

PROPOSED REDEVELOPMENT SCHEME,
ST HELEN'S SQUARE, SCARBOROUGH,
NORTH YORKSHIRE

HISTORIC BUILDING AND
ARCHAEOLOGICAL ASSESSMENT



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EXECUTIVE SUMMARY

In March 2020, Ed Dennison Archaeological Services Ltd (EDAS) were commissioned by the Regeneration Department of Scarborough Borough Council to produce an historic building assessment of a number of non-designated buildings in, and an archaeological assessment of the area around, St Helen's Square, Scarborough, North Yorkshire (NGR TA 0446 8872). The work was required to assess the cultural heritage implications of a proposed redevelopment scheme for the square.

St Helen's Square formed part of Scarborough's New Borough, laid out in the second half of the 12th century. It lies towards the east end of the main market place (Newborough), forming a busy public and commercial space since its inception. The square was provided with a market cross from at least the early 17th century, to be replaced by a late 17th or early 18th century elegant market house which was itself demolished by 1828. The space was also associated with a public water supply, with a conduit house erected prior to 1828, later replaced by a public water fountain and then by underground public toilets in 1898. Despite these uses, it was not a large or expansive space by modern standards, with paintings indicating that timber-framed buildings survived along the eastern side into the early 19th century. In conjunction with the construction of the new Market Hall in the mid-19th century, the frontages of nos 4 to 6 St Helen's Square on the west side of the square were moved to the west, both enlarging the space and creating a better aspect for the Market Hall itself. Many of the buildings around the square had ground floor shops with accommodation above and/or to the rear, and 19th century newspapers reinforce the impression of the square as a busy commercial area; on one day in July 1890 there were some 167 carts or other horse-drawn vehicles using the square. The square also experienced all the usual social activity associated with an urban public space, including drunkenness, petty crime and street preaching.

The properties along the west side of the square (which are the subject of this assessment) are almost certain to occupy plots which originated in the later medieval period, probably as a result of encroachment along the east wall of the adjacent Carmelite friary. The stepped plan-form of the west side of the square (where no. 1 breaks forward to the east) is of particular significance, as cartographic evidence shows that this alignment was established by at least 1747. No. 1 is now the only surviving part of this arrangement, as the other 'step' at no. 4 was removed when its frontage was moved to the west during the mid-19th century.

No. 49 Newborough and the adjacent public conveniences (formerly no. 48) were built as a single two storey structure in the 1910s, replacing a three storey house of probable late 17th or early 18th century date which appears to have been damaged by fire. The public conveniences preserve little of historic interest, but the west wall of the cellar beneath no. 49, and the yard to its rear, retain fragments of stone structures which may relate to their predecessor or possibly even the precinct boundary of a former Cistercian friary. It was not possible to inspect the first floor accommodation of nos 48 and 49.

The visible parts of no. 1 St Helen's Square are of late 18th or early 19th century appearance; a surviving 1816 date stone may well mark the point at which the building assumed its existing form. An ex situ date stone of 1680 raises the possibility that an earlier late 17th century building was heightened and/or partly re-modelled, resulting in a later frontage and an earlier rear part, a pattern that has been recorded elsewhere in Scarborough's historic core. Therefore, without an unencumbered detailed internal inspection and/or stripping out of the interior (it was not possible to inspect the first and second floor accommodation), it cannot be discounted that no. 1 may contain surviving elements of a late 17th century structure. This, combined with the stepped-plan form of the square noted above, means that no. 1 has the potential to contribute to the understanding of the development of the street frontage in this part of the historic town core and Conservation Area.

No. 2 St Helen's Square was formerly a separate shop and residence, and no. 3 appears to have become an inn or public house between 1828 and 1841, acquiring the 'hotel' name in the 1860s. The existing Shakespeare Hotel was built in 1927 for Scarborough and Whitby Breweries Limited, when both nos 2 and 3 were completely demolished, although the cellars were incorporated into the new building; the 1927 rebuilding was done in the then fashionable 'Tudorbethan' style. Despite its early 20th century date, the scale and height of the hotel, together with the double-gables on the street frontage, and its position between the much taller no. 1 and nos 4 to 6 St Helen's Square, provide an easily understandable visual prompt to the casual visitor as to the likely scale and height of the earlier buildings which would have occupied these plots. Although the earlier cellars were re-used, they appear to have been largely lined out with brick as part of the 1927 rebuilding. The ground floor has undergone several schemes of alteration since it was first built, and very little of its original arrangement now survives. However, the first floor has been far less altered, and preserves much of its original plan form and some architectural features.

None of the 'to-be-affected' buildings are listed as being of Special Architectural or Historic Interest, nor are they on any list of locally important buildings (there being no such list for Scarborough as a whole); the square lies within the town's Conservation Area.

Based on current evidence, nos. 48 (public conveniences) and 49 Newborough are considered to be of Low value or significance, as is nos 2 and 3 St Helen's Square (The Shakespeare Hotel). No. 1 St Helen's Square is considered to be of Medium value, largely due to the fact that it may represent a potential surviving late 17th century structure, and that its prominent position preserves the only remaining element of the original stepped plan form of this side of the square. Nos 1 to 3 contribute to the understanding of the development of the street frontage in this part of the historic town core and the Conservation Area, and might therefore be considered to be 'non-designated' heritage assets.

The proposed scheme would have Substantial Negative impacts on all four structures, which result in Slight Negative overall significance of effects for the two Newborough properties and The Shakespeare Hotel (nos. 2-3 St Helen's Square), and a Moderate Negative effect on no. 1 St Helen's Square. There would also be a Moderate Adverse impact on the setting of the square, while the impact on the Conservation Area as a whole would be Slight Adverse. These impacts can be equated with "less than substantial harm" as defined by the NPPF, and it will be important that this harm is weighed against the public and economic benefits of the proposal. It will also be necessary to ensure that the development proposals do not conflict with Policies DEC1, DEC5 and DEC6 of the Scarborough Local Plan.

There may also be some below-ground archaeological implications to the proposed development, although this will depend on the extent of groundworks, especially those relating to landscaping, and service and utility diversions. Although existing cellars are likely to have destroyed any below-ground archaeological deposits within the footprints of the 'to-be affected' buildings, there is still some archaeological potential in the undeveloped spaces and the market square.

A number of mitigation measures to partially offset these negative or adverse impacts are recommended. These include various degrees of historic building recording on the standing structures, and small-scale investigations to determine the archaeological potential of any below-ground remains.

1 INTRODUCTION

- 1.1 In March 2020, Ed Dennison Archaeological Services Ltd (EDAS) were commissioned by the Regeneration Department of Scarborough Borough Council to produce an historic building assessment of a number of non-designated structures in, and an archaeological assessment of the area around, St Helen's Square in Scarborough, North Yorkshire (NGR TA 0446 8872 centred) (see figures 1 and 2). The structures were no. 49 Newborough and adjacent public conveniences, and nos 1 and 2-3 (The Shakespeare Hotel), St Helen's Square. The work was required to provide an assessment of the cultural heritage implications of a proposed redevelopment scheme which is to involve the demolition of a number of structures and the creation of a public open space to provide an appropriate setting for the newly refurbished adjacent Market Hall.
- 1.2 This assessment report has been produced in accordance with the guidance contained in the 2019 National Planning Policy Framework, the 2017 Scarborough Local Plan, and advice provided by Historic England. None of the assessed buildings are designated as being Listed for their Special Architectural or Historic Interest, but they do lie within the Scarborough Old Town Conservation Area.
- 1.3 The purpose of this assessment report is to describe the cultural heritage of the area (historic buildings, archaeological remains and historic landscapes), and to assess the nature, extent and significance of any heritage assets which might be affected by the proposed redevelopment scheme. It is envisaged that this assessment report will be used to consider the cultural heritage implications of the redevelopment proposals, and it also makes recommendations for appropriate mitigation. It should be noted that this is not a 'Design and Access Statement'.

2 METHODOLOGY AND INFORMATION SOURCES

- 2.1 The scale and scope of this assessment report was defined by an EDAS methods statement (see Appendix 1), which was approved by Scarborough Borough Council in advance of the start of any work. The report is in line with standard archaeological practice (e.g. ClfA 2014), the guidance contained in the National Planning Policy Framework (MHCLG 2019) and other guidance published by Historic England (e.g. English Heritage 2008).
- 2.2 It was established that a core study area with a radius of 100m should be considered for the assessment, centred on the existing St Helen's Square. A full list of all the sources consulted for this report is provided in the bibliography (Chapter 7) below.

Archaeological Databases

- 2.3 The North Yorkshire Historic Environment Record (NYHER), which is held and maintained by North Yorkshire County Council in Northallerton, was consulted for information on the known archaeological heritage of the area. On-line data from Historic England's 'Heritage Gateway' website (www.heritagegateway.org.uk/gateway), which provides links to the National Heritage List for England (NHLE), the National Record of the Historic Environment (Pastscape), the National Monument Record Excavation Index (NMREI) and the Register of Historic Parks and Gardens, was also consulted.

Listed Buildings and Conservation Areas

- 2.4 Information on those buildings Listed as being of Special Architectural or Historic Interest was obtained from the NYHER, as well Historic England's 'Heritage Gateway' website. The historic core of the town (including the study area) is included in the Scarborough Conservation Area, which was designated in 1972 and updated in 1984 and 1985. The Scarborough Borough Council website (<https://www.scarborough.gov.uk/>) notes that there are currently 15 adopted (updated) Character Appraisals and Management Plans in the Borough, although that for Scarborough has not yet been produced (Stephen Gandolfi, Scarborough BC, *pers. comm.*).

Records of Previous Archaeological Research or Investigations

- 2.5 A great deal of archaeological research and investigation has taken place in Scarborough, principally by the Scarborough Archaeological and Historical Society (see Pearson 1995 for excavation summaries between 1987 and 1992, and Pearson 2005, 83-120 for excavation summaries up to 2005), with a smaller amount increasingly being undertaken by commercial contractors and other parties. Some historic building recording on standing structures has been undertaken by the Yorkshire Vernacular Buildings Study Group (YVBSG) (for example, see Birdsall 2004, 4-41) and other, more general, work has also been produced (e.g. Binns 1996; Crouch & Pearson 2001; Edwards 1966). There has also been a considerable amount of research and survey work undertaken on Scarborough Castle (e.g. Pearson 1999; Grenville Clark & Giles 1999), which has resulted in an updated guidebook (Goodall 2013). As far as can be determined, no survey or other investigative work has taken place in St Helen's Square itself.

Printed and Manuscript Maps

- 2.6 This assessment report was compiled during the lockdown period associated with the COVID-19 pandemic, when all national, regional and local libraries and archives were closed. Therefore, research was necessarily limited to what could be obtained electronically, although a wide range of material was obtained in this manner. Available historic printed and manuscript maps, and local history information, relating to Scarborough and its environs held by the NYHER and the North Yorkshire Country Record Office (NYCRO) at Northallerton were examined. Various editions of historic Ordnance Survey maps, at both 6" and 25" scales, available at the National Library of Scotland (<http://maps.nls.uk/index.html>) were also examined, as were any other appropriate or relevant maps and documents.

Published and Unpublished Documentary Sources

- 2.7 Subject to the same constraints given above, a number of published and unpublished documentary sources in both local and national collections were consulted for background information and specific data on specialised aspects of the history and archaeology of the study area, including place- and field-name evidence. Although now superseded by more recent publications, the relevant chapter of the 1923 Victoria County History (Russell 1923) remains an excellent source for examining the history and development of the town. Census data, available through The National Archives (TNA) was also examined. The Local History Library in Scarborough was closed for the duration of the project, and so information held here, such as trade directories, and historic drawings and photographs of the buildings in and around St Helen's Square, were unable to be examined.

Detailed Site Inspections

- 2.8 Due to the COVID-19 pandemic, which was prevalent during the project, detailed site visits to help assess the proposed impact of the development proposals, to fully determine the extent of survival of any historic fabric within the existing buildings, to note the location, nature, extent and condition of any additional recorded and unrecorded archaeological sites, and to assess the impact of the proposed development in terms of any visual or setting issues, were constrained.
- 2.9 However, a site visit was made on 28th May 2020 to inspect the general area and to examine those parts of the affected buildings which were not in residential occupation. This meant that the upper floors of no. 49 Newborough and no. 1 St Helen's Square were not inspected. The architectural descriptions of these buildings in Chapter 5 below were therefore largely compiled from historic images and plans, and exterior viewing only.

3 PLANNING POLICY CONTEXT

- 3.1 The following chapter details the core planning documents that are relevant to the proposed development, in relation to Cultural Heritage issues.

National Planning Policy Framework (February 2019)

- 3.2 The National Planning Policy Framework (NPPF), originally published in March 2012 and revised in both 2018 and 2019 (MHCLG 2019), sets out the Government's planning policies for England and how these are to be achieved, with the purpose of planning being to help achieve sustainable development. At the heart of the policy framework is that local plans and planning decisions should have a presumption in favour of sustainable development (paragraph 11). The conservation of heritage assets in a manner appropriate to their significance should underpin both plan-making and decision-making (paragraph 184). Significance is defined as "the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting" (Annex 2). Setting is defined as "the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral" (Annex 2).
- 3.3 The NPPF policies relating to conserving and enhancing the historic environment state that, when determining applications, local planning authorities should require an applicant to describe the significance of any heritage asset affected, including any contribution made by its setting. This should be proportionate to the asset's importance and, where a development site may include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, undertake a field evaluation (paragraph 189).
- 3.4 NPPF states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal, including its setting (paragraph 190). The impact of development on a heritage asset should be taken into account when determining applications, and any conflict between the heritage asset's conservation and any aspect of the proposal should be avoided or minimised (paragraph 190). A distinction is often made between designated and non-designated heritage assets; designated heritage assets are defined as being World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas (Annex 2), whereas non-designated assets are usually considered to be those included in a local authorities 'local list' or the local Historic Environment Record. However, NPPF does say that non-designated assets of archaeological interest, which are demonstrably of equivalent significance to Scheduled Monuments, should also be considered as designated assets (paragraph 194 footnote 63).
- 3.5 Paragraph 192 guides local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and the desirability of new development making a positive contribution to local character and distinctiveness. When considering the impact of

a proposed development on the significance of a designated heritage asset, the NPPF notes that great weight should be given to the asset's conservation; this is irrespective of whether the potential harm is classed as being substantial, total loss or less than substantial harm to its significance (paragraph 193). Significance can be harmed or lost through alteration or destruction of the heritage asset or a development within its setting. Substantial harm to or loss of Grade II Listed Buildings or Grade II registered parks or gardens should, for example, be exceptional. Substantial harm to or loss of heritage assets of the highest significance, including Scheduled Monuments and Grade I and II* Listed Buildings, should be wholly exceptional (paragraph 194).

- 3.6 Where a proposed development would lead to substantial harm or total loss of significance to a designated heritage asset, the NPPF states that local planning authorities should refuse consent unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss (paragraph 195). If a development leads to less than substantial harm of the significance of a designated asset, this harm should be weighed against the public benefits of the proposal (paragraph 196). The NPPF goes on to state that the effect of an application on the significance of a non-designated heritage asset should also be taken into account when determining an application, and a balanced judgement is required having regard to the scale of any harm or loss and the significance of the heritage asset (paragraph 197).
- 3.7 The NPPF further states that local planning authorities should make information about the significance of the environment gathered as part of the development publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and the archive generated) publicly accessible (paragraph 199).
- 3.8 Finally, local planning authorities should look for opportunities for new development within Conservation Areas, and within the setting of heritage assets, to enhance or better reveal their significance (paragraph 200). Loss of a building (or other element) which makes a positive contribution to the significance of a Conservation Area should be treated either as substantial harm or less than substantial harm (see above), taking into account the relative significance of the affected element and its contribution to the significance of the Conservation Area as a whole (paragraph 201).

Scarborough Borough Local Plan (July 2017)

- 3.9 There are a number of sections and policies in the Scarborough Borough Local Plan directly relevant to the proposed redevelopment of St Helen's Square. The salient points are summarised below.

Design and Construction: Local Character

- 3.10 Under this heading, paragraph 5.5 notes that the "Natural and physical features such as the topography of an area, the pattern of streets and public spaces, the street scene, the density of development, the scale and form of buildings and the materials used in construction all help to define local character and identity". Another paragraph (5.6) states that "Local character and key features within the built environment, such as listed buildings and other heritage assets, play a significant role in promoting economic and social prosperity by providing attractive living and working conditions. It is therefore essential that local character is

safeguarded”, while paragraph 5.7 emphasises that “the design of new development should reflect and reinforce locally distinctive features, thereby contributing to the character of the surrounding area in a positive manner” (SBC 2017, 42).

3.11 This section culminates in Policy DEC1 (Principles of Good Design) which states:

“Good design will be expected in order to create attractive and desirable places where people want to live, work and invest, and to reduce carbon emissions from development. All development will be required to meet the following principles of good design by demonstrating

- a that an analysis of the constraints and opportunities of the site and the function of development has informed the principles of design, including
 - i that the proposal reflects the local environment and creates an individual sense of place with distinctive character;
 - ii that the detailed design responds positively to the local context, in terms of its scale, form, height, layout, materials, colouring, fenestration and architectural detailing; and
 - iii that the proposal has taken account of the need to safeguard or enhance important views and vistas.
- b that the layout, orientation and design of buildings (where these factors are not otherwise constrained) helps to reduce the need for energy consumption, and, how buildings have been made energy efficient thereby reducing carbon emissions from development;
- c that the proposal provides suitable and safe vehicular access and suitable servicing and parking arrangements;
- d that any elements of public realm have been designed to reinforce or complement the distinctive character of the local area and to ensure that they are attractive, safe, accessible and well connected to their surroundings, including through the provision of walking and cycling routes to and within the development to encourage their use;
- e that any associated landscaping scheme has been developed to enhance both the natural and built environment, retaining existing features of interest where possible.

Proposals will be permitted where it can be demonstrated that the principles of good design have been followed. In meeting the above, reference should be made to the Borough Council’s relevant design guidance documents. The Local Planning Authority will promote the use of design review where appropriate, particularly for major projects, to assist in the delivery of good design” (SBC 2017, 40-41).

Design and Construction: Historic and Built Environment

3.12 Under this heading, paragraph 5.43 notes that “the Local Plan recognises the value of protecting and enhancing its heritage assets and the built environment for the benefits it brings to the social, cultural and economic life of the area, in addition to its role in contributing to the regeneration of the area”. One of the elements it considers particularly important to safeguard is “the historic grain of Scarborough

Old Town and Whitby, including their street layouts, town yards, plot sizes and landscape settings (SBC 2017 49).

3.13 Paragraph 5.43 emphasises that there are a range of historic assets in the plan area, the most important of which are the designated assets such as Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks and Gardens. However, “there are also other non-designated heritage assets and their setting[s] which contribute to the areas diverse distinctive character and require attention to ensure that those elements which contribute to their significance are not harmed”. It goes on to say that proposals should consider and demonstrate how development could impact on the designated and non-designated assets, and their settings, including where mitigation may be required or where opportunities for the enhancement of features could arise. In the case of Conservation Areas, “elements which make a positive contribution should be preserved and any harm would need to be weighed against the public benefits of the proposal. Not all elements of a Conservation Area will necessarily contribute to its significance, and the Local Planning Authority will look for opportunities which can better reveal the significance of an asset or make a positive contribution to the area”. In terms of Scheduled Monuments and other archaeological remains, non-designated assets should be assessed in a similar manner as if the site was scheduled, and “the Local Planning Authority will seek opportunities to enhance or better reveal the significance of such assets where appropriate”. With regard to non-designated heritage assets, Scarborough has distinctive characteristics that are representative of its historic origins, and it is these features that the Local Planning Authority are keen to reinforce where possible; such elements of local character include street patterns, sky lines, views, settings, and Buildings of Local Interest such as Civic Buildings. Paragraph 5.45 states that, with specific regards to the above, “proposals involving or affecting heritage assets should include as part of their application an evaluation of the significance of any heritage asset affected; the impact which their proposals would have upon that significance; and, if the proposals would result in harm, what public benefits are there that would outweigh the harm” (SBC 2017, 49-51).

3.14 This section culminates in Policy DEC5 (The Historic and Built Environment) which states:

“Historic rural, urban and coastal environments will be conserved and, where appropriate, enhanced and their potential to contribute towards the economic regeneration, tourism offer and education of the area exploited, particularly those elements which contribute to the areas distinctive character and sense of place. In order to ensure this:

- a Proposals affecting a designated heritage asset (or an archaeological site of national importance) should conserve those elements which contribute to its significance. Harm to such elements will be permitted only where this is outweighed by the public benefits of the proposal. Substantial harm or total loss to the significance of a designated heritage asset (or an archaeological site of national importance) will be permitted only in exceptional circumstances;
- b Proposals affecting a Conservation Area should preserve or enhance its character or appearance especially those elements identified in any Conservation Area Appraisal;

- c Proposals affecting archaeological sites of less than national importance should conserve those elements which contribute to their significance in line with the importance of the remains. In those cases where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development;
- d Proposals which would remove, harm or undermine the significance of a non-designated heritage asset, or its contribution to the character of a place will only be permitted where the public benefits of the development would outweigh the harm; and
- e Proposals which will help to secure a sustainable future for heritage assets, especially those identified as being at greatest risk of loss or decay, will be supported” (SBC 2017, 49).

Design and Construction: Archaeology

3.15 The third Local Plan policy directly relevant to the current project under consideration relates to archaeology. Paragraph 5.49 reminds us that both scheduled and non-designated archaeological assets are a valuable resource for research and education, but that they can also be an asset for the promotion of leisure and tourism. As such, their interpretation and presentation to the public should be encouraged, while at the same time noting that they are a finite and in some cases a fragile resource (SBC 2017, 53).

3.16 Paragraph 5.51 states that “proposals affecting important but non-scheduled monuments will also be subject to the provisions of this Policy, as too will those affecting sites which are known to be of, or likely to be of, archaeological interest but are not scheduled”. The next paragraph (5.52) notes that “the objective of the Policy is to ensure that, where possible, both designated and non-designated assets are preserved in perpetuity. Where in-situ preservation is not deemed to be appropriate, adequate provision for excavation and recording and analysis will be expected. Where possible and where it would add value to a proposal, opportunities should be taken to implement interpretation schemes at or close to the site”. Paragraph 5.53 also states that it is important “to balance the protection of such assets whilst taking into account the developmental requirements of an area, the land available to allow growth and the significance of the asset” (SBC 2017, 53).

3.17 This section culminates in Policy DEC6 (Archaeology) which states:

“The Local Planning Authority will seek to protect, enhance and promote archaeological heritage.

Proposals that may affect scheduled ancient monuments or non-designated archaeological assets will require the submission of an archaeological desk based assessment and an evaluation report with their planning application. This is to provide a consideration of the possible impact of a proposal on a heritage asset and avoid or minimise any conflict that may arise. The level of information required will be proportionate to the asset’s significance and to the scale of impact of the proposal.

When considering applications that propose development to [archaeological] remains and their settings, a written statement of investigation will be required pre-determination or by planning condition depending on the likely significance of the archaeological interest. Considerable weight will be given to the preservation, protection and enhancement of the monument. The more significant the remains, the greater the presumption will be in favour of this.

Where the significance of archaeological remains is such that their preservation in situ is not essential, or is not feasible, a programme of archaeological works aimed at achieving preservation by record will be required to be submitted to and agreed with the Local Planning Authority, and the findings published within an agreed timescale” (SBC 2017, 52).

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Introduction

- 4.1 The following summary of the archaeological and historical background to the study area, and Scarborough in general, has been compiled from a variety of sources, listed in the Bibliography (Chapter 8 below). By far the best summary of the archaeology and structure of the medieval town is given by Pearson (2005), and the following account draws heavily upon this.

Topography

- 4.2 Scarborough is situated on the north-east coastline of North Yorkshire, on a high, flat-topped headland separating two curving sandy bays called North Bay and South Bay (see figure 1). The headland, upon which the castle stands, comprises horizontal beds of Jurassic limestone and sandstone rocks; to the south of the town, the prominent hill known as Oliver's Mount (formerly Weaponness) is part of the same geological formation. To the west of the headland, a steep, south-facing slope rises from a low cliff around the South Bay to end to the north at a level ridge following the top of the high cliffs overlooking the North Bay. The ridge top has a thin covering of glacial boulder clay which thickens very substantially southwards towards the South Bay.
- 4.3 This ridge was important in the development of Scarborough, as it formed a natural line of approach to the headland. The medieval town developed across the steep, south-facing slope to the south of the ridge. Approximately 300m around the South Bay from the headland, the Damyot stream (now piped underground) ran along a shallow-sided valley. To the south of the medieval town, the Ramsdale Valley (now 'The Valley') formed a more prominent landscape feature (Pearson 2005, 1-2).

The Prehistoric and Roman Periods (up to c.410 AD)

- 4.4 Evidence for prehistoric activity and settlement in the immediate Scarborough area is currently limited. The earliest excavated evidence for settlement is a late Bronze Age and early Iron Age site dating to between about 800 to 600 BC, situated near the cliff edge on the east side of the headland, where storage pits and postholes were discovered during the 1920s (Pearson 1999, 20). The character and extent of the settlement has yet to be determined, but there has been a suggestion, supported by fragmentary evidence, that it may have been contained within a hillfort (Pearson 2005, 2-3).
- 4.5 In the late Roman period, a signal station was established on the headland, forming one of a chain of five known stations constructed along the Yorkshire coast in c.370 AD; they are believed to have ceased to function militarily in the early 5th century AD. Excavated evidence includes the bases of timber posts to support a floor within the foundations of a tower and also the bases of D-shaped towers on the landward side of a square enclosure wall; the seaward side of the enclosure and its towers have been lost to coastal erosion. The earthworks of an outer defensive ditch also survive (Pearson 1999, 20).
- 4.6 Traces of Roman settlement are almost all concentrated in the western area of the existing town, with evidence for 2nd century AD occupation uncovered in the Queen Street area as well as unstratified Roman material nearby. It is possible that this occupation may have been associated with a Roman road leading to the

signal station on the headland, although it would clearly have pre-dated the signal station itself by several centuries. The wall of a possible Roman harbour building was excavated at West Sandgate in the South Bay in 1976, although suggestions that there may therefore have been a Roman harbour with a road leading up to the signal station need to be treated with considerable caution (Pearson 2005, 3-4).

Saxon and Early Medieval Periods (c.410 to 1066 AD)

- 4.7 Although it was formerly believed that the name 'Scarborough' was Scandinavian in origin, it is now thought that it is derived from Anglo Saxon; the 'scar' element may refer to the steep escarpment on the east side of the headland, whilst the 'borough' element could derive from the Roman signal station, a former prehistoric rampart or even the natural shape of the headland itself. Several Icelandic sagas make reference to Scarborough during the early medieval period, and there are even several accounts of an attack on a settlement there made by the invasion fleet of King Harald Hardrada in 1066. However, excavations have so far failed to find any firm evidence of a 10th or 11th century settlement either within the medieval town or on the headland.
- 4.8 Indeed, the only evidence for this period relates to the excavation of a small chapel on the headland in the 1920s, set within the footprint of the central tower of the Roman signal station and partly re-using some of its walls. This chapel was thought to date to around 1000 AD, on the basis of finds from an associated cemetery, although re-appraisal of the finds indicated that the chapel could actually have been built as early as the 8th or 9th centuries AD. It has recently been suggested that the chapel was a monastic foundation of the 7th or 8th centuries, although the presence of a nearby spring raises the possibility that the chapel was built to 'christianise' this natural feature (Pearson 2005, 4-6).

The Medieval Period (1066 to 1485 AD)

- 4.9 Scarborough does not appear in the 1086-87 Domesday Survey, possibly because there was no settlement of any value there or because it comprised largely agricultural land within what was otherwise assessed as part of the manor of Falsgrave, the most important settlement in the district at this date. The first castle on the headland was constructed by William le Gros, Lord of Holderness and Earl of York during the reign of King Stephen (1135-54), when he appropriated part of the territory of the royal manor of Falsgrave. Although documentary evidence is not precise, this is most likely to date to the late 1130s (Pearson 1999, 26; Dalton 2001).
- 4.10 The twin advantages of a good natural harbour and an easily defended headland mean that it is possible that some elements of the medieval town were established by William le Gros, in the same way that he is believed to have founded a small town outside his castle at Skipsea in East Yorkshire, and 'Auborough' place names within Scarborough may give some idea as to its extent. This could have been based around the probable line of a Roman road, re-used as a route to the new castle, and including a church on the site of the current St Mary's church. Study of the street pattern suggests that there may have been a second area of settlement based around where the Damyot stream entered the South Bay, including a landing for boats and the medieval Chapel of the Holy Sepulchre. Furthermore, it is possible that the existing course of Newborough also follows a route established prior to 1155 (Farmer 1988; Pearson 1999, 9; Pearson 2001, Pearson 2005, 6-9 & 27-28) (see figure 3A).

- 4.11 William le Gros' castle was surrendered to the crown in 1155, following the accession of Henry II (1154-1189) to the throne, and Pearson (2005, 6) describes this as being a crucial turning point in the history of the town. The earthworks of the earlier castle built by William le Gros were largely dismantled and what remained were incorporated into the inner bailey of a much more formidable structure with a massive stone keep; the curtain wall along the western side of the headland was however not completed until the early 13th century. The town was significantly expanded during the same period, any pre-existing settlement below the headland being reorganised with the construction of streets, defences and terracing or revetment walls to create a single settlement, to become known as the Old Borough, covering some 20 hectares. The regular layout of the town after this expansion strongly suggests that it was planned, with much of the work probably taking place during the 1150s and early 1160s, including the provision of walled defences to the south and west sides (Pearson 1999, 9; Pearson 2005, 9-10 & 19) (see figure 3B).
- 4.12 A second major phase of expansion came with the establishment of the New Borough to the west of the Old Borough. This was probably done after 1163, although still within the reign of Henry II (i.e. before 1189), and it is suggested that the parallel slightly curvilinear form of the main north-south aligned streets such as Cross Street, Queen Street/King Street and St Thomas Street/St Nicholas Street and may perpetuate earlier field boundaries (Pearson 1987, 26; Pearson 2001, 89-91). The New Borough appears to have had a wide east-west aligned market place/street at its centre, suggesting that it might have originated as a trading area on the western edge of the Old Borough; there was an associated re-organisation of some of the earlier streets within the south-west part of the Old Borough. The New Borough covered an area of c.13 hectares, with the northern and western sides defined by a defensive ditch and rampart probably added in c.1225 (Pearson 2005, 10-11 & 23-25) (see figure 3B).
- 4.13 The creation of the New Borough was accompanied by some intensive development along the shoreline, and in 1252 Henry III granted the bailiffs and burgesses (townspeople) the right to levy customs on boats using the harbour in order to finance the building of a new port (Pearson 2005, 60). Previous archaeological excavations and documentary research suggest that the mid-14th century waterfront lay just to the south of Quay Street, with a probable pier built along a natural rocky scar later known as 'The Naval' (Pearson 2005, 60-63). By the late 15th century, further reclamation and building had taken place, so that the waterfront lay further to the south, along what is now 'Sandside' (Pearson 1995, 180).
- 4.14 The area now referred to as St Helen's Square lay within the New Borough, at the eastern end of the market place, and it was provided with a market cross. This was named as the 'Corn Cross' in the early 17th century; a document of 1595 places the Corn Cross in another location, but this is likely to be an error. An irregular pattern of small properties shown to the east of St Helen's Square in 1828 may indicate that the New Borough market place once extended further to the east as far as Leading Post Street (Pearson 2005, 37-38) (see figure 10).
- 4.15 It is not certain when the name 'St Helen's Square' came into being, nor what its significance is for the local area. For example, St Helen's Square in York takes its name from the church standing on one side, dedicated to St Helen, mother of Constantine the Great, who was proclaimed Emperor at York in 306 AD, and who was the first Emperor to convert to Christianity. With regards to Scarborough, an article in the *York Herald* for November 1896 states that "Of the church of St

Helen's church, nothing is known beyond the name which survives in St Helen's Square, the site of the old market cross' (*The York Herald* 14th November 1896). There appears to be no firm archaeological or historical evidence that a church or chapel was ever located on or near the square - it is possible that human burials apparently found in the area in 1864 are indicative of a church or chapel, although they are more likely to have been related to the adjacent Carmelite Friary (see below); if a church or chapel had been present, then it had disappeared by 1428 (NYHER MNY9433). The first use of the name of St Helen's Square uncovered during the research undertaken for this report is made on the 1828 plan of Scarborough (see below). Pearson's (1987, 14) reconstruction of the medieval street names based on a surviving late medieval property description suggests that St Helen's Square formed part of Carr Gate, and indeed Carr Street appears as a forerunner of Cross Street on plans made before the mid-18th century.

- 4.16 A Carmelite Friary lay to the immediate west and north-west of St Helen's Square. This was one of three friaries that were established in the town; the Franciscans occupied a large site in the Old Borough, with the Carmelites and Dominicans in the New Borough (see figure 3B). Both of the latter were positioned between Cross Street and Queen Street, with the Carmelite Friary to the south bordering on the market place, although the exact boundary between the two friaries is uncertain. The Carmelites were the last group of friars to become established in Scarborough, settling in 1319, although the friary remained small in extent, occupying only 0.6 hectares at the Dissolution and almost nothing is known about its layout (Pearson 1987, 25-26; Pearson 2005, 45-49).
- 4.17 The density of settlement varied across the town during the 14th century, and it is possible that northern areas of the enclosed town were used for industry, with only the lower parts, such as that around the market in New Borough, favoured for housing (Pearson 2005, 11-12). Pearson suggests that, in c.1350, the extent of buildings along the street frontages ran down Cross Street not quite to the south end of the west side of St Helen's Square but all the way down the east side as far as the market place (see figure 3B). Those plots on the west side of Cross Street (and therefore presumably also to St Helen's Square) may represent medieval encroachment along the east wall of the Carmelite Friary. However, the friary may well have extended south as far as the market place or Newborough frontage, meaning that the later building plots on the north side, which are shorter than those to the south, represent post-medieval encroachment (Pearson 2005, 33).
- 4.18 The town may have entered a period of economic decline after the mid-14th century, although there were clearly still some individuals with sufficient wealth to fund additions to St Mary's parish church or to erect substantial houses such as that known as the King Richard III House (although the exact structural history of the latter remains problematic; Hall 2005a, 127-128). At the end of the 15th century, Scarborough was briefly elevated to county status by Richard III. The construction of a town wall commenced on the north and west sides of the town, following the earlier New Borough ditch and rampart, although excavated sections suggest that it may have been erected primarily for reasons of display rather than defence (Pearson 2005, 12-13).

The Post-Medieval Period (1485 to the present day)

- 4.19 The earliest known depiction of the town is a coloured plan or bird's eye view made in or about 1538 (reproduced in SAHS 2003 and Pearson 2005, 49) (see figure 4). Although a valuable source of evidence for the castle, the accuracy of the depiction of the town is less certain. However, in general, it shows a densely-packed town

contained within stone walls interspersed with gates, and a busy waterfront with an inner island pier. Scarborough's economic decline, which had begun in the second half of the 14th century, continued into the 16th century. At the end of the 16th century, there was much open ground within the town which had probably been so for some considerable time, whilst the sites of some of the town's religious houses remained undeveloped into the early 18th century. This economic decline was finally arrested by the replacement of the late medieval pier by a stone one between c.1565 and 1585, which established Scarborough as a secure anchorage and allowed it to profit from the growing sea trade in coal from Newcastle to London during the early 17th century. The town's population increased, and it is possible that this stimulated new building across the town using brick, although the construction of timber-framed buildings continued into the 17th century (Pearson 2005, 15).

