

South Cliff Gardens Scarborough



Conservation Management Plan



LOTTERY FUNDED

southerngreen
chartered landscape architects



Fiona Green

1061/SG/V2
August 2018



Section 1 Introduction P. 7

- | | | | |
|-----|---|------|---|
| 1.1 | Objectives of the Conservation Management Plan | 1.8 | Project Team |
| 1.2 | Study Area | 1.9 | Scope of the Plan and Limitations |
| 1.3 | Ownerships and Leases | 1.10 | Survey Report |
| 1.4 | Designations | 1.11 | Links to other reports prepared for HLF Bid |
| 1.5 | Guidance documents followed in this Conservation Management Plan | 1.12 | Stabilisation Contract |
| 1.6 | Adoption & Review | 1.13 | Participation and Consultation |
| 1.7 | Scarborough Borough Council, Context and Related Plans and Policies | 1.14 | Acknowledgements |

Section 2 Understanding the Heritage P. 33

- | | | | |
|-----|---|------|---|
| 2.1 | Introduction | 2.6 | Character Areas |
| 2.2 | Description of the Heritage | 2.7 | Site Facilities, Use and Access |
| 2.3 | History of the site | 2.8 | Existing Conditions |
| 2.4 | Local Context | 2.9 | Visual Analysis |
| 2.5 | South Cliff in the Wider Heritage Context | 2.10 | How the Site's Heritage is Looked After |

Section 3 Statement of Significance P. 135

- | | | | |
|-----|------------------|-----|--|
| 3.1 | Introduction | 3.5 | Communal Value |
| 3.2 | Evidential Value | 3.6 | Natural Heritage |
| 3.3 | Historical Value | 3.7 | Grading of Significance of Individual Elements |
| 3.4 | Aesthetic Value | 3.8 | Summary Statement of Significance |

Section 4 Risks and Opportunities P. 145

- | | | | |
|-----|---------------------|-----|---|
| 4.1 | Background | 4.3 | Risks and Opportunities for Key Factors |
| 4.2 | Existing Conditions | 4.4 | Strategic Vision |

Section 5 Policies P. 153

- | | | | |
|-----|---|-----|--|
| 5.1 | Conservation | 5.5 | Policies for Effects on the Environment |
| 5.2 | Policies for new Works to Buildings and Landscape | 5.6 | Managing Information about your Heritage |
| 5.3 | Access | 5.7 | Community Use and Benefit |
| 5.4 | Climate change | 5.8 | Care and Maintenance |

Section 6 Adoption and Review P. 175

- | | | | |
|-----|----------------|-----|-----------------------|
| 6.1 | Adoption | 6.3 | Monitoring and Review |
| 6.2 | Responsibility | | |

Drawings

Survey - Context Plan	1061_01
Survey - Designation Plan	1061_02
Survey - Character Areas	1061_03
Survey - Historic Map Regression with built feature chronology - 1853	1061_04.1
Survey - Historic Map Regression with built feature chronology - 1893	1061_04.2
Survey - Historic Map Regression with built feature chronology - 1928	1061_04.3
Survey - Historic Map Regression with built feature chronology - 1966	1061_04.4
Survey - Historic Map Regression with footpath chronology - 1853	1061_05.1
Survey - Historic Map Regression with footpath chronology - 1893	1061_05.2
Survey - Historic Map Regression with footpath chronology - 1928	1061_05.3
Survey - Historic Map Regression with footpath chronology - 1966	1061_05.4
Survey - Seaside Resort Comparison	1061_06
Survey - Ownership Progression - over 1966 OS	1061_07
Survey - Land Ownership and Leases	1061_08
Survey - Historic Boundary Treatments	1061_09
Survey - Historic Map Regression	1061_10
Survey - Historical Planting	1061_11
Survey - Existing Sections and ground Gradients	1061_12
Survey - Visual Analysis North	1061_13.1
Survey - Visual Analysis South	1061_13.2
Survey - Visual Analysis - Scarborough Key Views and Landmarks	1061_13.3
Analysis - Significance	1061_14
Survey - Local context and Transport Network	1061_15
Analysis - Opportunities and Key Proposals	1061_16
Survey - Existing SBC Lighting Assets	1061_17
Analysis - Timeline	1061_18
Survey - Existing Tree Survey	1061_19
Survey - Topographical Survey	1061_20
Survey - Facilities and features Plan	1061_21
Survey - Buildings and Shelters	1061_22
Survey - Existing footpaths Gradients	1061_23
Survey - Access and Circulation North	1061_24.1
Survey - Access and Circulation South	1061_24.2
Survey - Signage	1061_24.3
Survey - Boundary Treatments North	1061_25
Survey - Boundary Treatments South	1061_26
Survey - Street Furniture North	1061_27
Survey - Street Furniture South	1061_28
Survey - Soft Landscape North	1061_29.1
Survey - Soft Landscape South	1061_29.2
Survey - Hard Landscape North	1061_30
Survey - Hard Landscape South	1061_30.1
Survey - Retaining walls_Rockworks_Plan	1061_31.1
Survey - Retaining walls_Rockworks_Photos 1	1061_31.2
Survey - Retaining walls_Rockworks_Photos 2	1061_31.3
Survey - Services	1061_32.1&2
Analysis - First Round Masterplan	1061_33
Survey - Landscape Parcel Areas North	1061_34
Survey - Landscape Parcel Areas South	1061_34.1
Survey - Footpath Strings North	1061_35

Survey - Footpath Strings South	1061_35.1
Survey - Maintenance vehicle access routes	1061_36
Survey - Building Opportunities Plan	1061_37
Survey - Listed Building Curtilages	1061_39, 40, 41
Survey - Historic Footpath Chronology 1966 OS_Stabilisation	1061_45.4
Photographs - Spa Gardens North Details and Views	1061_54.1
Photographs - Spa Gardens North Path from Crown Hotel	1061_54.2
Photographs - Spa Garden North Former Putting Green	1061_54.3
Photographs - Spa Garden South	1061_54.4
Photographs - Belvedere Gardens	1061_54.5
Photographs - Belvedere Gardens	1061_54.6
Photographs - Esplanade	1061_54.7
Photographs - Foreshore, Promenade	1061_54.8
Spa Historic Development & adjacent area	1061_55

Figures

- Figure 1 Study Area Location, © 2018 Google
- Figure 2 Study Area Location, OS © 2018 Google
- Figure 3 Timeline
- Figure 4 The Spa and Esplanade, the Putting Green and the Bathing Pool from the SE - 1932 - Britain from Above
- Figure 5 South Cliff and Weaponness Scarborough from the south-east 1947 - Britain from Above
- Figure 6 Organogram 1
- Figure 7 Organogram 2
- Figure 8 Organogram 3
- Figure 9 Organogram 4

Appendices - Specialist Reports (separate documents)

