, as evident along Weaponness Park and Deepdale Avenue. With reference to RMP3 of the Weaponness Character Appraisal and Management Proposals (2007) document, **new built development should be less than 15% of the total plot area and buildings should occupy less than 60% of the plot frontage**. An appropriate plot area should also be provided around the listed pavilion building to reflect this requirement.
- 6.23 A possible exception to the above requirement would be in the case of the grandstand. It is recognised that even in its existing form the size of the building is such that an appropriate plot area could not be practicably achieved. If the grandstand is extended or if replacement development is accepted, it should be demonstrated that there would be no adverse impact upon the Conservation Area in terms of the openness and

spaciousness of its setting and that an appropriate level of amenity space can be provided, preferably within a courtyard at its core.

- 6.24 The scale and massing of development should reflect, as far as practicable, that of adjacent dwellings in the Conservation Area and take account of any varying levels within the site and along its boundaries. Care should be taken to protect residential amenity and avoid a sense of overbearing within the development or upon the streetscene. Similarly, development in the vicinity of the listed pavilion should be of a scale and appearance which is sympathetic to its setting and architectural form. These factors are particularly relevant to institutional type uses, such as extra care housing / education, which although acceptable in principle, may require a scale of development that may not be wholly consistent with the policies set out in the Weaponness Character Appraisal and Management Proposals (2007) document relating to massing and density.
- 6.25 The introduction of higher density development to the Filey Road frontage would not necessarily appear incongruous with the adjacent property, which includes 2-3 storey detached and semi-detached dwellings, as well as apartment blocks and nursing homes, which are of greater scale and massing. In order to respect the setting of the pavilion, it would be expected that the grandstand (or any building which integrates its façade or replaces it) would not extend to any significant degree above the ridge height of the building as existing. However, the two single storey wings closest to Filey Road may be extended to the height of the main central part of the grandstand. Any new build development to the north of the grandstand should be no more than 3 or 4 storeys.
- 6.26 The siting, orientation and scale of new development within proximity of the pavilion and, where appropriate, the grandstand should seek to preserve and enhance their setting. In accordance with the provisions of PPS5, the Heritage Statement prepared in support of any planning application should include reflection upon the degree of potential impacts of new development on the buildings and provide a rationale for the design approach.
- 6.27 A visual impact appraisal should be detailed within the Design and Access Statement to demonstrate the relationship between buildings within the site and the development with the surrounding environment, particularly along Filey Road. Information should be presented using photomontages and / or 3D modelling images.

Access and Movement

- 6.28 It is anticipated that the existing main access onto Filey Road has the capacity to accommodate the level of vehicular movements that may be generated by redevelopment of the site for residential use. It should therefore continue to serve as the primary vehicular access. Proposals for development including student accommodation, care / nursing housing and commercial or retail uses would need to be discussed with the Local Highway Authority to ensure that the junction capacity and access arrangements are appropriate or could be achieved through highway improvements.
- 6.29 There may be scope to introduce additional vehicular access points to serve individual buildings or the development as a whole. Figures 7.1 & 7.2 illustrate the approximate location where an additional access could be sited on Weaponness Park taking into consideration constraints associated with tree cover and changes in ground level. The introduction of additional access points onto Filey Road may be difficult to achieve due to tree cover and provisions for public transport comprising a bus stop and bus lane. However, it is recognised that in urban design terms the provision of frontage access

would be consistent with the character of development along Filey Road and would avoid the need for the provision of additional highways within the site. Therefore, the introduction of an access may be considered if an acceptable revised highway arrangement can be demonstrated. The exact location of proposed new vehicular access points should be discussed with the Council's arboricultural officer and the Local Highway Authority at an early stage in the design process.

- 6.30 Planning applications should be supported by a Transport Assessment in order to demonstrate the nature and extent of any impacts of the development and access arrangements, and whether any highway infrastructure improvements are required. The scope of a Transport Assessment should be discussed with the Local Planning Authority and Local Highway Authority.
- 6.31 Pedestrian access to the site is generally good although the busy Filey Road can act as a barrier to pedestrian movement. The existing pedestrian link adjacent to the northern boundary connecting Filey Road and Weaponness Park should be retained; opportunities to maximise pedestrian permeability into the site from this link, Filey Road, Weaponness Avenue and Weaponness Park should be explored.
- 6.32 Any internal highways should be designed and constructed to adoptable standard. Design features should be utilised to ensure pedestrian and cycle priority and encourage low vehicle speeds; this may include shared surface 'Home Zone' style treatments. Appropriate provision should be given for emergency and servicing requirements. Developers will need to refer to the Department for Transport's 'Manual for Streets' and 'Manual for Streets 2'.
- 6.33 Figure 7.2 illustrates that the most likely form of development to the south of the pavilion would be a row of detached houses. Access to these properties would be gained from a newly constructed shared road within the site running parallel to the pedestrianised Weaponness Avenue.
- 6.34 When considering car parking provision reference should be made to the North Yorkshire County Council – Transport Issues and Development Guide (2003). It is the presumption that car parking will be provided wholly within the site; however, should this not be possible to achieve an appropriate justification should be provided and control / mitigation measures outlined in the Transport Assessment. Parking for dwellings should be provided within the curtilage on driveways or internal / external garages. On-street parking will be discouraged. Should a more intensive form of development, such as apartments, be introduced, which requires open courtyard parking, this should be located away from the Filey Road frontage and sensitively sited to preserve the setting of the pavilion. Parking within the grandstand courtyard should be avoided. Landscape planting should be used to break up and screen open parking areas, particularly from views into the site. Suitable provision should be made for secure cycle storage. Within higher density forms of development appropriate provision should be made for disabled spaces.
- 6.35 The developer must have regard to the Disability Discrimination Act 1996 and the Council's policies on disabled access contained in the document 'Access for All' (1996). Further guidance is provided in the Government document 'Planning and Access for Disabled People: a Good Practice Guide' (2003). In particular, the design of pedestrian routes to or from public buildings will need to accommodate the need for disabled users, including both the mobility and visually impaired.