- 4.20 Although the castle was subject to two sieges (in 1645 and 1648) during the English Civil War, and suffered substantial damage, the fabric of the town itself appears to have been little affected. The character of the town began to change again in the late 17th and early 18th centuries, as it developed a reputation as a fashionable spa resort for visitors during the summer months; medicinal springs were discovered in c.1626, and were visited by 'people of good fashion' by the 1660s (SAHS 2003, 49). Nevertheless, any new developments associated with this remained within the bounds of the old medieval town, with the south-west quarter perhaps first to be affected by the rebuilding of older houses and the removal of the medieval street pattern (Pearson 1999, 11-12; Pearson 2005, 16-17). It was not until the 1760s that the first significant development took place outside the medieval town boundaries (Pearson 2005, 16-17). The character of the town was radically altered again by the arrival of the railway in 1845, with the spa town giving way to a seaside holiday resort now accessible to a much wider public. Sea bathing started in around 1730, and there was a fashionable revival after the Duke of York's visit in 1761; Sheridan's popular play 'Trip to Scarborough' was written in 1777 (SAHS 2003, 50-53). Extensive development of the built-up area took place in the second half of the 19th century, with the majority of new building taking place outside the medieval town (Pearson 2005, 17).
- 4.21 Cartographic evidence suggests that the Corn Cross in St Helen's Square had been replaced by an elegant market house by the early 18th century (see figure 7), and the square was later significantly affected by the construction of the new Market Hall on its east side in 1852-53. The hall opened in August 1853 following an Act of Parliament granted to the Scarborough Public Market Company in May 1852, and it incorporated a bonded warehouse in its basement or undercroft (Ives 2014). In addition to demolishing a considerable number of properties and yards between Cross Street and Leading Post Street to make way for the hall, including the former Shambles which held the butcher's market (see figure 9), the earlier buildings on the west side of Cross Street (nos 4 to 6 St Helen's Square) were also either demolished or severely truncated, seemingly for the erection of a second separate market house. This latter action was subject to court proceedings, and the appeal was upheld, so that the 'western market house' was not allowed to be built (*York Herald* 14th May 1853). Either way, the truncation of the Cross Street properties was carried out, and an added benefit was that the increased space, also now called St Helen's Square, provided a more appropriate setting for the new hall (see figure 10).
- 4.22 In the lower part of the square, a conduit house which had replaced the market house perhaps early in the 19th century was itself then demolished to make way for a new drinking fountain complete with a lamp standard. Possibly as part of the

same general Market Hall improvements, or as a later development scheme, the buildings along the north side of Carr Street (now Eastborough) were also severely truncated to allow the street to be significantly widened (see also figure 10).

- 4.23 There was a drive to improve sanitation and housing conditions within the older parts of the town during the early 20th century, leading to slum clearance in some areas during the 1920s and 1930s. This clearance was accompanied by the removal of blocks of housing and property boundaries, many of the latter having persisted since the medieval period. Although the town was attacked from the sea during the First World War, and bombed by the Luftwaffe in the Second World War, the medieval parts largely escaped substantial damage. The western part of the medieval town, broadly equivalent to the New Borough, remained the more commercially active part of the settlement and saw several large commercial developments in the second half of the 20th century (Pearson 2005, 18).

5 THE STUDY AREA

Physical Characteristics

- 5.1 The study area is centred on the proposed development site and extends in all directions by 100m. This area encompasses St Helen's Square, parts of Eastborough and Newborough to the east and west, part of Bland's Cliff to the south, and Market Street and parts of Cross Street and Queen Street to the north. The study area is contained wholly within the historic core of the old town, and overlaps the boundary between the historic New Borough and the Old Borough.
- 5.2 St Helen's Square is set at a general height of c.30m AOD. The ground level falls away to the east along Eastborough to c.18.20m AOD within the study area, but rises to the west along Newborough to c.35.70m AOD. Levels fall away more steeply to the south, as Bland's Cliff curves towards the South Bay, but rises very gently again to the north along Cross Street, reaching a maximum elevation of c.31m AOD within the study area. The underlying solid geology is sandstones, siltstones and mudstones of the Long Nab Member formation, sedimentary rocks which are shallow-marine in origin, overlain by Devensian Till (mapapps.bgs.ac.uk/geologyofbritain/home.html).

Designated Heritage Assets

- 5.3 As noted in Chapter 3 above, designated heritage assets are defined as being World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas (MHCLG 2019, Annex 2). In terms of this report's study area, only Listed Buildings and Conservation Areas are relevant.
- 5.4 A list of the 22 designated assets within the study area is given below, together with their various NHLE and NYHER identifiers, while their locations are shown on figure 5.

Listed Buildings

- 5.5 Listed Buildings are afforded protection under the Planning (Listed Buildings and Conservation Areas) Act 1990. Listing is a national designation, but Listed Buildings are divided into three grades, I, II* and II, which relate to their varying architectural and historical value. Section 66 of the 1990 Act states that planning authorities must have special regard for the desirability of preserving (*inter alia*) the setting of any Listed Building that may be affected by the grant of planning permission.
- 5.6 There are 21 Listed Buildings within the study area, three of which are listed Grade II* with the remainder are Grade II. It should be noted that there is a discrepancy between the Listed Building information held by the NYHER and that given by Historic England on their 'Heritage Gateway' website'. This report has treated the Historic England details as being the definitive data set.
- 5.7 As might be expected, the Listed Buildings are concentrated along the historic street frontages. Starting on the west side of the study area, there are a cluster of four Listed Buildings on the west side of the southern end of Queen Street, two of which are Grade II* Listed. Described from south to north, no. 5 Queen Street (**Site 1**) is a Grade II* late 18th century three storey house retaining a good proportion of original exterior and interior features. No. 6 Queen Street (**Site 2**) is

an early 19th century house of c.1820-30 date, with a late 19th/early 20th century shop front to the ground floor. No. 7 Queen Street (**Site 3**) is again a Grade II* late 18th century three storey house. Finally, no. 8 Queen Street (**Site 4**) forms part of a row of early 19th century houses and shops with Victorian and later alterations, listed for Group Value.

- 5.8 The south side of the main east-west thoroughfare formed by Newborough and Eastborough, together with the streets to the south, present an almost unbroken frontage of historic buildings, 14 of which are Listed; all are Grade II, with one being Grade II*. To the south, along Newborough, no. 29 (**Site 5**) is a house of c.1820-30 with a painted stucco front. A short distance to the south of this, nos 23-24 King Street (**Site 6**) was formerly the York Hotel, built in the mid-18th century but with late 18th/early 19th century alterations. On the corner of Newborough and King Street is no. 31 Newborough (**Site 7**), a three storey, stucco faced, mid to later 18th century house. To the immediate south, no. 3 King Street (**Site 8**) was formerly a hotel and inn, built in the early 19th century; the Listed Building description notes that this forms a group with nos 31, 32 and 34 to 43 (consecutively) on Newborough, although not all of these are themselves Listed. Returning to Newborough and moving east, no. 39 (**Site 9**) is a mid to later 18th century house, with a mid-19th century shop front to the ground floor. Nos 41 to 43 Newborough (**Site 10**) were originally 18th century houses, but they were re-fronted in the early to mid 19th century. There are also a number of Listed Buildings on the west side of Bland's Cliff, where it sweeps down to the South Bay; the Bell Hotel (**Site 16**) is a prominent late 18th century structure, no. 7 Prospect Place (**Site 17**) is a late 18th century three storey house, and nos 1 to 5 Prospect Place (**Site 18**) together form a plain early 19th century red brick terrace.
- 5.9 Returning to the south side of Eastborough, on the main east-west thoroughfare, The Turk's Head (**Site 11**) is an 18th century public house, altered in the early to mid 19th century. Further along Eastborough, no. 19 (**Site 12**) occupies a corner site, and has an early 19th century curved frontage, while just to the south, no. 9 Leading Post Street is also Listed (**Site 13**). Until 2003 this was rendered, but the removal of the render revealed timber-framing; it has been recorded by the Yorkshire Vernacular Buildings Study Group (Hall 2005b, 44; Birdsall 2004). The overall character of the building suggests that it is early 17th century, although some comparative features could indicate the possibility of a late 15th century date (Hall 2005a, 126-127). Further south, nos 1 and 2 Merchant's Row (**Site 14**;) form a symmetrical pair of mid to late 18th century houses. Next door, no. 3 Merchant's Row (**Site 15**) is again a mid to late 18th century house.
- 5.10 There are notably far fewer Listed buildings within the study area on the north frontages of Newborough and Eastborough. This is due in a large part to the presence of the former Argos building, thought to have been constructed in the late 1960s-early 1970s, which occupies almost all of the north side of Newborough between Queen Street and St Helen's Square, the construction of which destroyed any older properties which were presumably still surviving; it is understood that there are currently plans for the demolition of this structure and redevelopment of the site to create student accommodation and retail space. On that part of Leading Post Street to the north of Eastborough, no.3 and the curving corner plot at the junction with St Sepulchre Street, are both noted by the NYHER as being Grade II listed, but they are not shown on the 'Heritage Gateway' website; it is possible that no. 1, a former three storey stucco faced house built in c.1830-40 and formerly used as a public house, has been demolished (see Site 33 below). On St Sepulchre Street, nos 5 and 7 form a pair of late 18th/early 19th houses (**Site 20**),

and nos 10-10a is a pair of late 18th/early 19th century red brick houses (**Site 19**). All these buildings are listed Grade II.

- 5.11 The only Listed building on St Helen's Square itself is the Grade II Market Hall (**Site 21**), which dominates the eastern side. In 1853, there was a legal case involving the Scarborough Market Company regarding land in St Helen's Square which they wished to use to erect a hotel 'to accommodate persons frequenting the market'. It would appear that the hotel was to have been on the east side of the square, next to the Market Hall - the hall was described as 'intended', indicating that it had not yet been finished. The company had an injunction placed against their proposals for the hotel (*The Morning Post* 9th March 1853). The Scarborough Archaeological and Historical Society's *Guide to Scarborough* states that the Market Hall opened in 1853 and was built to the designs of the borough surveyor John Irvin (SAHS 2003, 47), as does Pevsner (2002, 328), although others say that it was opened in 1854 and was designed jointly by Irvin and George Townsend Andrews, at an estimated cost of £12,100 (Schmiechen & Carls 1999, 288-289); the attribution to Townsend does not appear in a biography of his works (Fawcett 2011). The tall facade of the building, facing St Helen's Square, is of seven bays; the end bays are flanked by rusticated pilasters and contain roundels depicting the borough seal and panelled door. The other five bays all have round-headed arches over, while the three central bays contain full-height round-headed windows, separated by three-quarter Doric columns. There is a large stone cornice supporting the pediment, which has a large half-round window.

Scarborough Conservation Area

- 5.12 As has already been noted above in Chapter 2, the historic core of the town (including the study area defined for this report) is included in the Scarborough Conservation Area, which was designated in 1972 and updated in 1984 and 1985. The designation covers a large area, commencing in the North Bay and following Royal Albert Drive to take in the whole of the headland area, including the castle. It then continues south-west through the Old Town area before sweeping around to take in the area to the south as far as South Cliff. A Conservation Area Appraisal would normally identify locally important buildings and structures, as well as Listed Buildings (SBC 2017, 52), but no such appraisal or management plan has, as yet, been produced for Scarborough (Stephen Gandolfi, Scarborough BC, *pers. comm.*).
- 5.13 Approximately three-quarters of the study area fall within the Conservation Area (**Site 22**), including the whole of St Helen's Square.

Summary of Designated Assets

- 5.14 The following table provides a summary of the identified designated assets within the study area (see figure 5).

<i>Site</i>	<i>Site Name</i>	<i>NGR</i>	<i>Concordance</i>
1	5 Queen Street (Grade II*)	TA 04366 8807	NHLE 1259087; NYHER DNY12308
2	6 Queen Street (Grade II)	TA 04361 88712	NHLE 1259103; NYHER DNY12309
3	7 Queen Street (Grade II*)	TA 04359 88719	NHLE 1259104; NYHER DNY12310
4	8-12 Queen Street (Grade II)	TA 04355 88724	NHLE 1259105; NYHER DNY12311
5	29 Newborough (Grade II)	TA 04389 88659	NHLE 1273295; NYHER DNY12438

6	23-24 King Street (Grade II*)	TA 04404 88630	NHLE 1258560; NYHER DNY12253
7	31 Newborough (Grade II)	TA 04407 88661	NHLE 1258764; NYHER DNY12271
8	3 King Street (Grade II)	TA 04416 88653	NHLE 1258556; NYHER DNY12249
9	39 Newborough (Grade II)	TA 04442 88672	NHLE 1258732; NYHER DNY12270
10	41-43 Newborough (Grade II)	TA 04452 88678	NHLE 1273282; NYHER DNY12435
11	The Turk's Head (Grade II)	TA 04496 88659	NHLE 1258402; NYHER DNY1224
12	19 Eastborough (Grade II)	TA 04535 88707	NHLE 1366006; NYHER DNY13024
13	9 Leading Post Street (Grade II)	TA 04539 88704	NHLE 132989; NYHER DNY16202; NYHER ENY1916; NYHER ENY4961
14	1-2 Merchant's Row (The Mariners House) (Grade II)	TA 04562 88688	NHLE 1258717; NYHER DNY12266
15	3 Merchant's Row (Grade II)	TA 04567 88692	NHLE 1258671; NYHER DNY12265
16	The Bell Hotel (Grade II)	TA 04470 88658	NHLE 1258111; NYHER DNY12201
17	7 Prospect Place (Grade II)	TA 04478 88639	NHLE 1259079; NYHER DNY12300
18	1-5 Prospect Place (Grade II)	TA 04478 88639	NHLE 1273178; NYHER DNY12426
19	10-10a St Sepulchre Street (Grade II)	TA 04533 88791	NHLE 1243200; NYHER DNY12332
20	5 & 7 St Sepulchre Street (Grade II)	TA 04525 88771	NHLE 1243197; NYHER DNY12329
21	Market Hall, St Helen's Square (Grade II)	TA 04486 88754	NHLE 1273090; NYHER DNY12419
22	Scarborough Conservation Area		

Non-designated Assets

- 5.15 In addition to the designated assets discussed above, there is also a lower level of heritage assets, termed 'non-designated' assets. There does not appear to be a formal definition of non-designated assets, but they generally comprise archaeological sites and monuments (both above and below ground), locally listed buildings, find spots and sites of known structures or other features of interest. In many cases, they are taken to be sites or areas recorded on a County HER, and it was noted above that many Conservation Area Appraisals contain a list of locally listed or distinctive buildings, although no such document is currently available for Scarborough.
- 5.16 The NYHER includes general entries for the town itself (NYHER HNY23273), which also forms a single large Historic Landscape Characterisation unit (NYHER HNY23273); these entries have not been specifically identified in this report.

Archaeological Assets

- 5.17 A total of 16 non-designated archaeological assets within the wider study area have been identified as follows, and their locations are shown on figure 6.
- 5.18 Information from the NYHER, Historic England's 'Heritage Gateway' website (which incorporates the NMREI) and relevant summaries such as that produced by Pearson (1995 & 2015) contain records of archaeological activity within the study area. The NYHER records some 23 monument entries and a number of event

records within the study area, but not all of these are relevant to this current report. Conversely, a number of investigations have been identified as part of the research undertaken for this report which have not been listed elsewhere.

- 5.19 As with the designated assets above, each of the non-designated assets have been assigned individual identifiers. As would be expected, the archaeological material is dominated by the medieval and post-medieval periods. In terms of the urban structure of the medieval town, the three most significant features which are relevant to St Helen's Square are the New Borough market place (of which St Helen's Square formed a part), the Carmelite Friary, and the boundary between the Old and New Boroughs (which runs broadly parallel to Tollergate, Friargate and Leading Post Street), although a small part of the Dominican Friary also falls within the wider study area.

Site 23: Site of Corn Cross and later Market House, south end of St Helen's Square

- 5.20 As has been described in Chapter 4, the area now referred to as St Helen's Square formed part of the market place of the New Borough, which was laid out in the second half of the 12th century. It was provided with a market cross, called the Corn Cross, by at least the early 17th century. By the early 18th century, this has apparently been replaced by a market house. This is shown on John Cossin's 1725 *A New And Exact Plan Of The Town Of Scarbrough* [sic] (reproduced in Robinson 2008, figure 5) (see figure 7). It appears as a two storey structure with a ground floor formed by an open arcade and with a first floor room over, lit by two windows. There was a large cornice to the first floor, with ball finials to the corners, supporting a domed roof with a dormer. A small bell tower surmounted by a weather vane rose from the roof. The structure was almost certainly either very late 17th or early 18th century in date and, although named as the Market Cross, was actually a market house. Most sizeable towns had, near or at the centre of the market, a market house, built specifically for the collection of municipal or manorial tolls, for the weighing and measuring of goods and often for the storage of grain. The ground floor was typically an open arcade, with the upper floor serving a variety of purposes, such as the town hall or guildhall. However, Pearson notes that a document of 1595 refers to a 'Corn Cross' in a different location, in what is now Auborough Street - this could imply that the structure was moved to St Helen's Square from Auborough Street, or that there were two crosses with the same name, although it is concluded that there has only ever been one 'Corn Cross' at the east end of the New Borough market place (Pearson 2005, 38). In the late 17th and early 18th centuries, earlier timber-framed structures commonly gave way to Classical stone buildings (Schmiechen & Carls 1999, 7). Cartographic evidence strongly suggests that the arched structure was demolished between 1798 and 1828, to be replaced by a conduit house (see below); it is not shown on Wood's plan of 1828 (see figure 8), and although named on the 1852 Ordnance Survey map, this refers to the conduit house.

Site 24: Site of Conduit House, south end of St Helen's Square

- 5.21 In 1283, the Franciscan friars proposed to bring water to the town from springs located more than a mile inland at Falsgrave, and in 1319, the construction of the first part was completed, supplying water to three conduits; the Franciscans were authorised to lay pipes under the streets of the town and repair them where necessary (Little 1913c). The lower and middle conduits were located in the Old Borough, at the south-east corner of Princess Square and at the west end of St Sepulchre Street where it met Leading Post Street respectively. The upper conduit

was located in the New Borough, initially on the east side of St Thomas Street where it met Newborough (Pearson 2005, 51 & 53-54). Pearson (2005, 54) states that by 1852, the upper conduit had been moved almost 200m to the east into St Helen's Square, probably during the late 1820s as part of an improvement to the water supply, when a large reservoir was built to the west of St Thomas Street. A small circular structure is shown at the southern of St Helen's Square on John Wood's 1828 *Plan of the Town and Environs of Scarborough* (see figure 8), very similar to the way in which the lower and middle conduits are portrayed, although they are named on the accompanying key and the St Helen's Square structure is not.

- 5.22 In 1852, an octagonal structure is shown at the south end of St Helen's Square, with opposed openings in the north and south sides, and is named as 'Conduit' (see figure 9 top). It is clearly visible on H B Carter's 1840 painting of the square (reproduced in Gandolfi 2019, figure 12) as a single storey stone structure, probably octagonal, with a round-headed doorway to one side and a slated roof (see figure 10 top). It bears a passing resemblance to the 18th century building covering a spring head in Falsgrave Park (SAHS 2003, 39). In 1339, the Franciscans constructed a second supply from the same water source at Falsgrave for their sole use; the site of the spring is traditionally held to be the aforementioned small stone building located in Falsgrave Park, although it may have been further down slope (Pearson 2005, 54). Structural traces of the stone culverts forming the medieval water supply system linking the conduits have occasionally been unearthed in the town (for example, parallel to the north wall of the Market Hall - NYHER MNY9466 & MNY9468), although they were improved from at least the 17th century by the addition of lead piping. The St Helen's Square conduit house must also have had its own piped supply, although it is not known from which direction it was brought in. The structure was most likely demolished in association with the construction of the Market Hall in 1853-54, and was replaced by a water fountain surmounted by a lamp; this is depicted on the Ordnance Survey 1892 map and also in an undated but post-1853 etching of the square (reproduced in Gandolfi 2019, figure 13) (see figures 9 bottom and 10 bottom).

Site 25: Site of the Carmelite Friary

- 5.23 The Carmelite Friary lay to the immediate west and north-west of St Helen's Square, with the monastic precinct bordered by Newborough to the south and Queen Street to the west; the eastern boundary probably ran c.30m to the west of Cross Street and St Helen's Square, while the northern edge probably lay some 30m to the north of Market Street (Pearson 2005, 33 & 49). It is possible that the friary appears on an 1530s view of the densely-packed town, as a distinctive aisled building with a squat tower shown in approximately the right location (Pearson 2005, 49) (see figure 4). The Carmelites or White Friars arrived in the town in 1319 after a grant of land which allowed them to construct a dwelling and oratory, and a year or so later they built a small chapel and bell tower. In 1370, documents note that the complex included a hall containing a chamber, study, chapel and cellar (Hinderwell 1811, 120; Little 1913a). The friars received further small donations and grants of land over the next 50 years, but the small size of the areas involved meant that further expansion was constrained and their precinct only covered 1.5 acres (0.6ha) at its greatest extent (Pearson 2005, 48-49).
- 5.24 The friary was dissolved in 1538 and surrendered to the Bishop of Dover, and unfortunately almost nothing is known about its layout. A 'West Gate' is noted in the Dissolution description (NYHER MNY9430) and it is assumed that this opened

onto what is now Queen Street. Foundations discovered towards the north side of the precinct (NYHER MNY9429) may have marked the former boundary between the Carmelite and Dominican Friaries, although given the uncertainty as to the exact boundary line, they could equally have represented one of the friary buildings. A well (NYHER MNY9427) was also found in the same general area. Finally, the discovery of 20 to 30 skeletons in Market Street in 1864, again without an exact location, could indicate the position of the friary cemetery (NYHER MNY9432; Pearson 2005, 49). Pearson notes that there is no surviving visible evidence to include the boundary of the friary precinct and that none of the historic maps marks its location, and it appears not to have left any significant imprint on the topography of the town. However, the general location is indicated on the detailed Ordnance Survey maps, where 'Site of the Carmelite Convent 1320' (or equivalent) is marked (see figure 9).

Site 26: Site of the Dominican Friary

- 5.25 The Dominican Friary lay immediately to the north of the Carmelite Friary, sharing a common boundary c.30m to the north of Market Street. The east side of the precinct lay off the west side of Carr Gate (now Cross Street), the west side probably ran along Blackfriargate (now Queen Street), and the north side somewhere just to the north of what is now Friars Way (beyond the study area). Documents of 1396 refer to an entrance off Queen Street, probably towards the northern end along Friar's Entry (now Friars Way).
- 5.26 The Dominicans, or Black Friars, had arrived in Scarborough sometime before 1252 after a local resident donated them some land. Their right to settle was disputed by the Cistercians, who also had a presence in the town, and the Bishop of Worcester was called on to protect them in 1279 and 1280 (Little 1913b). Some 30 years later the friars were building a church which included a nave, dormitory and cloister, and further grants allowed the complex to expand in the early part of the 14th century. By the time of the Dissolution, the friary covered an area of 3 acres (1.2ha), included a chapter house, and was surrounded by a precinct wall. The 1530s view of the town shows the church with a nave, aisle and tower (see figure 4), but none of the early 18th century plans mark its position and the later 19th century maps (e.g. that drawn by Wood in 1828 - see figure 8) suggest that it left little imprint on the landscape of the town. In 1798 Hinderwell recorded seeing wall foundations in Cross Street which he interpreted as being the Old Borough boundary wall, but they were more likely to be the eastern side of the friary's precinct (Hinderwell 1789, 32; Pearson 2005, 47-48).
- 5.27 In terms of archaeological remains, little has been uncovered to date. Human remains, possibly from the friary cemetery, were found along Friar's Entry in 1958, a stone coffin was reportedly recovered from a garden on the friary site in the 1780s, and 1930s building works in Cross Street uncovered a section of massive wall which may have either been part of the boundary or even part of the church itself (Pearson 2005, 48).

Site 27: Former Wesleyan Methodist chapel, north side of Market Street

- 5.28 The present chapel (Queen Street Methodist Central Hall) is built on the site of the original Wesleyan Methodist chapel. In 1839, the centenary year of Wesleyan Methodism, the Wesleyan Society bought a plot of land on Queen Street and a year later the Centenary Wesleyan Chapel opened. It had pews for 1500 and rooms below that were used as a Sunday School and Society Class rooms. It became the mother church to numerous other chapels built in the surrounding areas, all part of the large circuit. The roof, organ and stained glass windows were

badly damaged by a German bombardment in December 1914, but the church members made repairs and were ready to celebrate with an organ recital on the 28th February 1915. However two days before, a fire from the Boyes' warehouse next door spread to the church and the building was reduced to ashes. After much fundraising and at a cost of £43,100 the new building was officially opened on Wednesday March 14th 1923 (<http://queenstreet.org.uk/history/4591987171>). The original structure is shown on the late 19th century Ordnance Survey maps, that for 1852 showing the seating arrangements for the 1700 congregation (see figure 9).

Site 28: Human burials, St Helen's Square/Market Street

- 5.29 The discovery in 1864 of skeletons in St Helen's Square and in a field called St Helen's Close behind Westfield Terrace which belonged to the Dean and Chapter of York, may be significant (Barker 1882, 124, quoted on *Pastscape* site 80106). It has not been possible to confirm the precise details from the original reference, but Pearson (2005, 49) notes that the finds were made in Market Street. This discovery, made in June 1864, was also reported in the local newspapers which note that excavations for the foundations for a new house in Market Street caused part of the adjacent property to collapse. Further investigation revealed 20 to 30 human skeletons, all without coffins, mostly lying on their faces or sideways. It was thought that the ground may have been the burial ground for the pre-Reformation church of St Helen's which was known to have been near the spot (*Hull and Eastern Counties Herald* 9th June 1864; *Bridlington Free Press* 11th June 1864).
- 5.30 As has been already noted, there is no firm evidence for a chapel of St Helen on or near the square of the same name, but it is possible that these burials on Market Street may be indicative of the position of the Carmelite Friary's cemetery. Unfortunately, no exact location for these burials along Market Street can be found, and it is possible that there has been some confusion with the reference to St Helen's church and St Helen's Square, and that the burials were actually found along Market Street.

Site 29: Former line of Old Borough western defences

- 5.31 The eastern part of the study area is crossed by the former right-angled line of the Old Borough's south-western defences. There may once have been gates at the west end of St Sepulchre Street and near the junction of Eastborough and Leading Post Street, serving the south-west part of the Old Borough. The defences were constructed during the second half of the 12th century, and comprised a wall, rampart and ditch on the west side and a wall to the south. They became less relevant once the New Borough had been laid out a short time afterwards. Permission was refused in 1283 for the Franciscan friars to demolish part of the western wall of the Old Borough, but in the 14th century the demolition of both the western and southern walls allowed the opening up of new routes to both the New Borough and the harbour (Pearson 2005, 19-23).
- 5.32 There are now no surviving surface remains of the defences to either side, and their precise alignment remains uncertain (Pearson 2005, 19-23). The southern side of the defences is also not well recorded archaeologically, with only fragmentary references mentioning a stone wall, 2m wide, visible in several places including the cellar of an unnamed inn (NYHER MNY9353 & MNY9356); the wall here was more substantial than to the west, possibly suggesting later refurbishment (Pearson 1987, 12). However, the course of the western side of the defences has been investigated in a number of places. In 1989, excavations at

nos 1-3 Leading Post Street exposed a 20m long section of the 12th century defensive ditch, rampart and robbed-out wall (see Site 34 below), while further south, at no. 7 Leading Post Street, other limited excavations revealed a deep defensive ditch (see Site 35 below). Conversely, three excavation trenches in 2005 on the east side of Friargate failed to identify any remains (see **Site 31 below**) and neither did a watching brief at no. 11 St Sepulchre Street in 2013 (see Site 33 below).

Site 30: Site of the Franciscan Friary

- 5.33 Part of the former precinct of the Franciscan friary lies in the north-east part of the study area. The Franciscans first settled in the town in 1239 but, faced with resistance from Cistercians, they were forced to leave in 1245 and had to establish their friary to the north outside the town at Hatterboard; the Bishop of Lincoln was ordered to oversee the demolition of their buildings in the town and the suppression of their cemetery. The location of the original friary in the town has not yet been located. However, the friars returned in 1267 and obtained three properties in the Old Borough, straddling the Damyot stream, to the west of the Chapel of the Holy Sepulchre - the extent of their holding is described in detail in a charter of 1315. Further grants of land followed in the 13th and 14th centuries, so that by the time of the Dissolution in 1539, the precinct occupied an extensive area covering 3.25 acres (1.3ha). Many of the local nobility and important townspeople were buried in their church (Little 1913c).
- 5.34 The precinct was defined by a boundary wall, with the north side being just to the south of Longwestgate, and this coincides with one of the medieval terracing walls to provide level ground on which the Old Borough was built. Evidence from excavation suggests that the east side lies along the road now known as Springfield, while the south side coincides with the north side of St Sepulchre Street. An excavation in 1989 to the rear of nos 10-10a St Sepulchre Street (see **Site 32 below**) recorded a series of dumps or levelling episodes along with the remains of a massive stone wall which was interpreted as being built from the remains of the Franciscan Friary. An 'earthen wall' on the west side of the precinct is mentioned in 1298 but it was replaced after 1322 when the friars received permission to extend their complex to the west, and this boundary lies just to the east of Friargate. As with the other two friaries, it seems that there was some room for encroachment of town houses between the road and the precinct wall. There was an entrance into the precinct in the north side off Longwestgate, and the location of the cemetery is probably indicated when burials were uncovered during the construction of the Friarage School in 1890.
- 5.35 After the Dissolution, the precinct was left largely as open ground for many centuries. Both Cossin's and Vincent's maps of 1745 and 1747 respectively label the area of open ground between St Sepulchre Street and Longwestgate as 'Fryeredge' (see figure 7). Hinderwell reports seeing some foundations of a large structure at the end of the 18th century in the general area of the friary, but no further information is available. The detailed Ordnance Survey maps of 1852 still name the open area as 'Friarage' but divided into several plots (Pearson 2005, 46-47).

Site 31: Archaeological excavation, Friargate

- 5.36 Between January and May 2005, three trenches were excavated by the Scarborough Archaeological and Historical Society on the east side of Friargate after the demolition of a toilet block, to see what might remain of the Old Borough's

defences. Trench 1 at the north end of the site recorded natural clay close to the surface into which a post-medieval water tank had been built. Trench 2 to the south recorded the remains of a later post-medieval cellar and associated structures relating to previous 19th century buildings on the site. Trench 3, further to the south, also recorded a cellar. No evidence for the defences was seen (Hall 2007, 19).

Site 32: Archaeological excavations, 10-10a St Sepulchre Street

- 5.37 Two trenches were excavated to the rear of nos 10-10a St Sepulchre Street in 1989. One revealed previously disturbed ground while the other found evidence for the destruction of the Franciscan friary in the 16th century, represented by a demolition layer containing stone fragments and mortar. Stone taken from the one of the demolished buildings was taken to build a massive stone wall of unknown purpose (Pearson 2005, 81 - Site 61).

Site 33: Archaeological watching brief, 11 St Sepulchre Street

- 5.38 A watching brief was carried out in June 2013 at no. 11 St Sepulchre Street, to record monitor foundation trenches associated with a house extension. The trenches exposed a boundary wall which contained probable re-used medieval masonry and foundations for the current property as well as former modern structures associated with it to the rear. No natural deposits, evidence for the town's 12th century defences, artefacts or archaeological features were encountered (NYHER ENY6775).

Site 34: Archaeological excavations, nos 1-3 Leading Post Street

- 5.39 A series of excavations was carried out in July 1989 on a vacant plot of land at nos 1-3 Leading Post Street by the Scarborough Archaeological and Historical Society prior to the construction of a block of flats. The work exposed a 20m long section of the 12th century defensive ditch, rampart and robbed-out wall of the Old Borough defences. The ditch was at least 7m wide, 3.8m deep, and the rampart at least 4m wide with the wall at its centre (Pearson 2005, 91-92 - Site 27).

Site 35: Archaeological excavation, no. 7 Leading Post Street

- 5.40 In February 1988 workmen digging a new foundation to underpin an exterior wall of no. 7 Leading Post Street encountered a deep ditch. The ditch was filled with a soft peaty soil containing large quantities of medieval pottery, animal bone and fragments of leather, mostly the result of 13th century activity, and the ditch represents part of the defences of the Old Borough; extrapolation of the profile suggests the ditch was at least 5m wide and 3.5m deep (Pearson 2005, 89-90 - Site 26).

Site 36: Archaeological watching brief, no 9 Leading Post Street

- 5.41 On land adjoining no. 9 Leading Post Street, close to the boundary with the Old Borough, the monitoring of four foundation trenches revealed that one contained only natural clay, two were heavily disturbed by drains, and one contained only 19th century evidence, where the cliff slope towards the South Bay may once have been steeper. There was no evidence for any medieval occupation, or for the Old Borough defences.

Site 37: Archaeological excavation, 1 Prospect Place

- 5.42 In September 2011 MAP Archaeological Consultancy Ltd carried out an archaeological strip and record excavation, during the excavation of foundations for new houses. No archaeological features were revealed but a small number of 16th-18th century sherds were present (NYHER ENY6768).

Site 38: Archaeological evaluation, 3 King Street

- 5.43 There has been relative little archaeological investigation in the New Borough part of the historic town. However, investigations carried out in 2007 at no. 3 King Street by MAP Archaeological Consultancy Ltd revealed the archaeological potential of the area. At this site, four phases of stone walling were uncovered close to the King Street frontage and associated with properties fronting onto the street, along with remnants of street and yard surfaces. The earliest structural activity was thought to date from the 13th century on the basis of associated pottery, and is likely to have comprised timber buildings supported on low stone walls. A trench at the rear of the site revealed a series of post-medieval dump deposits which presumably relate to the raising and consolidation of the natural site levels, probably from the 17th century onwards (NYHER ENY3817).

Summary of Designated Assets

- 5.44 The following table provides a summary of the identified non-designated assets within the study area (see figure 6).

Site	Site Name	NGR	Concordance
23	Site of Corn Cross and alter Market House, St Helen's Square	TA 04470 88713	NYHER MYN9940
24	Site of Conduit, St Helen's Square	TA 04470 88713	NYHER MYN9466; NMR TA08NW109; Pastscape 80093
25	Site of Carmelite Friary	TA 0441 8873	NYHER MYN9427-9430; NYHER MNY9432; NMR TA08NW109; Pastscape 80078
26	Site of Dominican Friary	TA 0438 8878	NYHER MYN9424-9226
27	Former Wesleyan Methodist chapel, north side of Market Street	TA 0439 8876	NYHER MNY31255
28	Human burials, Market Street	TA 04418 88739(?)	NYHER MNY9433; NMR TA08NW122; Pastscape 80106
29	Former line of Old Borough western defences	TA 0449 8881- TA0458 8872	NYHER MNY9353, NYHER MNY9356, NYHER MNY9367-68; NYHER MNY9372
30	Site of Franciscan Friary	TA 0452 8883	NYHER MNY9416
31	Archaeological excavation, Friargate	TA 0452 8879	NYHER ENY3119; EI 1453802
32	Archaeological excavation, 10-10a St Sepulchre Street	TA 04530 88800	NYHER ENY4477; NYHER MNY31375; EI 1032572
33	Archaeological watching brief, 11 St Sepulchre Street	TA 04535 88773	NYHER ENY6775
34	Archaeological excavation, 1-3 Leading Post Street	TA 04522 88760	NYHER ENY4242; NYHER MNY9368; EI 654446
35	Archaeological excavation, 7 Leading Post Street	TA 04450 88708	NYHER ENY7186; EI 1010109

36	Archaeological watching brief, 9 Leading Post Street	TA 04540 88690	NYHER ENY1915
37	Archaeological excavation, 1 Prospect Place	TA 04458 88646	NYHER ENY6768
38	Archaeological evaluation, 3 King Street	TA 04429 88632 (point)	NYHER ENY3817

Assessment of Value or Significance

- 5.45 Using the data gathered by this report, an initial assessment of the grade of importance or significance of each of the identified assets within the study area can be made. This assessment is based on professional judgement, a combination of the Secretary of State for Culture, Media and Sport's criteria for scheduling Ancient Monuments or listing buildings of Special Architectural or Historic Interest, and the four values used by Historic England to assess significance, namely evidential value, aesthetic value, historical value and communal value (English Heritage 2008, 27-32).
- 5.46 A value or significance grading system can thus be applied to identified heritage assets (whether designated or not), namely Very High/International, High/National, Medium/Regional, Low/Local, Negligible and Unknown. Further details on how these grades can be generally applied is contained in Appendix 2.
- 5.47 The value or significance grade given to each of the 38 identified sites or assets within the study area is given below. This shows that the study area contains four assets of High value (the Conservation Area and the Grade II* Listed Buildings), 18 assets of Medium value (the Grade II Listed buildings), nine assets of Low value (archaeological sites), and seven assets of Negligible value (excavated sites where archaeological remains will have been removed).
- 5.48 The major archaeological sites in the study area (the three friary sites) have all been given a Low value, as the survival of below-ground remains under post-Dissolution, and especially 19th century and modern, development remains largely unproven. It should also be noted that the allocated values have been based on data collected to date, and the importance of some assets may be graded higher or lower as or when more information is obtained.