1. Archaeological desk-based assessment - February 2018 - Archaeological Services Durham University
2. Historic Designed Landscape - May 2018 - Fiona Green
3. Ecology Report - March 2018 - Enviroscope
4. Tree Survey Report and Tree Constraints Plan – Drawing 01 - Feb 2018 – Enviroscope
5. Addendum to Ecology Report – August 2018 – Enviroscope
6. Commentary on the Existing Information and Review of Condition to the Shelters within South Cliff Gardens, Scarborough – April/August 2018 - Mosedale Gillatt Architecture
7. Various Engineering Reports – May 2018 - Alan Wood and Partners
8. Historic England Entries on the National Heritage List for England
9. Drainage Survey – July 2018 – JMS Drain Solutions
10. Memorial Benches List and Plan
11. Site Accessibility Update – March 2018 - Gateshead Access Panel
12. Buildings in Public Parks – Park Shelters - March 2018 - Paul Rabbitts
13. South Cliff Gardens - Landscape Condition / Risk and Opportunity Schedule - May 2018 - Southern Green
14. Gazetteer - August 2018 - Southern Green



Introduction

EXECUTIVE SUMMARY

South Cliff Gardens occupies the eastward-facing cliffs that stretch approximately 1.5km south from the centre of Scarborough Town and lie between the Esplanade, and its hotels and fine terrace houses, and the Promenade, that includes The Spa complex, that skirts South Bay. The relationship between the hotels, gardens and Spa was crucial to the economy of Scarborough, as it expanded 18th century, which was boosted further by the development of railways through the 19th century and this relationship remains strong today, despite the recent deterioration of the Gardens.

Although all under the control of Scarborough Borough Council, and managed as an entity, South Cliff Gardens are actually an amalgam of three separate gardens, each with their own distinct character and history. Spa Gardens, Belvedere gardens and Holbeck have developed over six main stages of land acquisition and landscaping which commenced during the early 19th-century. This occurred after the development of The Spa itself which was discovered in 1626 by a local woman who encouraged visitors to drink the water as a medicinal aid. Scarborough developed as a spa resort and by the early eighteenth century was operating in fierce competition with The Spa at Harrogate. In conjunction with The Spa, the seaside resort grew in popularity during the 18th-century and is thought to be the first recorded place in England to offer bathing machines in 1735.

The Cliff Bridge Company was formed in 1826 and negotiated a lease of The Spa from the Corporation after building The Spa Bridge to improve links to the town. The first phase of landscaping was carried out by George Knowles (1776-1856) who laid out paths and pleasure grounds on the cliffs west of The Spa buildings. The company employed Henry Wyatt (1769-1862) to enlarge The Spa Pavilion from 1837-9 and he built a castellated structure known as The Spa Saloon, this was set behind an improved sea wall which was also battlemented. By the 19th century there was a saying 'The Spaw is Scarborough and Scarborough is The Spaw',

demonstrating the enormous economic importance of The Spa to the town.

In 1856 the company took advantage of Sir Joseph Paxton (1803-1865), the foremost public park designer in the country, who holidayed in Scarborough. They asked him to provide a design for the Spa Gardens and alterations to the Saloon. Paxton's plans were submitted by his assistants Edward Milner and G.H. Stokes and included a Music Hall, Viewing Tower, Italianate terrace and steps, shrubberies, and circulatory footpaths which extended Knowles' layout. In 1875 the first passenger funicular railway in the country was installed on South Cliff. The Music Hall burnt down the following year but by 1877 was replaced by Verity and Hunt of London on the footprint of the earlier buildings.

George Lord Beeforth JP (1823-1904) a prominent local businessman bought land on South Cliff and built several properties at the southern end of the esplanade. Beeforth enclosed land on the cliffs to form his own private gardens named after his house 'The Belvedere'. The house was linked to the garden via a tunnel under the road. Beeforth planted an oval shaped rose garden, 'Rosary' shown north of the tunnel on the 1893 OS. Other garden areas are shown south of the tunnel on the same plan and included large tracts of shrubs and woodland which gave shelter from coastal winds.

In 1885 the corporation purchased land south of Dickinson's Point and laid out Holbeck Gardens with assistance from the Cliff Bridge Company who loaned their gardener, Mr Skipsey.

In 1909 the Corporation purchased the majority of Beeforth's gardens but he retained a small area accessed by way of a tunnel from his house. The Borough Engineer, Harry Smith added more paths, the Italian Garden, the Clock Cafe and beach huts, a new Floral Lounge or Rose Garden, shelters and seats. Smith's improvements to South Cliff Gardens during the early 20th-century

continued to reinforce the spirit of the seaside resort at one of the first 'seaside' venues.

The Gardens are a designated heritage asset, being listed as a Grade II Historic Garden on the Historic England Register of Historic Parks and Gardens, and previously described by English Heritage as "Outstanding". The Registered Park and Garden provides the setting to the Grade II* listed Spa and the Grade II* listed Crown Hotel and also lies within the Scarborough Conservation Area.

Although the Gardens retain many of the features of the designed landscape today, they are included on the Historic England 'Heritage at Risk' Register due to the cliff erosion resulting in the loss of sections of the path systems and park integrity. The Gardens are in a critical condition, many paths are closed and heritage features deteriorating and vegetation screening views. Usage has declined and areas subject to anti-social behaviour.

The gardens have been subject to periodic collapses and urgent stabilisation measures are required comprising re-grading, soil nailing and piling to ensure stability of the cliff and the future safety of The Spa and properties on the Esplanade. A major stabilisation contract is due to start shortly (Summer 2018) which will address the risk of a major landslide steep bank behind The Spa.

In April 2018, a landslide caused significant damage to beach chalets and paths near the Clock Café and an area has been cordoned off, although the café is still open for business.

Outline proposals for South Cliff Gardens were developed by Scarborough Borough Council as part of a Round 1 bid

submitted to the Heritage Lottery Fund (HLF) in August 2016 under the Parks for People programme. A HLF Round 1 pass was confirmed in June 2017 and Southern Green was commissioned as Lead Consultant to prepare a Conservation Plan and Round 2 bid in November 2017. This Conservation Plan includes technical reports and surveys as part of the appendices. The plan is an integral part of the Round 2 application, which also includes:

- Activity Plan
- Masterplan
- Design Proposals to RIBA Stage 3
- 10 Year Management and Maintenance Plan
- Project Action Plan and Programme

This Conservation Management Plan provides an overview of South Cliff Garden's historical development and its local and wider context, as well as outlining how the Garden's heritage aspects are to be looked after. A statement of significance is provided in terms of different types of heritage. Risks and opportunities are outlined which then go on to inform a number of policies covering conservation, new work, standards of maintenance, access, effects on the environment and managing Information about heritage.

With this investment, the main conservation aims for South Cliff Gardens, corresponding to the three priorities of the Heritage Lottery Fund (which are set out in their guidance) will be met as follows:

Outcomes for heritage

- Better managed
- In better condition
- Better interpreted and explained
- Identified/recorded

Outcomes for people

- Developed skills
- Learning about heritage
- Volunteered time

Outcomes for communities

- Your local area/community will be a better place to live, work or visit
- Negative environmental impacts will be reduced
- More people and a wider range of people will have engaged with heritage also developed as a small mansion with pleasure gardens and extensive walled gardens where the Simpson family resided for some time.



1.1 Objectives of the Conservation Management Plan

This Conservation Management Plan (CMP) has been commissioned by Scarborough Borough Council to inform the development of detailed design and activity proposals as part of a Round 2 Heritage Lottery Fund Bid under the Parks for People programme which is due to be submitted in August 2018.