Architectural Design and Appearance

- 6.36 The Weaponness Character Appraisal and Management Proposals (2007) document details the distinct physical and architectural features of the area.
- 6.37 Many of the buildings in the Weaponness Conservation Area were built during the period up to the 1914-18 war and are influenced by the Arts and Crafts movement that was predominant at the time (Images 3.1-3.8). Several are designed by architects of national and international standing, such as: Sir Edwin Cooper (who designed the pavilion), 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.
- 6.38 There is an eclectic mix of materials in the buildings. Walling materials are predominantly dark red or red / brown brick, ashlar stone and render, sometimes on the same building. Use is made of decorative brickwork such as bricks laid herringbone fashion. Other walling materials include small plain tile cladding and 'half timbering'. Roofing materials are largely small plain clay red Rosemary tiles, although a significant number of buildings use Westmorland green slate. Windows are a mix between vertically sliding sashes and casements. Other architectural detailing includes tall chimney stacks and the use of stone to create decorative corbels, porticos around doors and gable features.
- 6.39 In the detailed design of new buildings, developers should reflect upon the use of such materials and architectural detailing in order to achieve a form of development that sensitively integrates with, and reinforces, the setting of the historic building(s) retained on site and the character of the Conservation Area. Similarly, original materials and restoration techniques should be utilised in any refurbishment and conversion of the pavilion and grandstand buildings. A materials and detailing specification, including illustrative images should be submitted as part of any planning application. This should be cross-referenced on the elevation drawings for each building type.
- 6.40 It is expected that a bespoke design approach will be adopted. Whilst designs should reference the architecture and materials of the Weaponness Conservation Area, a rigidly 'pastiche' approach would not be expected, nor be desirable. Proposals for development of a contemporary design may be considered where these are of exceptional quality.
- 6.41 The streetscene is defined and characterised by either brick boundary walls, often with a characteristic iron rail on top, or hedges, which are often beech. Gate piers are usually brick with simple decorative stone capping, whilst some are entirely stone (Images 6.1 & 6.2). The design of boundary treatments and gates should be of high quality, but remain relatively simple and avoid ornate detailing.
- 6.42 Whilst the Council are keen to secure a beneficial use for the listed pavilion / club house, particular attention should be paid to the impact of conversion proposals on its historic fabric or development affecting its setting. The rationale behind any alterations to the building should be fully justified in a Heritage Statement, having regard to guidance in PPS5 and the features which are identified as being of historic or architectural interest in the statutory listing. These include the fact it has survived virtually intact from its original design, in both its internal ground floor layout and its original windows, doors and other internal features. This may make it difficult to convert to certain uses; for example, the preservation of the ground floor layout reduces the building's potential for subdivision into apartments.



Image 6.1: Boundary wall with iron rail



Image 6.2: Gate piers with stone cappings

- 6.43 In developing proposals crime should be designed out of the buildings and spaces between them with consideration given to ‘Secured by Design’ principles. Open spaces and areas of public realm should be subject to appropriate landscape treatments and overlooked by active frontages to provide animation and natural surveillance. The Police Architectural Liaison Officer should be consulted at the pre-application stage.

Open Space

- 6.44 Policy R2 of the Local Plan sets out the requirement for new housing developments over 15 units to include for open space and play provision. The policy recognises that there may be circumstances where commuted sum payments can be made to the Council to enable the required open space and play provision to be provided off-site. This may involve the provision of new open space or the improvement of existing facilities. The Negotiation of Play, Green Space and Sports Facilities in Association with New Housing Developments SPD (2007), which supplements and provides additional guidance on Policy R2, sets out that in determining whether provision should be made on or off-site, each case will be assessed on its own merits. Where off-site provision is to be made, the SPD indicates the formula used to calculate the commuted sum which would be expected. Consideration will be given to the type of residential units proposed, their location and the likely demand generated for open space and play provision.
- 6.45 In this instance it is considered that formal open space and play provision would be more suitably provided off-site and that a commuted sum payment towards the creation / improvement of facilities would be of most benefit to the residents of the development and the local area. However, an element of informal amenity space may be required on-site depending upon the form of development. This position is based on the following:
- A low density approach to development will result in a relatively low number of family dwellings with private gardens of a size appropriate to maintain the open and sylvan character of the Conservation Area.
 - It is recognised that there is a lack of formal play provision within the Weaponness, South Cliff and Ramshill part of Scarborough. However, due to the limited size and the narrow linear configuration of the site, it would be difficult to integrate into the layout play provision of a useable area within a publicly accessible location that would not impact upon the amenity of existing or future residents or visually impact upon the setting of the pavilion building; and

- The site is located within an established residential area with good pedestrian access to a range of leisure and recreation facilities, including Oliver's Mount and South Cliff Gardens. These offer alternatives to on-site provision and are within 1,000 metres distance, which is considered acceptable within the SPD.

6.46 There is no requirement for commuted sums for open space in respect of proposals for care and nursing homes, although as with the above, communal open space would have to be provided to meet the general amenity requirements of residents.

Landscape Treatment

6.47 A proportion of trees on-site are protected by a Tree Preservation Order (TPO). Those trees not subject to the TPO are afforded protection by virtue of their location within the Conservation Area.

6.48 Policy E39 of the Local Plan and RMP5 of the Weaponness Character Appraisal and Management Proposals (2007) document maintain a presumption in favour of the retention of all trees on the site in order to protect the distinct sylvan character of the Weaponness Conservation Area.

6.49 In view of these policies and the statutory levels of protection, the treatment and management of trees should be dealt with on a site wide basis with appropriate consideration also given to those trees outside the site, but adjacent to its boundaries; a piecemeal approach will not be accepted. It is strongly recommended that proposals which may affect trees (including site clearance and demolition) are discussed with Council Officers at the pre-application stage.

6.50 The British Standard 5837:2005 'Trees in Relation to Construction – Recommendations' document is an important reference tool which will underpin dialogue with the Council and against which decisions relating to trees will be considered. The document sets out guidance on the identification of trees suitable for retention, their protection during development operations and on the successful integration of existing and newly planted trees within a development. It also provides detailed information on the potential impact of development on trees, and of trees on buildings, and gives guidance on how to minimise that impact.

6.51 Works to, or the removal of any trees must be suitably justified. If trees are removed (e.g. to facilitate vehicular access), replacement planting of native species will be required. Where development is proposed within the proximity of trees it must be demonstrated that this can be facilitated without adverse impact upon the tree(s) or the amenity of future residents.

6.52 Development proposals must be informed by a full Tree Survey (where access is possible the survey should capture trees on third party land at the edge of the site), Tree Constraints Plan (TCP) and Arboricultural Implications Statement (AIS). It is expected that these will be submitted as part of the planning application package. An Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) will be secured by a condition attached to any planning permission.

- 6.53 In accordance with Policy E39 of the Local Plan and RMP6 of the Weaponness Character Appraisal and Management Proposals (2007) document, existing tree cover on the boundaries of the site should be reinforced by new tree planting within the development. This should be used to enhance movement routes and open spaces, break up and screen car parking (if necessary) and integrate the new development with its surroundings, especially where fronting roads. This should be complemented by low level amenity planting. The main emphasis of the landscape scheme should be the retention of the existing with limited supplementary new planting.
- 6.54 Given the essential contribution that trees and vegetation make to the Conservation Area, detailed landscape proposals would be required as part of the planning application package, rather than as a planning condition that may be attached to any planning permission.
- 6.55 The planning application should outline the approach to management of landscaped amenity areas to ensure the protection and maintenance of trees and spaces which form an essential feature of the character of the area.