Site	Site Name	Value or Significance
1	5 Queen Street (Grade II*)	High
2	6 Queen Street (Grade II)	Medium
3	7 Queen Street (Grade II*)	High
4	8-12 Queen Street (Grade II)	Medium
5	29 Newborough (Grade II)	Medium
6	23-24 King Street (Grade II*)	High
7	31 Newborough (Grade II)	Medium
8	3 King Street (Grade II)	Medium
9	39 Newborough (Grade II)	Medium
10	41-43 Newborough (Grade II)	Medium
11	The Turk's Head (Grade II)	Medium
12	19 Eastborough (Grade II)	Medium
13	9 Leading Post Street (Grade II)	Medium
14	1-2 Merchant's Row (The Mariners House) (Grade II)	Medium
15	3 Merchant's Row (Grade II)	Medium
16	The Bell Hotel (Grade II)	Medium
17	7 Prospect Place (Grade II)	Medium
18	1-5 Prospect Place (Grade II)	Medium
19	10-10a St Sepulchre Street (Grade II)	Medium
20	5 & 7 St Sepulchre Street (Grade II)	Medium
21	Market Hall, St Helen's Square (Grade II)	Medium
22	Scarborough Conservation Area	High

23	Site of Corn Cross and later Market House, St Helen's Square	Low
24	Site of Conduit, St Helen's Square	Low
25	Site of Carmelite Friary	Low
26	Site of Dominican Friary	Low
27	Former Wesleyan Methodist chapel, north side of Market Street	Negligible
28	Human burials, Market Street	Low
29	Former line of Old Borough west defences	Low
30	Site of Franciscan Friary	Low
31	Archaeological excavation, Friargate	Negligible
32	Archaeological excavation, 10-10a St Sepulchre Street	Negligible
33	Archaeological watching brief, 11 St Sepulchre Street	Negligible
34	Archaeological excavation, 1-3 Leading Post Street	Low
35	Archaeological excavation, 7 Leading Post Street	Negligible
36	Archaeological watching brief, 9 Leading Post Street	Negligible
37	Archaeological excavation, 1 Prospect Place	Negligible
38	Archaeological evaluation, 3 King Street	Low

6 ST HELEN'S SQUARE AND THE 'TO-BE-AFFECTED' BUILDINGS

Introduction

- 6.1 The buildings forming the subject of this assessment are located on the west side of St Helen's Square, within the historic core of the old town, at the junction of Cross Street, Newborough and Eastborough (at NGR TA 0446 8872 centred). The properties form part of a discontinuous string of mostly historic buildings along the west side of St Helen's Square.
- 6.2 There are currently four conjoined main structures at the site; no.49 Newborough, a set of public conveniences, no.1 St Helen's Square and The Shakespeare Hotel (forming nos 2 and 3 St Helen's Square) (see plate 1). To the rear (west) of these, there are a number of smaller structures in an enclosed yard area (see figure 10). None of these buildings are listed as being of Special Architectural or Historic Interest, nor are they on any list of locally important buildings (there being no such list for Scarborough as a whole). The general location of the 'to-be-affected' buildings is shown on figure 6, while figure 10 shows a more detailed plan.
- 6.3 After a general discussion of St Helen's Square to place the structures into context, each of the 'to-be-affected' buildings are described in a logical sequence. Initially this involves an account of the available documentary and cartographic material, and then the setting, plan form, structure and architectural detailing of each building is described, followed by the external elevations and a circulation description of the interiors; in the case of no. 49 Newborough and no. 1 St Helen's Square, the latter was limited to the ground floor and any cellars that were present. The buildings under consideration are aligned either north-west/south-east or north-east/south-west but, for ease of description, they are considered to be aligned either north-south or east-west. Unless otherwise noted, the terms used to describe the roof structures are taken from Alcock *et al* (1996) and Campbell (2000). Where possible, specific architectural terms used in the text are as defined by Curl (1977). Finally, the term 'modern' in the following text is used to denote features or phasing dating to after c.1945.

St Helen's Square

Cartographic Depictions

- 6.4 As previously noted, the earliest known depiction of Scarborough is the coloured plan or bird's eye view made in or about 1538. Although a valuable source of evidence for the castle, the accuracy of the depiction of the town is less certain, although it is likely that the representation of the Dominican, Carmelite and Franciscan friaries, with their respective churches, are more reliable (Hall 2013, 8; Pearson 2005, 49). The general area where St Helen's Square meets Newborough is drawn as being built up, with houses to either side, although there is insufficient detail to place any of the drawn properties accurately within the site (<http://www.bl.uk/onlinegallery/onlineex/unvbrit/a/zoomify82858.html>).
- 6.5 The first cartographic depiction of St Helen's Square (although it is not named as such) appears on John Cossin's 1725 *A New And Exact Plan Of The Town Of Scarbrough* [sic] (reproduced in Robinson 2008, figure 5) (see figure 7 top). The square is shown as a sub-rectangular open area at the junction of 'Markett Place' and 'Newbrough'. At the south end of the square was the 'Market Cross', actually a two storey market house (see Site 24 above). To the immediate north of the Market Cross, there were two north-south aligned short rows of market stalls. The

east side of the square is shown as having a straight street frontage, but the west side curves gently from south to north-east; a parallel line to the frontage, set to the west, may mark the rear limit of properties on the west frontage of the square. At its north end, the curving frontage meets the properties at the south end of Carr Street, which projected further to the east. James Settrington's panoramic print of Scarborough, also of 1725, shows the built up of the area of the town well, but provides no clear details of St Helen's Square or the surrounding streets (reproduced in SAHS 2003, 50-51).

- 6.6 William Vincent's 1747 *Plan of Scarborough* shows St Helen's Square (although not named as such) as a sub-rectangular open area at the junction of 'Markett Place' and Carr Street (reproduced in Robinson 2008, figure 6) (see figure 7 bottom). The Market Cross appears as a square structure at the south end of the square, with a single row of stalls to the north. The east side of the square is shown with a straight street frontage as in 1725, but the west frontage is now stepped outwards from south to north. The street frontage steps out again where St Helen's Square meets the south end of the west side of Carr Street, as shown in 1725. The square is very similarly depicted on Hinderwell's 1798 plan of Scarborough (reproduced in Robinson 2008, figure 7), although by this date Carr Street had become Cross Street; the Market Cross is numbered '18' on the plan, and named 'Cross' in the accompanying key.
- 6.7 The first detailed depiction of St Helen's Square, and apparently the first time it is named as such on a cartographic source, is John Wood's 1828 *Plan of the Town and Environs of Scarborough* (NYCRO ZOX) (see figure 8). The named square appears as a sub-rectangular area at the junction of Cross Street and Newborough Street (formerly Market Place). The Market Cross is not marked on the plan, or named in the accompanying key, although a small circular structure is shown in approximately the same position; as has already been noted (see Site 25 above), this is very similar to the two other named 'Conduits' which are shown on the plan, and this appears to be significant in terms of what is shown here on subsequent maps. The east side of the square comprised at least three properties. The southernmost two had a narrow passage between them, leading to a rear yard, whilst to the north, a narrow alleyway ran east right through to Leading Post Street; this alleyway is labelled in the key as 'Butchers Market'; this alleyway may well have marked the original north side of the New Borough market place (see figure 10). On the west side of the square, the frontage displayed the same stepped plan form as on Vincent's 1747 plan. The southernmost property, occupying approximately the same footprint as the existing no. 49 Newborough and the adjacent public conveniences, was sub-square in plan, perhaps with bow windows indicated to the south elevation. To the north, the frontage steps outwards to the east to form a larger, sub-rectangular block, most likely occupying the same footprint as nos 1 to 6 St Helen's Square. The area to the immediate rear was largely infilled, with only a small open yard at the north end. Beyond these properties, the street frontage stepped east for a second time, to form the then southern limit of Cross Street. To the immediate north of here, on the east side of Cross Street, a shaded building represents the Elephant Inn.
- 6.8 The Ordnance Survey 1852 1:1056 scale map provides much useful detail (see figure 9 top). An octagonal structure, representing the Conduit House (see Site 25 above) and named as such, is shown at the south end of St Helen's Square, with opposed openings in the north and south sides. The words 'Market Cross' are also marked on the map next to it, perhaps suggesting that conduit house continued this function. The lack of an actual market cross structure is confirmed by a painting of St Helen's Square from 1840 (see below) which shows the conduit

structure. The conduit is quite different to the market house shown on Cossin's 1725 plan and so, based on cartographic evidence, it seems that the earlier building was demolished at some point between 1798 and 1828. A curving line to the south-west of the conduit appears to represent the edge of a wide pavement running along the north side of Newborough Street and then around the conduit itself.

- 6.9 This 1852 map shows that the east side of the square comprised at least four main properties. The southernmost fronted onto Carr Street (now Eastborough), and had a narrow covered passage between it and the property to the north, leading to an un-named rear yard. There was a second covered passage between the two northern properties, named Topham Yard. Finally, the narrow alleyway running through to Leading Post Street to the east, forming the Butcher's Market in 1828, was named 'Shambles'. On the west side of the square, the frontage displayed the same stepped plan form as in 1828. The southernmost property, occupying the same footprint as the existing no. 49 Newborough, lay on the Newborough Street frontage, with a small structure in the north-west corner of a small rear yard; a Post Office lay to the immediate west. The rectangular property to the east, occupying approximately the same footprint as the existing public conveniences, fronted onto the square, as there is a set of steps in the centre of the east side. To the north, the frontage stepped out as two properties to form a larger, sub-rectangular block. The southern property occupies the same footprint as nos 1 to 2 St Helen's Square (i.e. including the southern half of The Shakespeare Hotel); the southern end of the property ran back further from the frontage than the northern end, and there was a small enclosed area to the rear. A flight of steps with possibly a porch lay on the east side, fronting onto the square. The property to the north, representing the northern half of the present Shakespeare Hotel, also has steps on the square frontage, and a slightly curved north wall which stands out from the otherwise more regular property divisions. Beyond these properties, the street frontage stepped east for a second time, to form the then southern limit of Cross Street. The less detailed 1853 Ordnance Survey 6" to 1 mile map (sheet 78) adds no further information.
- 6.10 By the time that the 1892 Ordnance Survey 1:500 scale town plan was published, major changes had taken place (see figure 9 bottom). As previously noted, the Market Hall had been erected in 1853 on the east side of the former south end of Cross Street, and to make way for it, a significant number of buildings and yards between Cross Street and Landing Post Street had been cleared. The demolished area included the Shambles (the former butcher's market), and extended as far south as the former Topham Yard, to create a Fish Market on the south side of the hall. There also appears to have been some re-organisation or rebuilding of the properties fronting the southern half of the east side of the square, and there was significant truncation of those properties on the Carr Street (now Eastborough) frontage (see figure 10).
- 6.11 On the west side of Cross Street, the east-west aligned Market Street had been created, again resulting in the demolition of earlier properties and yards; presumably this was done at the same time as the new market hall was built. The area indicated as St Helen's Square had also been extended north since 1852 to meet the new Market Street, so that the northern block of properties (represented by nos 4 to 6) now had the same front alignment as those to the south. Perhaps the earlier properties were demolished to be replaced with new, or perhaps more likely the earlier properties were severely truncated and re-fronted; as discussed in Chapter 4 above, this demolition or truncation appears to have been associated with the desire to build a separate market house (which was prevented by legal

action), but a secondary consequence was that a wider square was created from which the new hall could be better appreciated (see also figure 10). A square structure, labelled 'W.T' (water trough) and 'Lamp' are shown at the southern end of the square, having replaced the octagonal conduit house shown here in 1852.

- 6.12 The properties occupying the same footprints as the existing no. 49 Newborough and the public conveniences appeared largely unchanged since 1852, with the exception of some small additions to the rear of the former. A small projection, representing a threshold for a central doorway, is shown to the front of no. 49, whilst the property to the east has a slightly protrusion or bulge to the south-east corner, again with two thresholds to the east side. To the north, the frontage to the west side of the square stepped outwards, with nos 1 to 3 now shown as separate properties, each with thresholds on their east sides and with very similar footprints to those which survive today; the northern wall of no. 3 again has a slightly curved form in plan, as shown in 1852. No. 3 is indicated as a 'P.H.'. The 1893 Ordnance Survey 25" to 1 mile map depicts the same overall layout as in 1892.
- 6.13 A few small changes took place between 1893 and 1912. By 1912, a small rectangular structure named as a 'Urinal' had appeared at the south end of St Helen's Square, close to the newly constructed tramway along Newborough and Eastborough. No. 3 St Helen's Square is still marked as a 'Public House'. The site appeared unchanged in 1929. By 1946, although the small rectangular structure at the south end of St Helen's Square remained, it appears to be the existing public conveniences which are marked as 'Lavs'. By this date, the 'Public House' had expanded southwards to include no. 2 as well as no. 3 St Helen's Square.

Documentary and Other Accounts

- 6.14 A painting by H B Carter, dating to 1840, shows St Helen's Square looking east towards Carr Street (now Eastborough) (reproduced in Gandolfi 2019, figure 12) (see figure 11 top). Although there was no doubt some artistic licence to the view, enough of what is shown can be correlated with the cartographic data, for example, to suggest that the painting provides a reasonable idea as to the appearance and character of the square prior to the erection of the Market Hall in the mid-19th century. In the foreground of the painting, there is a row of market stalls, and to the centre, a single storey structure, probably octagonal, with a round-headed doorway to one side and a slated roof; this is the conduit building depicted in 1852, which appears to have been built between 1798 and 1828, replacing the earlier market cross. The buildings lining the east side of the square are generally of two storeys with dormers to the attic, with pantiled roofs and three or four light windows fitted with leaded glazing. The building at the south-east corner of the square, where it meets Eastborough, was almost certainly timber-framed, with a render covering. The gable end faces the square, and is of two storeys with attic. The ground floor formed a shop, and again the appearance suggests that the building was of some age. Rather than being an Georgian or early Victorian shop front, the building had a single-pitch roof supported on posts running around both sides of the ground floor, so as to provide a covered area for the open counters; these would have been fitted with temporary shutters at night or when the shop was closed. Above, to the first floor, there was a four-light window with leaded glazing. The gable is jettied to the attic, which was lit by a small three-light window. There appear to be decorative barge boards. It should be noted that some of the depicted buildings will have been demolished when Eastborough was widened between 1852 and 1892.

- 6.15 An undated etching of St Helen's Square, made after the Market Hall had been erected, and looking north through the square, provides a stark contrast to the earlier 1840 painting (reproduced in Gandolfi 2019, figure 13) (see figure 11 bottom). The square is shown as paved and cobbled, and there is a drinking fountain in the centre, rising from a stepped stone pedestal and surmounted by a lamp post with cross bar and lantern. This fountain is shown on the Ordnance Survey 1892 town plan, and replaced the octagonal conduit structure. It is likely to have formed part of the improvements to the area associated with the erection of the Market Hall in the mid-19th century. On the east side of the square, the buildings on the frontage to the south of the Market Hall are generally of three storeys and of rather plain late 18th or early 19th century appearance. The south elevation of no.1 St Helen's Square is just visible on the left-hand side of the print, although its width has been somewhat exaggerated.
- 6.16 In the second half of the 19th century, newspaper accounts provide a range of accounts of events and happenings in St Helen's Square, which are typical of what one would expect in a busy thoroughfare in a Yorkshire town of this period. There are several reports of people being arrested for minor crimes in the square, most relating to being drunk and disorderly or assaults resulting from drinking. In 1861, there was considerable debate in Scarborough on the issue of street preaching and lecturing, after a Mr S Fothergill, a temperance advocate, was charged with causing an obstruction of the thoroughfare in St Helen's Square. Indeed, the square seems to have been particularly noted for street preaching, it having taken place there for over 30 years i.e. since the early 1830s (*The York Herald* 31st August 1861). In August 1880, Mr Hornby, provisions dealer of St Helen's Square, received a forged £5 note in payment for a ham, one of several forged notes passed in Scarborough on the same day (*The Hull Packet* 14th October 1881). In 1881, William Stockhill (56, a labourer) received two months hard labour after stealing boots, shirts and handkerchiefs from William Horne, a shoemaker in the square (*The Yorkshire Post and Leeds Intelligencer*, 26th October 1881). In 1887, John Coulson, another provisions dealer in the square, was charged with causing an obstruction to the thoroughfare 'by allowing five barrels to stand there for a long and unreasonable time' (*The York Herald* 12th July 1887). Some impression of the volume of local traffic in the area, much related to the functioning of the Market Hall, can be gained from the fact that on one day alone in July 1890 it was noted that 167 carts or other horse-drawn vehicles had been counted in the square (*The York Herald* 5th July 1890).
- 6.17 The 'Urinals' indicated on the 1912 Ordnance Survey 25" to 1 mile map were constructed in c.1898. A plan from the Borough Engineers Office, dated 2nd May 1898 and signed by Harry Smith (NYCRO DC-SCB C 1898-02) shows that the conveniences were underground, and were to be placed beneath the existing water fountain and lamp (see figure 12 left). Notes on the plan suggest that the proposed location of the conveniences should have more room to the west side as "this is the principal approach to the market". The accompanying plans and sections (NYCRO DC-SCB C 1898-01) show that the conveniences had tiled walls, with six individual urinals along one wall and three water closets at the far end (see figure 12 right). They were top lit by three areas of 'Haywards Lights' which are very thick glass squares arranged in a grid pattern, sometimes surviving to pavements over cellar lights, and designed to take the heavy traffic rolling over them in the square. The cast-iron standard lamp of the earlier water fountain may have been replaced, with the new lamp doubling up as a vent for the conveniences. The contract to construct the conveniences was awarded to Mr John Barry in October 1898, with the cost being £245 (NYCRO DC-SCB 362). In October 1901, Fred Wilson (23, labourer) and James Young (22, fireman) were

bound over on a charge of stealing two automatic locks for the urinal (*The Yorkshire Post and Leeds Intelligencer*, 19th October 1901).

Site Observations

- 6.18 St Helen's Square lies at the junction of Newborough, Eastborough and Cross Street. The existing square measures a maximum of c.52m north-south (from Newborough to Market Street) by a maximum of c.40m east-west at its southern end. As has been noted above, the existing square extends further north than its pre-mid 19th century form - this extension occurred in conjunction with the erection of the Market Hall on its east side in 1852-53, following the demolition or severe truncation of nos 4 to 6 on the west side (see figures 9 and 10). Prior to this, it would have measured a maximum of c.30m north-south by c.40m east-west, being open to Newborough to the south. It was therefore never a very large space, and Hunter's 1840 painting (see figure 11 top), although a valuable depiction, somewhat exaggerates the spaciousness of the area. Although the name 'St Helen's Square' may be no older than the early 19th century (first appearing on a map in 1828), the space itself is significantly older, almost certainly originating as part of the wide east-west market street of the New Borough laid out in the second half of the 12th century (see figure 10).
- 6.19 The square is paved with stone setts for more or less its full extent, in contrast to both Newborough and Eastborough which are tarmac. The 1898 drawing of the public conveniences then built below the square marks the paving as 'W.R. setts', presumably 'West Riding' setts (NYCRO DC-SCB C 1898-01) (see figure 12 right). The same drawing indicates that a cast-iron standard lamp served as a vent for the conveniences; the cast-iron lamp currently remaining on the pavement to the west side of the square appears similar to that shown on the drawing, and is quite possibly re-used from the conveniences although the light fitting at the top is more modern (see plate 11). Some of the modern signage, both road and commercial, is unsympathetic.
- 6.20 The imposing facade of the Market Hall to the east side of the square, and the projection of no.1 St Helen's Square from the west side, narrow the view north along Cross Street and help to disguise the fact that, beyond the north end of the square, the historic grain of the old town is lost to residential development and modern buildings (see plate 2).
- 6.21 The three storey brick-built properties comprising nos 4 to 6 St Helen's Square at the north end of the west side must date (at least in terms of the street frontage elements) to shortly after 1853-54 when the Market Hall was built (see plate 3). No. 6 is built from yellowish-cream Gault bricks, laid in English Garden Wall bond (three rows of stretchers to one row of headers) and set with a lime mortar, while the others have painted brickwork. Each property is detailed in the same way, with a ground floor shop front, a canted first floor bay window above, and a pair of windows to the second floor; no. 6 is the exception, having only a single window to the second floor. The first floor bay windows are later additions, having apparently replaced a first floor stone band or string course. In contrast, the south elevation of no. 4 is largely blank and built from red handmade bricks laid in a variety of English Garden Wall bond (five to seven stretcher courses to each header course). There is a slightly staggered joint at the east end of its south elevation, between it and the east elevation, highlighted by the paint line (see plate 4). This could have resulted from the nos. 4 to 6 having been re-fronted shortly after 1853-54 when the Market Hall was built, or from the demolition of the earlier building to the immediate south in 1927 when the existing Shakespeare Hotel was erected. The north elevation of

no. 6 is carried round onto Market Street in a similar manner to the east elevation. Both nos 4 to 6, and no. 1, form a marked contrast with the much lower 1927 'Tudorbethan' frontage of The Shakespeare Hotel (nos 2-3) which is wedged between them. To the south of no. 1, the east elevation of the public conveniences is utilitarian and unattractive.

6.22 On the east side of the square, south of the Market Hall, the rather plain late 18th/early 19th century three-storey frontage shown on the post c.1853 etching (see figure 11 bottom) has been much modified. The northernmost property (no. 7 St Helen's Square) appears to have been rebuilt completely in the late 19th or early 20th centuries, rising to four storeys with over-sailing eaves broken by an attic window surmounted by a small pediment, itself set within a shaped gable further enriched with stonework (see plate 5). Only the property to the immediate south (no. 8) appears to preserve the height and plain appearance of the buildings shown on the etching, although this too has had a later canted bay window added to the first floor. The southernmost block (forming no. 9 St Helen's Square and no. 2 Eastborough) has also been altered or remodelled during the second half of the 19th century, presumably as a result of the widening of the north side of Eastborough. It rises to four storeys, with stone string courses to each floor level and tall windows fitted with four-pane (two over two) horned sash frames; there are also later bay windows to the first floor. The south-west corner, where St Helen's Square and Eastborough meet, is curved and forms an attractive visual feature in the wider streetscape here (see plate 6); curving corners are used elsewhere on corner properties within the old town, for example at the junction of Eastborough and Merchant's Row. The buildings forming the lower west side of St Helen's Square (see plate 1), being the subject of this report, are described in more detail below.

6.23 In terms of the approaches to St Helen's Square, that from the west along Newborough has been marred by the presence of the former Argos store, now scheduled for re-development but to be replaced with a structure of similar density and proportions. The existing two storey modern structure, occupying the area on the north side of Newborough between Queen Street and St Helen's Square, interrupts an almost continuous 18th and 19th century street frontage (at least above ground floor level) running for nearly 400m (see plate 7). The front of The Shakespeare Hotel is also partly framed from the east by the view along the narrow passage on the south side of the Market Hall.

No. 49 Newborough and the Public Conveniences (formerly no. 48) (NGRs TA 04456 88708 and TA 04459 88713)

Documentary and Other Evidence

6.24 The combined cartographic and documentary evidence suggests that there has been a building on this plot since at least 1725, when the area is shown as being developed on Cossin's plan (see figure 7 top). If the Carmelite friary precinct extended south as far as the Newborough street frontage, it would seem unlikely that there was a medieval structure here, although the precise boundary has not been confirmed with any certainty. Newborough itself was laid out as part of the New Borough, and was probably deliberately widened to create a market place, which is likely to have extended further to the east as far as Landing Post Street (see figure 10), although it could have earlier origins. It is therefore possible that development may have occurred along the Newborough street anytime after the Dissolution.

- 6.25 The first detailed cartographic depiction of the area comes in 1828 with Wood's plan, and this shows that the building has had a similar footprint to the existing structures since then (see figure 8). Wood's plan also suggests that it may have been provided with bow windows to the south elevation. By 1852, the existing structures are shown as two separate properties (see figure 9 top); the western property (on the site of no. 49 Newborough) had a small enclosed yard to the rear with a structure in the north-west corner, whilst the eastern property (which later evidence shows to be no. 48) had what was probably a set of steps to the front door to the centre of the east elevation, facing onto the square. In 1892, these properties appear largely unchanged, with the exception of some small additions in the yard to the rear of the western property (see figure 9 bottom).
- 6.26 A late 19th century photograph of the building which formerly stood on the site is extremely useful in the detail it provides (reproduced in Gandolfi 2019, figure 2) (see figure 13 top). This shows that the building was rendered, of three storeys with an attic, with a relatively steeply pitched pantiled roof; the ridge ran east-west and a large brick stack emerged from the north slope of the roof towards the centre. The south frontage, facing onto Newborough, was two bays in length. The west bay, equating broadly to the existing no. 49, had a shop front to the ground floor; it is unclear if it then formed part of the same shop as the rest of the building, although the 1892 town map suggests it did not. Above, to the first floor, a window is partly obscured by an advertising board. However, it and the second floor window were almost certainly both of the same form. Each window opening was flat-headed with a slightly projecting sill, and fitted with a six-light wooden frame. The outer lights were each of four panes, whilst the central lights were of eight panes. There was a centrally-placed wall-mounted clock projecting from the second floor level. Above the guttering/eaves line, a small dormer projected from the base of the roof's south slope.
- 6.27 The photograph shows that the east bay, equating broadly to the existing public conveniences, formed 'The Spiceries', a confectioners run by Cook and Company. The ground floor shop front wrapped around to the east elevation, where the entrance was located; the curved south-east corner appears to have broken forward slightly at a low level as shown on the 1892 town plan. Interestingly, neither of the possible bay windows indicated to the Newborough frontage in 1828 survived, and these were presumably removed to allow the creation of the shop fronts shown on the photograph. The eastern Newborough bay had the same windows to the first and second floors as already described to the western bay. The main part of the east elevation had a smaller window only to the first floor, and a blank second floor; the attic had a flat-headed window opening with a projecting sill; it was fitted with a two-light wooden frame, each light containing 12-panes. The end bay of the east elevation, just visible on the photograph, was four storeys in height; to the first, second and third floors, there were flat-headed window openings fitted with a probable 12-pane (6 over 6) sash frames. The flat roof above had railings around it, suggesting this provided a good viewing platform. There is nothing in the photograph to definitely indicate that the building was wholly or partially timber-framed, but the overall form and detailing suggests that it is likely to have been of late 17th or early 18th century date, and could have incorporated earlier elements.
- 6.28 The 1898 plan of the underground toilets in the square shows the curved, slightly projecting south-east corner of the building as depicted in 1892 (NYCRO DC-SCB C 1898-02) (see figure 12 left). It is possible that this represented a disused entrance into the shop and it projected outwards slightly beyond the east and south elevations at ground level.

- 6.29 A second photograph, taken from the same viewpoint as that described above and probably dating to the early 20th century (reproduced in Gandolfi 2019, figure 3), shows the same building to be empty and in a poor state of repair (see figure 13 bottom). Probable smoke staining above some of the windows to the east elevation, and the state of the roof, strongly suggest that there had been a fire. Advertising boards on the building refer to 'T L Caillers'. A block plan of this part of St Helen's Square, dating to the 1927 reconstruction of The Shakespeare Hotel (NYCRO DC-SCB 4654) shows nos 49 Newborough and the public conveniences to have a canted south-east corner, with the interior divided into three parts, perhaps now representing three small shops (see figure 17). However, a slightly later block plan of 1929, relating to no.1 St Helen's Square (NYCRO DC-SCB 5150) shows the interior divided into only two parts (see figure 14). No. 49 appears to have a doorway to the south wall, whilst the future public conveniences have a canted south-east corner and perhaps a doorway in the east wall.
- 6.30 A newspaper account of September 1931 advertises no. 49 for sale by auction, where it is described as being a 'valuable freehold shop', with a frontage of 12ft 7ins and a depth of 20ft - it had a shop to the ground floor with two rooms over, a large cellar, W.C. and common use of a small yard (*The Yorkshire Post and Leeds Intelligencer*, 19th September 1931). This property was Lot 2 in the sale, and Lot 1 was the adjacent no. 48 (the present public conveniences) and no. 1 St Helen's Square. No. 48 was described as an excellent corner shop with a frontage of 15ft 3ins to Newborough and 21ft 5ins to the square; the ground floor shop had a space of 287 square feet, with two rooms over, a large cellar 'under the whole', and an outside W.C. with common use of a small yard shared with two other properties. Interestingly, the sale notice says that both nos 48 and 49 had been 'totally rebuilt' 20 years ago (i.e. around 1911), having modern display windows and entrances installed; a date of just before the First World War corresponds well with the appearance of the earliest surviving parts of the existing structure (see below). Presumably this rebuilding took place after the suggested fire mentioned above. The sale does not appear to have gone through, or it was for sale again, for in the following May three shop premises comprising nos 48-49 Newborough and no. 1 St Helen's Square were to be sold at auction (*The Yorkshire Post and Leeds Intelligencer*, 28th May 1932).
- 6.31 By 1940, the tripartite arrangement of 1927 had re-appeared, with the public conveniences numbered as '48' Newborough (NYCRO DC-SCB 4654). Finally, a block plan from 1954 shows no. 49 and the public conveniences with their current ground plan (NYCRO DC-SCB 4654) (see figure 19).

Setting, Structure and External Elevations

- 6.32 No. 49 Newborough and the adjacent public conveniences stand at the south-west corner of St Helen's Square, at its junction with Newborough/ Eastborough, part of the main east-west thoroughfare through Scarborough's old town (see plates 1, 6 and 7). The ground surface falls away from west to east along the thoroughfare, but rises gently from south to north through St Helen's Square. The long-distance visibility of the buildings from the west has been severely impacted upon by the presence of a two storey brick wall at their west end; this is assumed to be partly a remnant of the buildings which stood here prior to the erection of the existing large modern structure (the former Argos store) to the west. However, they remain clearly visible when approached along the rising ground from the east.
- 6.33 No. 49 Newborough is rectangular in plan, aligned north-south, and with a small yard or enclosed space to the rear (see figure 10). The adjacent public

conveniences are sub-rectangular in plan and also aligned north-south; the boundary with no. 1 St Helen's Square to the north is set at an angle to the east and west walls, whilst the south-east corner is canted. The visible parts of both structures are brick-built and partly in a similar style, suggesting that they are contemporary, although there has clearly been much modern alteration. Both are of two storeys, with pitched, slated roofs; the north slope of no. 49's roof is significantly wider than the south slope. There is a brick stack to the centre of the north roof slope of no. 49, set back from the ridge, and a second stack to the west end of the south slope (see plate 8).

6.34 As already noted, the west elevation of no. 49 is formed by a two storey brick wall. Although there appear to be the remnants of earlier structures incorporated into the north end of this wall, the majority is built of modern light-red machine-made bricks, laid in stretcher bond (no header courses) and set with a cement mortar (see plate 9). The south elevation of no. 49 and the public conveniences is two bays in length and two storeys in height (see plate 6). The ground floor of no. 49 contains a modern shop front, whilst the ground floor of the public conveniences is blank. This is built from modern red machine-made bricks, laid in stretcher bond and set with a cement mortar; this brickwork has been added as a skin to whatever is set behind, probably during the 1980s or 1990s. To the first floor, both structures are built of red, neatly handmade bricks, laid in English Garden Wall bond (three stretcher courses to each header course) and set with a lime mortar. To each bay, there is a large window opening with a segmental head and projecting brick sill. The openings are fitted with six-light wooden window frames. The three lower lights are taller than the upper three, and the central lower light has a semi-circular as opposed to a flat head. The outer upper lights are each of four-panes and can be opened, whereas the central two-pane light is fixed. This style of window was much used in the early 20th century, and, as noted above, it is likely that the earliest parts of the existing building were built around 1911. Above the windows, there are boarded eaves, and then a pair of small rendered gables, again with slated roofs.

6.35 The canted south-east corner of the public conveniences (shown on plans and maps from at least 1927) displays the same difference in brickwork between the ground and first floors as the south elevation, and this is continued along the east elevation (see plate 1). The east elevation of the public conveniences, facing onto the square, is again of two storeys and two bays (see plate 11). There are five doorways to the ground floor, the central three giving access to toilets; the wall face is inset slightly between the first and second doors from the north end. This inset is not carried up to the first floor, where there are two windows as described to the south elevation. Above the boarded eaves, there are a pair of small rendered gables with slated roof. The southern gable is not placed directly over the window below as with all other examples, but set to the south.

Circulation Description

No. 48 Newborough (public conveniences)

6.36 Access to the ground floor of the public conveniences is through the various doors in the east elevation (see plate 11). The central three doors lead into modern toilet cubicles, while the southernmost door gives access to the ground floor plant area to the rear of the toilets. This has a concrete floor, into which are set a number of drains fitted with steel grilles, the deepest of which runs to c. 1m below the existing ground floor level (see plate 10). The majority of the plant area has modern fixtures and finishes.

- 6.37 However, a block-work partition wall separates the plant area from the canted south-east part of the ground floor, and here the interior has not been treated with the same modern finishes. There appear to be a number of blocked openings to the south wall, with tiles of 1960s/1970s appearance reaching up to a height of over 2m above the internal floor level; these presumably relate to an earlier scheme of toilets here. The tiles are laid over a terrazzo-type material. To the lower half of the walls, it is arranged in green and yellow bands, topped by a black band, and then white above to the upper half. Again, this could relate to an earlier toilet scheme, perhaps dating to the 1930s or 1940s, or perhaps to when the building was used a shop; local information suggests that no. 49 formed a wet fish shop for many years, and given that the 1931 newspaper sale notice clearly groups part of what are now the public conveniences in with no. 49, this area might once have been used for a similar purpose.
- 6.38 Although the September 1931 sale notice (see above) mentioned that no. 49 had a large cellar 'under the whole', there was no surviving evidence for one, or any indication as to how it might have been accessed. It is presumed that the cellar had been infilled when the drainage etc associated with the latest phase of toilet development was carried out.
- 6.39 The northernmost door in the east elevation provided access into a passage to reach the small yard at the rear of no. 48, which in turn provided access to the flat above (see below).

No. 49 Newborough

- 6.40 The cellar beneath no. 49 is accessed via a hatch and steel climbing ladder in the yard (see below) to the rear of the shop. The ladder leads down into a small sunken brick-lined passage, open but covered with a steel grille, which gives access to the cellar proper. The cellar is formed by a single space (see plate 12), with the same approximate dimensions as the ground floor above; the north-east corner is set at an angle to the north and east walls. It is floored with concrete. The north, east and south walls are built of very similar brickwork to the external first floor. The east wall is largely blank, whilst the south wall has a coal chute at the east end and a larger recess towards the centre with a drain inspection cover in the base. The northern half of the west wall incorporates a projecting section of stonework. This has been underpinned and/or repaired at the base using modern brickwork, but is built mostly from large coursed and squared blocks. The face of the stonework steps in slightly at c.1.5m above floor level, and then rises beyond the ceiling (see plate 13). The ceiling over the cellar is formed by east-west aligned softwood joists, supported on a north-south aligned steel joist.
- 6.41 The ground floor of no. 49 had been most recently used as a sandwich shop at the time of the site visit, and was entirely fitted out with modern fixtures and finishes. A staircase at the rear of the shop leads to the first floor flat, which was in residential occupation and so was not accessible.
- 6.42 The yard at the rear of no. 49 is reached through the ground floor shop. The floor of the yard is of concrete. The yard's north wall is formed by the extension to the rear of no. 1 St Helen's Square, and so is described under that structure. The yard's east wall (forming part of the public conveniences) butts the north wall, and there is a narrow gap between the west wall and the north wall, although it is not clear from the structural evidence which was built first. The yard's east and south walls comprise the rear elevations of the public conveniences and no. 49, and

represent the building as originally erected in c.1911; they are built of the same brickwork as visible externally to the first floor. The east wall has a passage at its north end, running through to a doorway leading off St Helen's Square; this corresponds to the northernmost white-painted door in the east elevation (see plate 11). Adjacent to the passage, there is a blocked ground floor opening which once served as both a window and a doorway (see plate 14). Above, to the first floor, there is a single window with a projecting brick sill. The south-east corner of the yard is set at an angle to the east and south walls, and has a similar blocked combination of window-doorway to the ground floor.