A Conservation Management Plan assesses and sets out in summary what is important about buildings and landscapes and their significance based upon readily available information. The information gathered is then considered in an assessment of cultural significance for the site as a whole and for its various parts, which is summarised in this report with a statement of significance.

The purpose of establishing the importance of the site is to identify and assess the attributes which make a place of value to our society. Once significance is understood, informed policy decisions can be made which will enable

that significance to be retained, revealed, enhanced or, at least, impaired as little as possible in any future decisions for the site. A clear understanding of the nature and degree of the significance of the feature will not simply suggest constraints on future action, it will also introduce flexibility by identifying the areas which can be adapted or developed with greater freedom. Based on all of this information and opinion, a set of policies, or guidelines, have been established that will inform the conservation, repair, management and use of the feature according to best conservation practice.

The Plan has involved considerable engagement with several local community groups who are extremely knowledgeable and active in conserving their local heritage.

The CMP is planned to inform the landscape restoration works following the stabilisation works directly behind The Spa for which it is also a planning condition prior to the landscape reinstatement works commencing.



Figure 1 Study Area Location, © 2018 Google

1.2 Study Area

South Cliff Gardens are located in Scarborough's South Bay, a popular destination for local residents and tourists

alike, providing a range of, recreation, leisure and entertainment attractions.

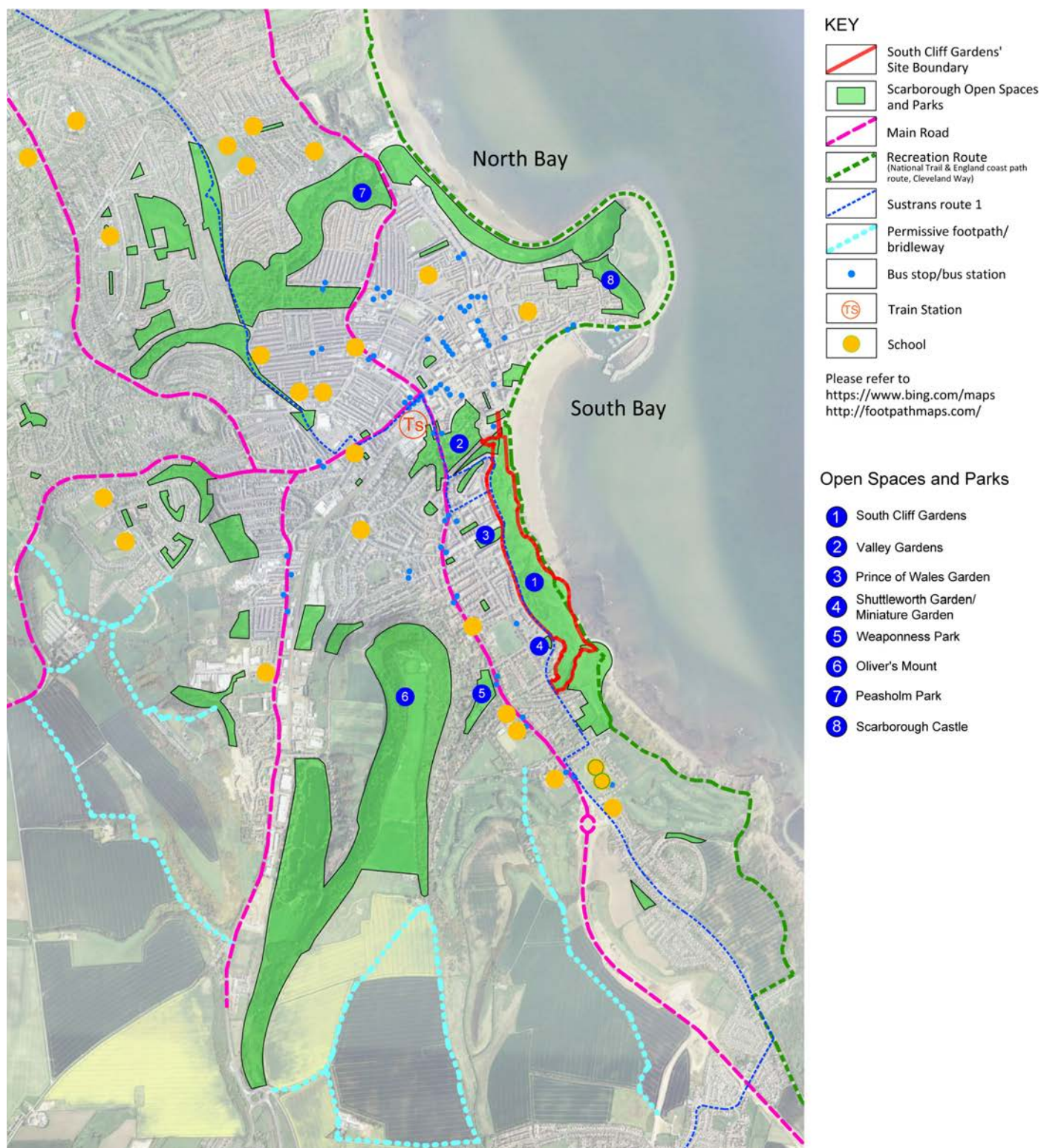


Figure 2 Study Area Location, OS © 2018 Google

The Gardens occupy an exposed, east facing cliff with panoramic views to the north over Scarborough's South Bay and associated tourist complexes crowned by 12th century Scarborough Castle, and southward to Filey Brigg. The project area is 16 hectares and its boundary includes the Gardens between Spa Bridge and Holbeck Ravine but does not include the associated squares and gardens on the opposite side of Esplanade such as Shuttleworth Gardens, or Valley Gardens which are also within the Registered Parkland Garden boundary. The Gardens are bounded on the seaward side by a promenade which includes The Spa Complex and which has diminishing

vehicular access in a southerly direction along the foreshore to the east. The Esplanade (and Esplanade Crescent) are urban streets forming a boundary to the west, backing onto generally four storey coastal town house properties and hotels. The town centre of Scarborough lies to the north across a footbridge dating from 1865 and south to the site of a 1993 landslip, the site of the former Holbeck Hotel. Further to the south lie cliffs that run south to Filey.