Sustainable Design

- 6.56 Sustainable development is a key cross cutting principle underpinning national, regional and local planning policy. As such, it should form an important consideration in any development proposals through regard to development patterns and building designs that make the most efficient use of land, reducing the need to travel (particularly by private car), conserving and reducing demands for energy, reducing waste and minimising adverse impacts upon the environment.
- 6.57 In drawing up proposals regard should be had to PPS1 (including supplement), RSS Policy ENV5, the Council's Sustainable Building – Guidance for Developers (2008) document and English Heritage Guidance on sustainable energy generation and energy efficiency in historic buildings.
- 6.58 Opportunities which the Council strongly recommend potential developers to consider include:
- The sustainable management of construction and demolition waste including the re-use of demolition materials as aggregate where possible;
 - New build residential dwellings to achieve Code for Sustainable Homes (CSH) level 3 (from 2010), level 4 (from 2013) and level 6 (from 2016). New build multi-occupancy buildings which are not covered by CSH, such as sheltered housing, care / nursing housing and student accommodation, should be assessed under the BREEAM Multi-Residential Standard and achieve an 'excellent' rating as a minimum;
 - Bio-climatic design, including the need to take advantage of solar heat and light for heating, lighting and ventilation;
 - Research the opportunities to introduce renewable or low-carbon energy technologies;

- On new build properties the Council would seek a 30% reduction in surface water run-off. This can be achieved through Sustainable Urban Drainage (SUDS) techniques such as permeable paving and grey water recycling. Should SUDS be proposed it is recommended that the developer contact Yorkshire Water on matters of design, adoption and long-term management. Detailed guidance on SUDS can be found at:
 - PPS25 Annex F
 - PPS25 Practice Guide
 - CIRIA C522 – Sustainable Drainage Systems
 - CIRIA C697 – SUDs Manual
 - Interim Code of Practice for Sustainable Drainage Systems
- Provision of sufficient internal and external waste storage space on a plot-by-plot basis to enable segregation of waste for recycling;
- The introduction of high speed broadband to facilitate home working, which reduces the need to travel to work and the amount of traffic on the roads, thereby reducing congestion and carbon emissions;
- Reduction of transport related energy use through a permeable urban form that facilitates and encourages walking, cycling and the use of public transport;
- Within higher density forms of development, such as apartments, the provision of cycle storage facilities; and
- The creation of a wildlife-rich living environment which protects existing wildlife but also enhances biodiversity through the use of native species planting.

6.59 The approach to sustainable design should be detailed within the Design and Access Statement or Planning and Sustainability Statement supporting any planning application.

Environmental Considerations

Ecology

6.60 Although the ecological walkover undertaken in 2008 determined that the site principally comprises managed species poor amenity grassland which is of low ecological value, it also identified that the site has the potential to support bats within buildings and trees. Planning applications should be supported by a Biodiversity and Assessment Report including a bat survey undertaken by a suitably qualified and licensed ecological consultant. This should include an inspection of buildings and trees and a bat activity survey. If bats are found to be present on the site, appropriate mitigation measures will be required, which should be discussed and agreed with the Council's Countryside Officer. Prior to demolition or construction works involving the disturbance or handling of bats, the requisite licences must be secured from Natural England. The presence of invasive species such as Japanese Knotweed should also be investigated as part of ecological survey works.

Ground Contamination

- 6.61 A preliminary desk based study has identified that the potential for contamination on the site is limited, although there are areas of made ground that warrant further examination. Planning applications should be supported by a Phase I Geo-Environmental Assessment to determine the presence and extent of any land contamination. This should be accompanied by an Outline Remediation Strategy if ground contamination is found.

Noise

- 6.62 Filey Road is a principal route into Scarborough that experiences high levels of traffic flow. Highway traffic is a generator of noise pollution. Depending on the circumstances, planning applications may need to be supported by a Noise Assessment to determine the existing noise environment and to assess whether the proposed development would experience any adverse effects. If necessary, this should include details of appropriate mitigation measures.

Utilities

- 6.63 The site is served by gas, water, electricity and foul / surface water infrastructure located within Filey Road. An electricity substation is located within the site adjacent to the eastern boundary. The capacity of this infrastructure and its ability to accommodate development proposals should be discussed with the relevant utility providers. If deficiencies are identified, developers will be required to fund relevant upgrades. The opportunity to relocate the substation could be explored. A Foul Sewage and Utilities Infrastructure Statement should accompany any planning application.

Flood Risk

- 6.64 The site is located within Flood Zone 1 as defined by the Environment Agency. This is the lowest risk category with a probability of less than 1:1000 of flooding in any year. However, as it measures greater than 1ha in extent a Flood Risk Assessment (FRA) is required under the provisions of PPS25.
- 6.65 The FRA should include a drainage impact assessment to demonstrate how a 30% reduction in surface water run-off compared to the existing site can be achieved. Within this report, appropriate allowance should be made for increased surface water volumes associated with climate change and the risk of a 1 in 30 year storm.

7.0 Development Brief – Indicative Proposals

- 7.1 This section presents an indicative proposal for the development of the site which has been prepared by the Planning Services Unit drawing upon the issues and principles identified in Sections 5.0 and 6.0. The illustrative proposals are not intended to be prescriptive and are presented here for information only. They demonstrate how the site could be developed and are a guide to potential developers; however, the form of development eventually constructed will be determined through the submission of a planning application to the Council as the Local Planning Authority.
- 7.2 Figure 7.1 illustrates the potential distribution and orientation of development and how access may be achieved. A notable constraint that will determine access arrangements and the amount of developable land will be the perimeter trees and the extent of the tree Root Protection Area (RPA). Conserving the setting of the listed pavilion will also be an important factor.
- 7.3 Further to the above, Figure 7.2 illustrates a potential siting arrangement taking into account the guidance set out within the Weaponness Character Appraisal and Management Proposals (2007) document. It demonstrates that there is the flexibility to introduce built development of varying sizes, whilst also achieving a consistency with the form of existing adjacent development.