- 6.43 The yard's south wall is very similar to the east wall, although here the ground floor opening retains its glazing, showing how the combined doorway-window arrangement worked (see plate 15). The base of the west wall is built from brickwork, but it is very rough and patched, especially towards the north end. At approximately 1m above ground level, the face of the wall steps in by 0.10m. Above the step, the majority of the wall is built from orange-red handmade bricks (average dimensions 210mm by 110mm by 60mm), not laid to any particular bonding pattern and set with a lime mortar (see plate 17). However, there is a large central area of patching or blocking using machine-made bricks, and to the south of this, a narrow section of weathered, roughly coursed and squared earlier sandstone walling. The stonework is 0.60m wide, and rises the full height of the wall (see plate 16). The mid-height section is the best preserved, and here it could be interpreted as the termination of, or a truncated section of, a former east-west aligned stone wall. However, it is also possible that it represents a fragment of a former north-south aligned wall which has otherwise been replaced by brick; the stonework is on the same side of the yard as the stone wall visible in the cellar below the yard, although no relationship could be established between the two. Unfortunately, any corresponding west face of the wall could not be inspected closely or further to the north, as the area between it and the former Argos building is very overgrown, with rubbish strewn across the ground. There is also an angled scar at the north end of the west wall, left by the demolition of the small outhouses shown on the 1892 town map (see plate 17).

No. 1 St Helen's Square (NGR TA 04457 88728)

Documentary and Other Evidence

- 6.44 The combined cartographic and documentary evidence suggest that there has been a building on this plot since at least 1725, when the area is shown as being developed on Cossin's plan (see figure 7 top). However, it is almost certain that there have been structures in this area since both Newborough and Cross Street were laid out as part of the New Borough in the later 12th century. Whereas the southern boundary of the Carmelite friary precinct may well have extended south as far as Newborough, it was placed some c.30m to the west of Cross Street and St Helen's Square, which would have allowed a row of houses, shops etc to have encroached between the street and the precinct wall, although the date of any such encroachment is unknown (Pearson 2005, 34).
- 6.45 From at least 1747, a building on this plot has projected east into the square beyond the building line to the south (see figure 7 centre). In 1828, it formed part of a larger, sub-rectangular block, most likely occupying the same footprint as no.1 to 6 St Helen's Square (see figure 8). By 1852, no. 1 was grouped with no.2 as a single property, but in 1892 it formed a single property in its own right, with an entrance from the square at its northern end (see figure 9). By this latter date, the building is shown with something very close to its existing footprint.

- 6.46 No. 1 appears to have been a butcher's shop throughout most of the 19th century. In the census of 1841, the property was occupied a John Wallath(?) an ironmonger but in 1851 it was occupied by Thomas Wardell, a master butcher (TNA HO 107/126618 p2; HO 107/2368 p1). In both 1861 and 1891 it was occupied by John Hutchinson, another butcher (TNA RG 9/3617 p2; RG 12/3965 p12-13).
- 6.47 The south elevation of no.1 St Helen's Square is just visible on the left-hand side of a print of the Market Hall, dating to the second half of the 19th century (reproduced in Gandolfi 2019, figure 13) (see figure 11 bottom). Although its width has been somewhat exaggerated, comparison with later views indicates that it is a reasonably accurate depiction. The elevation was four storeys in height, possibly with a shop front to the ground floor, and a doorway at the east end. Above, each of the upper floors has a single window, the heights of which decrease from the first to the third floors.
- 6.48 The same elevation can be seen in an early 20th century photograph (reproduced in Gandolfi 2019, figure 3) (see figure 13 bottom). It was of four storeys and a single bay, brick-built, and with a slated roof hipped. There appears to have been a doorway to the west end of the ground floor, with three advertising or notice boards to the east, possibly covering a shop front. To the first and second floors, there were window openings with gauged heads and projecting stone sills. The first floor window was fitted with a 20-pane (12 over 8) sash frame, but the second floor window was slightly lower, and the third floor window lower still.
- 6.49 In 1929, John Ley, a draughtsman and locally significant boat builder, produced elevations and plans showing a proposed first floor extension to be added to the rear of no. 1; the drawings were done for a 'Mr Rushforth' (NYCRO DC-SCB 5150) (see figure 14). The extension was to house a W.C., with a slated single-pitch roof and lit by a window; the whole was supported on '3 x Iron Girders' and an 'Iron Stanchion' with a bracket to the head. Comparison with the 1892 town plan shows that what Ley drew lies to the central portion of the rear (west) elevation of no.1. The drawing indicates that there was a passage 3 feet wide and 7 feet 6 inches high, which would have run along the north side of the property, between it and The Shakespeare Hotel to the immediate north. Above the passage is the proposed first floor W.C. extension, and above this, a second window with two date stones below; the north stone has '1680 AD' written on it, and the south stone '1820 AD'; on the basis of the drawing alone, it cannot be conclusively proved that these stones were *in situ*, but the presence of the late 17th century example is nevertheless noteworthy. Above these features, the elevation was blank, rising to steeply pitched roof.
- 6.50 The 1680 date stone is now built into a wall within the flat above no. 1, while another with '1816 E J B' written on it (i.e. different to that drawn by Ley) is still visible in the wall forming the alley to no. 1, which is accessed from the east elevation (Stephen Gandolfi, Scarborough BC, *pers. comm.*) (see figure 14). It was not possible to see either of these date stones as part of the site inspection, although both appear to be genuine from photographic evidence. The 1680 date stone has lozenge-shaped decorations beneath the date, flanking what appears to be a letter 'A'. Beneath this, the stone has had a small alcove carved into it at a later date, partly damaging the letters 'G H'. The 'E' of the 1816 date stone is also flanked by lozenges, and the 'E' is set over the 'J B' in the same way that the 'A' appears to be set over 'G H' on the earlier stone. With regard to the discrepancy between the 1816 date on the later stone and the 1820 date recorded by Ley, it

seems most likely that Ley made a mistake, although it remains possible that two different early 19th century date stones were once present.

- 6.51 Usefully, Ley's elevation drawing is flanked by partial sections through the buildings to either side (see figure 14). To the south, the section passes through the projecting rear part of no. 1. This was of two storeys internally, with a half-sunk cellar, a kitchen to the ground floor and a bedroom to the first floor. The accompanying plans describe no. 1 as 'Mr Wm Rushforth House' and shows that on the ground floor it was divided into two parts, a smaller part with a canted south-east corner to the street frontage, and a larger part to the rear. That part to the street frontage had a bedroom on the first floor, with a dog-leg staircase to the west, placed between it and the rear part. This rear part is marked with a 'cellar'; a shallow U-shaped structure, perhaps a fireplace, is indicated at the south-west corner of the cellar. A small rear yard, accessed through the passage leading from St Helen's Square, had a W.C. at the north-west corner. To the north, the partial section passes through the projecting rear part of The Shakespeare Hotel, only recently rebuilt in 1927 (see below). This was of two storeys internally, the ground and first floors both being 7 feet 6 inches in height.
- 6.52 A newspaper account of September 1931 advertises no. 1A for sale by auction (with no. 49 Newborough as part of the same lot). The property is described as a shop, with a frontage of 12ft 3ins and a depth of 12ft 3ins (i.e. square) with one room above; it was fitted with one room over, and had a modern window and recessed doorway. Interestingly, the sale notice says that the property had been totally rebuilt 20 years ago (i.e. c.1911), having modern display windows and entrances installed (*The Yorkshire Post and Leeds Intelligencer*, 19th September 1931).

Setting, Structure and External Elevations

- 6.53 No. 1 St Helen's Square stands at the south end of the west side of the square (see figure 10). The ground surface rises gently from south to north through St Helen's Square, but falls away gently southwards from the Newborough/Eastborough junction. The building is a prominent structure clearly visible looking north from the main thoroughfare along Newborough/Eastborough, jutting out as it does into the square itself (see plates 1 and 2). From within the square, stood next to the building, there is a limited view south down Bland's Cliff to the sea beyond. The Market Hall dominates the view to the north.
- 6.54 The building is sub-rectangular in plan, aligned east-west, with a very small yard or enclosed space to the rear. The visible parts are brick-built, and of late 18th or early 19th century appearance. It may be that the '1820 AD' date stone recorded in 1929 to the rear, or the surviving '1816 E J B' example in the ground floor passage (if the two are not the same), relates to the construction of what can now be seen. In this regard, the other date stone, of '1680 AD' is of interest, because the presence of a later front portion to a house with an earlier, steeply-roofed rear portion has been recorded elsewhere in Scarborough, such as at 16-18 Princess Street, where a late 17th century two storey building was raised to three storeys in the early 18th century (Birdsall 2004, 8). It is possible that a similar process took place at no. 1, and that the date stones record this. The reference in the 1931 sale notice to the property having been almost totally rebuilt in c.1911 must refer to a refurbishment of the shop on the ground floor, as there is no clear evidence that the upper floors have been rebuilt.

- 6.55 No. 1 St Helen's Square stands four storeys in height (see plate 1). The roof is hipped to the east end but pitched to the west end; both parts are now pantiled, with solar panels to the south slope. The slope of the pitched roof at the west end does not appear as steep as on the 1929 drawing. A short, wide chimney stack rises from the approximate centre of the top of the north elevation. The rear projection or wing (shown to be of two storeys internally with a half-sunk cellar on the 1929 drawing) is still present and is also brick-built (see plate 18). It stands three storeys in height, with a single pitch roof sloping down from south to north, covered in modern concrete tiles. There appears to be a truncated chimney stack towards the west end of the south side.
- 6.56 The south elevation is of four storeys and is built of painted handmade bricks, laid in Flemish Bond (alternate stretchers and headers to each course) and set with a lime mortar (see plate 19). The ground floor is formed by a modern shop front, with a doorway at the canted south-east corner; a wooden cornice over is probably the remains of an earlier shop front. To the first and second floors, there are centrally-placed window openings with gauged heads and projecting stone sills; both are fitted with 12-pane (6 over 6) sash frames. The panes used in the second floor window are slightly smaller as it is slightly lower in height than the first floor window. The third floor window is lower still; it too has a projecting stone sill and is fitted with a 9-pane (3 over 6) sash frame. The subtle differences in height to each of the windows creates a pleasing facade. To the west, above the north end of the public conveniences, there is a panel of brickwork covered in cement render, and then further brickwork which meets the west gable.
- 6.57 The east elevation, projecting into the square, is of the same form as the south elevation, including the diminishing heights to the windows (see plate 20). There is a doorway in the north-east corner, as shown in 1892, giving access to a ground floor passage which runs through to a very small narrow rear yard, and presumably also access to the accommodation over the ground floor shop. The north elevation is largely masked by The Shakespeare Hotel. However, the uppermost part is just visible from the street. In contrast to the Flemish Bond used to the south and east elevations, the majority of this visible brickwork is laid to no particular bonding pattern. Beneath the chimney stack at the top of the elevation, a section of apparently earlier brickwork can be seen. This projects slightly at a lower level, and then rises at a steep angle towards the base of the stack; it is most likely to represent an earlier chimney flue (see plate 22).
- 6.58 The west elevation or gable could not be accessed, although most is visible from the fire escape of the former Argos building (see plate 21). It resembles what Ley drew in 1929 quite closely. To the ground floor, a passage links the very narrow small rear yard to St Helen's Square to the east. The first floor W.C. extension built in 1929 remains in place, beneath a small pitched roof, although neither of the date stones drawn above it remain *in situ*. The brickwork to the second floor is painted, whilst that to the third floor is not laid to any particular bonding pattern. The existing gable is less steeply angled than that shown by Ley in 1929.
- 6.59 The majority of the rear projection or wing could not be accessed externally or internally, although again most of the external elevations can be seen from the fire escape of the former Argos store (see plates 18 and 21). The west elevation is rendered and almost completely blank. The north elevation is also rendered, and has a number of inserted windows to both the first and second floors. The south elevation can be viewed from within the yard to the rear of no. 49. The lowest c.2m of the elevation is built from deep red handmade bricks (average dimensions 230mm by 110mm by 50mm), very roughly laid and set with a lime mortar; the

mortar of this brickwork is very rough, indicating the presence of the now-demolished outbuilding shown here in 1892. This lower brickwork is surmounted by a horizontal timber set into the wall, above which the elevation is built of red handmade bricks laid in an approximate stretcher bond and set with a lime mortar; there may be one small blocked opening with a wooden lintel.

Circulation Description

- 6.60 Despite a half-cellar being shown on Ley's 1929 drawings (see figure 14), local information suggests that there is no cellar to no. 1, or at least none that can now be accessed from the newsagents shop currently occupying the ground floor. At the time of the site visit, the front part of the ground floor was occupied by the shop with a store to the rear (see plate 23). The wall separating the two spaces is 0.40m thick and has a c.1.30m wide flat-headed opening to the centre, now forming a doorway. The stairs to the first floor residence above can be seen as a slope in the ceiling. The first, second and third floors of the building were in residential occupation at the time of the site visit, and could not be accessed.

Nos 2 and 3 St Helen's Square (The Shakespeare Hotel) (NGR TA 04457 88728)

Documentary and Other Evidence

- 6.61 As with no. 1 to the south, the combined cartographic and documentary evidence suggest that there have been one or two buildings on this plot since at least 1725, although it is almost certain that the site was built up any time from the later 12th century onwards, due to encroachment between the square and the friary precinct wall, although the date of any such encroachment is unknown (Pearson 2005, 34). In 1828, a larger sub-rectangular block is shown, most likely occupying the same footprint as nos 1 to 6 St Helen's Square; significantly, no 'inn' is depicted or named, unlike others in the town (see figure 8). By 1852, internal divisions can be seen and no. 2 formed a separate property with no. 1 to the south, whilst no. 3 was a separate property, as evidenced by the thresholds indicated on the 1892 town plan (see figure 9). The northern wall of no. 3 also had a slightly curved or angled shape in plan which contrasts with the otherwise more regular property divisions.
- 6.62 The 19th century census and other data provide us with an idea as to when the northern property became an inn or hotel. In 1841 the building was occupied by Clara Clark, described as a 'publican' (TNA HO 107/126618, p2), while in 1851 it was occupied by William Gibbs, described as a 'frute [sic] dealer and publican' (TNA HO 107/2368 p1). It may well have assumed its present name by 1854, when a sale notice for no. 4 to the north mentioned the fact that this property had the 'right of building over the passage adjoining the Shakespere' (*Scarborough Gazette*, 9th and 16th November 1854). Ten years later, in 1861, it was definitely called the 'Shakespere' and was occupied by Robert Walker from Kirbymoorside, an innkeeper (TNA RG 9/3617 p2). A newspaper article from *The Yorkshire Post and Leeds Intelligencer*, dated 1864, refers to The Shakespeare Hotel (Gandolfi 2019). In 1867 the marriage of Mr John Musham of the hotel was announced (*The Yorkshire Post and Leeds Intelligencer*, 6th July 1867).
- 6.63 The census data also shows that no. 2 was occupied by James Bailey, a butcher, in 1841, and by Thomas Wood, a linen and woollen draper in 1851 and 1861 (TNA HO 107/126618, p2; HO 107/2368 p1; RG 9/3617 p2).

- 6.64 In 1880, the hotel was advertised to let (*The Yorkshire Post and Leeds Intelligencer*, 23rd August 1880). In 1885, E Hildyard of Scarborough, Architect and Surveyor, produced drawings for a proposed kitchen extension to the rear of the hotel (NYCRO DC-SCB RED 2972); these were done for E H Gawne Esq, who was presumably the then owner (see figure 15). The drawings and accompanying letter confirm the information from late 19th century Ordnance Survey mapping that the public house then occupied only no. 3 St Helen's Square, and there was a passage separating it from 'Mrs Glaves' property (no. 4) to the north. The new kitchen was to be placed in the rear yard of The Shakespeare Hotel, and replaced an earlier wash house; a structure with the same footprint as the proposed kitchen is shown here on the 1892 town map, and so it must have been built. The kitchen was of a single storey, with a single pitch roof sloping down from north to south.
- 6.65 In 1891, the hotel was occupied by John Shaw, a publican from Muston (TNA RG 12/3965 p12-13), while in 1892, he was called as a witness in a trial relating to betting surrounding an allegedly fixed walking race from Whitby to Scarborough (*The York Herald* 1st July 1892). It is interesting to note that the 1892 Ordnance Survey map names the building as a 'P.H.' rather than as a hotel. In 1891, no. 2 was occupied by William Atkinson, a luggage porter and Jane Johnson, a seamstress (TNA RG 12/3965 p12-13). Unfortunately, no pictures or postcards of the buildings which formed nos 2 and 3 prior to the 1927 reconstruction were able to be located due to the COVID-19 restrictions imposed during the project - such illustrations might, for example, show how their original height related to the now much taller buildings to either side.
- 6.66 In 1927, the architect G H Fawcett produced plans for the rebuilding of The Shakespeare Hotel for his client, Scarborough and Whitby Breweries Limited (Gandolfi 2019; NYCRO DC-SCB 4654) (see figure 16). The company was registered in October 1895 following the amalgamation of the Scarborough Brewery Company and the Old Brewery in Scarborough, and they owned a total of 61 houses; the name was changed in 1897 when the Whitby breweries were acquired (http://breweryhistory.com/wiki/index.php?title=Scarborough_%26_Whitby_Breweries_Ltd). The hotel had originally been acquired from G H and W J Hudson, based on St Thomas Street, Scarborough. The notice accompanying the plans describes the work as a 'reconstruction', whilst the Scarborough Borough Surveyor's Report states that 'these plans show the rebuilding of The Shakespeare Hotel', confirming that there was an earlier public house of the same name on the site. As previously noted, prior to this date, the public house only occupied no. 3 St Helen's Square, but by 1927 it had been expanded to include no. 2 to the south as well.
- 6.67 The hotel appears to have been rebuilt almost exactly as shown on the plans, using 'brick, artificial stone dressings and half-timber framing'. It was constructed in the prevailing 'Tudorbethan' style, with a mock timber-framed first floor over a stone ground floor. The frontage to St Helen's Square was of two storeys and double-gabled; the plans indicate that it was set back very slightly from the earlier frontage. The gables ran back to the main pitched roof, the line of which ran north-south; there was additionally a flat-roofed area to the rear of the west slope of the main roof. There were two doorways to the ground floor, providing separate access to different parts of the interior. Fawcett's plans usefully distinguish between what was existing and what was built new. The basement plan shows that both nos 2 and 3 were provided with cellars before the re-building took place; a new opening was to be made through the dividing wall between the two. The cellar of no. 3 had an existing slipway at the east end, whilst in the same position in the cellar of no.2 there was a pavement light. On the ground floor, there were two

smoke rooms to the south of the main entrance passage, with the public bar to the north. The latter had a separate entrance doorway in the east elevation, whilst the 'Bottle & Jug' (an off licence space) was accessed via the passage along the north elevation. The north wall of the building was rebuilt on the same slightly angled line as is shown on earlier maps, suggesting that it followed a pre-existing boundary. There was a small rear yard with urinals, a W.C. and a fuel store. The first floor was given over to domestic accommodation for the landlord and family (two bedrooms, a kitchen, living room, and bathroom and W.C.).

- 6.68 Shortly afterwards, in December 1927, Fawcett submitted further plans and documentation relating to the erection of a wash house on the flat roofed area to the rear of the main roof's west slope (NYCRO DC-SCB 4893) (see figure 17). This wash house was to be of a single storey with a flat roof, and was reached by steps rising to the roof from the north-west corner of the pub's first floor. The wash house walls were of timber, expanded metal and cement, with a timber roof over. An accompanying letter from the Borough Public Health Committee noted that the building did not comply with the required standards. Nevertheless, it was built, as it appears on later drawings of the building.
- 6.69 Further alterations were undertaken in 1940. In April of that year, Frank Baker, architect of Scarborough, produced plans for minor internal and external alterations (NYCRO DC-SCB 4654) (see figure 18 left). Externally, a new flat-roofed store was to be created in the rear yard by covering over the space between the W.C. erected in 1927 and the yard's southern and western boundary walls. Internally, the two smoke rooms on the south side of the ground floor were to be combined into a single space, and a chimney breast to the south-west corner of the west smoke room was to be removed. The plans show that since 1927, the off-licence space to the north side of the ground floor had lost its separate doorway in the north wall, and was now accessed through the same lobby as the public bar. A second set of plans and documents, dating to May 1940 and also drawn by Frank Baker, relate to the removal of the wash house erected on the flat-roof at the rear of the building in 1927, and its replacement with an additional bedroom with a hipped roof. The bedroom was to be accessed via the internal stairs at the north-west corner of the building that had previously provided access to the wash house (NYCRO DC-SCB 4654) (see figure 18 right).
- 6.70 Finally, in 1954, the architectural practice of Biscoomb, Ferrey and Whipp of York and Scarborough produced drawings for another scheme of alterations (NYCRO DC-SCB 4654) (see figure 19). On the ground floor, the serving counter of the public bar was to be relocated to the former main entrance passage, so that it could be used by both the public bar and the smoke room. A 'Bottle and Jug' was to be created at the south end of the new counter, just inside the former main entrance, whilst the earlier off-licence on the north side was to be blocked up to form a coal store with an external doorway into the adjacent passage. In the rear yard, the earlier buildings on the north side erected in 1927, including the W.C. and urinals, were to be demolished and replaced by modern ladies and gents toilets, with covered access. These were to be in red brick, with a flat reinforced concrete roof. The plans were deemed to be in order and so it is assumed that the work was carried out.
- 6.71 The gradual evolution of The Shakespeare Hotel, in terms of the layout of the rooms, the provision of two doors, one to serve the 'bottle and jug' or off-licence, and domestic accommodation above, follows national parallels (Brandwood *et al* 2011, 57-91). It is also interesting to note that there are direct parallels between The Shakespeare Hotel and The Tiger Inn in Beverley (East Yorkshire). The latter

exhibits exactly the same process of development as the St Helen's Square structure, for example being sited on a medieval street, being originally created from an 18th century residential property, being expanded into neighbouring properties when it was bought by a local brewery, having a 'Tudorbethan' timber-framed frontage being added in 1931, and having a similar ground floor plan with smoke rooms, public bar and a separately accessed 'bottle and jug' (Dennison & Richardson 2017). There is no doubt that further research could find other similar examples, perhaps even in Scarborough itself.

Setting, Structure and External Elevations

- 6.72 The Shakespeare Hotel stands in the central part of the west side of the square. The ground surface rises gently from south to north through St Helen's Square (see plate 1). The building is visible looking north from the main thoroughfare along Newborough/Eastborough, its lower height and double-gabled mock half-timbered frontage in contrast to the much taller brick buildings either side (see plate 24). From within the square, stood next to the building, there is a limited view looking south down Bland's Cliff. The Market Hall dominates the view to the north.
- 6.73 The Shakespeare Hotel is sub-square in plan, aligned north-south, with a small yard or enclosed space to the rear containing several different small structures. There is a narrow passage between the hotel and the building (no. 4) to the north, once giving access to a doorway in the north gable (see plate 25). This passage terminates in a small storage area, above which the south gable of no. 4 now rises, partly supported on an angled timber. The visible parts of the hotel are faced with either snecked artificial stone or mock half-timbering. It stands two storeys in height, with a double-gabled, slated roof facing the square. The gables run back to the main pitched roof, the line of which runs north-south. There is a two storey flat-roofed area to the rear of the west slope of the main pitched roof, as indicated on the 1927 plans. Two decorative tall brick stacks rise from the pitched roof ridge, with another stack to the west end of the south side of the rear of the building (see plate 26); the decorative stacks are as indicated on the 1927 plans.
- 6.74 The east front elevation, facing the square, is clearly visible and it remains virtually unaltered in comparison to the 1927 drawings (see plate 27). It is built in the 'Tudorbethan' style, popular during the 1920s, with a mock half-timbered first floor over the ground floor. The elevation is two bays in length, two storeys in height and double-gabled. To the ground floor south bay, there is a four-light mullioned window, with a Tudor-arched doorway to the north leading into the main ground floor passage. The ground floor north bay also has a four-light mullioned window, and a wider basket-arched doorway to the north. Both doorways retain their original heavy studded doors; the southern one hidden behind a modern security gate. Above, the jettied mock half-timbered gables incorporate both studs and curving braces. Each was originally provided with a four-light window, with an additional, smaller window to the south gable.
- 6.75 The north gable, visible only from within the passage on the north side of the building, is again very similar to that shown on the 1927 drawings, with a mock half-timbered first floor over the ground floor (see plate 28). The only difference is in the placement of the ground floor doorway, which is set further to the west than shown in 1927, and appears to be the result of the 1954 alterations. The north elevation of the flat roofed rear part of the building again appears much as in 1927, with the uppermost part added in 1940 to create an additional bedroom. The west elevation of the flat roofed rear part of the building is as shown in 1927 (see plate 29).

Circulation Description

- 6.76 The cellars of the hotel are accessed via stairs to the rear (west) of the existing bar area. There are two cellars, as shown in 1927, linked by an opening in the shared wall; both are floored with concrete. The east, north and south walls of the smaller, southern cellar (under no. 2) are built from buff-orange handmade bricks (average dimensions 220mm by 110mm by 70mm) laid in stretcher bond (no header courses) and set with a lime mortar. However, the north wall appears to be built of regularly coursed and squared stone, although the thick covering of paint and attached equipment make it difficult to be certain. The recess to the east wall shown in 1927, communicating with the external pavement survives, but those to the south wall have been rebuilt or infilled (see plate 30). The east, west and south walls of the larger, northern cellar (under no. 3) are built of the same brickwork, but the north wall again appears to be of regularly coursed and squared stone. In 1927, a narrow passage and freestanding brickwork block (supporting a ground floor fireplace) are shown to the north side of the cellar; the brickwork block remains but the passage flanking to the east and west has been removed (see plate 31). The recess to the east wall, communicating with the external pavement where barrels were brought into the cellar, is fitted with modern board doors. An angled passage from the south-west corner of this cellar provides access to the ground floor.
- 6.77 The ground floor of the building has been opened out even more since the 1954 alterations were made, and little now remains from the 1927 arrangements. The two separate smoke rooms to the south side of the ground floor are now a single space (see plate 32), with the 1927 public bar and 'bottle and jug' to the north side again completely opened out (see plate 33). The main bar is now more or less in the same position as shown in 1940. A tight staircase with stick balusters, square newel posts and a moulded handrail, positioned at the north-west corner of the building, rises to the first floor (see plate 34). The first floor is much less altered than the ground floor, and preserves the overall arrangement shown in 1927. A centrally positioned east-west aligned corridor retains an original skylight and has a larder at the east end (see plate 35). Some of the first floor rooms, for example the living room at the south-east corner, retain their original fittings such as fireplace surrounds (see plate 36). The staircase at the north-west corner rises to the second floor bedroom, converted from an earlier roof top wash house in 1940. The flat roof is set to the south of the bedroom.
- 6.78 The rear yard of the building was not accessible, but appears to be broadly as shown following the 1954 alterations, together with more recent additions. However, the precise configurations of the outhouses could not be confirmed.

Assessment of Value or Significance

- 6.79 The desk-based research into the buildings forming the subject of this assessment report indicates that the area where they are located, St Helen's Square, formed part of the New Borough, laid out in the second half of the 12th century. As such, it lies within the historic core of the old town, and was set towards the eastern end of the New Borough's main market place, forming a busy public and commercial space since its inception. The space was provided with a market cross, called the Corn Cross, by at least the early 17th century, and this was replaced by an elegant market house during the late 17th or early 18th century. St Helen's Square was never a particularly large area, having attained its current dimensions in the mid-19th century as a result of alterations associated with the erection of the adjacent Grade II Listed Market Hall. For much of the 19th century, the square was also

associated with the provision of a public water supply. A conduit house, replacing part of the medieval water supply system built by the Franciscan friars to service their medieval friary, was in place before 1828, and this was itself replaced by a public water fountain in the mid-19th century which remained in use until c.1898.

- 6.80 Many of the buildings around the square had shops on the ground floor, with living accommodation above and to the rear. Accounts from 19th century newspapers reinforce the impression of St Helen's Square as being a busy commercial area, with a considerable flow of horse-drawn traffic passing to the Market Hall. The square also experienced all the social activity that one would associate with such an urban public space, including drunkenness, petty crime and street preaching.
- 6.81 On both the east and west sides of the square, it is almost certain that at least some of the properties occupy building plots which have their origins in the later medieval period. It has been suggested that in c.1350, the extent of buildings along the frontages ran down both sides of Cross Street and the square, as far as Eastborough on the east side and almost as far as Newborough on the west. Those plots on the west side of Cross Street (and therefore presumably also to St Helen's Square) probably represent medieval encroachment along the east wall of the adjacent Carmelite friary (Pearson 2005, 33). Once established, property boundaries were often difficult to alter - boundary movements of more than a foot prompted complaints during the 15th century in Scarborough, and if they were protected with the same rigor into the 19th century, then it seems likely that many of the plots shown on Wood's 1828 town plan reflect medieval boundaries (Pearson 1987, 21) (see figure 8). This rigour is perhaps suggested by the fact that the widths of the properties, at least on the west side of the square, were detailed in feet and inches in various 19th and 20th century sale and auction particulars. The stepped plan-form of the western side of the square (where no. 1 breaks forward to the east) is of particular significance, as cartographic evidence shows that this alignment was established by at least 1747. This 'step' or inset is now the only surviving part of this arrangement, as another 'step' where it met the south end of Cross Street (present since at least 1725) was removed during the mid-19th century.
- 6.82 As far as can be ascertained from the sources consulted, no. 49 Newborough and the adjacent public conveniences (formerly no. 48) were built as a single two storey structure between c.1910 and 1920, and definitely before 1927. Auction details in September 1931 state that the nos 48 and 49 were 'entirely rebuilt 20 years ago' (*The Yorkshire Post and Leeds Intelligencer*, 19th September 1931), and the surviving structural evidence would tally well with a date of c.1911. The new structures replaced what appears from historic photographs to have been a three storey house dating perhaps to the late 17th or early 18th centuries, but possibly incorporating earlier parts. The stone wall surviving to the west side of the cellar of no. 49 is of interest, as it may relate to the earlier three storey house or even a predecessor on the same site; other cellar surveys in Scarborough have shown that many houses must once have had stone foundations and even stone cellars, with the superstructures subsequently replaced in brick (Pearson 2005, 66). The stonework in the cellar of no. 49 could even possibly relate to the precinct boundary of the Cistercian friary. Similarly, if the fragment of stone walling visible in the west wall of the yard behind no. 49 is indeed a section of a former east-west aligned wall, it too may relate to the Cistercian precinct or a later boundary derived from its former line. The ground floors of no. 49 and the public conveniences have been subject to much alteration. The ground floor of the latter contains no features of historic interest, although it is possible that, if the west wall of no. 49 was stripped out, more stonework relating to the wall in the cellar could be revealed. It

was not possible to inspect the interior of the first floor residential accommodation in nos 48 and 49, and it is possible that some early 20th century historic features may survive here, although it is considered unlikely on current evidence. The east elevation of the public conveniences in particular has an unattractive appearance.

- 6.83 The visible parts of no. 1 St Helen's Square are of late 18th or early 19th century appearance; the surviving 1816 date stone may well mark the point at which the building assumed its existing visible form. However, the 1680 date stone raises the possibility that a late 17th century building was heightened and/or partly remodelled, resulting in a later frontage and an earlier rear part, a pattern that has been recorded elsewhere in Scarborough's historic core; the building is indeed shown as comprising two parts in 1929, with a staircase set between them. Once again, however, the auction details of September 1931 state that no. 1 was 'entirely rebuilt 20 years ago' (*The Yorkshire Post and Leeds Intelligencer*, 19th September 1931). However, there is no clear structural evidence that the entire building was rebuilt, and it is considered most likely that this statement relates to a complete refurbishment of the ground floor shop. Therefore, without a detailed internal inspection and/or stripping out of the interior, the possibility that no. 1 may contain surviving elements of a late 17th century structure cannot be discounted. This, combined with the stepped-plan form of the square noted above, means that no. 1 has the potential to contribute to the understanding of the development of the street frontage in this part of the historic town core and the Conservation Area.
- 6.84 The Shakespeare Hotel as it currently stands was built in 1927, incorporating earlier cellars once belonging to two separate properties (nos 2 and 3), although no. 3 appears to have become an inn or public house between 1828 and 1841. The 1927 rebuilding was done in the then fashionable 'Tudorbethan' style and the frontage remains virtually unaltered since built. Although a number of 18th and 19th century public houses and inns survive within the Conservation Area, there are far fewer examples of early 20th century inns like The Shakespeare Hotel and of 'Tudorbethan' style buildings generally within the old town. Despite its early 20th century date, the scale and height of The Shakespeare Hotel, together with the double-gables on the street frontage, and its position between the much taller no. 1 and nos 4 to 6, provides an easily understandable visual prompt to the casual visitor as to the likely scale and height of the earlier buildings which would have occupied these plots. Regarding the interior, although the cellars were re-used from the earlier buildings on the site, they appear to have been largely lined out with brick in 1927. The ground floor has undergone several schemes of alteration since it was first built, and very little of the original arrangement shown in 1927 now survives. However, the first floor has been far less altered, and preserves much of its original plan form and some architectural features.
- 6.85 None of the 'to-be-affected' buildings are listed as being of Special Architectural or Historic Interest, nor are they on any list of locally important buildings (there being no such list for Scarborough as a whole). However, the square does lie within the town's Conservation Area. The square is also not mentioned in Pevsner's perambulations through the town (Pevsner 2002, 328-331). The fact that the buildings are not included on the NYHER might suggest that they are not 'non-designated' assets, but this is not significant; the NYHER normally only includes Listed Buildings ('designated' assets) or other buildings where survey or investigation has taken place, and such investigation is normally development-led. Based on current knowledge, both nos. 1 and 2-3 St Helen's Square might be considered to be non-designated assets of local interest.

- 6.86 Despite the above, the overall setting of St Helen's Square is an important element of the surviving urban core and historic frontage in this part of the old town and the Conservation Area, which has already seen negative impacts such as the former Argos building (although it is accepted that this is going to be demolished but will be replaced with a new structure with similar massing and density), and the brick facade to no. 48 Newborough. It is most striking that the boundaries of the Conservation Area 'bend' around the un-sympathetic former Argos building. The 'step' into the square provided by no. 1 means that there is a sense of 'enclosure' off Newborough, and the dominance of the Grade II Listed Market Hall serves to hide the more modern developments to the north. Indeed, the value and significance of the buildings on both sides of the square significantly contribute to the visual appreciation and understanding of the historic urban grain.
- 6.87 Using the detailed research gathered by this report, and the results of the site visits (albeit incomplete), means that an initial assessment of the grade of importance or significance of each of the four 'to-be-affected' structures can be made, using the same criteria outlined with regard to the identified designated and non-designated assets within the side study area above (see also Appendix 2).

<i>Asset Name</i>	<i>NGR</i>	<i>Value</i>
No. 49 Newborough	TA 04456 88708	Low
Public Conveniences, Newborough	TA 04459 88713	Low
No. 1 St Helen's Square	TA 04459 88720	Medium
Nos 2-3 St Helen's Square (The Shakespeare Hotel)	TA 04457 88728	Low

Significance of the 'to-be-affected buildings'

- 6.88 In accordance with advice given by English Heritage (2008) (now Historic England), a summary of the various heritage values which contribute towards the significance of the group of four 'to-be-affected' buildings can be given.
- 6.89 The main value criteria are:
- **Evidential Value** - evidential value derives from the potential of a place to yield evidence about past human activity;
 - **Historical Value** - historical value derives from the way in which past people, events and aspects of life can be connected through a place to the present;
 - **Aesthetic Value** - aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place;
 - **Communal Value** - communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory (English Heritage 2008, 28-32) .