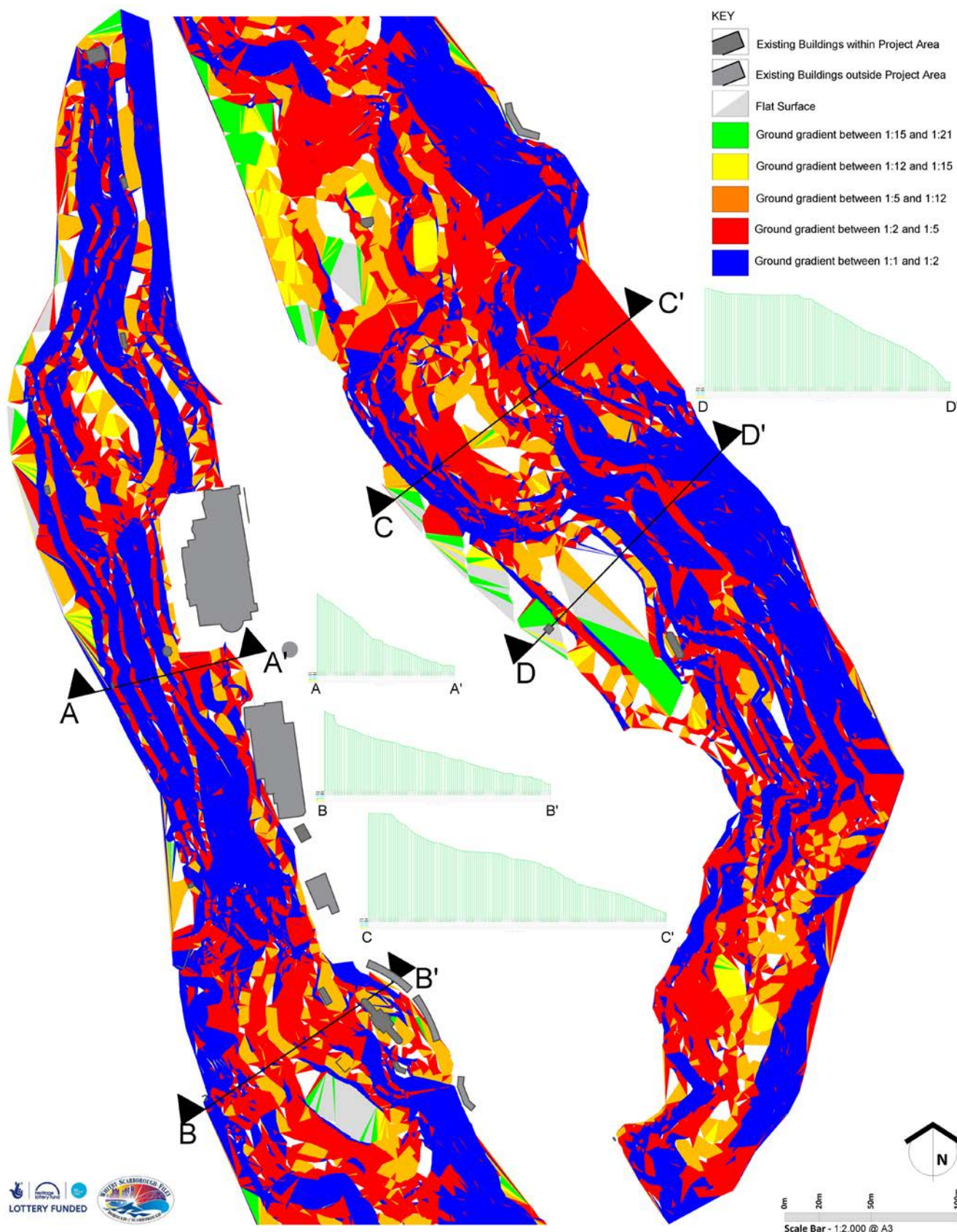
The Gardens are a proportionally narrow (150m), yet long (1.5km) running almost north - south along the coastal



cliff above Scarborough's historic South Bay Spa complex. There is a dramatic rise in level of over 50m between the foreshore and the Esplanade, making this a very steep site, with the majority 40% of land between 1:1-1:2 and 35% of the land 1:2-1:5. This topography explains the complex arrangement of traversing footpaths which criss cross the cliff, enabling the visitor to meander up and down the steep slope. There are few 'vertical' links due to the number of steps required. A 'most accessible' path

runs the length of the site, although this is interrupted by the funicular railway which currently is a major access barrier. *Please refer to dwg 1061_12.*

South Cliff Gardens are accessed at a lower level along the coastal Foreshore Road / Promenade and from the town centre via a bridge over Valley Road as well as from a number of entrances on the Esplanade overlooked by a number of hotels and terraced housing.



1061_12 - Survey - Existing Sections and ground Gradients



The photos above show examples of very steep slopes



1.3 Legal Agreements

1.3.1 Ownerships and Leases

Please refer to: dwg 1061_12.

There are currently several tenants and lease arrangements in place, also some discrete land ownership pockets within the envelope of the gardens. These arrangements are illustrated on dwg 1061_08.01 and 02 and can be summarised in two categories as follows:

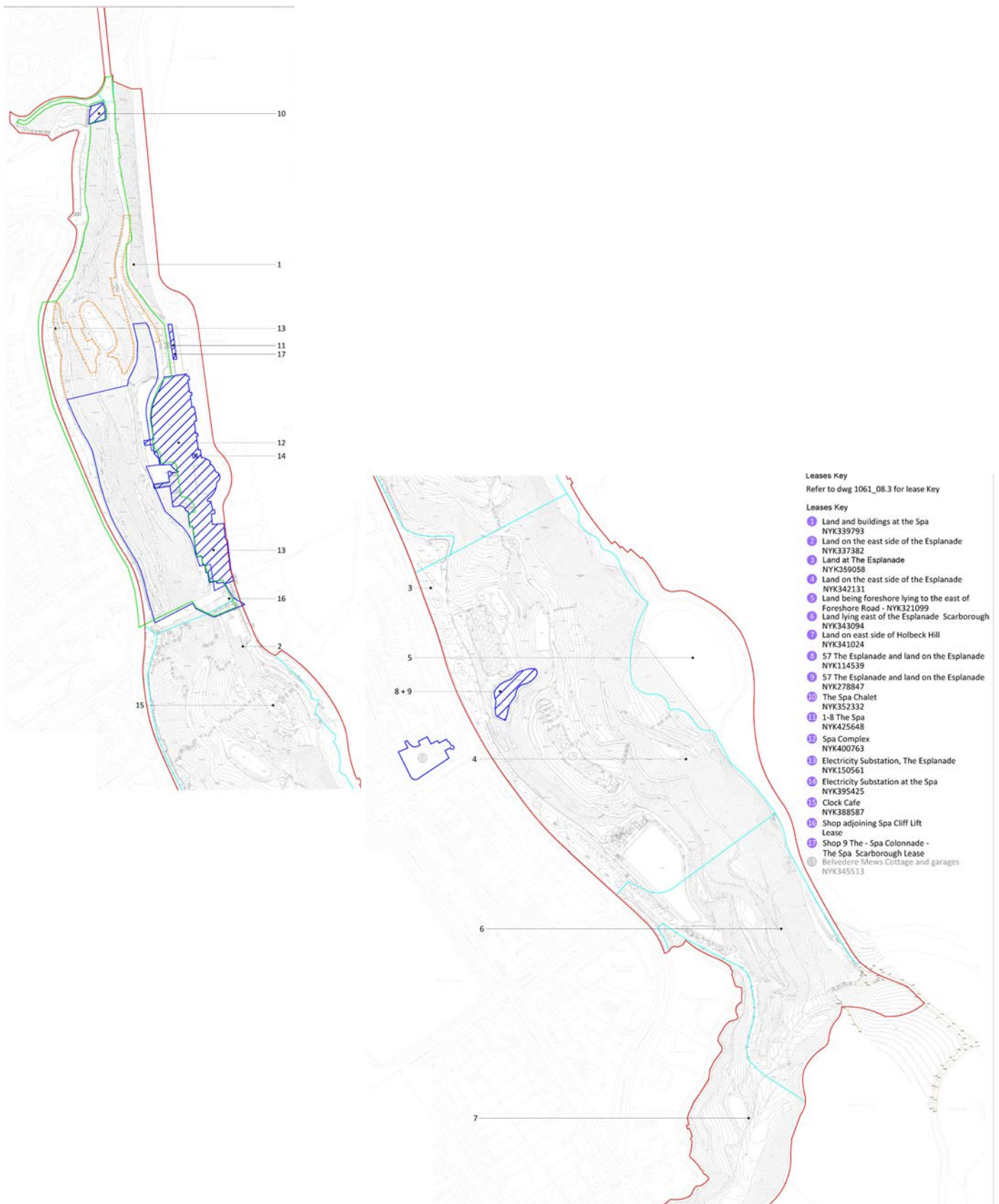
Private Ownerships

- Spa Chalet;
- The Belvedere Garden - a discrete land parcel opposite The Belvedere on the Esplanade accessed via a tunnel under the road.