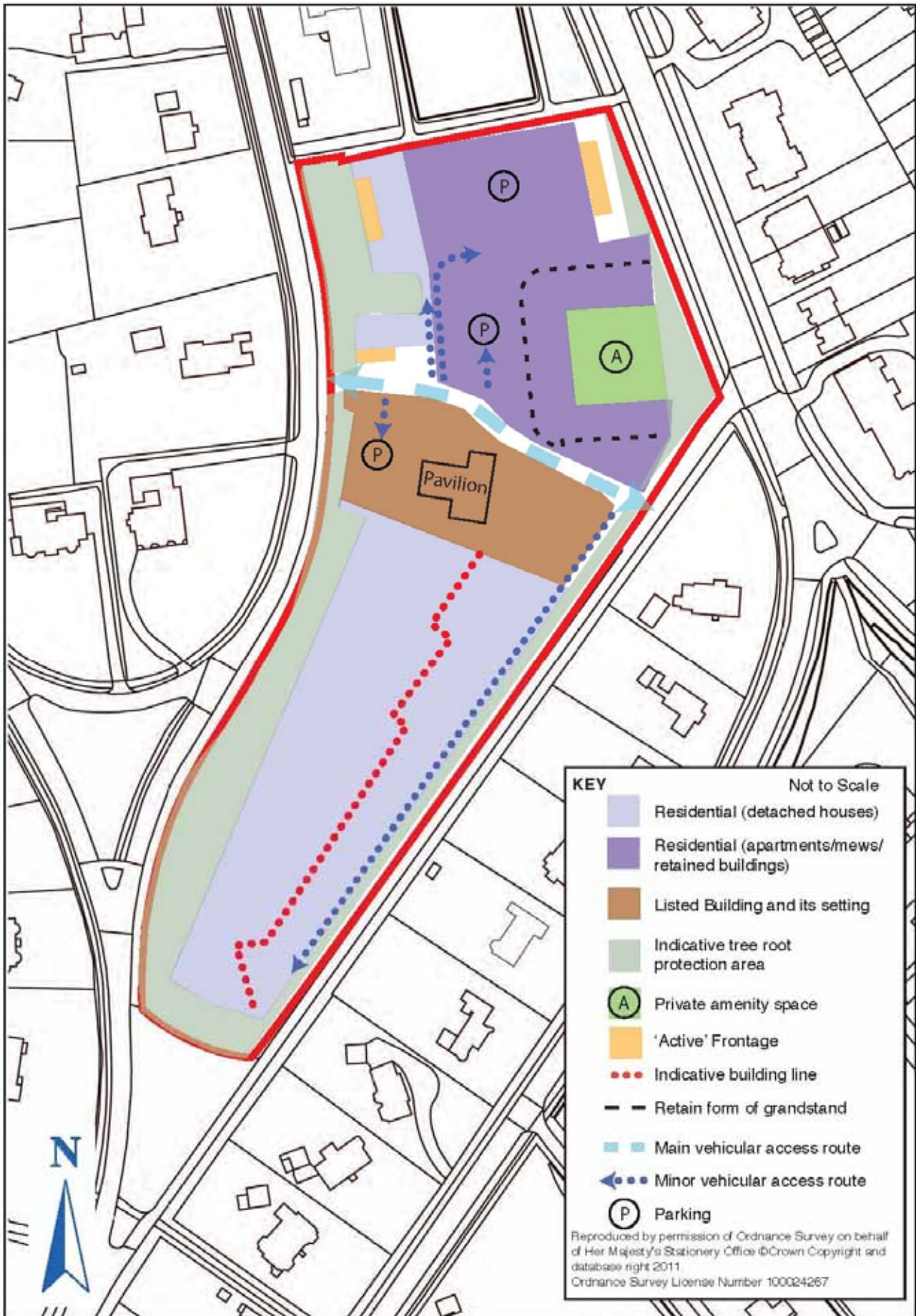


Figure 7.1: Illustrative Proposals – Opportunities and Constraints

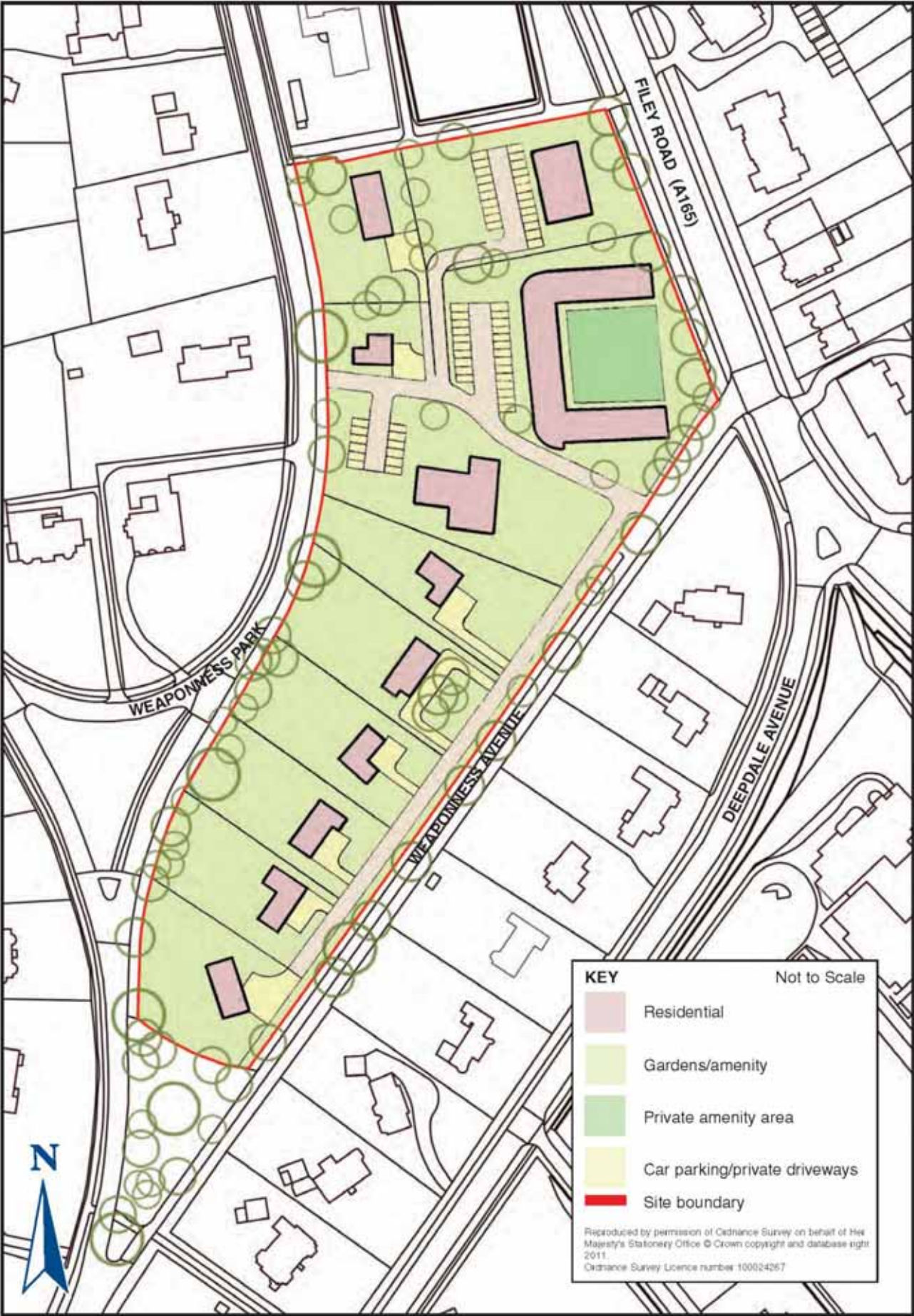


Figure 7.2: Illustrative Proposals – Indicative Layout

8.0 Bringing Forward Development Proposals

Planning Performance Agreement

- 8.1 The site is in Council ownership and its development forms part of a wider project involving the release of other Council owned sites, the development phasing of which will not be concurrent with that of the Filey Road site. The mechanism for its delivery is likely to be complex. Due to these considerations the Council will seek to enter into a Planning Performance Agreement (PPA) with potential development partners which will cover the wider project.
- 8.2 A PPA is a framework for the management of complex development proposals within the planning process. It sets out an agreed project plan and programme which defines the roles and responsibilities of each party, and the funding necessary to resource the project and determine planning applications to a firm timetable. The Council expect planning applications to be 'front loaded', with extensive consultations undertaken prior to a formal submission to the Local Planning Authority.
- 8.3 This project management approach encourages a transparent and efficient process from which all parties will benefit. It will be particularly useful in defining and clarifying the role of the Council in its capacity as land owner and potential development partner. Early dialogue with the Council on PPA Project Scoping is advised.
- 8.4 Further information on PPAs can be found in the 'Implementing Planning Performance Agreements Guidance Note' (2008) published by the Advisory Team for Large Applications (ATLAS) in consultation with the Department for Communities and Local Government.

Phasing

- 8.5 A phasing mechanism for the wider project would form one of the requirements of a Planning Performance Agreement (PPA) relating to this site and the sites at Seamer Road and Weaponness Valley. It is also likely to form part of a Section 106 legal agreement. This is in addition to any development agreement drawn up in connection with the sale and / or transfer of the sites to developers / development partners.
- 8.6 To secure the continuity of sports and leisure provision for the residents of the town this phasing mechanism will ensure that the redevelopment of the Filey Road sports facility does not take place until such a time that the development of the multi-use sports and leisure facilities at Weaponness Valley has been completed.
- 8.7 With respect to the phasing of development at Filey Road, developers are encouraged to liaise with the Council on a sequence that minimises disruption to local residents, the highway network, ecological assets and visual impact upon the Conservation Area. It is expected that the conversion and refurbishment of the listed pavilion building would take place at an early stage in the sequence in order to secure the future of the building and ensure that its integrity is protected following the demolition of connecting and adjacent structures. An indicative phasing schedule should be outlined within the Design and Access Statement accompanying any planning application. Further phasing requirements may be set out in planning conditions / obligations.

Design Review

- 8.8 In assessing development proposals, the Council seeks to utilise external organisations that can provide independent, impartial and specialist advice on matters relating to architecture and design, such as the Yorkshire Design Review Service managed by Integreat Plus. It is recommended that draft proposals are submitted for design review at the pre-application stage. The feedback should be outlined within the Design and Access Statement along with an explanation of how the proposal has evolved in response (in addition, this should also include reflection upon comments received during pre-application consultation with statutory consultees and the local community).

Planning Conditions and Obligations

- 8.9 Where appropriate, the Council will impose planning conditions and / or utilise Section 106 legal agreements (or other planning gain capture mechanisms, such as the Community Infrastructure Levy (CIL)) in order to secure the delivery of key aspects of the development and / or financial contributions for works outwith the site.
- 8.10 Further to the preparation of detailed proposals it is advised that developers liaise with the Council and other key stakeholders to establish the scope of contributions which will be sought. If a developer seeks to negotiate on the nature and scope of planning obligations on the grounds of financial viability, a robust justification, supported by a detailed financial appraisal, must be submitted to the Council as part of the planning application.