<i>Evidential value</i>	<i>Low to Medium Significance.</i> Nos 48 and 49 Newborough have been much altered in the modern period, although no. 49 preserves fragmentary elements of an earlier structure or boundaries in the cellar and rear yard; it may be significant if these remains are associated with the Carmelite friary. No. 1 St Helen's Square may preserve elements of an earlier (late 17th century?) structure that was later altered to the street frontage; as such, it could be compared to other recorded buildings within the town's historic core - it may also contain elements in any cellar. The development of The Shakespeare Hotel (nos 2-3) can be largely deduced from documentary sources, although the cellars may preserve limited structural evidence for earlier buildings on the same plot.
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<i>Historical value</i>	<p><i>Medium Significance.</i></p> <p>Although much altered since, St Helen's Square forms an integral part of the market place of the New Borough, established in the second half of the 12th century. It has formed a busy public space since it was established, and has been successively provided with a market cross, a market house, a conduit, a drinking fountain and public conveniences. It was an important meeting place where business and market activity was carried out. The west side of St Helen's Square preserves one part of a stepped plan-form which was established by at least 1747. The west-side buildings form a contrast in scale and form with the imposing Market Hall on the east side of the square, illustrating something of the character and development of the square during the 18th and 19th centuries. St Helen's Square, and the buildings around it, lie within the Old Town Conservation Area.</p>
<i>Aesthetic value</i>	<p><i>Low to Medium Significance.</i></p> <p>Nos 48 and 49 Newborough have little or no aesthetic value as part of the street scene, particularly with the former Argos building to the immediate west. However, no. 1 St Helen's Square and The Shakespeare Hotel (nos 2-3) do have some aesthetic value as being part of the varied historic frontage on the west side of St Helen's Square, and they contribute both to an understanding of the 'urban' form of this part of the Conservation Area, and its local character and identity. There is a sense of 'enclosure' off Newborough due to the narrowing at the north end of the square, caused by no. 1 stepping to the east, and there are significant views up Cross Street to the symbolic Market Hall and beyond. There are also important views south down Bland's Cliff to the sea.</p>
<i>Communal value</i>	<p><i>Medium Significance.</i></p> <p>Situated as it is on a former market place, the site retains some communal value, although historic market activities have been lost. The square lies at an important junction in the road and pedestrian network, in both north-south and east-west alignments, and remains an important meeting and gathering place.</p>

7 ASSESSMENT OF DEVELOPMENT IMPACT

National and Local Planning Advice

National Planning Policy Framework

- 7.1 This assessment report has been produced in accordance with the NPPF (MHCLG 2019), which includes a requirement for a local planning authority to identify and assess the particular significance of any heritage asset that may be affected by a proposal, including its setting (paragraph 190), and that the impact of development on a heritage asset should be taken into account when determining applications, and that any conflict between the heritage asset's conservation and any aspect of the proposal should be avoided or minimised (paragraph 190). The NPPF also states that, where a proposed development would lead to substantial harm or total loss of significance to a designated heritage asset, a local planning authority should refuse consent unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits (paragraph 195); if a development leads to less than substantial harm to the significance of a designated asset, this harm should be weighed against the public benefits of the proposal (paragraph 196). In relation to non-designated heritage assets, the effect of an application on the significance of a non-designated heritage asset should also be taken into account when determining an application, and a balanced judgement is required having regard to the scale of any harm or loss and the significance of the heritage asset (paragraph 197). Paragraph 198 goes on to state that local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
- 7.2 The NPPF further states that a local planning authority should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and the archive thus generated) publicly accessible (paragraph 199). Finally, a local planning authority should look for opportunities for new development within Conservation Areas, and within the setting of heritage assets, to enhance or better reveal their significance (paragraph 200). Loss of a building (or other element) which makes a positive contribution to the significance of a Conservation Area should be treated either as substantial harm or less than substantial harm (see above), taking into account the relative significance of the affected element and its contribution to the significance of the Conservation Area as a whole (paragraph 201).

Scarborough Local Plan

- 7.3 This assessment report has also been produced in accordance with the requirements of the Scarborough Local Plan (SBC 2017), which states that proposals that may affect scheduled ancient monuments or non-designated archaeological assets will require the submission of an archaeological desk-based assessment and an evaluation report with their planning application; the level of information required should be proportionate to the asset's significance and to the scale of impact of the proposal (Policy DEC6 - Archaeology). The Local Plan also states that proposals involving or affecting heritage assets should include as part of their application an evaluation of the significance of any heritage asset affected, the impact which their proposals would have upon that significance, and, if the proposals would result in harm, what public benefits are there that would outweigh the harm (Policy DEC5 - the Historic and Built Environment).

- 7.4 The Local Plan notes that the topography of an area, the pattern of streets and public spaces, the street scene, the density of development, the scale and form of buildings and the materials used in construction all help to define local character and identity (paragraph 5.5; Policy DEC1 - Principles of Good Design). Elsewhere it states that there are non-designated heritage assets and their setting[s] which contribute to the area's diverse distinctive character and require attention to ensure that those elements which contribute to their significance are not harmed (paragraph 5.43). Development proposals should consider and demonstrate how development could impact on any designated and non-designated assets, and their settings, including where mitigation may be required or where opportunities for the enhancement of features could arise. In the case of Conservation Areas, elements which make a positive contribution should be preserved and any harm would need to be weighed against the public benefits of the proposal (paragraph 5.43). In terms of non-designated heritage assets, Scarborough has distinctive characteristics that are representative of its historic origins, and it is these features that the Borough Council are keen to reinforce where possible; such elements of local character include the historic grain of Scarborough Old Town, as evidenced in its street layouts and patterns, town yards, plot sizes, sky lines, views, settings, and buildings of local interest such as civic buildings (paragraph 5.43 - Policy DEC5 - the Historic and Built Environment).

Development Proposals

- 7.5 The aim of the proposed development scheme is to transform St Helen's Square, described as "the gateway to Scarborough's recently refurbished Market Hall", into "a welcoming, characterful destination in its own right, by day or evening, and whether or not public events were taking place in the space. The scheme would encourage pedestrians to make the journey from the town centre and the seafront, encouraging greater cross-pollination of these two currently separate visitor destinations and footfall to the Market Hall and old town".
- 7.6 The proposed development involves the complete demolition of nos. 48 (public conveniences) and 49 Newborough, no. 1 St Helen's Square and The Shakespeare Hotel (nos 2-3), thus creating a considerably larger open area than currently exists. This new space and the adjacent road will be pedestrianised for the majority of the time, and the existing cobbled/sett road surface will be retained, although storytelling quotes relating to the history of the Market Hall etc might be included within the paving design. The new space is designed to provide a multifunction use, which could include cafe facilities, seasonal or regular market stalls; these cafes and restaurants would be placed in the east side of the planned student accommodation which is due to be built on the site of the former Argos building in Newborough. A key element of the proposals is a water feature, comprising a set of variable height water jets, inlaid into the footway paving in the square, just below ground-level, with repositionable stone seating arranged around them. The cellars of the demolished Shakespeare Hotel would be used to house the mechanics for operating the water feature.
- 7.7 The stone seating would be positioned not only to provide views of the water feature but also looking north-east to the Market Hall frontage and south to the sea, presumably along Bland's Cliff. This seating is designed to be able to be repositioned, so it can be moved if an event is to be staged in the square. Trees in planters would be positioned in groups to create ambience and shade. Street lighting to the same design as the heritage lighting currently employed on Eastborough is proposed.

- 7.8 It is estimated that any ground disturbance associated with the proposed development scheme would not go beyond c.0.50m below the existing ground surface, although it may be necessary to excavate deeper in specific localised areas in order to provide drainage to the square and to connect to the existing drainage system. However, the proposals also make allowance for the diversion of existing services and utilities, and so further, more extensive, groundworks cannot at present be ruled out.

Impact and Effect Grades

- 7.9 In general, the assessment of development impact on any heritage asset will depend on the value or significance of that asset combined with the degree or magnitude of potential impact. Any magnitude of development impact can also be graded according to whether it is Substantial/Major, Moderate, Slight/Minor, Negligible or No Change, and this magnitude can be positive or negative; detail of how these grades can be applied in principle is given in Appendix 2. An overall Significance of Effect can then be determined by combining the value or significance of the asset and the magnitude of impact. The matrix by which this overall effect is calculated is also explained in Appendix 2, and in some cases there are two possible overall effects, depending on the site circumstances; in these instances, professional judgement is used.

Impacts on the Existing Buildings

- 7.10 As noted above, the proposed scheme involves the complete demolition of nos. 48 (public conveniences) and 49 Newborough, and also no. 1 and nos 2-3 (The Shakespeare Hotel) in St Helen's Square.
- 7.11 The detailed desk-based research outlined in the preceding chapters indicates that the 'to-be-affected' buildings occupy one side of a public and commercial space which has almost certainly existed in some form here since the second half of the 12th century, forming part of the New Borough market place. The plan form of the west side of St Helen's Square, including the buildings to be demolished, was established by at least 1747, although it is likely to have much earlier origins. No. 49 Newborough and the adjacent public conveniences (no. 48) have been subject to much modern alteration, and their historic setting has been compromised by the construction of the former Argos building to their immediate west; while it is accepted that this latter site is to be re-developed, the artist's impressions accompanying the scheme proposals suggest that the replacement will have a similar height and mass to the Argos building. Although records and structural evidence indicate that both nos 48-49 were rebuilt in the early 20th century, fragments of earlier historic structures survive in the cellar of no. 49 and in the rear yard (potentially associated with the former Carmelite friary), and it is possible that other historic elements might be preserved in the first floor living accommodation.
- 7.12 Although records also suggest that no. 1 St Helen's Square was rebuilt in the early 20th century, structural evidence indicates that this rebuilding was probably limited to a complete refurbishment of the ground floor shop, with the visible external elevations dating to c.1816. The overall plot is likely to have been occupied since the later medieval period. Without detailed internal inspection, accompanied by stripping out, the possibility that elements of an earlier, potentially late 17th century, building may survive within cannot be discounted, evidence for which may be hinted at in the former chimney flue seen in the north gable.

- 7.13 The front of The Shakespeare Hotel is almost unaltered since it was originally built in 1927, and the building plot is likely to have been occupied since the later medieval period. The layout of the ground floor of the hotel has been much altered during the course of the 20th century, although the cellars may preserve limited structural evidence for earlier structures and the plan form of the first floor, and some of the associated architectural features, remain relatively unaltered since 1927.
- 7.14 The magnitude of impact of the proposed scheme on the four existing structures can be assessed as being *Substantial Negative* in all cases, that is impacts will damage or destroy the asset and will result in the above-ground loss of the asset and/or its quality and integrity so that the asset's integrity or setting is almost completely destroyed. This will result in a *Slight Negative* overall significance of effect for the two Newborough structures, a *Moderate Negative* effect on The Shakespeare Hotel (nos 2-3 St Helen's Square), and a *Large Negative* effect on no. 1 St Helen's Square.
- 7.15 The various impact grades applied to the affected structures can be summarised as follows:

<i>Asset name</i>	<i>Value</i>	<i>Magnitude of Impact (negative/adverse)</i>	<i>Overall Significance of Effect (negative)</i>
No. 49 Newborough	Low	Substantial Negative	Slight
Public Conveniences, Newborough	Low	Substantial Negative	Slight
No. 1 St Helen's Square	Medium	Substantial Negative	Large
Nos 2-3 St Helen's Square (The Shakespeare Hotel)	Low	Substantial Negative	Moderate

Impact on Below-ground Archaeology

- 7.16 As already stated, the building plots on the west side of St Helen's Square are likely to have originated, and been occupied from, at least the later medieval period, with encroachment taking place between the square and the Carmelite friary precinct wall; this part of the New Borough was laid out in the later 12th century. However, the research undertaken for this report has also established that there are cellars beneath both no. 49 and The Shakespeare Hotel (nos 2-3), and also potentially under no. 1, and it is envisaged that any archaeological deposits underlying these buildings will have been destroyed when these cellars were constructed, as well as when the present buildings were built. The same situation has been seen elsewhere in the historic town, although many of the cellars themselves are of interest as they are often built of stone, while the buildings above were replaced in brick (Pearson 2005, 66).
- 7.17 Unfortunately, there has been virtually no previous archaeological investigation undertaken in or around St Helen's Square from which to gain an impression of the survival of any below-ground medieval and later remains. Nevertheless, the fact that human burials might have been discovered in the square in 1864 points to the archaeological potential of the area, and this is likely to be particularly relevant in those areas beyond the footprint of the buildings, such as the open spaces, back yards and market place itself. A continuous build-up of archaeological deposits would be expected in these areas, representing different occupation layers, street and market surfaces, more ephemeral remains associated with market structures, stalls, water supply, conduit house, market cross, market house etc, as well as permanent or transient occupation, and such deposits could extend for more than

several metres in depth. Given the extent of modern development in the area, it is debatable as to whether archaeological remains will survive within the top 0.5m below the current ground surface (i.e. the proposed depths of excavation associated with the proposed development), although experience from other urban contexts suggests that remains can occur within surprisingly shallow depths.

- 7.18 It is therefore important that the possibility of the presence of underlying archaeological remains is considered when working up the development proposals for the square, so that impacts on below-ground deposits and structures can be minimised.

Impact on Setting and the Conservation Area

- 7.19 The proposed demolition of nos. 48 and 49 Newborough would have a negligible impact on the setting of nearby heritage assets, including the Conservation Area, and indeed could well enhance its appearance. In addition, the creation of a water feature as part of the proposals within the square could be argued to make reference to the historic conduit house and the drinking fountain formerly located here. However, the introduction of trees in planters would be an alien feature, as there is no evidence that trees (or indeed vegetation of any kind) ever formed part of the historic square, both here or in any other commercial spaces in the old town; trees and other vegetation would have been confined to small walled gardens attached to the larger and more prosperous houses, and also to the large public parks and other open spaces. It is appreciated that the trees would provide shade to those sitting in the square (as stated in the design proposals), but perhaps consideration could be given to an alternative, such as sailcloth awnings which might refer back to the maritime history of the town and the market function of the square, as well as providing occasional protection from the elements.
- 7.20 The demolition of no. 1 St Helen's Square and The Shakespeare Hotel would have a significant impact on the enclosed space of the square. Although the surviving fabric of the hotel in particular might not be necessarily be deemed particularly important, the removal of both structures would substantially increase the size of the square beyond its tightly confined historic boundaries, even those established in the mid-19th century, and there would be a consequent loss of the historic grain, street pattern, plots and property boundaries to this part of the Conservation Area. The final element of the stepped plan-form of the west side of the square, and the consequential sense of enclosure, established before 1747, will be lost. In addition, the setting and context of the square as a whole would be affected. It will, therefore, be important to ensure that the proposed development does not conflict with Policies DEC1, DEC5 and DEC6 of the Scarborough Local Plan.
- 7.21 The conclusion reached here, based on current evidence, is that the magnitude of impact on the setting of the existing square would be *Moderate Adverse*, that is there would be a substantial impact that would adversely affect the context of the asset, and also result in the loss of the asset for community appreciation. In terms of the town's overall Conservation Area, which is of medium value or significance, the impact would *Slight Adverse*, although this is primarily due to the fact that the Conservation Area covers a large area of the historic town, and the St Helen's Square proposals will only affect a very small element of the whole.

Conclusions

- 7.22 The demolition of the two structures fronting onto St Helen's Square will result in one *Moderate Negative* impact and one *Large Negative* impact on non-designated

assets, while there is also a *Moderate Adverse* impact on the overall setting and appreciation of the square, although this is reduced to a *Slight Adverse* impact on the Conservation Area as a whole. These impacts could be equated with “less than substantial harm” as defined by the NPPF, and it will be important this harm is weighed against the public and economic benefits of the proposal. It will also be necessary to ensure that the development proposals do not conflict with Policies DEC1, DEC5 and DEC6 of the Scarborough Local Plan.

Recommended Mitigation

- 7.23 A number of mitigation measures to offset the adverse or negative impacts of the development proposals detailed above can be recommended. It should be noted that the proposed mitigation measures outlined below may need to be amended if further detailed design work leads to amendments or changes to the current proposals.

Historic Building Recording

- 7.24 If demolition of the existing buildings is to proceed, some pre-intervention historic building recording should be undertaken.
- 7.25 Existing knowledge suggests that this would be fairly minimal for nos 48 and 49 Newborough as they are of relatively recent construction, having replaced earlier buildings on the same site. However, it is recommended that a plan is made of the cellar of no. 49 and its rear yard, together with a photographic record and detailed description, so that the surviving stone fragments can be related to any archaeological remains that might be uncovered during future developments in the vicinity. Additional recording might also be required if further site inspection reveals surviving historic elements in the upper floors of the buildings.
- 7.26 The possibility cannot be dismissed that no. 1 may contain the partial remains of a late 17th century structure which was modified in the early 19th century. It is likely that the full extent of any earlier remains would only be revealed by the stripping out of all floor levels within the building, including wall coverings. If demolition were to be permitted, it is recommended that such stripping out takes place beforehand, so that accurate floor plans, sections, possible internal elevations and more detailed drawings of specific items of interest such as fixtures and fittings could be drawn, in conjunction with a detailed photographic record and description.
- 7.27 The original 1927 form of The Shakespeare Hotel, and the subsequent alterations in 1940 and 1954, can be well understood through surviving historical documentation. The internal ground floor layout of the existing building has been much altered since 1927, and survival of original fixtures and fittings now appears limited, although the first floor is better preserved. The cellars were re-used from earlier structures on the site, although they too appear to have been largely lined out with brickwork at the same time as the hotel was built. Nevertheless, it is recommended that a record is made of the structure before demolition, but again after internal stripping out has been completed, although it is likely that any such record is confined to a detailed photographic and written description.
- 7.28 Depending on the method of demolition, it may also be appropriate to undertake a ‘structural watching brief’ of all four structures during demolition, so that any earlier elements that might be revealed as part of the work are subject to an appropriate level of recording.

Below-ground Archaeological Recording

- 7.29 Depending on the scale, depth and scope of the groundworks associated with the development proposals, some pre-development below-ground investigation is almost certain to be required. Any pre-detailed geotechnical or design investigation such as trial holes, should have an archaeological involvement, so that any earlier below-ground remains can be recorded.
- 7.30 It would also be appropriate to undertake some limited archaeological investigation work such as small-scale trenches or trial holes to determine and confirm the below-ground archaeological potential. Such work would need to be confined to currently open spaces, such as the back yards and the public areas within the square, although there would be health and safety issues with the latter. Should this work show that significant archaeological deposits lie within the areas of proposed ground disturbance, further more detailed archaeological excavations may be required prior to, or as part of, the development.

Written Scheme of Investigation

- 7.31 The scale, scope and methodology of any such mitigation work outlined above would need to be set out in an appropriate 'Written Scheme of Investigation' (WSI), which should be discussed and agreed with Scarborough BC's Conservation Officer and North Yorkshire County Council's Archaeological Officer prior to the start of any works. In addition to details relating to the site work, this WSI would need to cover the preparation of reports detailing the results of the mitigation work, and the deposition of any associated archives and finds with an appropriate local museum. The production of a WSI, and the resulting scheme of work may be a requirement of planning approval for the proposed scheme, in accordance with national and local planning guidance.

Other Design Considerations

- 7.32 Various other design features could be used to enhance the appearance of the new space resulting from the demolition of the existing buildings, to expand public appreciation of the square. Some suggestions have already been made within the development proposals, for example retaining the existing cobbled/sett surfaces, placing storytelling quotes in the new surfaces, and moveable stone setting. Other considerations might include marking the outlines of the demolished structures in the new surfaces and the installation of appropriate information boards, as can be seen in several other historic towns.

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- 1892 Ordnance Survey 1:500 town plan sheet (available at <https://www.old-maps.co.uk/#/Map/504466/488719/13/100449>)
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- 1940 Plans, elevations and other documentation relating to the provision of a new bedroom to the rear of The Shakespeare Hotel by Frank Baker, architect (NYCRO DC-SCB 4654)
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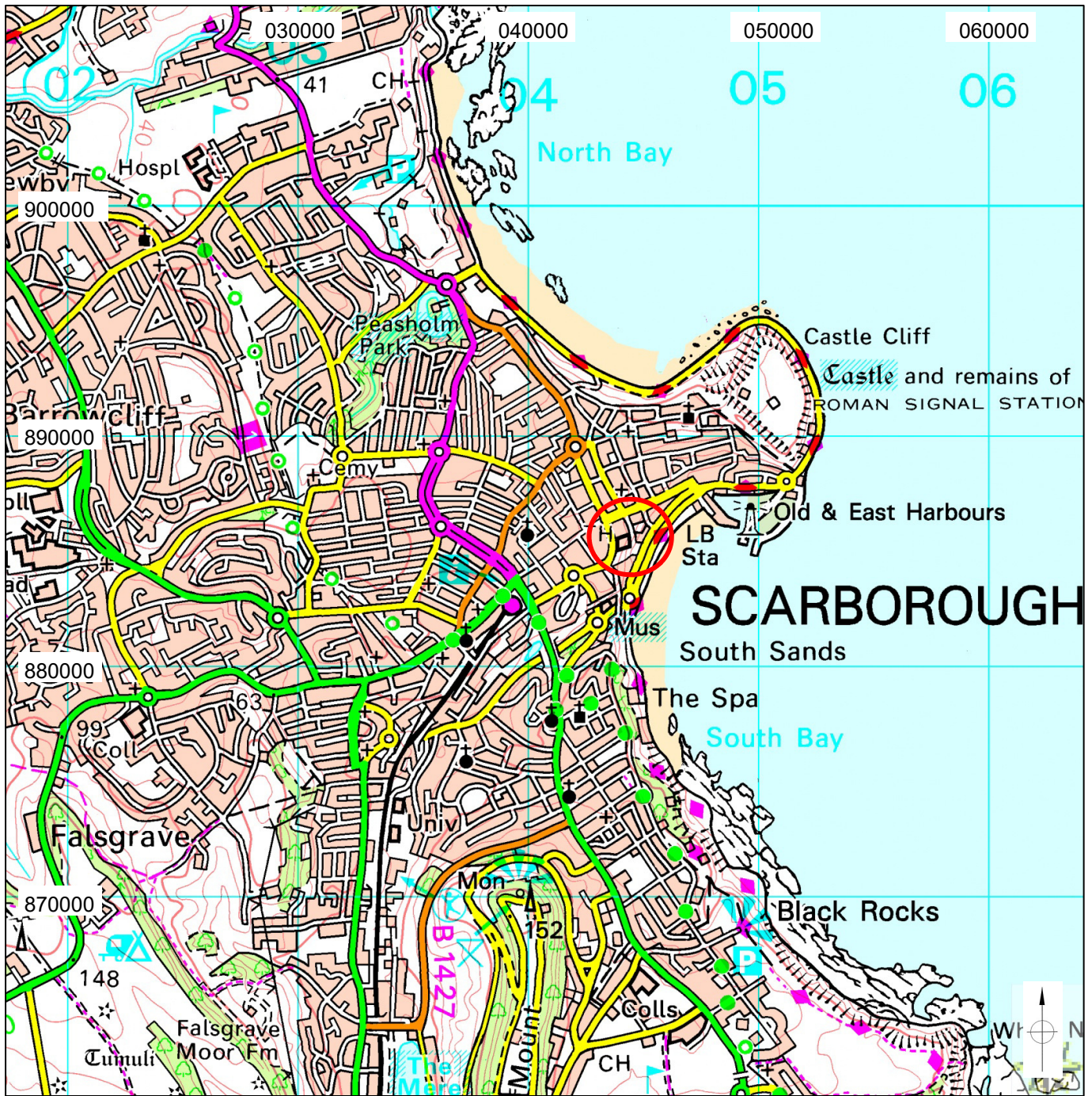
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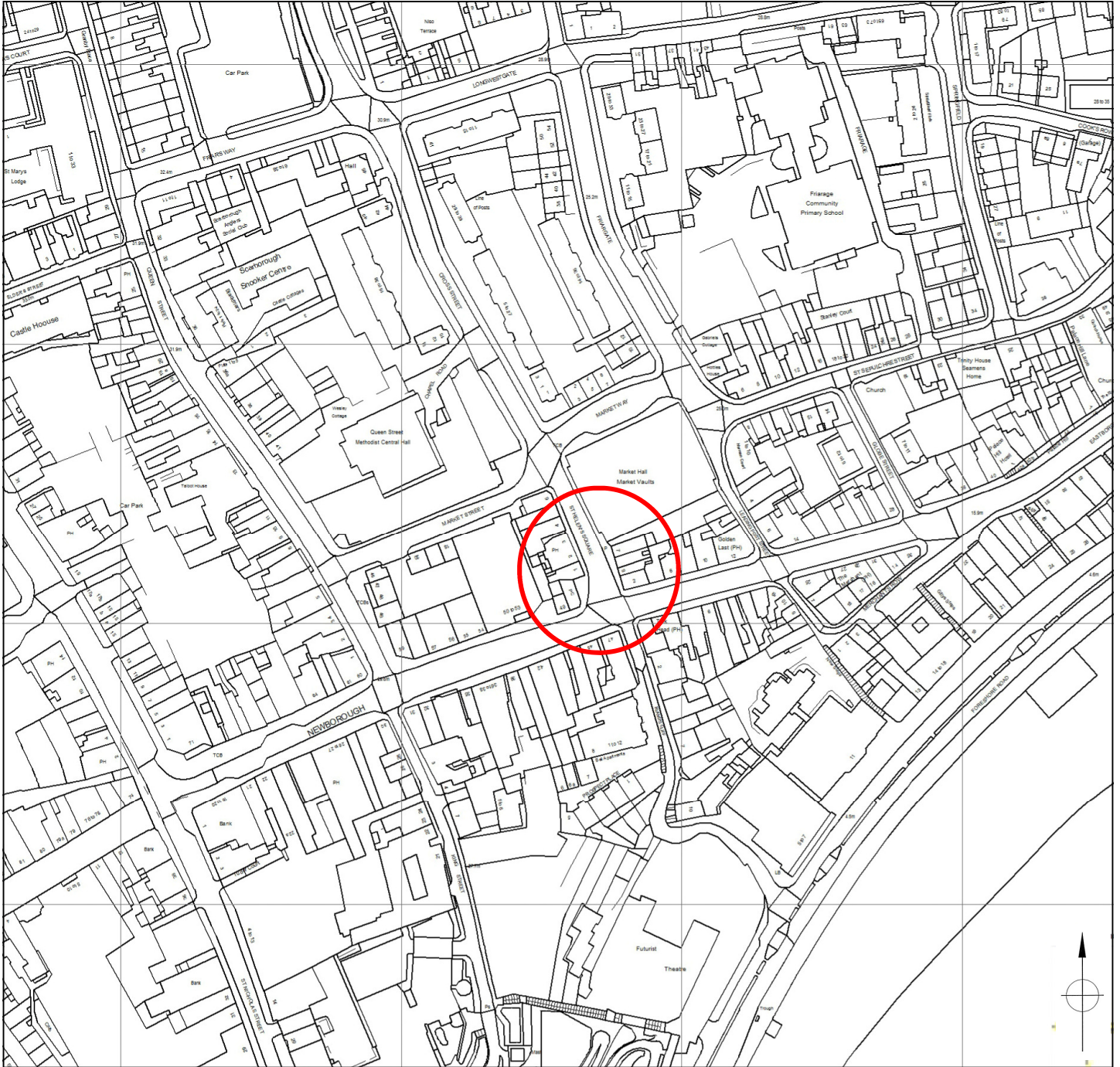
9 ACKNOWLEDGEMENTS

- 9.1 The project was funded by Scarborough Borough Council, and EDAS would like to thank Margaret Elwick and Alex Richards of SBC Regeneration and Planning Services for their continued support during the project, and to Thomas Nash (SBC Estates Surveyor) who facilitates site access. Thanks are due to the various owners of the properties who granted access for detailed site inspections.
- 9.2 The historic building and archaeological assessment was undertaken by Shaun Richardson and Ed Dennison of EDAS. The detailed site inspections were carried out by Shaun Richardson, and Ed Dennison did the majority of the historical research. Insightful and informative comments on the interim report were received from various officers at SBC.
- 9.3 Several organisations and individuals provided EDAS with background material, in view of the restrictions imposed by the COVID-19 lockdown. These include Stephen Gandolfi (Conservation Officer at SBC), Leonora Goldsmith (NYCC Archaeology Historic Environment Record), and Margaret Boustead, Clare Brown and Linda Turbull (NYCC Archives). Figure 4 is reproduced with permission from the British Library, and the 18th century plans shown in figure 7 have been taken from On Site Archaeology's 2008 desk-top report with permission. Despite all this assistance, the final report was produced by Ed Dennison, with whom the responsibility for any errors remains.



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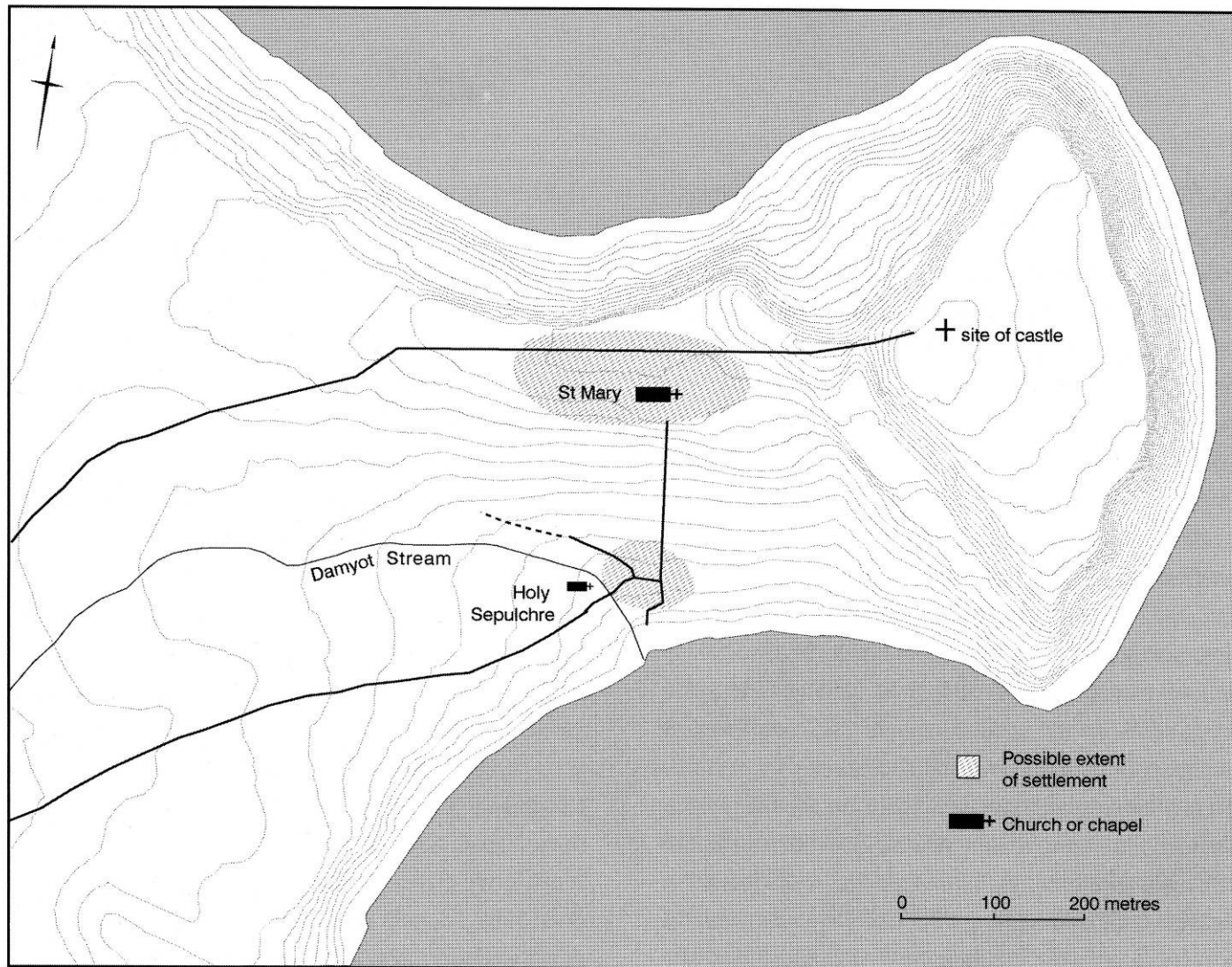
PROJECT	
ST HELEN'S SQUARE, SCARBOROUGH	
TITLE	
GENERAL LOCATION	
SCALE	DATE
AS SHOWN	AUG 2020
EDAS	FIGURE
	1



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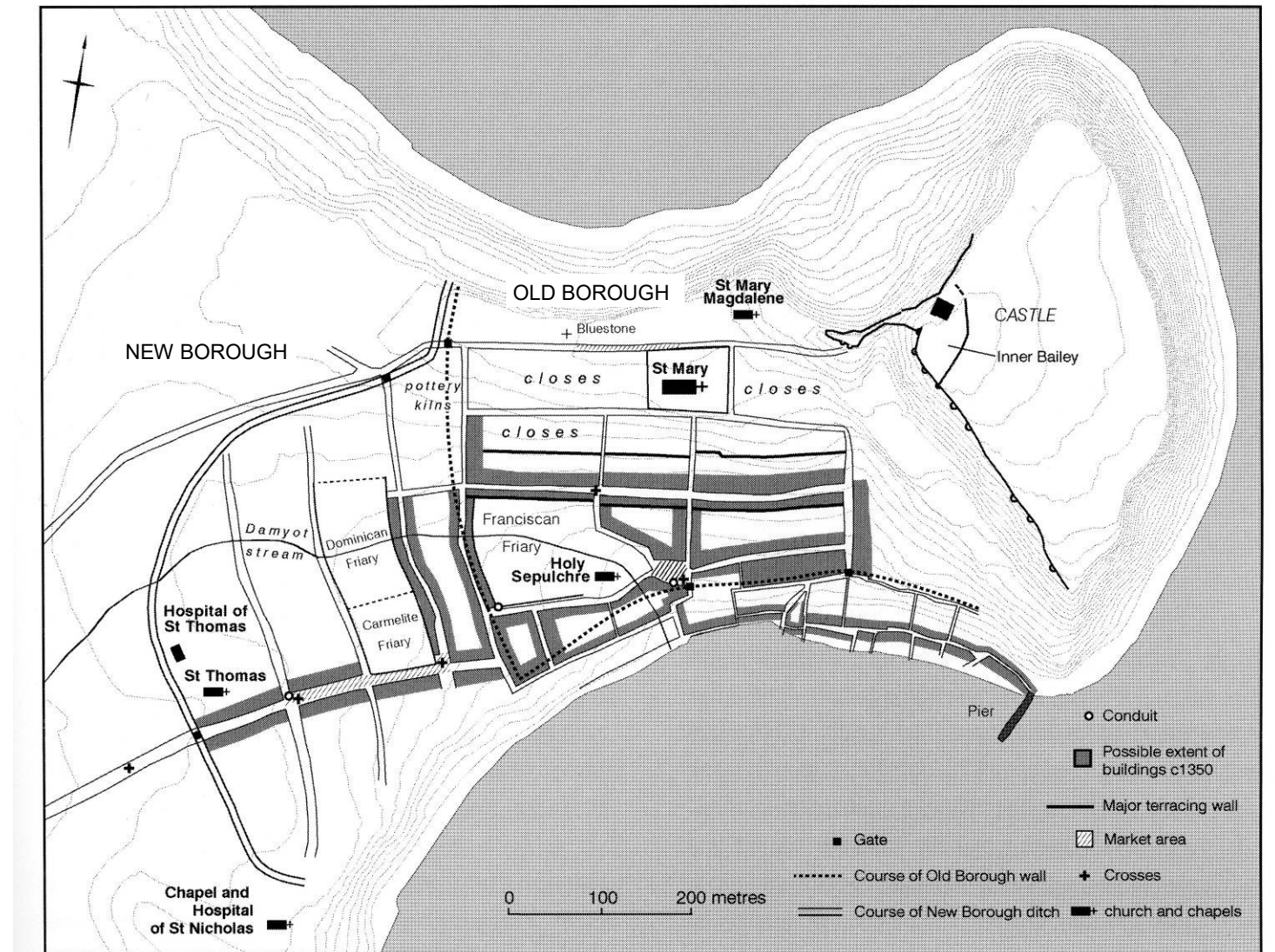
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PROJECT	
ST HELEN'S SQUARE, SCARBOROUGH	
TITLE	
DETAILED LOCATION	
SCALE	DATE
AS SHOWN	AUG 2020
EDAS	FIGURE
	2



3A: Possible settlement locations contemporary with William le Gros' castle.

Source: Pearson, T 2005 *The Archaeology of Medieval Scarborough: Excavation and Research 1987-2004*, figure 3.



3B: The topography of medieval Scarborough.

Source: Pearson, T 2005 *The Archaeology of Medieval Scarborough: Excavation and Research 1987-2004*, figure 6.