Leases

- The Spa Complex;
- Clock Cafe;
- Beach chalets;
- Substation below Esplanade (Northern Power Grid);
- The Esplanade is the responsibility of North Yorkshire County Council Highway Authority responsibility.





1061_08. 1 & 08.2 - Survey - Land Ownership and leases

1.3.2 Memorial Benches

Refer to Appendix 8 - Memorial Benches List and Plan

There are 150 number of memorial benches within South Cliff Gardens with a further 229 on the Esplanade and road side. There are few records related to the memorial benches.

1.4.1 Historic England's Register of Parks and Gardens of Historic Interest

Please refer to: 1061_02 - Survey - Designation Plan

Valley Gardens and South Cliff Gardens

There are over 1,600 landscapes on the current Historic England Register of Historic Parks and Gardens of Special Historic Interest. These registered landscapes are graded I, II* or II, and include private gardens, public parks and cemeteries, rural parkland and other green spaces. They are valued for their design and cultural importance, and are distinct from natural heritage designations.

Inclusion on the Historic England Register of Historic Parks and Gardens brings no statutory controls, but there is a clear presumption in favour of upholding their significance in government planning guidance, so they

do gain protection. Registered Parks are considered as a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the landscape's special character. Local authorities are required to consult Historic England on applications affecting sites registered as grade I or II*, and the Gardens Trust on sites of all grades. The setting of other listed heritage assets can also protect registered landscapes.

South Cliff Gardens is listed in the Register of Parks and Gardens at Grade II and grouped with Valley Gardens, Prince of Wales / Esplanade Gardens as part of the same listing, the latter 3 gardens are not part of this project's scope. The Register summarises South Cliff Gardens as:

"Public gardens, comprising a series of seaside walks and gardens, laid out as publicly and privately owned features from the mid C19 to the 1930s, including work by Joseph Paxton in the 1850s".

Historic England Entries on the National Heritage List for England		Designation if applicable	
Item no.	Name	Grade and reference number	Date of Entry
1001528	Valley Gardens and South Cliff Gardens	Grade II Registered (park and garden)	15/05/2001

'At Risk'

Valley Gardens and South Cliff Gardens are scheduled as 'At Risk' by Historic England due to the "deterioration of the wider park combined with cliff erosion ... resulting in the loss of sections of the path systems and park integrity."

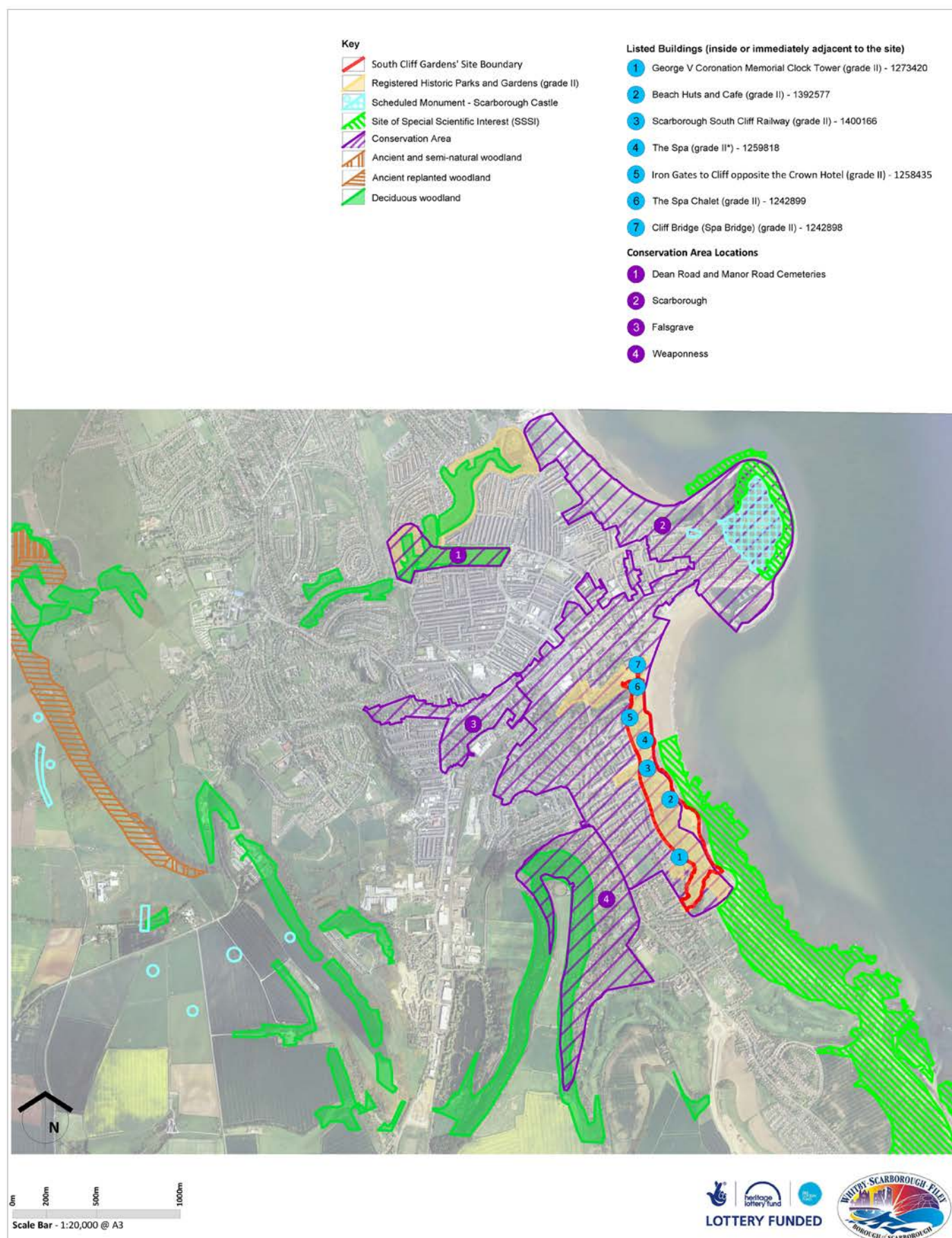
Historic England states that 'Parks and gardens assessed as being at risk are typically affected by development and neglect. They have frequently been altered by development or are faced with major change. The original function of these landscapes has often changed and divided ownership leads to the loss of their cohesive

historic design. Park and garden entries are removed from the Register once steps have been taken to address issues and positive progress is being made.'