- 8.11 The key areas where planning conditions and obligations may be sought include:

Affordable Housing

- 8.12 The Affordable Housing SPD indicates that applications involving 15 or more dwellings shall normally incorporate 40% on site provision (70% social rented / 30% intermediate). Institutional care / nursing homes and student accommodation are not subject to an affordable housing requirement. However, proposals for all other forms of care and retirement accommodation (e.g. sheltered housing or extra care) which are self contained will be treated as applications for dwellings and affordable housing will be sought.
- 8.13 The 40% level of provision may be negotiable through the viability procedure included in the Affordable Housing SPD. It would normally be expected that the 40% level of provision would apply equally to each of the sites containing residential development. If the developer wishes to distribute affordable housing unequally between the sites an appropriate justification would need to be demonstrated.
- 8.14 Planning policy guidance advises that affordable dwellings should generally be 'pepper-potted' in small clusters throughout a development to reduce a sense of social exclusion. However, it is recognised that in this instance density restrictions may affect the ability to 'pepper-pot'; in particular this may not be practical if large detached properties are introduced. The mix of affordable dwellings in terms of type (i.e. apartment / family unit) and tenure (i.e. social rented / affordable rented / intermediate affordable) should reflect local needs. It should be noted that the Housing Market Assessment showed that the greatest need in the Borough is for social rented housing.

Open Space, Sport and Play Provision

- 8.15 A commuted sum payment towards the creation / improvement of off-site facilities would be required in lieu of, or a shortfall in, on-site provision of open space and play provision. The commuted sum will be calculated in accordance with the guidance provided in the Negotiation of Play, Green Space and Sports Facilities in Association with New Housing Developments SPD. With respect to the sports component this would take into account the potential improvement of facilities proposed by any linked applications on other sites.

Education

- 8.16 In formulating proposals developers must liaise with the Local Education Authority to determine whether the form and quantum of development will give rise either in the short or long-term, to a demand for school places.
- 8.17 If there is, or will be, insufficient capacity in local schools and no additional capacity is programmed by the Local Education Authority, then the proposed housing development imposes a burden or 'planning loss' on the community which the developer will be required to resolve through commuted sum payments. In this eventuality, the threshold for contributions to education facilities for primary school places will be 25 dwellings or more, and for secondary school places 150 dwellings or more (dwellings of a type that children could occupy). Contributions will not be sought where a development would not generate a demand for additional school places. Therefore, sheltered accommodation for the elderly and *bona fide* student accommodation would be exempt.

Transport

- 8.18 Developers may be required to implement / provide commuted sum payments towards any highway infrastructure (on-site or off-site) improvements that arise out of any development proposal. In the interests of sustainable travel, commuted sum payments may be sought with respect to the improvement of public transport facilities along Filey Road. Subject to the form and quantum of development, a Travel Plan may also be required. This would need to accord with the principles set out in the Travel Plans SPD. Early liaison with the Council and the Local Highway Authority (North Yorkshire County Council) is recommended.
- 8.19 Other aspects which would be likely to be subject to planning conditions and obligations include: commuted sums for S106 monitoring, management of construction operations / traffic, tree protection, ecological mitigation, phasing, drainage, building materials and hard / soft landscape treatments.
- 8.20 In order to preserve the character of the Conservation Area, permitted development rights are likely to be wholly or partially removed from the completed development by means of a planning condition or an Article 4 Direction.

Planning Application Requirements

- 8.21 It is recommended that any planning applications relating to the three sites are submitted in parallel due to the linkages that exist between the development proposals. This approach may be enshrined within any Planning Performance Agreement (PPA).