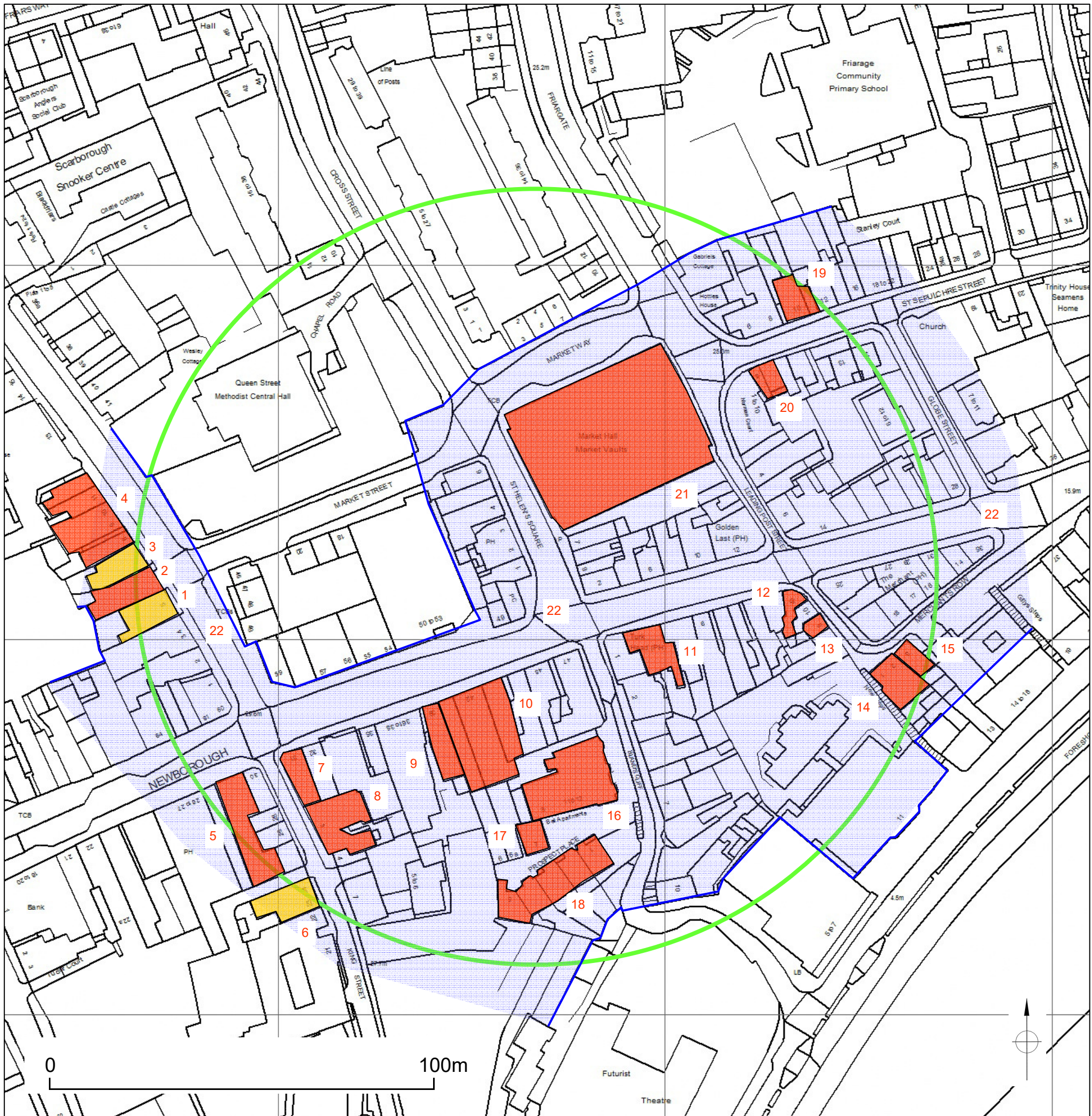
PROJECT ST HELEN'S SQUARE, SCARBOROUGH	
TITLE THE MEDIEVAL TOWN	
SCALE AS SHOWN	DATE AUG 2020
EDAS	FIGURE 3



Bird's eye view of town and castle, c.1538.

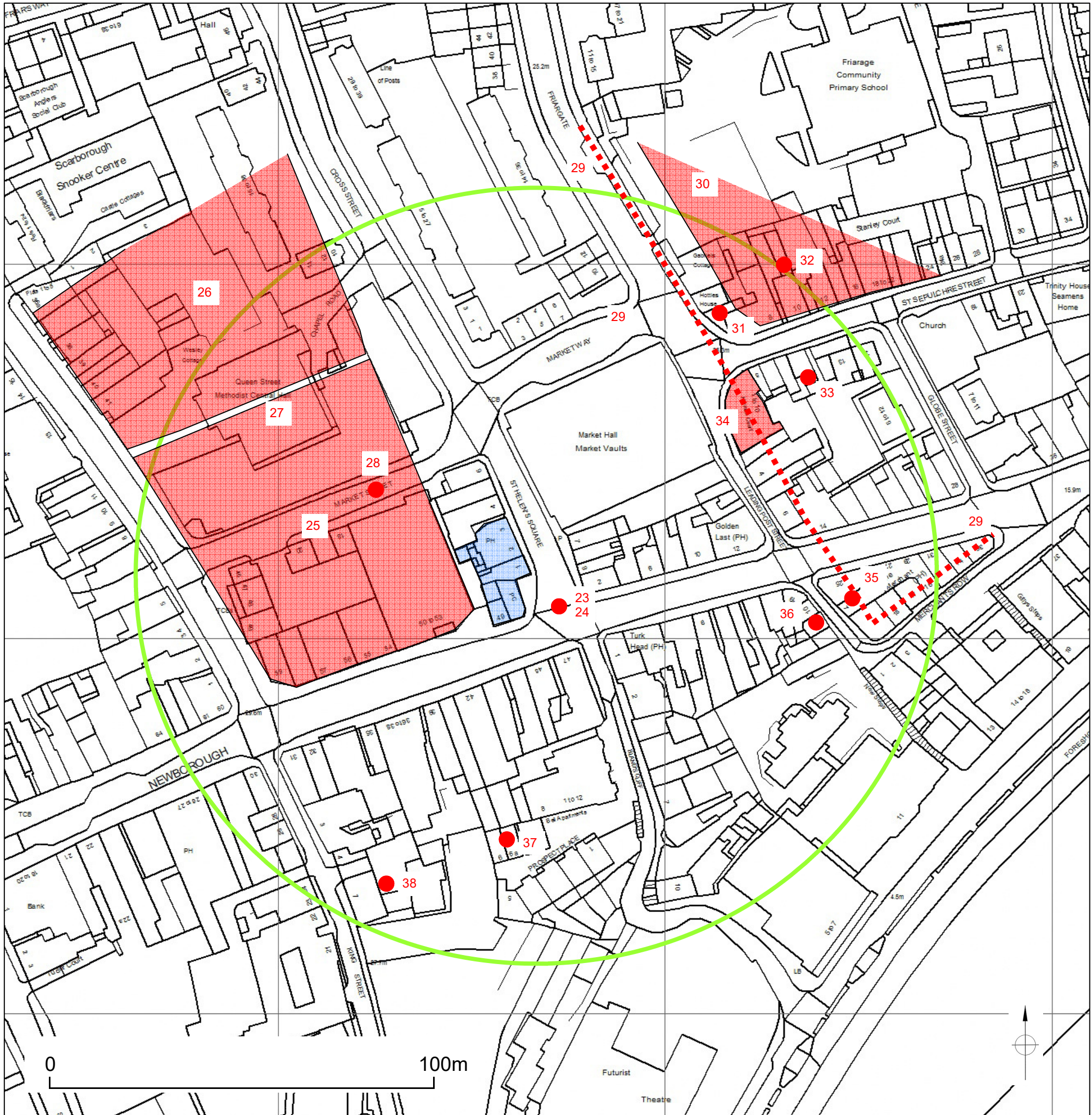
Source: © The British Library Board, Cotton Augustus I.ii.f.1.

PROJECT	
ST HELEN'S SQUARE, SCARBOROUGH	
TITLE	
c.1538 VIEW OF SCARBOROUGH	
SCALE	DATE
AS SHOWN	AUG 2020
EDAS	FIGURE
	4



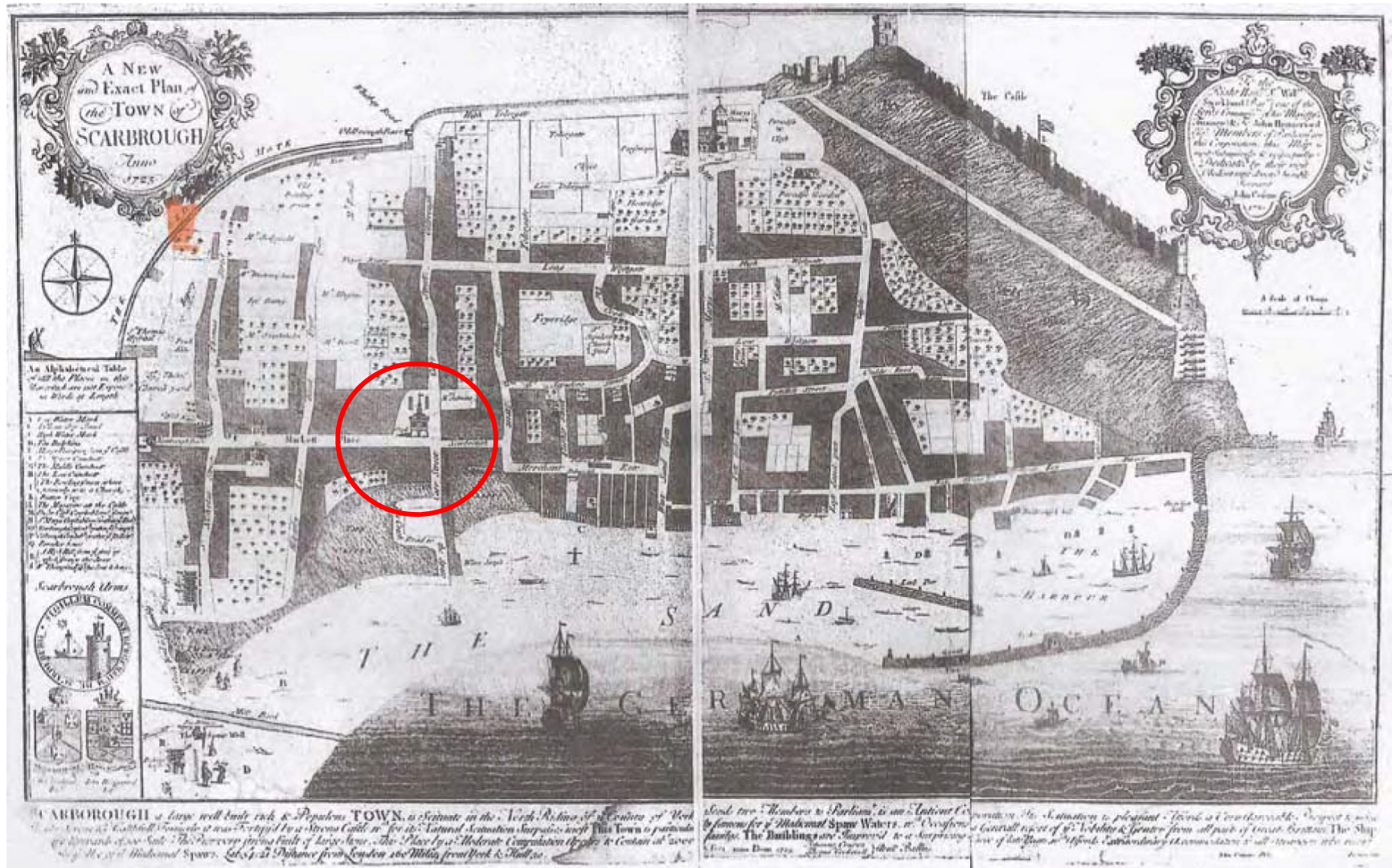
Green = Study Area
 Yellow = Listed Buildings (Grade II*)
 Red = Listed Buildings (Grade II)
 Blue = Conservation Area (22)

PROJECT	
ST HELEN'S SQUARE, SCARBOROUGH	
TITLE	
DESIGNATED ASSETS	
SCALE	DATE
AS SHOWN	AUG 2020
EDAS	FIGURE
	5

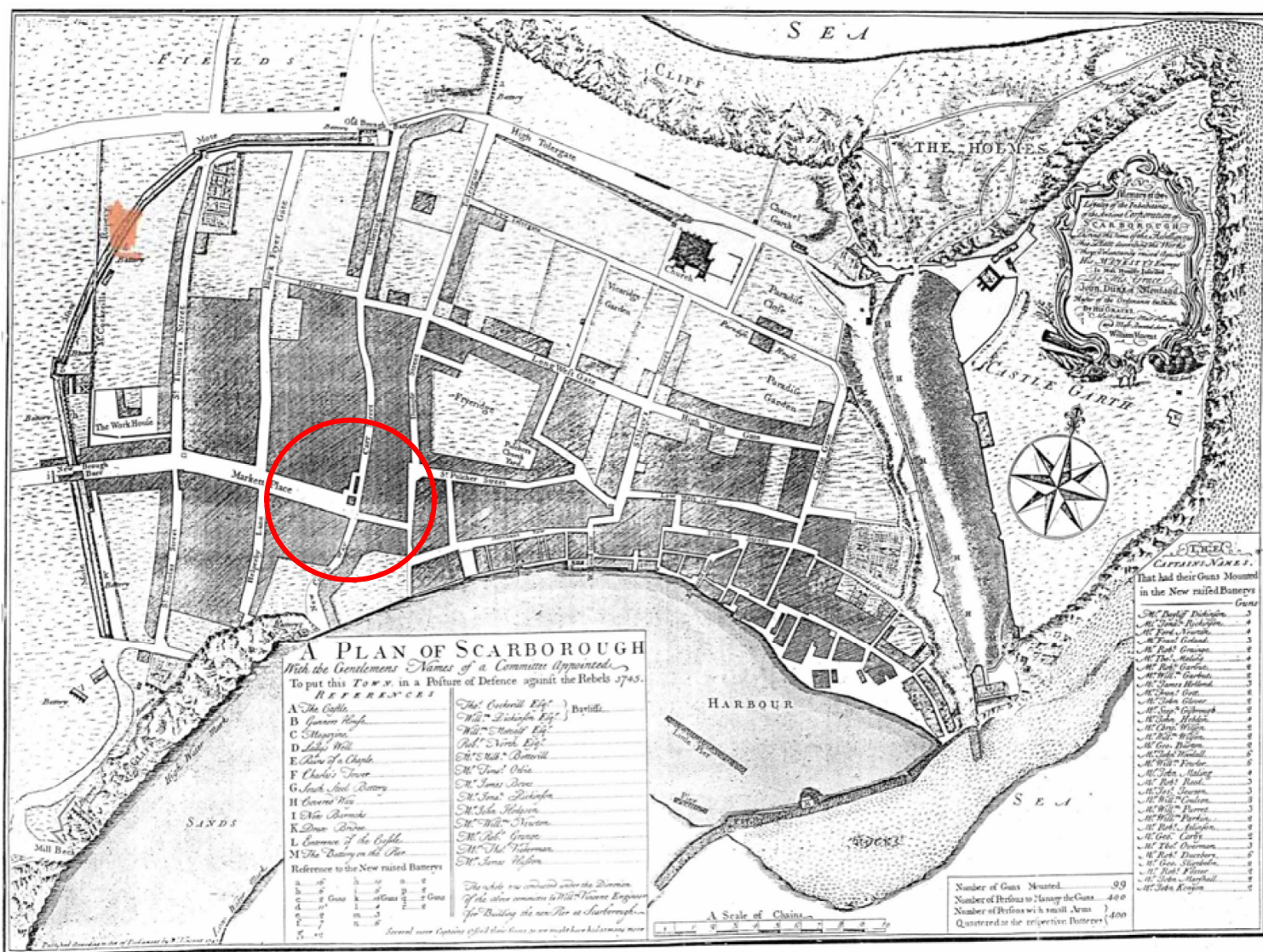


Green = Study Area
 Red = Non-designated assets
 Blue = 'to-be-affected' buildings

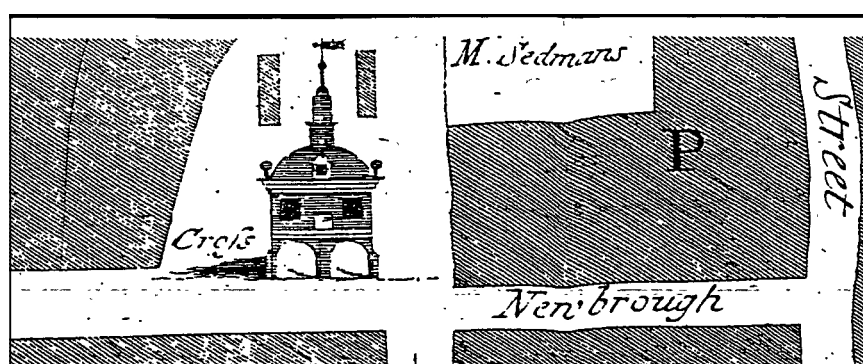
PROJECT ST HELEN'S SQUARE, SCARBOROUGH	
TITLE NON-DESIGNATED ASSETS	
SCALE AS SHOWN	DATE AUG 2020
EDAS	FIGURE 6



1725 John Cossin's *A New And Exact Plan Of The Town Of Scarborough*.
 Source: Robinson, T 2008 *North Street Car Park, Scarborough, North Yorkshire: A Desk Top Archaeological Study*, figure 5.



1747 William Vincent's *Plan of Scarborough*.
 Source: Robinson, T 2008 *North Street Car Park, Scarborough, North Yorkshire: A Desk Top Archaeological Study*, figure 6.



Detail from 1725 John Cossin's *A New And Exact Plan Of The Town Of Scarborough*.
 Source: York Archaeological Trust 2001 *23-24 King Street, Scarborough, North Yorkshire: Report on an Historic Building Record*.

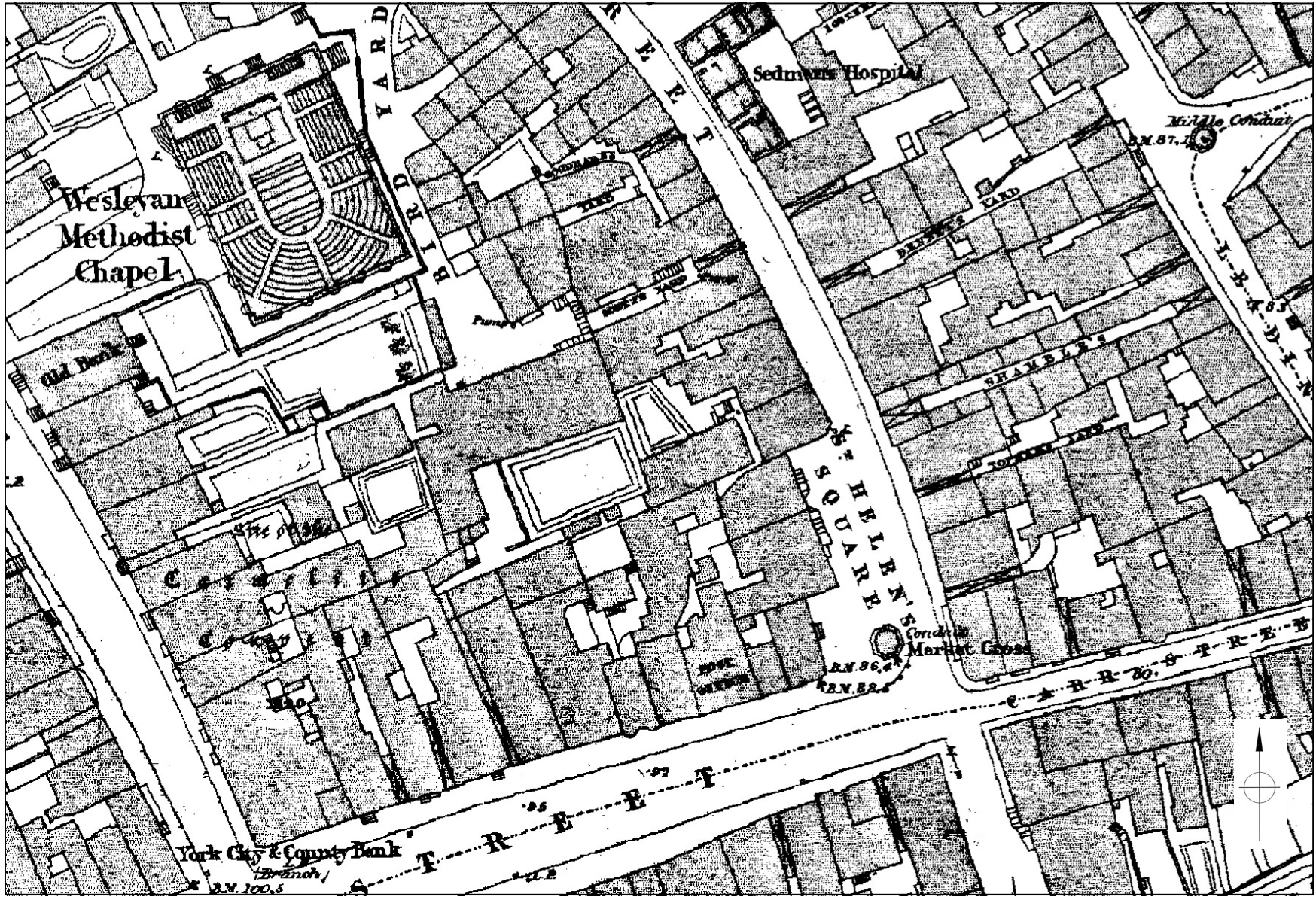
PROJECT	
ST HELEN'S SQUARE, SCARBOROUGH	
TITLE	
EARLY 18TH CENTURY PLANS	
SCALE	DATE
NTS	AUG 2020
EDAS	FIGURE
	7



1828 John Wood's *Plan of the Town and Environs of Scarborough*. Source: NYCRO ZOX.



PROJECT		ST HELEN'S SQUARE, SCARBOROUGH	
TITLE		WOOD'S 1828 PLAN	
SCALE	NTS	DATE	AUG 2020
EDAS		FIGURE	8



1852 Ordnance Survey 1:1056 scale map.
 Source: <https://www.old-maps.co.uk/#/Map/504466/488719/10/100391>.



1892 Ordnance Survey 1:500 scale map.
 Source: <https://www.old-maps.co.uk/#/Map/504466/488719/13/100449>.

PROJECT	
ST HELEN'S SQUARE, SCARBOROUGH	
TITLE	
1890s ORDNANCE SURVEY MAPS	
SCALE	DATE
NTS	AUG 2020
EDAS	FIGURE
	9



Blue = 'to-be-affected' buildings
 Red = pre 1890s street frontages
 Green = possible eastern extent of New Borough market place, including subsequent encroachment of buildings between St Helen's Square and Leading Post Street (after Pearson 2005, figure 20)

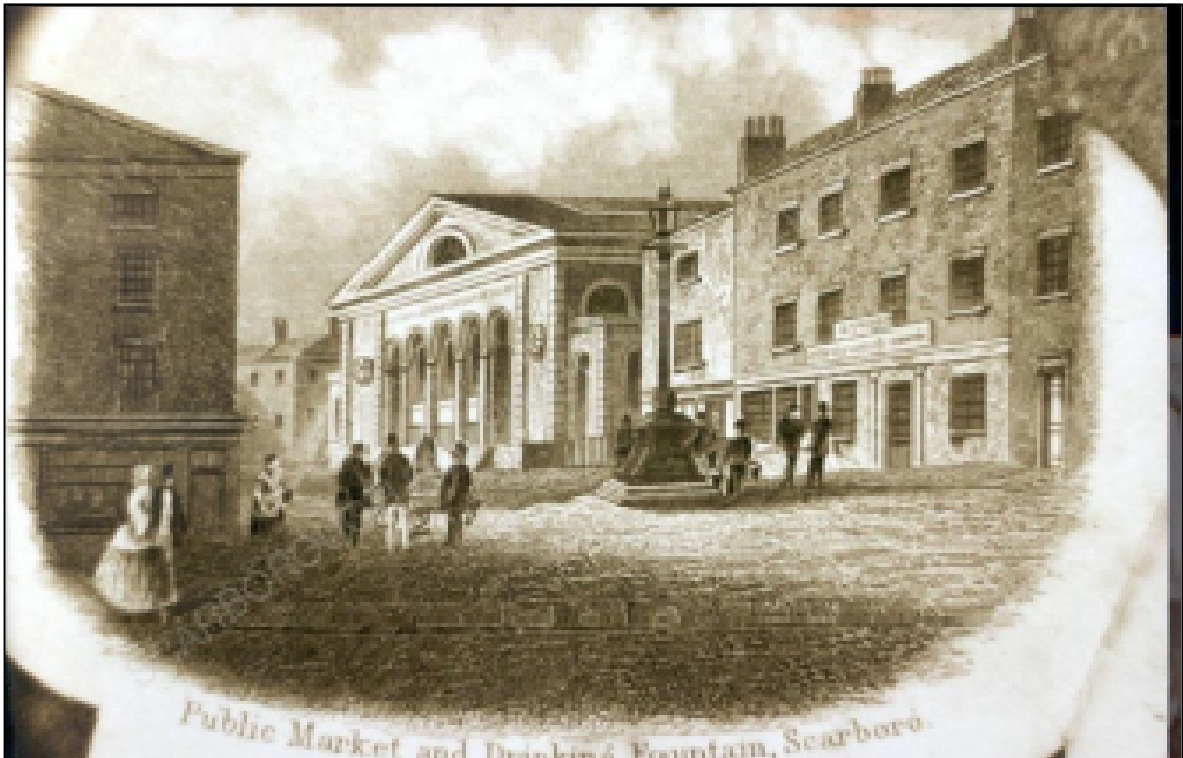


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PROJECT		ST HELEN'S SQUARE, SCARBOROUGH	
TITLE		DETAILED SITE PLAN	
SCALE	NTS	DATE	AUG 2020
EDAS		FIGURE	10



1840 painting of St Helen's Square by H B Carter, looking east (courtesy Stephen Gandolphi, Scarborough Borough Council).

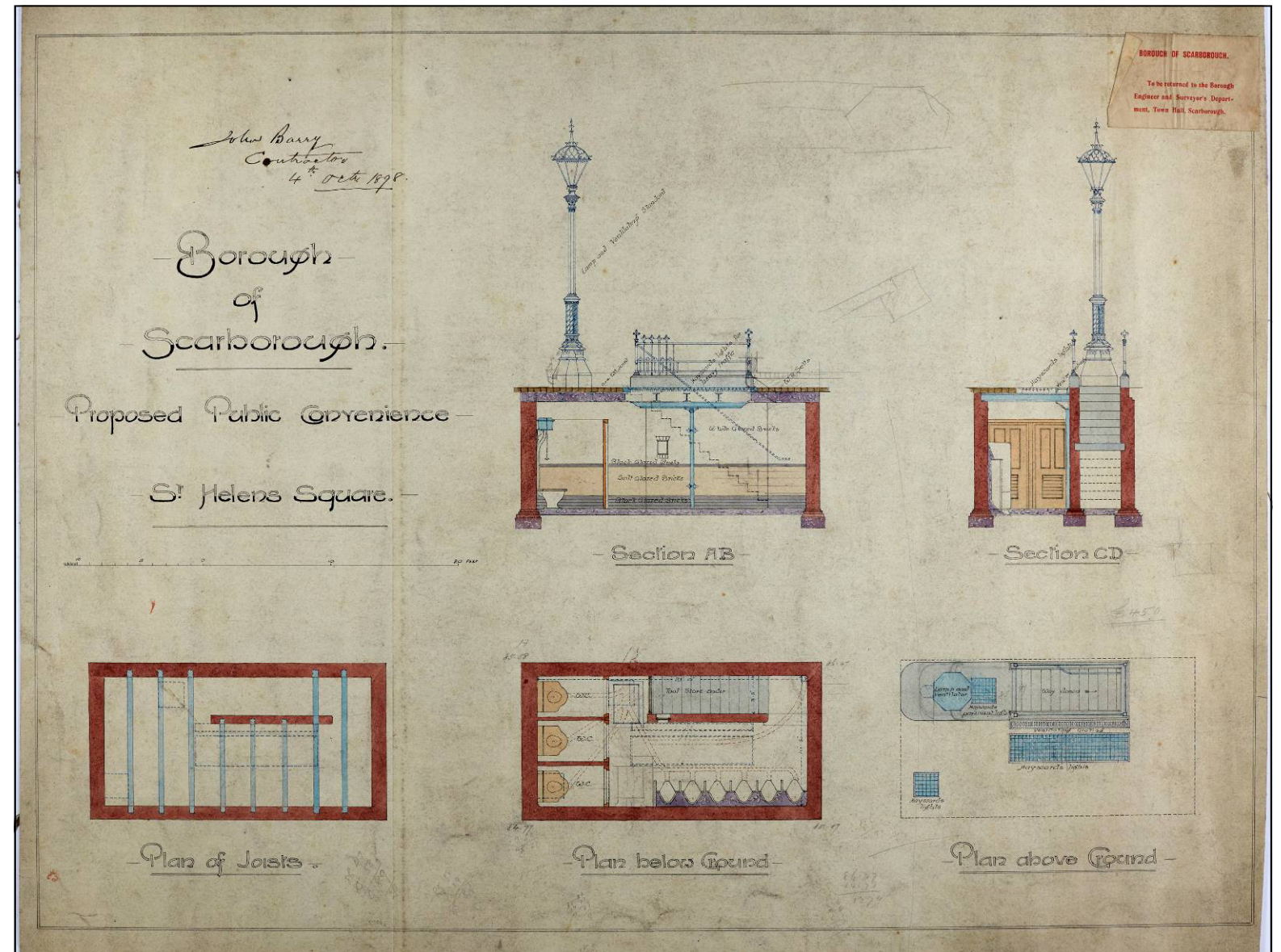


Undated etching of St Helen's Square, looking north to newly erected Market Hall, post-1853 (courtesy Stephen Gandolphi, Scarborough Borough Council).

PROJECT	
ST HELEN'S SQUARE, SCARBOROUGH	
TITLE	
19th CENTURY ILLUSTRATIONS	
SCALE	DATE
NTS	AUG 2020
EDAS	FIGURE
	11

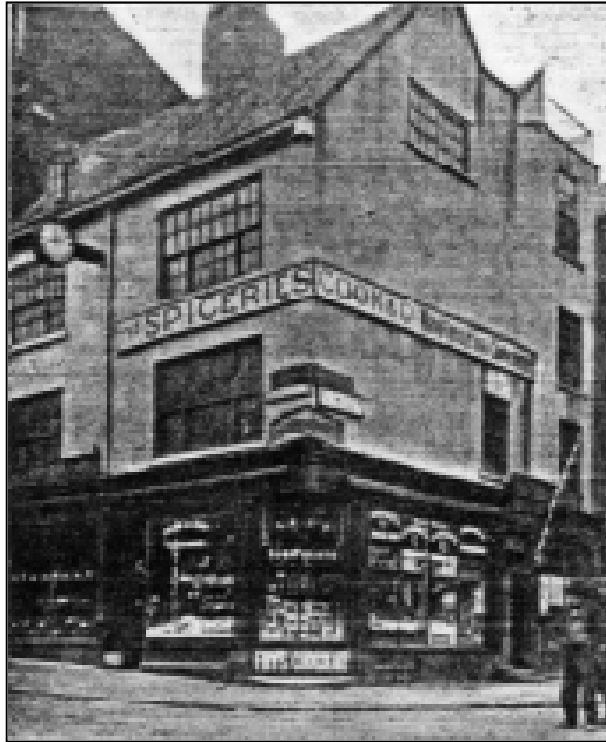


1898 Borough of Scarborough: Proposed Convenience in St Helen's Square: location plan
 Source: NYCRO DC-SCB C 1898-02.



1898 Borough of Scarborough: Proposed Convenience in St Helen's Square: plans and sections
 Source: NYCRO DC-SCB C 1898-01.

PROJECT	
ST HELEN'S SQUARE, SCARBOROUGH	
TITLE	
1898 PUBLIC CONVENIENCES	
SCALE	DATE
AS SHOWN	AUG 2020
EDAS	FIGURE
	12



Late 19th century photograph of building on site of the present public conveniences, comprising no. 49 Newborough to left and no. 48 to right, looking north-west (courtesy Stephen Gandolphi, Scarborough Borough Council).

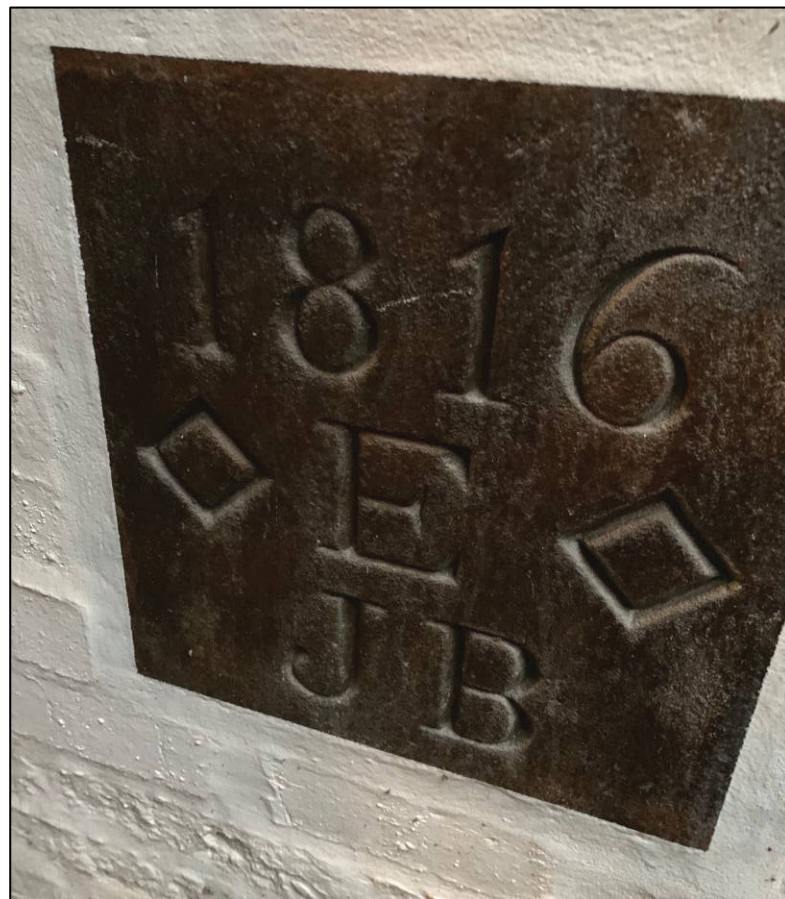


Early 20th century photograph of nos 48-49 Newborough, looking north-west (courtesy Stephen Gandolphi, Scarborough Borough Council).