It is expected that the following the restoration, Valley Gardens and South Cliff Gardens will be removed from the 'At Risk' register.



1.4 Designations



1.4.2 Listed Buildings

The site includes both Grade II* and Grade II listed buildings within the site. Historic England states the following regarding buildings and structures listed at these grades:

- Grade II* buildings are particularly important buildings of more than special interest; 5.5% of listed buildings are Grade II*

- Grade II buildings are of special interest; 92% of all listed buildings are in this class and it is the most likely grade of listing.

The Grade II* listing of The Spa complex adjacent South Cliff Gardens for example, goes some way to showing how important it is considered in statute. There are a number of other listed buildings both within South Cliff Gardens and its immediate surroundings. These are listed as follows:

Historic England Entries on the National Heritage List for England		Designation	
Item no.	Name	Grade and reference number	Date of Entry
443955	The Spa	Grade II*	08/06/1973
443956	The Spa Chalet	Grade II	08/06/1973
444973	Gates to cliff opposite the Crown Hotel	Grade II	08/06/1973
504422	Beach huts and café, South Cliff, Scarborough	Grade II	28/04/2008
444977	George V Memorial Clock Tower (Holbeck Clock Tower)	Grade II	08/06/1973
1400166	South Cliff Railway	Grade II	29/08/2013
1242898	Spa Bridge	Grade II	22/12/1953

The Spa

The Spa dates back to the C18 when a mineral spring there became a place of fashionable resort. Originally there was just a timber embanked terrace to the shore. Later, in the early C19 a castellated building was raised.

In 1858 Paxton designed the new ashlar faced Spa pavilion raised on terrace with arcaded ground and 1st floor articulated by pilaster strips, 7 bays, with projecting pilastered corner towers with balustraded parapets. A cast iron verandah with 1st floor balcony encased the building and extended as covered walk in front of stalls and shops to the north along promenade. To the south was a terrace with bandstand and a free standing 2 storey and basement tower with open 2 bay arcades to upper levels and balustraded parapet. In 1877 a fire gutted the main pavilion. From 1877 to 1880 the pavilion was restored and doubled in length by Verity and Hunt.

Cafe and Beach Huts

Beach Huts: the terraces of huts are constructed of overlapping timber boards, with original French doors, now with applied panels, painted in primary colours. All have white painted open latticework timber verandas. Roofs are hipped or pitched with orange tile and prominent sprockets; the most northerly two rows have modern replacement roof covering and projecting end

bays with canted bay windows to their gable ends.

Café: projecting central section of 3 bays with a hipped roof; this is surmounted by a square clock tower with four faces and pyramidal roof bearing an ornate weather vane. Central projecting entrance bay has a dentilled segmental pediment carried on an entablature; below there are glazed French doors flanked by glazed windows. To either side of the 3 bay central section there are single storey ranges each of 3 bays formed by a wooden blind arcade of open latticework mirroring that of the beach huts; the first bay of each range contains glazed French doors with others having large glazed windows. The ends of each range are canted and formed of glazed windows. The building has prominent sprockets again mirroring those of the beach huts.

Cliff Railway

Funicular cliff railway, 1875, thought to be the earliest such railway in England designed for passengers. The Scarborough South Cliff Railway of 1875 is listed at Grade II for the following principal reasons:

- Technological interest: as the first funicular railway designed for passengers in England, setting the pattern for over a dozen funiculars constructed at resorts around the country in subsequent years. The use of horizontal passenger cars set on triangular

sub-frames to accommodate the incline being seen as innovative;

- Cultural history: as an illustration that Scarborough, being one of the first seaside resorts to develop in the C18, remained a pioneering resort into the C19;
- Group value: the funicular lies within the Grade II registered South Cliff Gardens and provides a major access point to The Spa

The Spa Chalet

Circa 1860. Probably built at same time as Paxton's new Spa building of 1858. Brick red and grey banded on ground floor. Weather boarded 1st floor. Hipped low pitch slate roof with deeply overhanging chalet eaves with fretted boards. Fretted splat balcony on shaped carved paired brackets 2 windows to north and east marginal and diamond glazing pattern in flush architrave frames. Door up steps at 1st floor level to west. On the south side extension built out enclosing former balcony. Room giving on to this extension, has turned supports to pelmet boxes which have cresting and elaborately carved spandrels. Between windows castellated shelves. Picturesque.

Gates to cliff opposite the Crown Hotel

Circa 1840-50. Cast iron gates to Cliff path down to The Spa. Double, spear head rails and spear head dog rails. Iron piers in form of bundle of pikes. Overthrow with scrollwork.

George V Coronation Memorial (Holbeck Clock Tower)

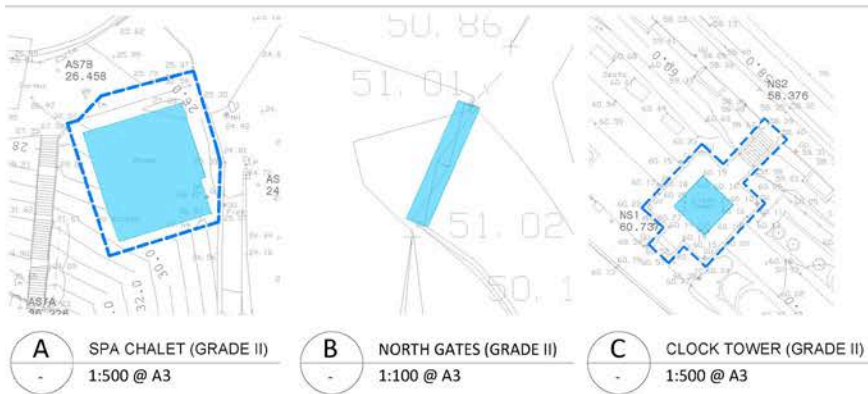
1911, presented by Arthur Shuttleworth. Ashlar. Square ground level with arched openings, rusticated pilasters flanking, entablature with obelisque finials to corners. Octagonal clock stage with Ionic columns flanking main faces with segmental pediments over surmounted by octagonal leaded cupola with small arched openings. Stands on balustraded terrace.

Curtilages

Historic England guidance on curtilage states that curtilage is 'an area of land around a listed building within which other buildings pre-dating July 1948 may potentially be considered listed. Not all buildings will have a curtilage. With those that do there will be cases where the extent of the curtilage will be clear (such as a garden boundary) but in others it may not be as clear, each case will always be a question of fact and degree.' (<https://historicengland.org.uk/advice/hpg/hpr-definitions/c/534830/>).

The question is defining whether these buildings/ structures should be considered as listed by a local planning authority (LPA). Decision-makers consider physical layout, past and present ownership, past and present use/function specifically whether a building was ancillary to the listed building at the date of listing. Drawing Nrs. 1061_39-41 Listed Building Curtilages has been prepared to show the proposed curtilages of the listed building on site.