- 8.22 In accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 1999, an Environmental Impact Assessment (EIA) screening opinion should be submitted to the Council prior to the submission of any planning application. This will determine whether there are any environmental effects that would necessitate the submission of an Environmental Statement. Even if it is decided that EIA is not necessary for the Filey Road site, its cumulative impact may need to be taken into account if an Environmental Statement is prepared for the Weaponness Valley site.
- 8.23 The Validation Checklist, which is available on the Council's website, sets out the national and local requirements for the information to be submitted within the planning application package. If an EIA is required, then some of these documents may be subsumed within the Environmental Statement. Furthermore, if planning applications for the three sites are submitted in parallel there may be an opportunity to prepare overarching documents that address issues common to each site. This may be particularly beneficial in relation to the: Planning and Sustainability Statement; Affordable Housing Statement; Playing Field Assessment; Sports Impact and Open Space Assessment; Planning Obligations / Draft Heads of Terms; and Statement of Community Involvement.
- 8.24 With respect to the national requirement for a Design and Access Statement, it is considered that this document should include particular reference to design, massing, appearance and architectural detailing in order to demonstrate how the proposal respects, protects and enhances the distinct character of the area and the setting of the Conservation Area.
- 8.25 On the basis that the site is located within a Conservation Area, includes heritage assets and accommodates extensive tree cover, the Council considers that the submission of an application for the whole site for full planning permission would be required. This should be accompanied by the necessary Conservation Area Consent application for demolition works. An application for listed building consent would be required for any internal or external alteration to the pavilion / club house. These applications would need to be accompanied by a Heritage Statement prepared in accordance with the guidelines identified in the Council's Validation Checklist.
- 8.26 In addition to the national requirements the following documents are in all likelihood considered to be essential:
- Flood Risk Assessment;
 - Foul Sewerage and Utilities Assessment;
 - Biodiversity Survey and Assessment Report;
 - Sports Impact and Open Space Assessments;
 - Phase I Geoenvironmental Assessment;
 - Outline Remediation Strategy (if required);
 - Structural Survey (of grandstand and pavilion);
 - Hard and Soft Landscape Treatment Plans (including materials and species);
 - Schedule of Materials (for buildings);
 - Planning and Sustainability Statement;
 - Affordable Housing Statement;
 - Planning Obligations / Draft Heads of Terms;
 - Statement of Community Involvement;
 - Transport Assessment;

- Tree Survey / Arboricultural Implications Statement;
- Topographical Survey; and
- Architectural drawing package, including cross section drawings showing finished site and slab levels.

- 8.27 Other documents may be requested depending on the form and use of development proposed. The precise form and content of planning applications will need to be agreed with the Local Planning Authority and other appropriate statutory agencies and enshrined within the PPA where applicable.
- 8.28 Developers should note that pre-application advice by Scarborough Borough Council planning officers is now subject to charges, full details of which can be found on the Council's website.

Stakeholder Consultation on Planning Applications

- 8.29 Engagement with the local community and stakeholders would form a key component of a PPA. However, it is expected that developers will engage with the Council, statutory consultees and the local community at the pre-application stage in order to identify key issues (in particular Sport England and the relevant statutory consultees). Presentations to the Town Team and/or Urban Space Group, as well as the Council's Planning & Development Committee, would be expected prior to the submission of any planning application. Consultation should be carried out by the developer in accordance with the Council's Statement of Community Involvement (SCI). It is expected that the process and outcome of the consultation will be documented within an individual 'Statement of Community Involvement' and submitted as part of the planning application package.
- 8.30 Once submitted, a planning application would be subject to the statutory requirements for publicity and neighbour notification carried out by the Council, as set out in the SCI.

Appendix A
Consultation Summary

Within the context of PPS1 and the Council's Statement of Community Involvement (SCI), draft versions of the three Briefs (Weaponness Valley, Filey Road and Seamer Road) were subject to a period of consultation with the public, developers and other key stakeholders over an 8 week period between 13 June 2011 and 8 August 2011. The scheduling and duration of the consultation period was arranged to provide ample opportunity for consultees to submit representations over the summer holiday period.

The consultation was advertised through neighbour notification letters, in the local press, on the Council's website and through posters at various locations throughout the Borough. Full copies of the Briefs were deposited at a number of publicly accessible venues as well as being available on the Council's website. Table 1 below identifies the locations where posters and copies of the Briefs were deposited:

Table 1: Locations where posters and Briefs were deposited for public consultation

Venue	Poster(s)	Brief Documents
Scarborough Town Hall	X	X
Scarborough Customer First Centre	X	X
Scarborough Library	X	X
Falsgrave Community Resource Centre	X	X
Filey Road Sports Centre	X	X
Scalby Library	X	X
Evron Centre, Filey	X	X
Filey Town Council Offices	X	X
Eastfield Library	X	X
Eastfield Community Association Centre	X	X
Scarborough BC Offices, Whitby	X	X
Hinderwell Community Primary School	X	X
Springhead School	X	X
Scarborough Swimming Pool	X	
The Spa	X	
St James Church, Seamer Road	X	
University of Hull Scarborough Campus	X	
Yorkshire Coast College	X	
Scarborough Sixth Form College	X	
The Graham School, Scarborough	X	
Raincliffe School, Scarborough	X	
St Augustine's RC School, Scarborough	X	
Scarborough College	X	
Scarborough Hospital	X	
Morrisons, Scarborough	X	
Tesco, Scarborough	X	
Sainsbury's, Scarborough	X	
Proudfoot, Seamer	X	
Ayton Library	X	

Public exhibitions were held, which were advertised on the Council's website and in the local press. Planning officers from the Council were available to discuss the redevelopment of the site and answer any questions. The dates and locations of the exhibitions are detailed in Table 2.

Table 2: Details of public exhibitions held for public consultation

Venue	Date	Time
St James' Church Parish Hall, Seamer Road	28 June 2011	15:00 – 20:00
Scarborough Sports Centre, Filey Road	6 July 2011	15:00 – 20:00
Falsgrave Community and Resource Centre, Seamer Road	14 July 2011	15:00 – 20:00
Town Hall, St Nicholas Street*	21 July 2011	15:00 – 19:00

* A permanent exhibition was in place for the duration of the consultation period.

Furthermore, in order to obtain wider feedback and a cross section of views from the local community, including professional and business interests, the Briefs were presented to the Scarborough Town Team and Urban Space Group and a representative sample of residents was consulted as part of a focus group survey.

As the Briefs were prepared to take account of the full range of service areas for which the Council has corporate responsibility, a wide range of agencies and organisations were also consulted. These included:

- North Yorkshire County Council;
- Local Enterprise Partnerships ;
- University of Hull (Scarborough Campus);
- Environment Agency;
- Natural England;
- Sport England;
- National Governing Bodies (NGBs) of each relevant sport;
- Yorkshire Water;
- Highways Agency;
- English Heritage ;
- North Yorkshire Police;
- NHS North Yorkshire and York;
- Northern Electric Distribution Ltd;
- Northern Gas Networks Ltd;
- Scarborough Civic Society;
- Parish Councils;
- Organised Sports Clubs and Societies; and
- Other community and special interest groups.