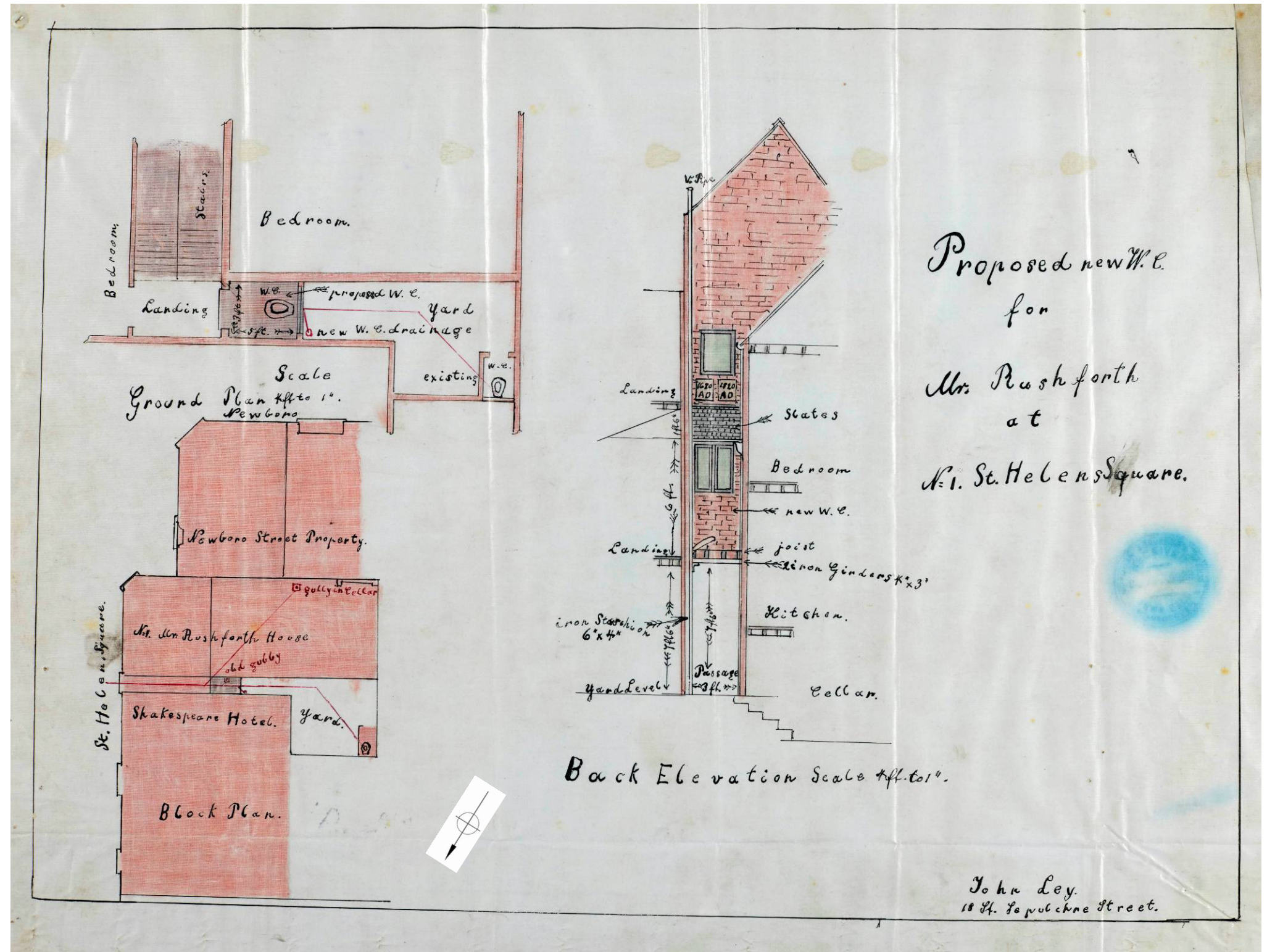
PROJECT	
ST HELEN'S SQUARE, SCARBOROUGH	
TITLE	
EARLY PHOTOGRAPHS	
SCALE	DATE
NTS	AUG 2020
EDAS	FIGURE
	13



Date stone from rear elevation of no. 1 St Helen's Square (courtesy Stephen Gandolfi, Scarborough Borough Council).

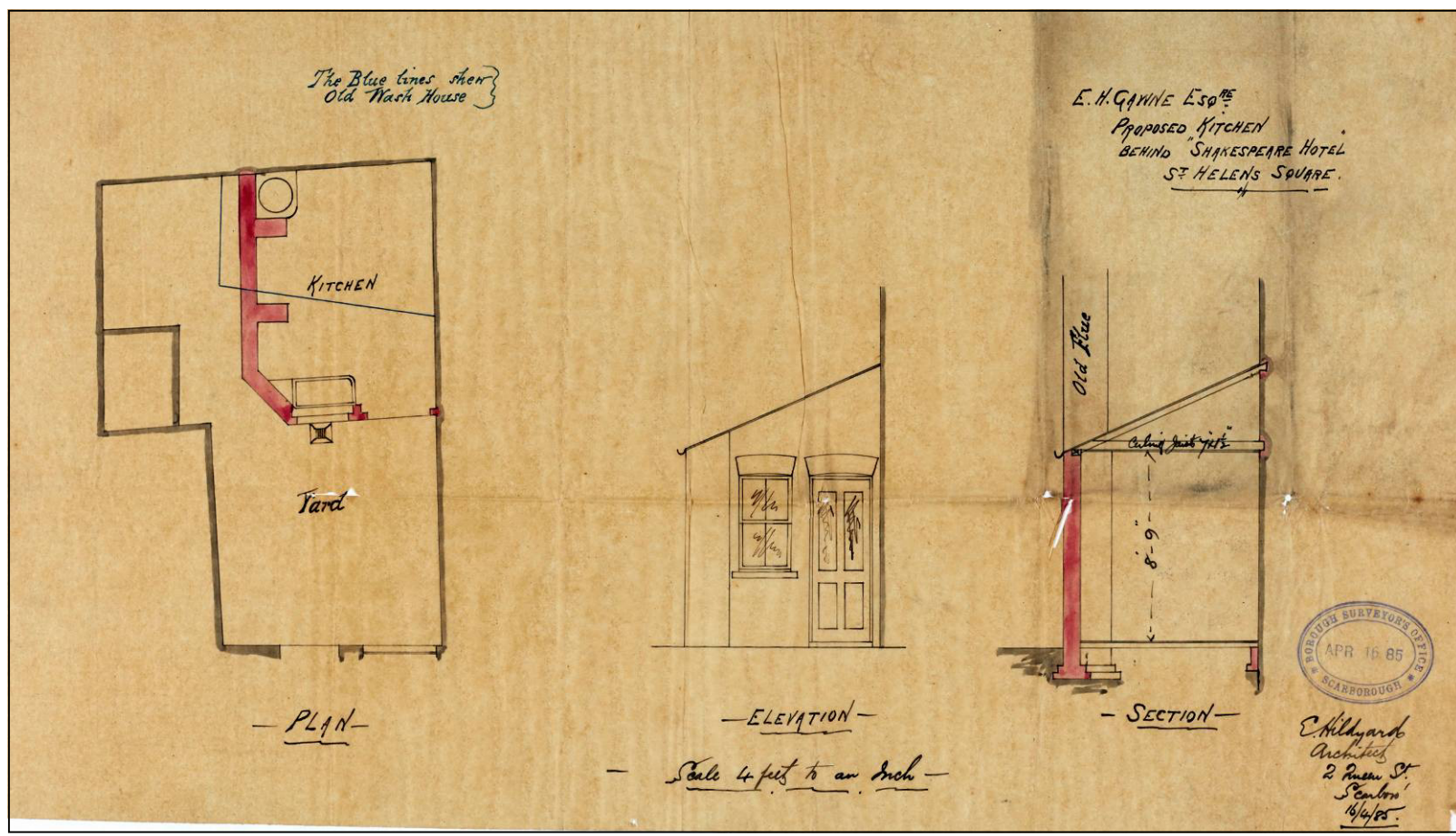
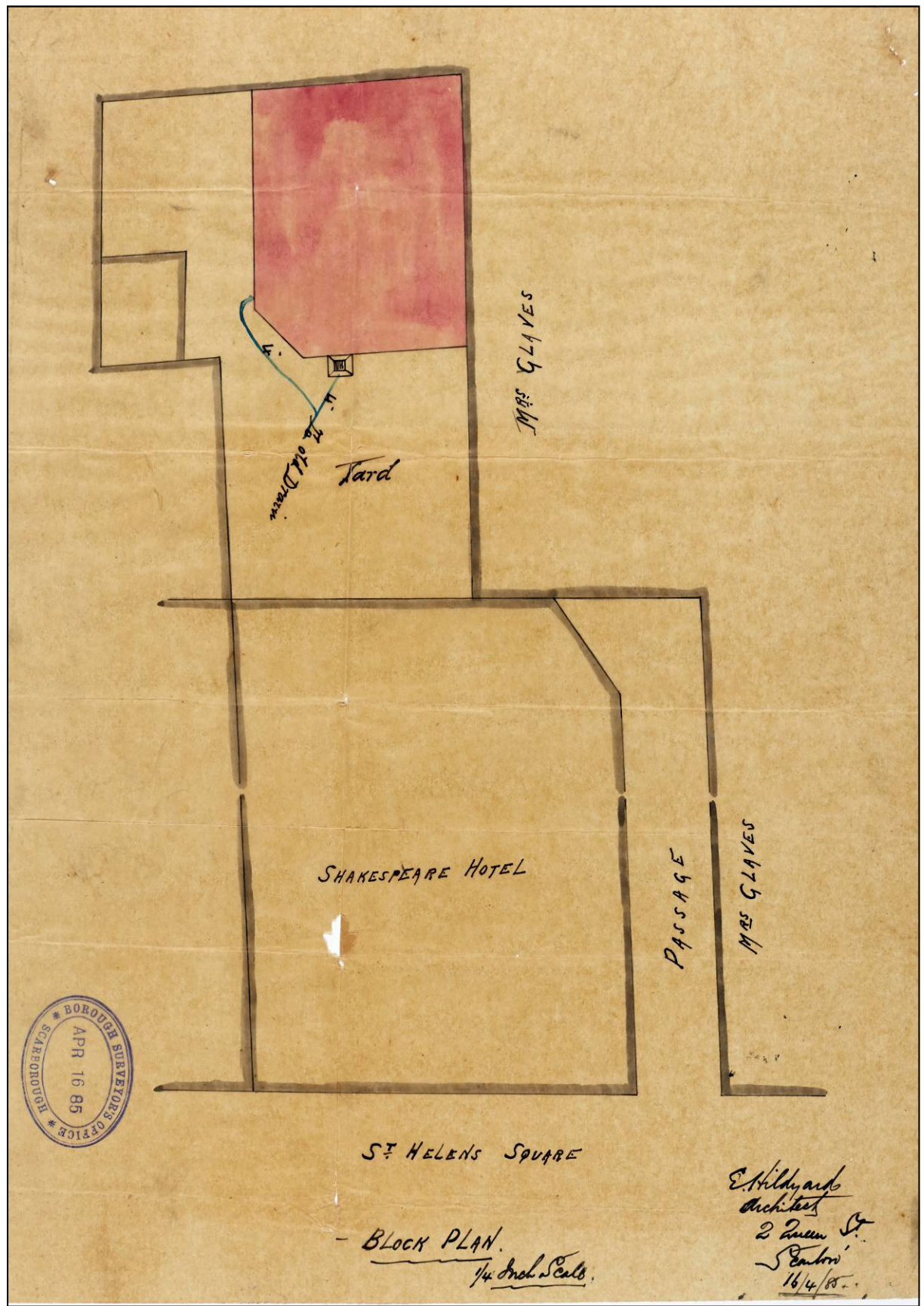


Date stone from alley of no. 1 St Helen's Square (courtesy Stephen Gandolfi, Scarborough Borough Council).



1929 Proposed New WC for Mr Rushforth at No. 1 St Helen's Square by John Ley, and associated documents Source: NYCRO DC-SCB 5150.

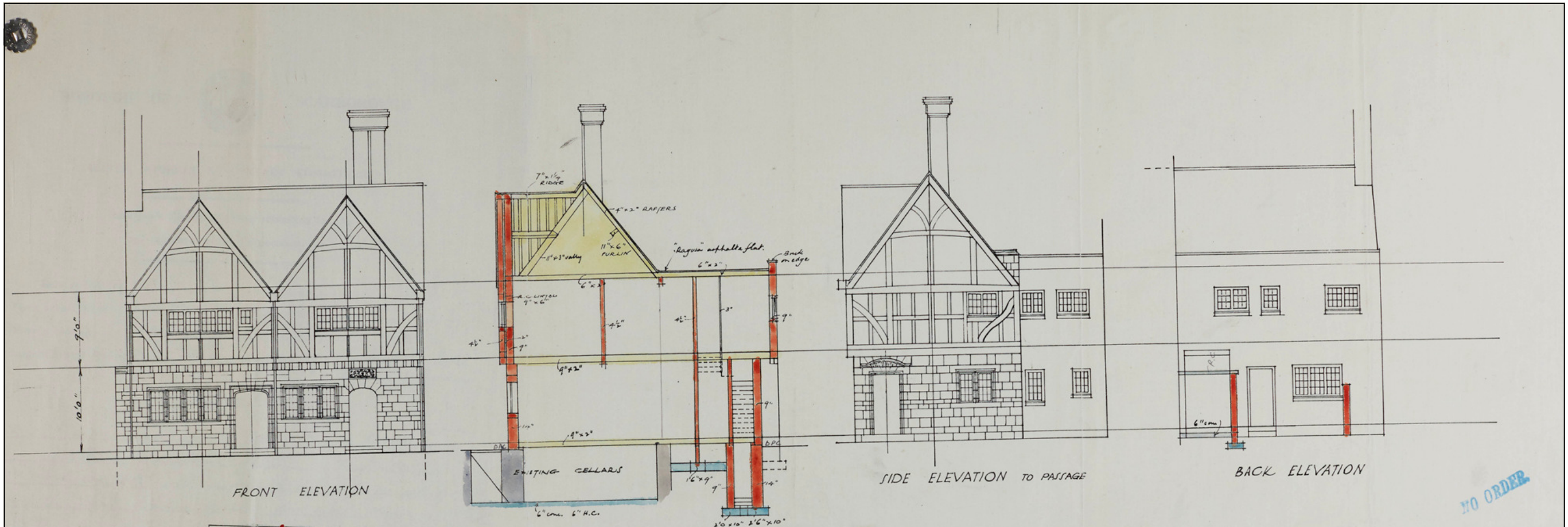
PROJECT		ST HELEN'S SQUARE, SCARBOROUGH	
TITLE			
NO. 1 ST HELENS' SQUARE			
SCALE	DATE		
NTS	AUG 2020		
EDAS		FIGURE	14



1885 Proposed Kitchen behind Shakespeare Hotel, St Helen's Square by E Hildyard, Architect
Source: NYCRO DC-SCB RED 2972.



PROJECT ST HELEN'S SQUARE, SCARBOROUGH	
TITLE THE SHAKESPEARE HOTEL - 1885	
SCALE NTS	DATE AUG 2020
EDAS	FIGURE 15



FRONT ELEVATION

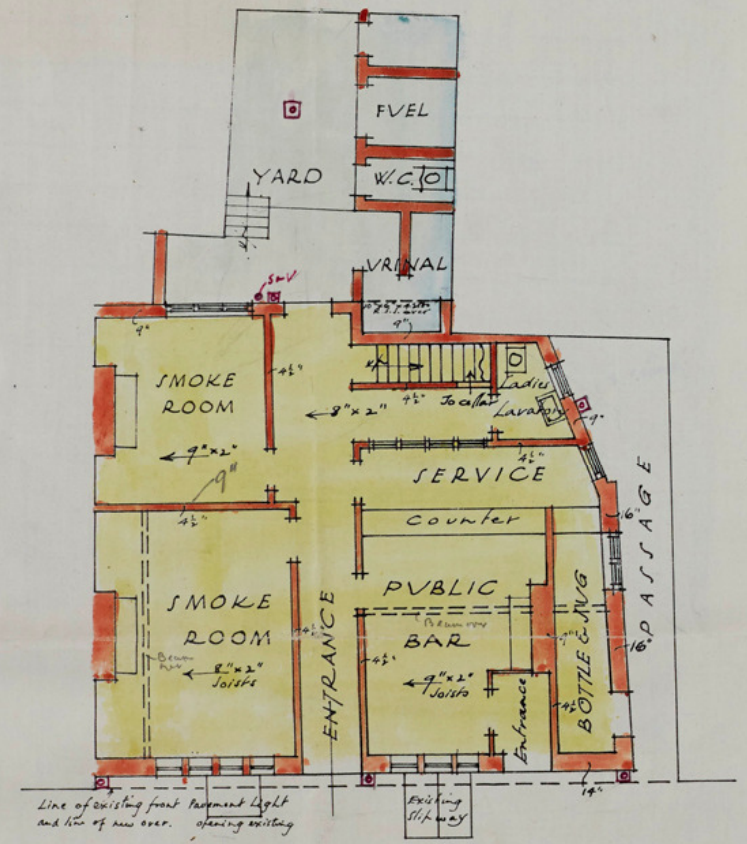
CROSS SECTION

SIDE ELEVATION TO PASSAGE

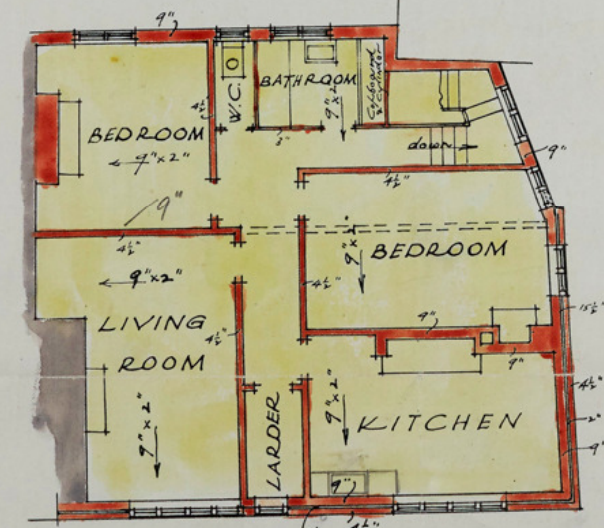
BACK ELEVATION

NO ORDER

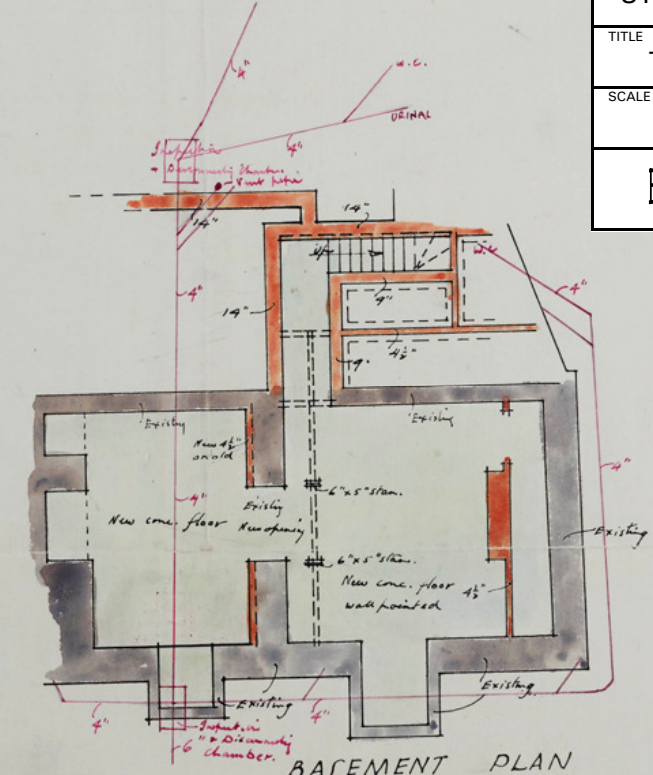
PROJECT		ST HELEN'S SQUARE, SCARBOROUGH	
TITLE		THE SHAKESPEARE HOTEL - 1927	
SCALE	NTS	DATE	AUG 2020
EDAS		FIGURE	16



GROUND FLOOR PLAN



FIRST FLOOR PLAN

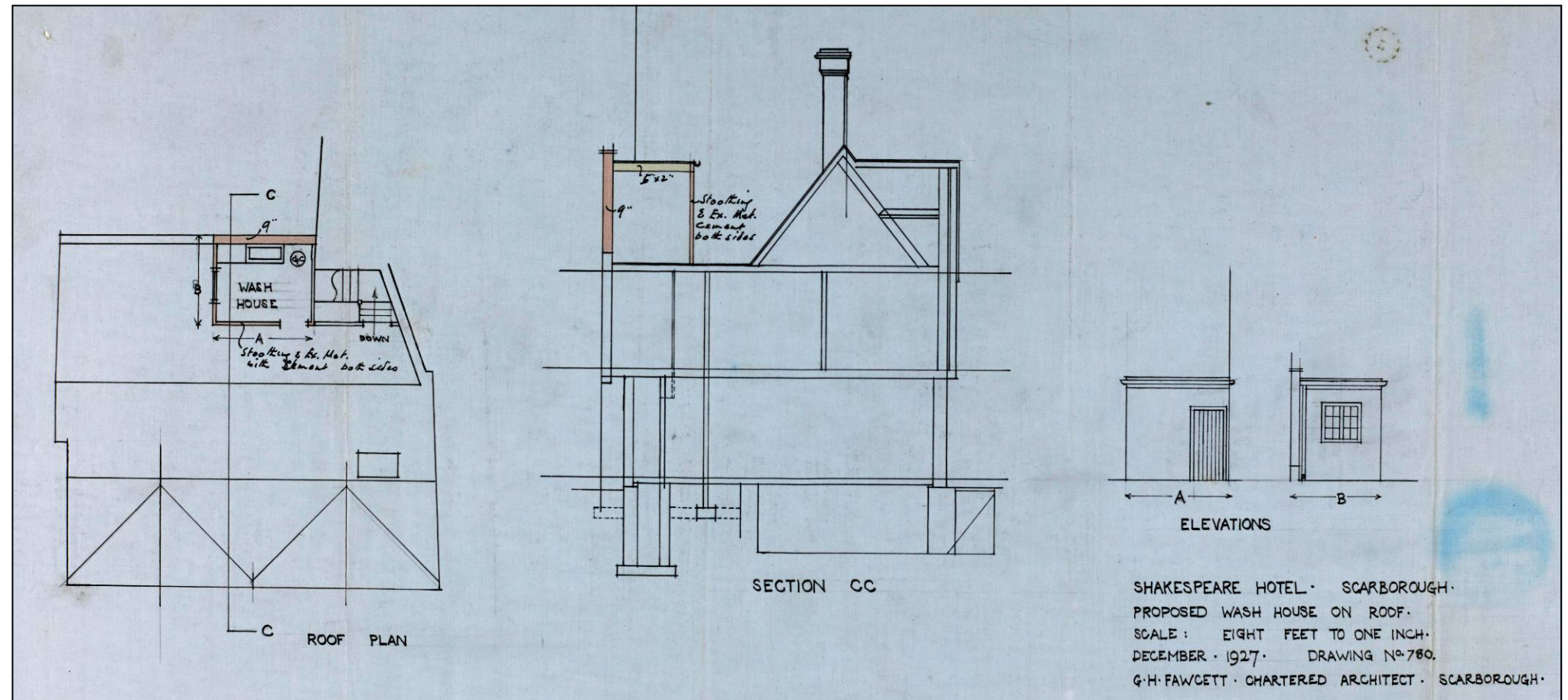


BASEMENT PLAN

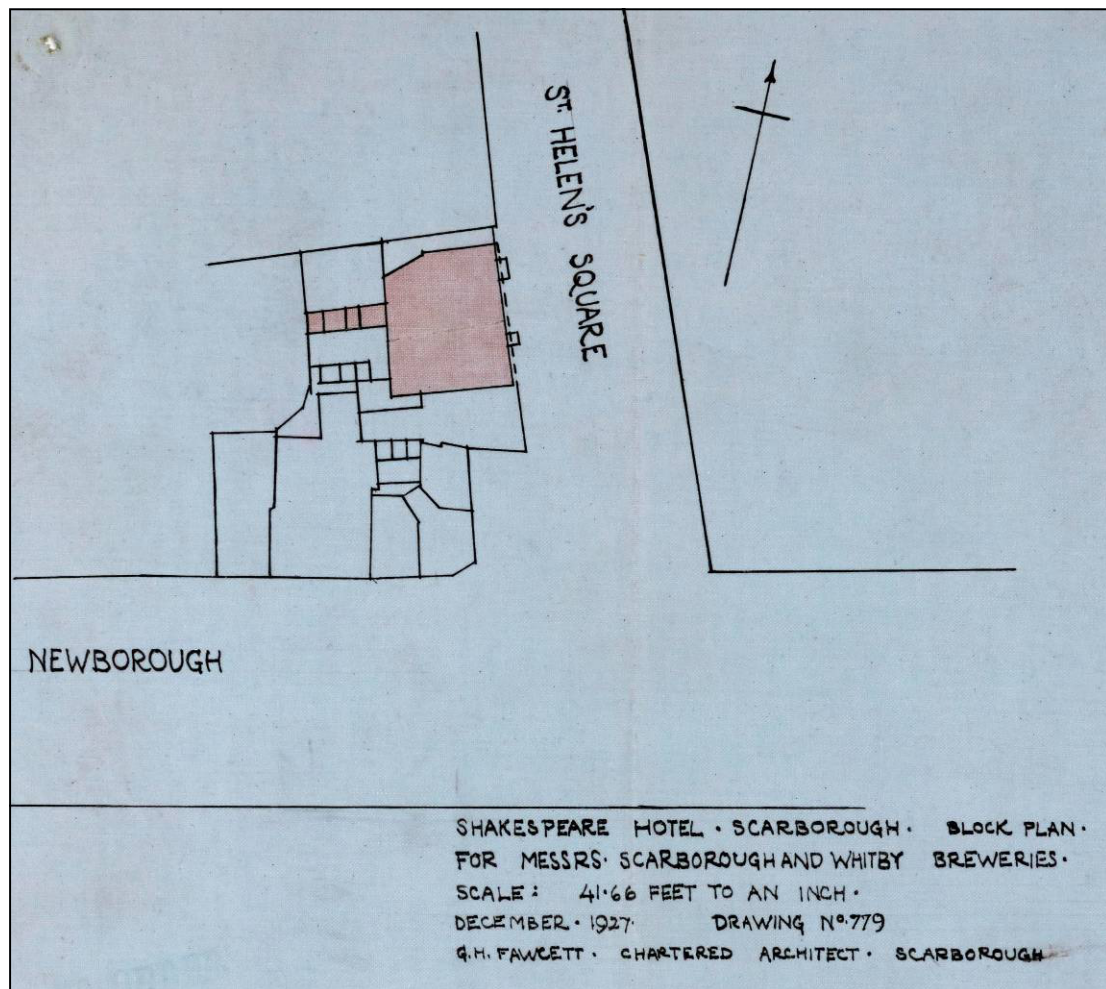


RECONSTRUCTION • SHAKESPEARE HOTEL • SAINT HELEN'S SQUARE • SCARBOROUGH
 MESSRS SCARBOROUGH & WHITBY BREWERIES LIMITED.
 SCALE: EIGHT FEET TO ONE INCH
 DRAWING NO 650/1
 G. H. FAWCETT • CHARTERED ARCHITECT • SCARBOROUGH

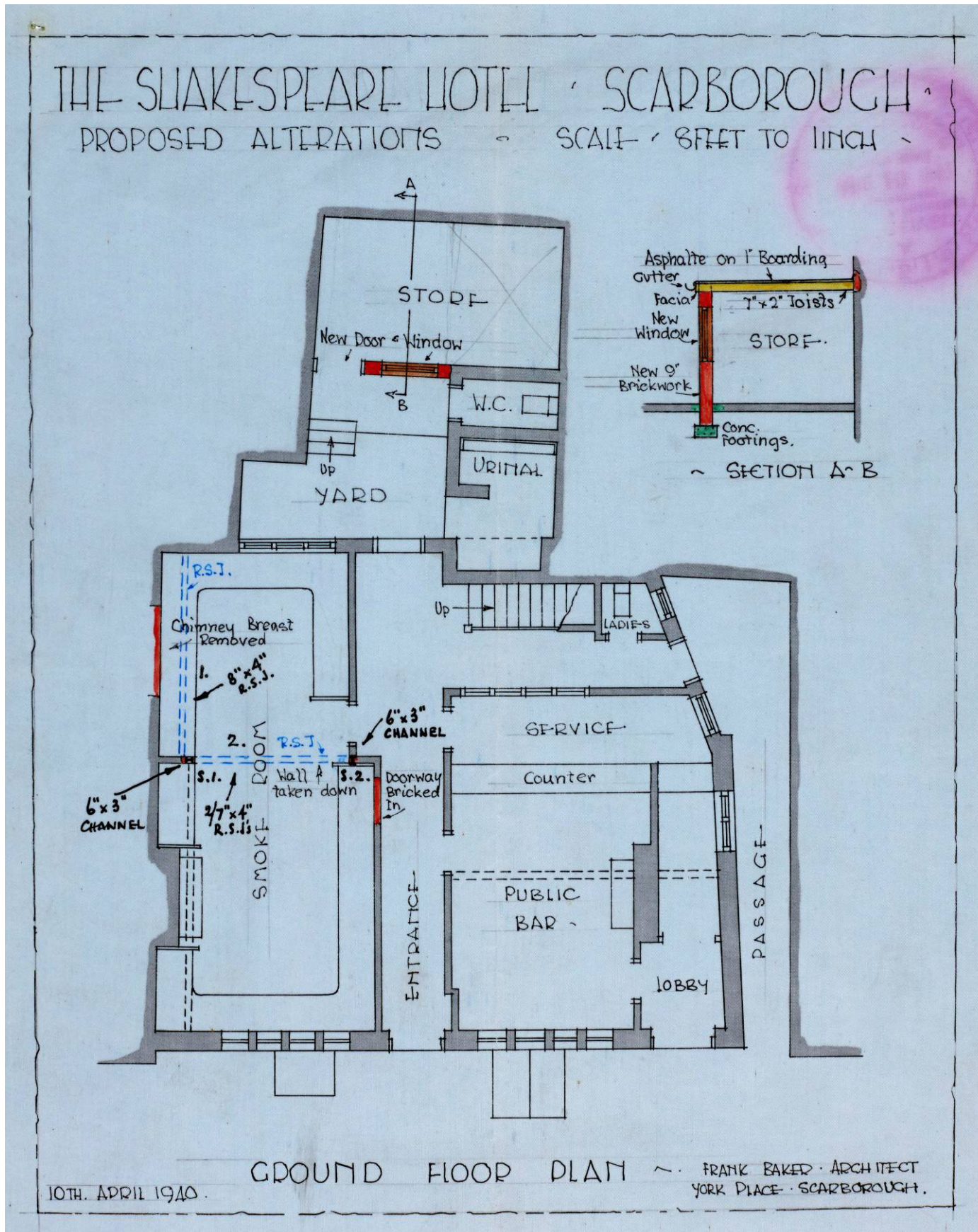
1927 Plans, elevations and associated documents for Reconstruction of The Shakespeare Hotel, St Helen's Square, Scarborough by G H Fawcett, Architect
 Source: NYCRO DC-SCB 4654.



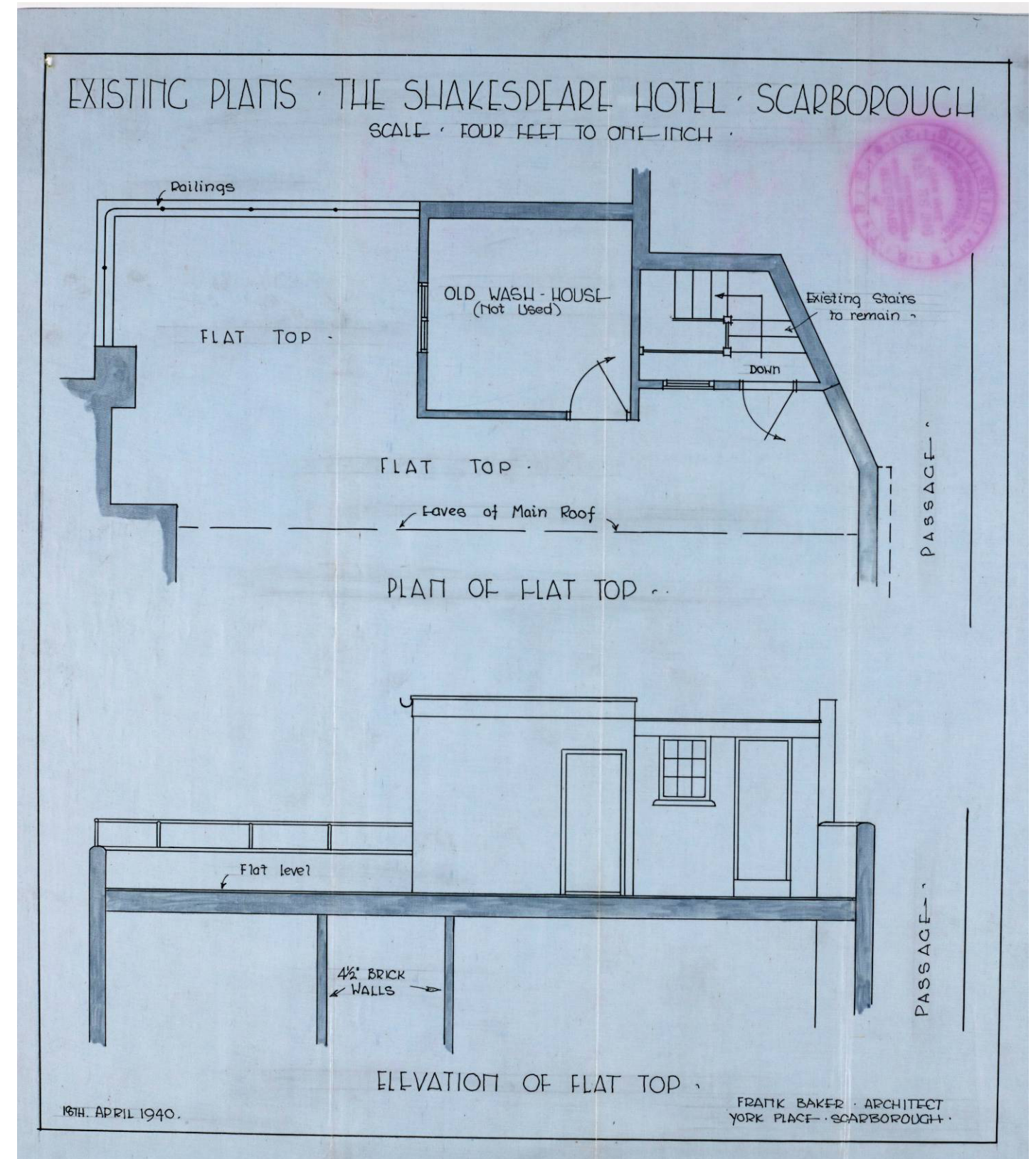
1927 Plans, elevations and associated documents for the erection of a wash house to the flat roof of The Shakespeare Hotel, St Helen's Square, by G H Fawcett, Architect
 Source: NYCRO DC-SCB 4893.



PROJECT	
ST HELEN'S SQUARE, SCARBOROUGH	
TITLE	
THE SHAKESPEARE HOTEL - 1927	
SCALE	DATE
NTS	AUG 2020
EDAS	FIGURE
	17



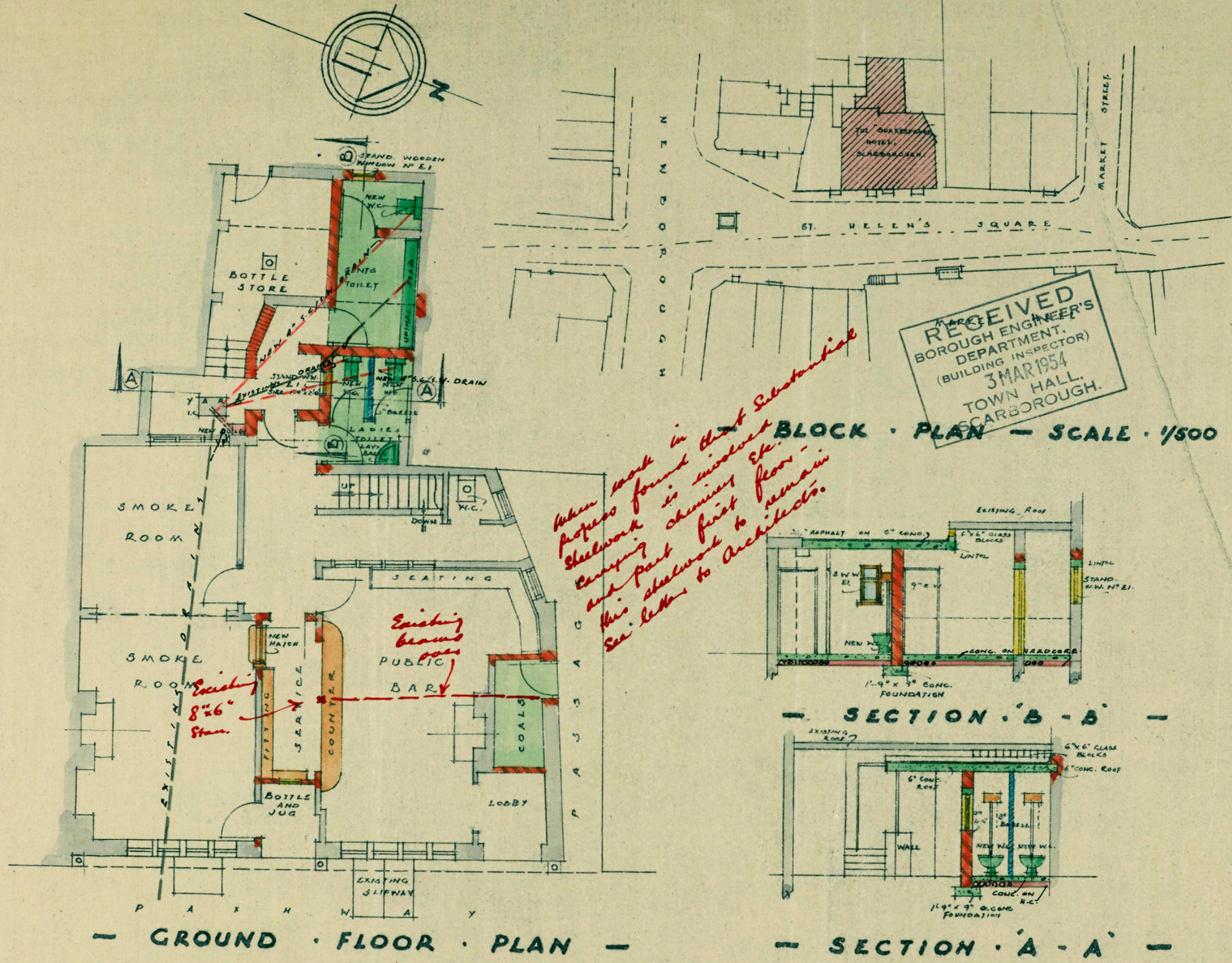
1940 Plans and other documentation relating to alterations to the ground floor of The Shakespeare Hotel by Frank Baker, architect
Source: NYCRO DC-SCB 4654.