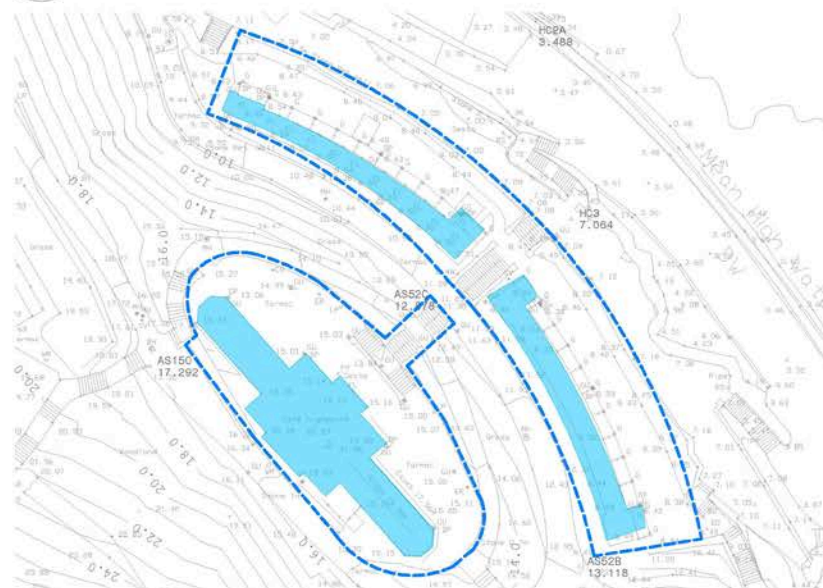




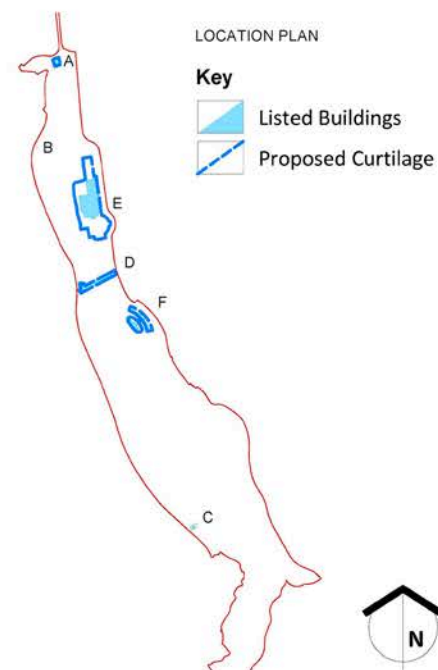
E SCARBOROUGH SPA (GRADE II*)
1:500 @ A3



D SCARBOROUGH SOUTH CLIFF RAILWAY (GRADE II)
1:500 @ A3



F CLOCK CAFE AND BEACH CHALETs (GRADE II)
1:500 @ A3



1061_39_40_41 - Survey - Listed Building Curtilages

1.4.3 Scheduled Monuments

There are no Scheduled Monuments within the site boundary, although Scarborough Castle is less than 1Km distant.

1.4.4 Conservation Area

The site sits within Scarborough Conservation Area as illustrated on drawing 1061_02.

1.4.5 Locally-listed buildings

Adjoining the site to the east is the nationally important Cayton, Cornelian and South Bays SSSI. This site is designated for the geological and biological interest of the site, and the citation for the SSSI can be referred to in full on the Natural England website.

To the north of the site beyond Scarborough town is a further SSSI, this being North Bay to South Toll House Cliff SSSI.

1.4.6 Site of Importance for Nature Conservation (SINC)

The site itself includes two non-statutory Sites of Importance for Nature Conservation known as South Cliff Grasslands and Wheatcroft Cliff and South Bay. These sites have OS site centre grid reference of NZ 047 872 and NZ 049 869 respectively.

There are other SINCs within the 2km desk study area, but these are distant and well removed from the site.

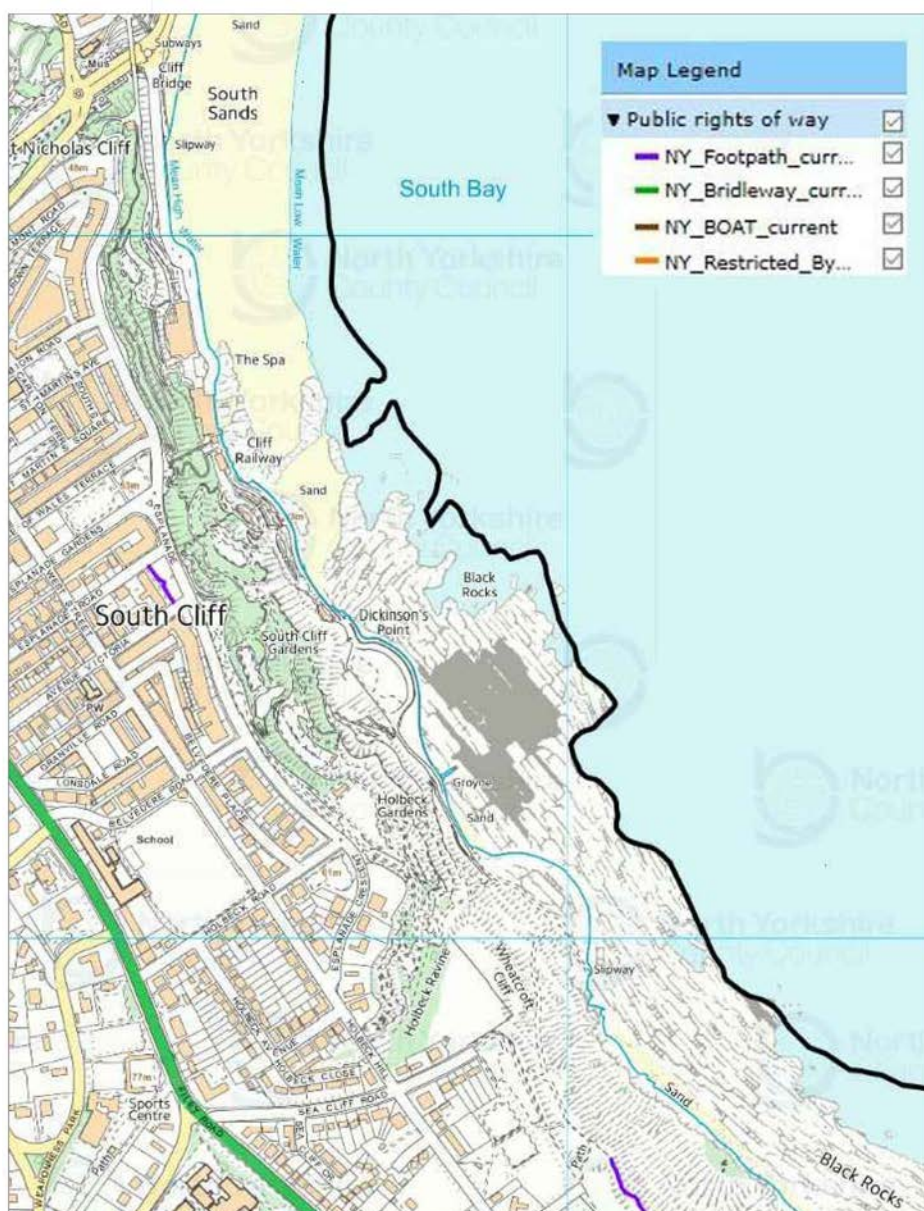
1.4.7 Historic Environment Record and Designated Heritage Assets

The table below includes sites recorded within South Cliff Gardens and a 200m radius outside its boundary. (PRN = Public Record Number).