A major part of the consultation process was a questionnaire asking 21 key questions relating to the three Briefs. This could be completed on the Council's website and hard copies were available. Comments by e-mail or post were also accepted. In total, 408 questionnaires were completed and (excluding statutory consultee responses), 54 individual letters / emails were received.

Full details of the questionnaire analysis, assessment of consultation response and recommended changes to the draft Briefs were considered in full in reports to the Council's Environment and Economy Scrutiny Committee, Planning and Development Committee and Cabinet, before being adopted as planning guidance by Full Council on 7 November 2011. These documents are available on the Council website.

Appendix B

**English Heritage Advice Note on Statutory Listing of Club House (Pavilion)
Building**

Case Name: THE CLUB HOUSE AT SCARBOROUGH SPORTS AND TENNIS CENTRE

Case Number: 465114

Background

An application has been received to consider the club house at Scarborough Sports and Tennis Centre for designation. This has been prompted by the threat of future demolition as part of long-term plans for the site.

Asset(s) under Assessment

Facts about the asset(s) can be found in the Annex(es) to this report.

Annex	1
List Entry Number	1402082
Name	THE CLUB HOUSE AT SCARBOROUGH SPORTS AND TENNIS CENTRE
Heritage Category	Listing
EH Recommendation	Add to List

Visits

Date	10 November 2010
Visit Type	Full inspection

Context

We have been asked to consider the Club House at Scarborough Sports and Tennis Centre for designation because of possible long-term threats to its survival. The applicants submitted information on the history of the building and its architect. The building stands within the Weaponness Conservation Area.

Assessment

CONSULTATION

Consultation letters were sent out, the only reply received was from the Local Authority who responded with 'no comment'.

DISCUSSION

The English Heritage Guide for the selection of Sports and Recreation Buildings for designation (2007) suggest that sports pavilions are relatively rare, and that relatively few buildings associated with lawn tennis are distinguished. Architectural considerations are important, as is intactness, historical associations may play a part.

The Tennis Club House at Scarborough is of significant architectural interest. The architect Sir Edwin Cooper, the 1931 recipient of the Royal Gold Medal for Architecture, is of national stature, with a number

of listed buildings to his name. While this does not in itself make all his designs of listable standard, it indicates a likelihood of good quality. The Club House is built in a Neo-Georgian style frequently used by Cooper while retaining some elements of Vernacular Revival styling found in Cooper's earlier work such as Scarborough College nearby, built in 1898 and designated Grade II. Cooper went on to design a sports pavilion for the Port of London Authority (The Pavilion, The Drive, Ilford, 1923, designated Grade II) which is similarly Neo-Georgian in style but lacking any vernacular elements.

It is an assured and balanced design, with a symmetrical main elevation using strong colours of red brick and sweeping, dark grey slate roofs broken by tall chimneys, dormer windows, round windows and paired white columns. Its slightly elevated site gives it a status that is balanced by a low overall profile in keeping with its function and position. The distinctive round 'porthole' windows may reference its seaside location. The rear wing, with its almost continuous windows and doors, has an open feel, again appropriate for its function. The plain columns along the main elevation are repeated in the entrance hall and again in the common room to the rear, bringing continuity of style and a degree of elegance to the composition.

Despite the addition of substantial buildings to the west and south, the original Club House remains remarkably intact. Existing doors have been utilised to access links with the new buildings which are physically quite separate from the original. The glazing and both external and internal doors are original, with the addition of an inner door at the front entrance. The layout of the ground floor rooms has remained the same, though fittings have been renewed in the reception area, men's changing rooms and kitchen. The plans submitted by Cooper in 1910 show slight differences from the building as it was actually constructed, but it would appear that these changes were made when the Club House was built. The only major alteration to the appearance of the building is the addition of the viewing turret, but this is a benign alteration that adds character and is in keeping stylistically. The layout of the upper floor has been altered, but the losses in these secondary spaces are not of great significance.

The Club House has some historic significance, in its association with Lawn Tennis at the highest levels. Despite its relatively small size, the club hosted national and international competitions, including Davis Cup matches, in the 1940s, 1950s and 1960s. Although not sufficient alone to qualify for listing, its association with internationally known sportspeople such as Fred Perry, Lew Hoad and Dan Maskell enhances the significance of the building.

Many buildings associated with lawn tennis (as opposed to Real or Royal tennis) are small pavilions for tennis courts in private grounds such as the pavilion in the grounds of Witanhurst, 41 Hampstead West Hill, London (c.1913, Grade II). Purpose-built tennis club houses are not common and rarely have much architectural presence. The Grade II designated Tennis Club House on Ashworth Lane in Bolton is a smaller, less substantial building without the architectural pretensions of the Scarborough Club House. The Scarborough Club House therefore has considerable rarity value.

The Club House is an attractive, well designed building by a significant architect. It is named in the Conservation Area Appraisal as a building of Townscape Merit, and is an important part of the character of the Weaponness area. It survives virtually intact, though its setting has been compromised by the later additions, and is still actively in use for its original purpose.

CONCLUSION

After examining all the records and other relevant information and having carefully considered the architectural and historic interest of this case, the criteria for designation are fulfilled. Therefore, the Club House at Scarborough Sports Centre, built in 1912 to designs by Sir Edwin Cooper and surviving intact, should be designated at Grade II.

REASONS FOR DESIGNATION DECISION

The Tennis Club House at Scarborough Sports Centre, designed by Sir Edwin Cooper and completed in 1912, is recommended for designation at Grade II for the following principal reasons:

- * Architecture: Sir Edwin Cooper's design for this building is highly competent, encompassing elements of Arts and Crafts and Art Deco influences to produce an attractive building well suited to its function
- * Intactness: the Club House has survived virtually intact from its original design, in both its internal ground floor layout and its original windows, doors and other internal features. The addition of large extensions has been implemented with extremely little impact on the original fabric
- * Historic interest: the Club House has hosted tennis events on a national and international level, involving the participation of internationally known tennis players such as Fred Perry.
- * Rarity: as a building of architectural merit, associated with lawn tennis, it is nationally rare.

Countersigning comments:

Agreed: Buildings related to sports are frequently largely functional but this club house, reflecting the social aspects of sport, is a successful example of an early C20 sports building of real architectural value. It merits designation in the national context.

Annex 1

Proposed List Entry

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: THE CLUB HOUSE AT SCARBOROUGH SPORTS AND TENNIS CENTRE

List Entry Number: 1402082

Location

Filey Road, Scarborough, North Yorkshire, YO11 2TP

The building may lie within the boundary of more than one authority.