1940 Plans, elevations and other documentation relating to the provision of a new bedroom to the rear of the Shakespeare Hotel by Frank Baker, architect
Source: NYCRO DC-SCB 4654.

PROJECT		ST HELEN'S SQUARE, SCARBOROUGH	
TITLE		THE SHAKESPEARE HOTEL - 1940	
SCALE	NTS	DATE	AUG 2020
EDAS		FIGURE	18

PROJECT ST HELEN'S SQUARE, SCARBOROUGH	
TITLE THE SHAKESPEARE HOTEL - 1954	
SCALE NTS	DATE AUG 2020
EDAS	FIGURE 19



RECEIVED
BOROUGH ENGINEER'S
DEPARTMENT,
(BUILDING INSPECTOR)
3 MAR 1954
TOWN HALL,
SCARBOROUGH.

1954 Plans and other material relating to alterations to The Shakespeare Hotel by Biscomb, Ferrey and Whipp of York and Scarborough, architects
Source: NYCRO DC-SCB 4654.

DRAWN TO A SCALE :
of
EIGHT FEET TO ONE INCH.

**PROPOSED ALTERATIONS TO THE 'SHAKESPEARE' HOTEL,
ST. HELEN'S SQUARE, SCARBOROUGH**

FOR MESSRS. SCARBOROUGH
& WHITBY BREWERIES LTD.

BISCOMB, FERREY & WHIPP,
L.R.I.B.A./A.R.I.C.S./B.S.C.,
ARCHITECTS & SURVEYORS,
12, MINSTER YARD, YORK &
15 VALLEY B' PDE. SCARBORO',
JULY 1953
J.R.P.



Plate 1: General view of St Helen's Square, west side, looking NW .



Plate 2: General view of St Helen's Square, looking N.



Plate 3: Nos 4-6 St Helen's Square, looking SW.



Plate 4: No. 4 St Helen's Square, south elevation upper part, showing staggered joint, looking N.



Plate 5: Nos 7-8 St Helen's Square, east side, looking E.



Plate 6: Nos 48-49 Newborough and south-east corner buildings of St Helen's Square, looking E.



Plate 7: Nos 48-49 Newborough with view to former Argos building, looking W.

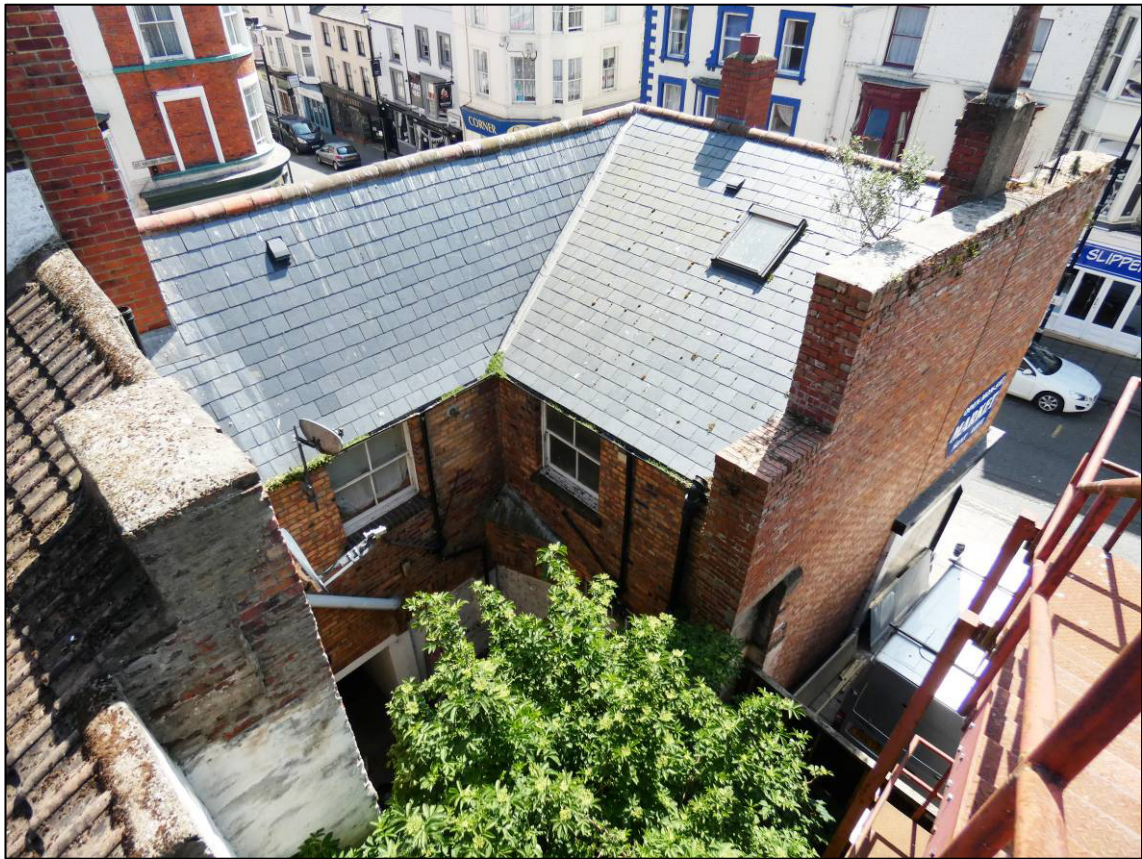


Plate 8: Upper floors of nos 48-49 Newborough, looking SE.



Plate 9: West elevation of no. 49 Newborough, looking E.



Plate 10: No. 48 Newborough (public conveniences), ground floor plant area, looking W.



Plate 11: No. 48 Newborough (public conveniences), east elevation, looking W.



Plate 12: No. 49 Newborough, cellar, looking S.



Plate 13: No. 49 Newborough, cellar, showing stonework to west wall, looking NW.



Plate 14: No. 49 Newborough, east side of rear yard showing access passage and blocked doorway-window in west elevation of no. 48 (public conveniences), looking E.



Plate 15: No. 49 Newborough, north elevation from rear yard, looking S.

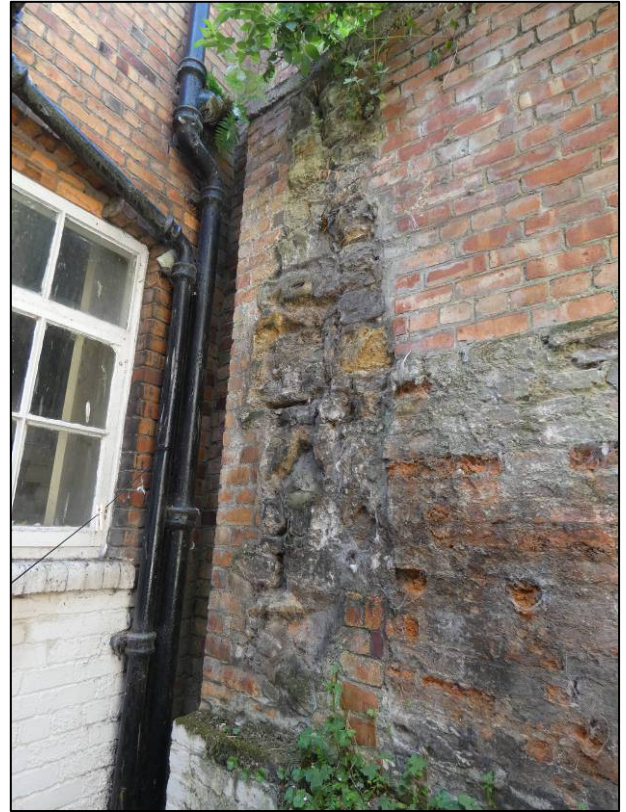


Plate 16: No. 49 Newborough, early stonework in west wall of rear yard, looking SW.

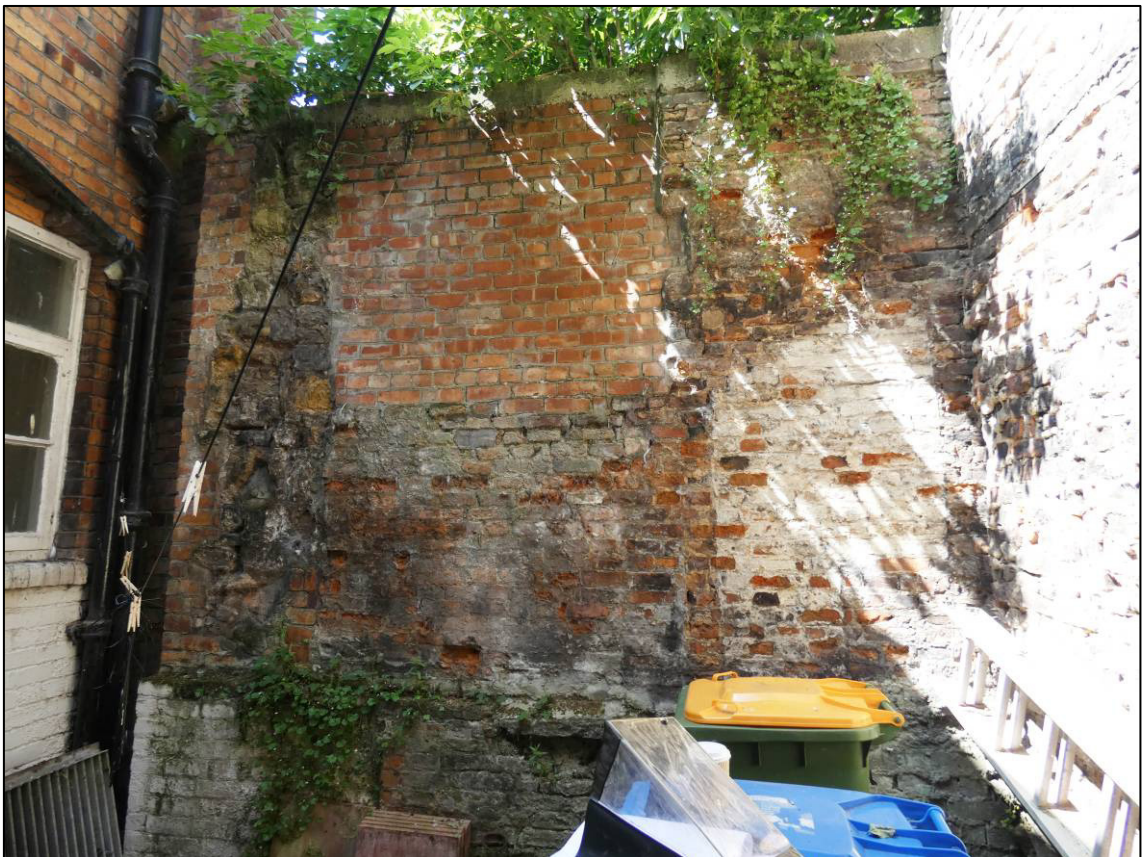


Plate 17: No. 49 Newborough, west wall of rear yard, looking W.



Plate 18: No. 1 St Helen's Square, north elevation of rear wing, looking SE.



Plate 19: No. 1 St Helen's Square, south elevation, looking N.



Plate 20: No. 1 St Helen's Square, east elevation, looking W.

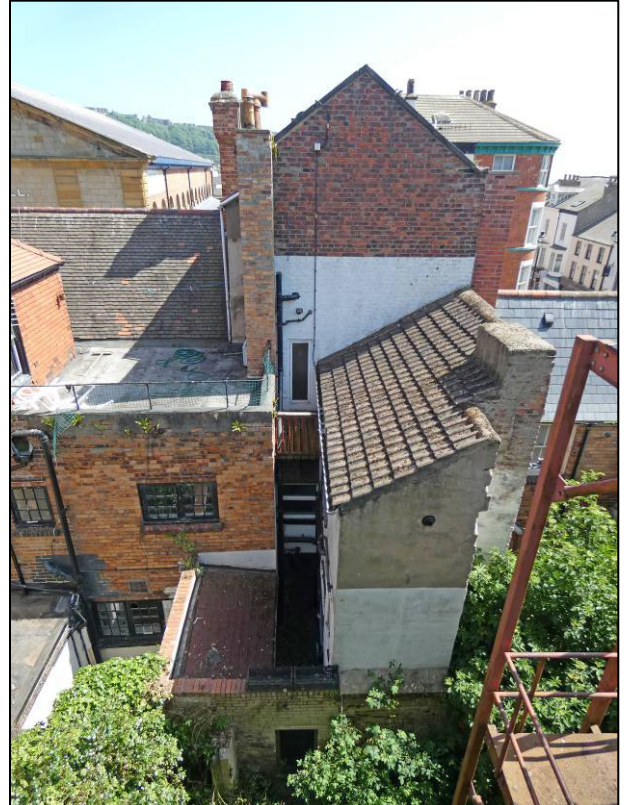


Plate 21: No. 1 St Helen's Square, west elevation, looking E.

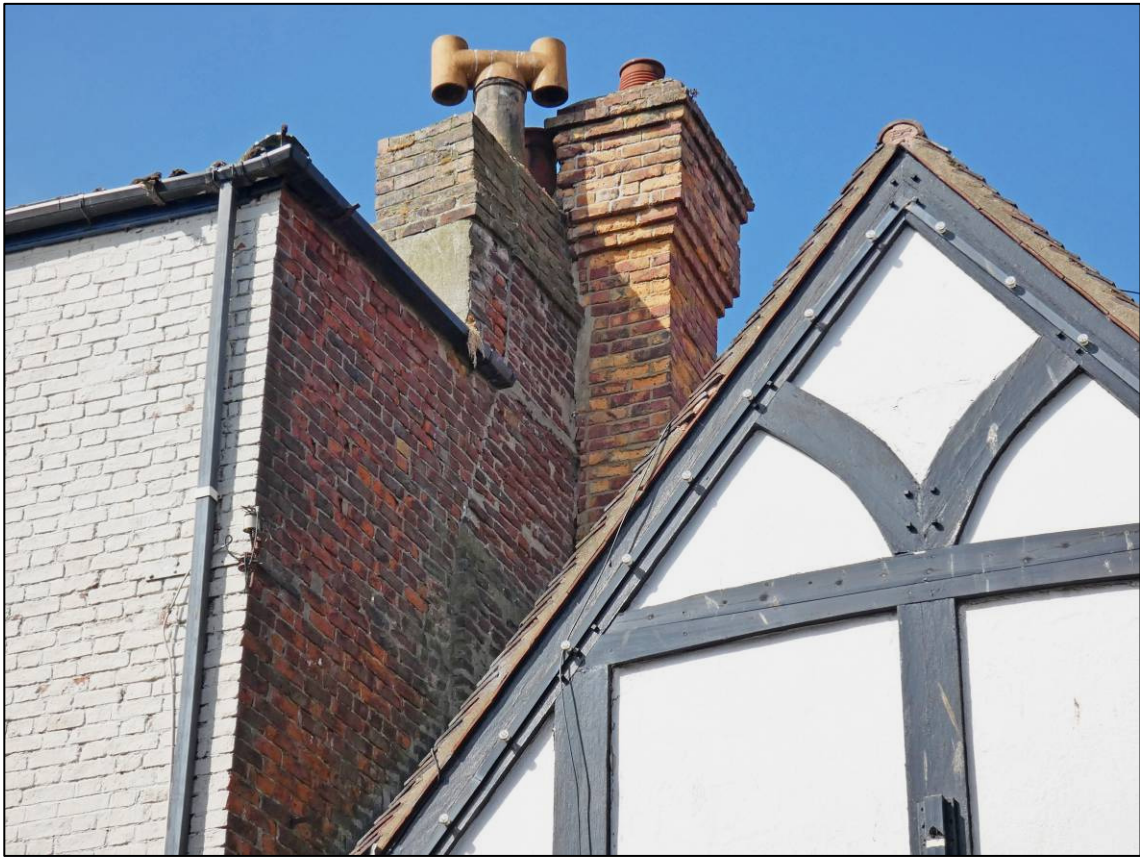


Plate 22: No. 1 St Helen's Square, upper part of north elevation, showing earlier chimney flue, looking SW.

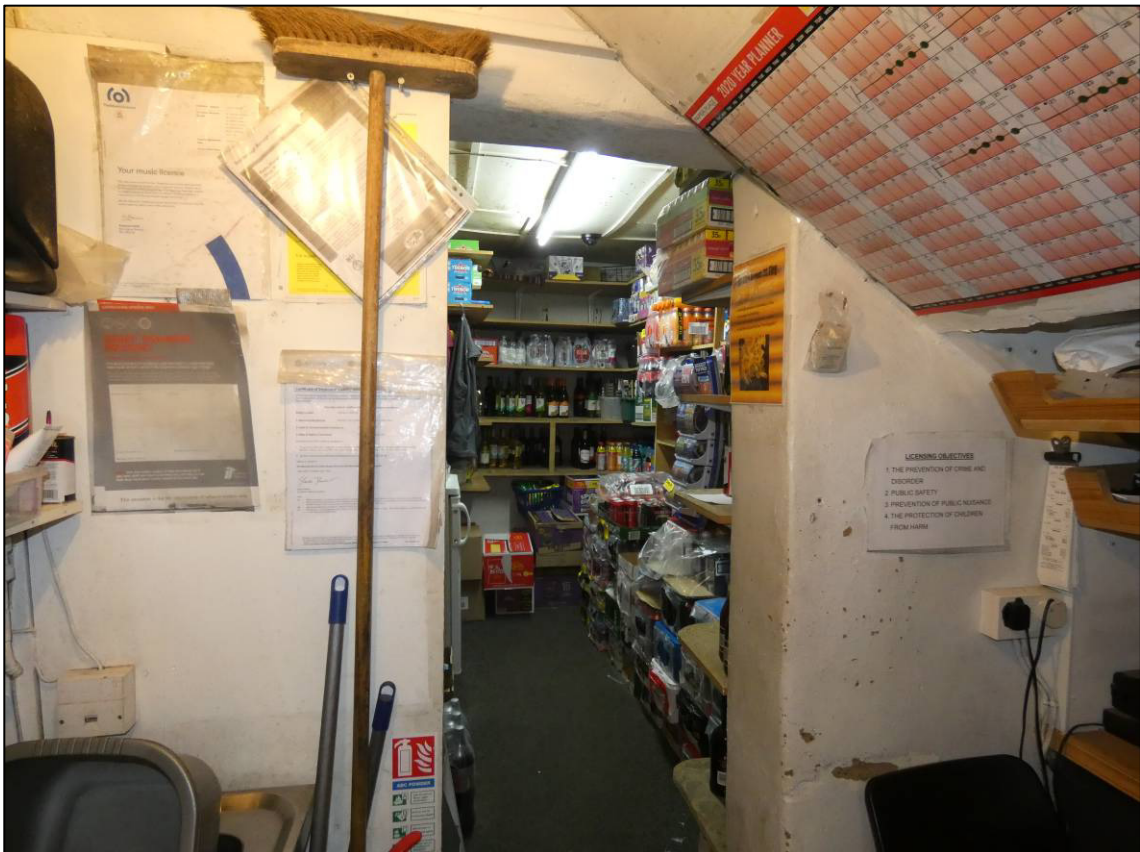


Plate 23: No. 1 St Helen's Square, ground floor interior, store to rear, looking W.



Plate 24: St Helen's Square, west side, looking NW.



Plate 25: Passage between nos 2-3 (The Shakespeare Hotel) and no. 4 St Helen's Square, looking W.



Plate 26: Nos 2-3 St Helen's Square (The Shakespeare Hotel), north part of east elevation, looking SW.



Plate 27: Nos 2-3 St Helen's Square (The Shakespeare Hotel), looking W.



Plate 28: No. 3 St Helen's Square (The Shakespeare Hotel), north gable, looking SE.

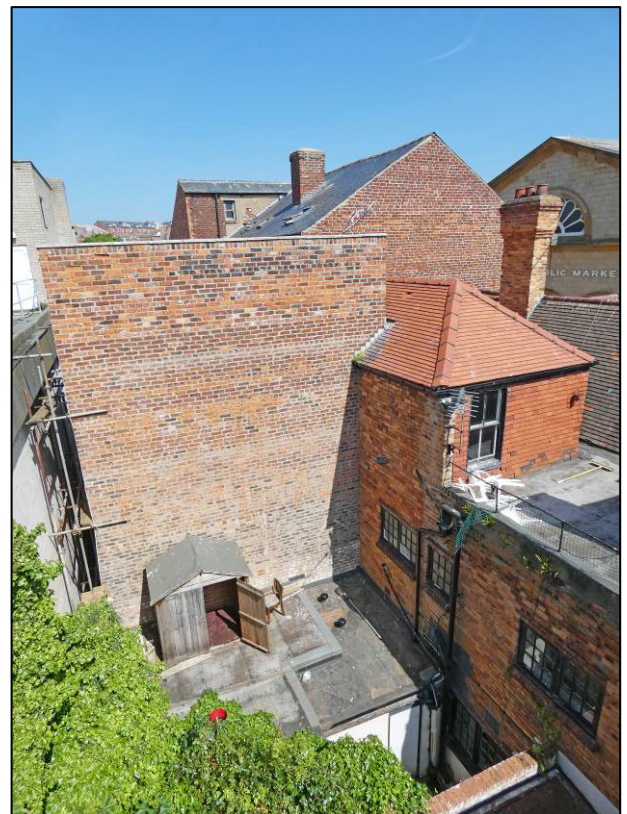


Plate 29: No. 4 St Helen's Square, south gable of rear wing, and outbuildings to rear of Nos 2-3 (The Shakespeare Hotel), looking N.



Plate 30: No. 2 St Helen's Square (The Shakespeare Hotel), cellar, looking E.



Plate 31: No. 3 St Helen's Square (The Shakespeare Hotel), cellar, looking N.



Plate 32: No. 2 St Helen's Square (The Shakespeare Hotel), ground floor interior, looking W.



Plate 33: No. 3 St Helen's Square (The Shakespeare Hotel), ground floor interior, looking N.



Plate 34: No. 3 St Helen's Square (The Shakespeare Hotel), first floor interior, staircase, looking N.

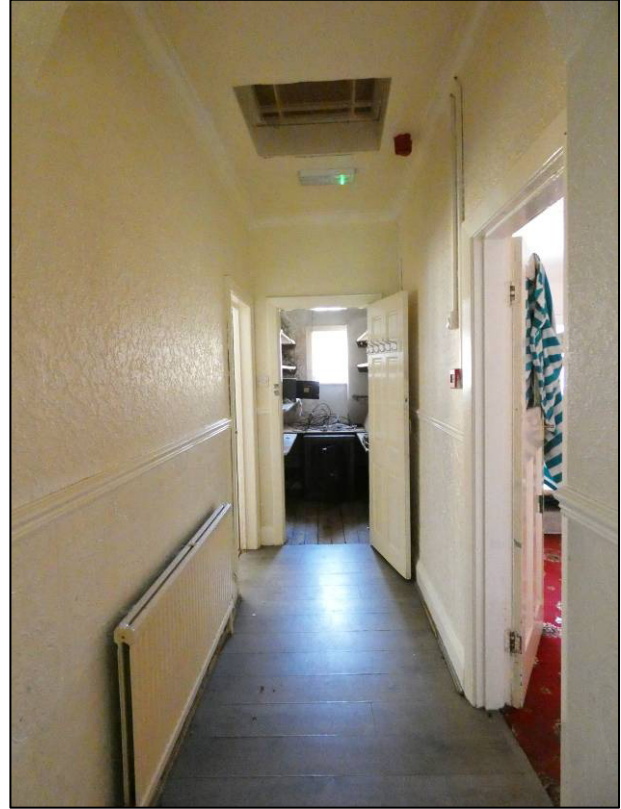


Plate 35: Nos 2-3 St Helen's Square (The Shakespeare Hotel), first floor interior, east-west corridor and larder, looking E.



Plate 36: No. 2 St Helen's Square (The Shakespeare Hotel), first floor former living room, looking E.

APPENDIX 1
EDAS METHODS STATEMENT

ED DENNISON ARCHAEOLOGICAL SERVICES LTD

18 Springdale Way • Beverley • East Yorkshire • HU17 8NU • Tel: 01482 870723

HISTORIC BUILDING AND ARCHAEOLOGICAL ASSESSMENT, ST HELENS SQUARE, SCARBOROUGH

EDAS METHODS STATEMENT

The aims of the project recording are to :

- produce an architectural Level 1/2 descriptive record (as defined by Historic England) of nos 1-3 St Helens Square, attached public conveniences and no. 49 Westborough;
- produce an archaeological desk-based assessment of the same properties and their immediate surroundings;
- use the collated data to produce an assessment of the importance and significance of the buildings and the archaeological potential of the area, to inform proposals for the development of an enlarged St Helens Square, in line with current local and national planning guidance.

The data collection will comprise three survey elements.

1. Architectural survey

Prior to any site work, the North Yorkshire County Record Office and Scarborough Reference Library will be consulted for any relevant information they might hold. Some material has already been gathered by the Conservation Officer's rapid desk-based assessment, but it is clear from initial searches that more relevant information is available. In addition to details specifically relating the to-be-affected buildings (e.g. building plans, existing historic photographs and paintings, census data, trade directories etc), it is expected that there will be other information relating to the general street scene and wider Conservation Area. It is also known that there is some historical information available on the internet. Included within this element of the work will be a detailed map regression, to help understand the specific buildings and the general growth and development of St Helen's Square and Cross Street/Westborough areas.

Once the documentary research has been concluded, each of the to-be-affected buildings will be visited and inspected in detail, both externally and internally. The rear elevations are likely to be particularly important in determining any phases of development, while internal inspections should be able to identify historic elements and plan forms; as part of the latter, cellars and roof spaces will be inspected, where practicable.

The photographic record will comprise general views of the buildings in their setting, as well as specific and detailed shots of the building's external appearances, the overall appearance of their principal internal spaces and circulation areas, and any external or internal detail (structural or decorative) which might be relevant to the building's design, development or use and which does not show adequately on general photographs. Shots will be taken of each elevation (both external and internal), square-on to the elevation wherever possible, although angled views will also be taken. Other photographs will illustrate any architectural detail, dates or other inscriptions, signage, makers' plates or graffiti etc which contribute to an understanding of the building, and any contents or ephemera which have a significant bearing on the buildings' history. The photographs will be taken with a digital camera with 12 megapixel resolution. The general photographic guidelines as set out by English Heritage/Historic England will be followed, and photographs will contain a scale (subject to access). Flash and artificial lighting will be used for internal work as necessary. A photographic register, detailing the position and orientation of each shot, will be produced.

At this stage, no floor plans or other drawings will be made of the to-be-affected buildings, although any existing surveys will be utilised where available. Sufficient notes will be made to enable detailed descriptions of the to-be-affected buildings to be made.

2. Archaeological desk-based assessment

Information will be gathered from a variety of sources to produce a detailed archaeological desk-based assessment of the to-be-affected buildings and their immediate environs. For the purposes of this work, a study area 200m in diameter, centred on St Helens Square, will be defined. This area will therefore encompass the former Carmelite Friary which lay immediately to the west of the square, as well as the Franciscan Friary which lay on the east side of Friargate. It should be noted that this desk-based assessment will concentrate on below-ground archaeology, although reference will also be made to designated heritage assets such as Listed Buildings and the Conservation Area.

Archaeological and historical information held by Historic England Archives, the North Yorkshire Historic Environment Record and Scarborough Archaeological Society, as well as on-line data from the 'Heritage Gateway' website will be gathered and collated. This information is likely to include records of previous archaeological investigations and research, printed and manuscript maps, and published and unpublished documentary sources. It is expected that charges will be made for data provision.

3. Reporting and Assessment

The collated data will be used to produce an assessment of the importance and significance of the buildings and the archaeological potential of the area, to inform proposals for the development of an enlarged St Helens Square, in line with current local and national planning guidance.

An account of the to-be-affected building's overall form (e.g. structure, materials, layout, evidence for any attached demolished structures etc), function, date and sequence of development and use, together with the evidence supporting this analysis, will be produced. A discussion of any published sources relating to the buildings and their settings, an account of their history as determined by the research undertaken for the project, including historic map evidence and a map regression exercise, will also be produced, cross referenced to a full bibliography and other references.

The buildings will also be discussed with reference to the wider Conservation Area, and their importance and significance will be assessed in terms of their aesthetic, communal, evidential, historic and scenic values, in line with English Heritage's Conservation Principles, Policies and Guidance for Sustainable Management of the Historic Environment. Reference will also be made to any Local Authority local or town plan policies for the historic environment, and any Conservation Area appraisal and/or management plan, as well as national planning policy and guidance (e.g. NPPF).

The implications of the proposed development work will also be assessed, both in terms of the to-be-affected buildings and any below-ground deposits, and recommendations for any appropriate mitigation measures will be made. These may include further detailed survey work on the buildings, to produce a detailed pre-demolition record, as well as some limited archaeological investigations (evaluation trenches or test pits) where necessary and practicable.

The resulting EDAS report will be a standard A4 typed and bound document, produced in electronic (pdf) format. Copies will be provided to the client, Scarborough BC, North Yorkshire Historic Environment Record, and other interested parties as directed.

Health and Safety, and Insurance

EDAS will comply with the Health and Safety at Work Act of 1974 while undertaking the project. A full copy of their Health and Safety Policy is available on request.

The to-be-affected buildings are privately owned and EDAS will indemnify the owners in respect of their legal liability for physical injury to persons or damage to property arising on site in connection with the survey, to the extent of EDAS's Public Liability Insurance Cover (£5,000,000).

Ed Dennison, Director
Ed Dennison Archaeological Services Ltd
16th March 2020

APPENDIX 2
METHODOLOGY FOR IMPACT ASSESSMENTS ON HERITAGE ASSETS

APPENDIX 2: METHODOLOGY FOR IMPACT ASSESSMENTS ON HERITAGE ASSETS

Based on Highways Agency's 2007 Design Manual for Roads and Bridges volume 11, Section 3 Part 2 (HA 208/07), and in accordance with advice contained in the 2012 National Planning Policy Framework, and the previous Planning Policy Statement 5 (Planning for the Historic Environment).

Assessing Value or Significance of Heritage Assets

<i>Value</i>	<i>Examples</i>
Very High (International)	World Heritage Sites, Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to international research objectives. Other buildings and built heritage of exceptional quality and recognised international importance. Historic landscapes and townscapes of international value or sensitivity, whether designated or not, or extremely well preserved historic landscapes and townscapes with exceptional coherence, integrity, time-depth, or other critical factor(s).
High (National)	Scheduled Monuments, or undesignated archaeological assets of national quality and importance, or than can contribute significantly to national research objectives. Grade I and II* Listed Buildings, other built heritage assets that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in their listing grade. Conservation Areas containing very important buildings or with very strong character and integrity, undesignated structures of clear national importance. Grade I and II* Registered Parks and Gardens, Registered Battlefields and designated or non-designated historic landscapes and townscapes of outstanding interest, quality and importance, or well preserved historic landscapes which exhibit considerable coherence, integrity time-depth or other critical factor(s).
Medium (Regional)	Undesignated archaeological assets of regional quality and importance that contribute to regional research objectives. Grade II Listed Buildings, historic unlisted buildings that can be shown to have exceptional qualities in their fabric or historical associations. Conservation Areas containing buildings that contribute significantly to its historic character. Historic townscapes or built-up areas with important historic integrity in their buildings, or built settings (e.g. including street furniture and other structures). Designated special landscapes, undesignated historic landscapes that would justify special historic landscape designation, landscapes of regional value, and averagely well preserved historic landscapes with reasonable coherence, integrity, time-depth or other critical factor(s). Assets that form an important resource within the community, for educational or recreational purposes.
Low (Local)	Undesignated archaeological assets of local importance, assets compromised by poor preservation and/or poor survival of contextual associations, or assets of limited value but with potential to contribute to local research objectives. Locally listed buildings, historic (unlisted) buildings of modest quality in their fabric or historical association. Historic landscapes or built-up areas of limited historic integrity in their buildings or built settings (including street furniture and other structures). Robust undesignated historic landscapes, historic landscapes with importance to local interest groups, historical landscapes whose value is limited by poor preservation and/or poor survival of contextual associations. Assets that form a resource within the community with occasional utilisation for educational or recreational purposes.
Negligible	Archaeological assets with very little or no surviving interest. Buildings of no architectural or historical note. Landscapes and townscapes that are badly fragmented and the contextual associations are severely compromised or have little or no historical interest.

Unknown	The importance of the asset has not been determined. Buildings with some hidden (i.e. inaccessible) potential for historic significance.
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Assessing Magnitude of Impact (Negative or Positive)

<i>Magnitude of Impact</i>	<i>Typical Criteria Descriptors</i>
Substantial (Major)	<p><i>Negative:</i> Impacts will damage or destroy cultural heritage assets; result in the loss of the asset and/or its quality and integrity; causes severe damage to key characteristic features or elements; almost complete loss of setting and/or context of the asset. The asset's integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood.</p> <p><i>Positive:</i> The proposals would remove or successfully mitigate existing damaging and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features; halt rapid degradation and/or erosion of the heritage resource, safeguarding substantial elements of the heritage resource.</p>
Moderate	<p><i>Negative:</i> Substantial impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; substantially intrusive into the setting and/or would adversely impact on the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised.</p> <p><i>Positive:</i> Benefit to, or restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding and appreciation is substantially improved; the asset would be bought into community use.</p>
Slight (Minor)	<p><i>Negative:</i> Some measurable change in assets quality or vulnerability minor loss of or alteration to, one (or maybe more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised.</p> <p><i>Positive:</i> Minor benefit to, or partial restoration of, one (maybe more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced.</p>
Negligible	<p><i>Negative:</i> Very minor loss or detrimental alteration to one or more characteristics, features or elements; minor changes to the setting or context of the site.</p> <p><i>Positive:</i> Very minor benefit to or positive addition of one or more characteristics, features or elements; minor changes to the setting or context of the site.</p>
No change	No discernible change in baseline conditions.

Identifying Significance of Effect (Negative or Positive)

	<i>Magnitude of Impact</i>				
<i>Value of Asset</i>	<i>Substantial</i>	<i>Moderate</i>	<i>Slight</i>	<i>Negligible</i>	<i>No change</i>
<i>Very High</i>	Very Large	Large/ Very Large	Moderate/Large	Slight	Neutral
<i>High</i>	Large/ Very Large	Moderate/Large	Moderate/Slight	Slight	Neutral
<i>Medium</i>	Moderate/Large	Moderate	Slight	Slight/Neutral	Neutral
<i>Low</i>	Moderate/Slight	Slight	Neutral/Slight	Slight/Neutral	Neutral
<i>Negligible</i>	Slight	Neutral/Slight	Neutral/Slight	Neutral	Neutral