County	North Yorkshire
District	Scarborough
District Type	District Authority
Parish	Non Civil Parish

National Park: Not applicable to this List entry.

Grade: II

Date first listed:

Date of most recent amendment:

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: Not applicable to this List entry.

Legacy Number: Not applicable to this List entry.

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Tennis Club House at Scarborough Sports Centre, 1912, by Sir Edwin Cooper.

Reasons for Designation

The Tennis Club House at Scarborough Sports Centre, designed by Sir Edwin Cooper and completed in 1912, is designated at Grade II for the following principal reasons:

- * Architecture: Sir Edwin Cooper's design for this building is highly competent, encompassing elements of Arts and Crafts and Art Deco influences to produce an attractive building well suited to its function
- * Intactness: the Club House has survived virtually intact from its original design, in both its internal ground floor layout and its original windows, doors and other internal features. The addition of large extensions has been implemented with extremely little impact on the original fabric
- * Historic interest: the Club House has hosted tennis events on a national and international level, involving the participation of internationally known tennis players such as Fred Perry.
- * Rarity: as a building of architectural merit, associated with lawn tennis, it is nationally rare.

History

The club house at Scarborough Sports Centre was designed by architect Sir Edwin Cooper in 1910 and completed in 1912. Sir Edwin Cooper, who was born in Scarborough, had previously designed nearby Scarborough College (Grade II) in 1898. His Oxford Dictionary of National Biography entry refers to his responsibility for the Hull Guildhall (II*) in 1906, Marylebone Town Hall and Library (both Grade II) in 1914-20 and 1938-9, 40 St Mary Axe, City of London (Grade II) in 1922, the National Westminster Bank, Princes Street, City of London (Grade II) in 1929 and the Station and Baggage hall at Tilbury Docks (Grade II) opened in 1930. He also designed the Bandstand and Café at Scarborough Spa (Grade II*) in 1913. He was knighted in 1923 and was elected a Royal Academician in 1937. His earlier work showed the influence of Walter Brierley with whom he worked, but he later developed a more monumental classical style suited to the grand public buildings in which he came to specialise.

Local newspaper, the Scarborough Mercury, reported on the new club house in 1911, describing the various rooms including a central hall, men's and women's changing rooms, kitchen, members' room, public room and committee room, with a verandah from which 'people will be able to watch play on various courts'.

From 1913 the North of England Hard Court Championships were held at the club and in 1920 a new grandstand was opened. A turret was added to the centre of the clubhouse at some point, from which all the grass courts could be viewed, and various Davis Cup and North of England Lawn Tennis Championship matches were played here throughout the 1940s, 50s and 60s. A number of internationally known tennis players including Fred Perry, Ken Rosewall, Jack Kramer, Lew Hoad and Pancho Gonzales played at the club, and the well-known commentator Dan Maskell commentated from the turret.

The grounds and clubhouse were taken over by Scarborough Council in 1935, who approved a scheme to develop the centre in 1968. This was realised in 1974 when additional buildings were opened, linked to the original clubhouse by corridors from existing doors. There has been adaptation of some of the rooms but the clubhouse remains in use for its original purpose.

Details

MATERIALS: red brick with grey slate roofs, with a mainly timber rear wing.

PLAN FORM: The clubhouse is set well back from the Filey Road with its main entrance facing east. The

building is one and a half storeys high with public rooms on the ground floor, offices above, and is T shaped with a central rear wing. Later buildings (not of interest) are attached to west and south.

EXTERIOR: The east elevation is approached from a centrally-placed broad staircase of two short flights. The symmetrical front has a central entrance, plastered, with outer double doors with round windows, and a multi-paned sash window with external shutters to either side, recessed behind a portico in antis with eight smooth-shafted columns paired; the outer one on each side is a square pillar. Beyond, level with the pillars, is exposed red brick with three oval windows to each side. A basement level is visible below on the south side. Above, the widely-overhanging hipped roof is broken by a row of five dormers with multi-paned sash windows, and two tall ridged chimney stacks between the two outer dormers. The outer corners of the building have raised brick quoins. The right (north) return of the main building has round windows to either side with three openings between, the right hand two with sash windows and the left hand one with a timber door, all set below round brick arches. Below are basement windows and a doorway to the left, and above is a large three-light dormer window. The rear has one square multi-paned sash window with two smaller dormers above, to the north of the rear wing. The left (south) return also has two round windows and a large dormer above. In place of the three openings to the right is a flat-roofed, plastered, canted bay with two windows and a door similar to those on the right return. The rear return has two dormer windows, but is infilled at ground-floor level with an original brick built element which has a multi-pane square window and a catslide roof.

The rear wing has a central octagonal turret with windows on all sides. A series of pilasters support the grey slate roof, between which is a sequence of large multi-paned windows and glazed double doors with glazed panels to either side. Below the windows is horizontal timber cladding. On the north side are two doors and four windows, and on the south side two doors and two windows with an additional door at the east end which leads to a passage joining the building to a later block to the south. The west end of the rear wing is gabled with a continuation of the glazing pattern and a central door again leading to a short passage linking the building to a later block to the west. There is a large oval window in the gable end, and a dormer window near the west end of the north side.

INTERIOR: The outer doors lead to later glazed inner doors which open to the central reception area with a modern desk and fittings. A coffered ceiling is supported towards the entrance by columns matching those outside. A corridor to the right (north) with an arched ceiling leads to the kitchen area on the left and a door to the stairs on the right. At the end of the corridor is a meeting room, originally the members' room. To the left of the reception area is a door to another arched corridor, which leads to the men's changing rooms. This extends into the bay at the end of the range, and has modern fittings. Beyond the reception area is a large common room with a ceiling arched in its central portion and coffered around the north, west and south edges. This occupies most of the rear wing of the building. The outer areas are defined by rows of columns and the room is lit on three sides by extensive glazing. There is a bar counter at the east end and a hatch which links to the kitchen lying to the north of the reception area. A glazed door at the west end opens to a short corridor linking to the later building behind. The stairs to the extensive basement area and the upper floor are off the corridor to the members' room. The upper floor is divided into offices and service rooms, all with dormer windows; some walls and doorways are original, others inserted.

Selected Sources

'Lawn Tennis at Scarborough', Scarborough Mercury, 1911

'Lawn Tennis at Scarborough', Scarborough Mercury, 7 February, 1913

Oxford Dictionary of National Biography: Cooper, Sir (Thomas) Edwin

Oxford Dictionary of National Biography, Cooper, Sir (Thomas) Edwin,

<http://www.oxforddnb.com/view/article/32553?docPos=1>, 16.12.2010

Alternative Document Format

If you require the document in an alternative format it can be made available in large copy print, audio cassette, Braille or languages other than English formats please contact: Planning Services, Scarborough, YO11 2HG Tel: 01723 383642

E-mail: planningservices@scarborough.gov.uk