Item no.	Name	Grade and reference number
MNY9348	Town wall	Roman to Modern
MNY9362	Wall	Medieval
MNY9371	Gate	Medieval
MNY9373	Ditch	Medieval
MNY9449	Hospital	Medieval to 12th century
MNY9459	Quay	Medieval
MNY9480	Tannery	Medieval to 19th century
MNY9481	Leather working site	Medieval
MNY9502	Chapel	Medieval
MNY9503	Alms house	Medieval
MNY9504	Chapel	Medieval
MNY9596	Findspot	Roman
MNY9598	Findspot	Roman
MNY9604	Findspot	Mesolithic
MNY24898	Culvert	Post medieval
MNY24902	Culvert, well, wall, icehouse	Post medieval to modern
MNY24952	Watermill	Medieval to 19th century
MNY26006	Aircraft crash site: Hart light Bomber	20th century
MNY31277	Roman Catholic church	20th century to modern
MNY31386	Inn	18th to 19th century

MNY31387	Findspot	3rd century
MNY31388	Air raid precautions report centre	20th century
MNY31390	Church	19th century
MNY31391	Vicarage	19th century
MNY31392	Swimming pool	20th century to modern
MNY31393	Hotel	19th to 20th century
MNY31813	Garden	19th century to modern
MNY31883	Public park	19th century to modern
MNY36444	Funicular railway	19th century to modern
MNY37844	Jetty	19th to 20th century
MNY37845	Jetty	19th to 20th century
MNY38845	Spigot mortar emplacement	20th century
MNY38985	Star fort, Ramsdale Hill	17th century

1.4.8 Public Rights of Way



There are no public rights of way in South Cliff Gardens (source NYCC GIS).

1.5 Guidance documents followed in this Conservation Management Plan

This Conservation Management Plan follows the guidelines set out in the following documents:

- Conservation Principles, Policies and Guidance, Historic England (2008)
- The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3, Historic England (2015)
- Seeing History in the View, Historic England (2011)
- The Conservation Management Plan, James Semple Kerr for The National Trust of Australia (7th Edition, 2013)
- The Illustrated Burra Charter: Good Practice for Heritage Places, M Walker and P Marquis-Kyle (Australia ICOMOS, 2004)
- Conservation Management Plan Guidance, Heritage Lottery Fund (October 2012)
- Conservation Management Plans: A Guide to the Preparation of Conservation Management Plans, Historic Environment Scotland (2000)

1.6 Adoption and Review

This Conservation Management Plan is to be adopted by Scarborough Borough Council, stakeholders, consultants and by any future users of the site to aid in the sensitive and appropriate management and use of the heritage assets.

1.7 Scarborough Borough Council Relevant Strategic Documents

1.7.1 Organisational Context

The Council

The lead organisation in the delivery of the Parks for People project is Scarborough Council (SBC) with support from the Friends of South Cliff Gardens and other local organisations. The regeneration of South Cliff Gardens is high priority for the Council as it forms an integral part of the wider regeneration programme for Scarborough's South Bay.

The Borough of Scarborough is located in North Yorkshire, covering a large stretch of the coast including the towns of Whitby and Filey. The area is a popular tourist destination and in 2013-2015 Scarborough was the second most visited holiday destination after London.

SBC's Vision is "Towards a prosperous Borough, with high

quality of life for all". It also states its primary aims as:

1. People – To have a safe, happy, healthy population with people who feel valued and included
2. Place – To protect and improve our environment, now and for the future
3. Prosperity – To develop a prosperous and innovative borough, with a highly skilled and aspirational workforce
4. Council – To be an efficient and effective Council which is financially sustainable for the future

1.7.2 Structure and Operation

Scarborough Borough is divided into 25 wards, each represented by between one and three of the 52 elected councillors, 8 of whom are members of the cabinet. Along with the Leader, the cabinet are responsible for making key decisions which are published on the website. Members of the public are also welcome to attend meetings of the Cabinet.

Councillors also fulfil representative roles, discussing local issues on the Community Area Forums and holding ward surgeries. Employees of the Council give advice to councillors and manage the everyday services, implementing the decisions which the councillors make. The Council itself decides on budgets and a Policy Framework, which the cabinet must approve and take into account when making decisions. Decisions are only approved following extensive consultation with partner organisations and the local community.

The Council structure is comprised of a chief executive who manages two directors and a projects manager. South Cliff Gardens is managed by a single director but then two managers covering Operations, Transport and The Countryside and Asset and Risk. The Countryside Management Officer is directly responsible for the staff who work on site, tree management, the Borough Ecologist, Landscape Architects and Community Involvement Officers.

1.7.3 Local and Strategic Context

South Cliff Gardens provide Scarborough with 3 main things:

1. A local green space for residents and wildlife
2. A major tourist attraction for visitors
3. A landscape backdrop to the iconic South Bay panorama

South Cliff Gardens are classified as a "Town Park" in the Scarborough Borough Council public open space typology, indicating their status as a high value green space. They provide the main green space for the south of the town,

as Peasholm Park and North Bay do for the north of the town.

The Borough's Parks and Green Spaces Strategy 2007-2011 has not yet been renewed but did identify a major restoration and improvement project at South Cliff Gardens as a key priority. Following improvements to the Rose Garden, it was agreed in 2010/11 to develop a masterplan and a funding bid for the Gardens. Other outputs in the action plan specifically related to South Cliff Gardens includes implementing signage improvements and carrying out garden improvement works.

The Saving South Cliff Gardens project sits within a wider regeneration programme for Scarborough's South Bay which includes restoring the Valley Gardens, sea defence works and promenade remodelling, a new outdoor dining area below Paxton Steps, renovating the cliff lift and realignment of the National Cycle Network Route 1 to include Filey, caravan parks, Marine Drive and North Bay.

Scarborough as a town has shown great resilience through recent challenging economic conditions and is successfully adapting to change to ensure it makes the most of new opportunities. Coastal growth remains a priority for the York, North Yorkshire and East Riding Local Enterprise Partnership in their summer 2016 Strategic Economic Plan Update and Scarborough and its environment is a key part of this through priorities such as "Successful and Distinctive Places".

The Scarborough area is set to see unprecedented economic investment over the next 5 years, potentially in excess of £2 billion, in the following key sectors:

- Potash mining – new high-tech mine south of Whitby with 1,000 direct and 2,000 indirect jobs
- Maritime and fishing – harbour infrastructure investment at Scarborough
- Offshore wind – new wind farms at Dogger Bank and Hornsea providing over half the UK offshore power generation
- Housing – 10,000 new homes planned for Scarborough Borough by 2030
- Transport – projects to improve key junctions in Scarborough and major improvements to the A64
- Business – 96% of businesses on the Yorkshire coast are small or medium sized enterprises so local business support will continue to be of high importance.

Scarborough Borough Council's vision is: 'to achieve the renaissance of the North Yorkshire Coast by 2020'.

The Council's Corporate Plan's ambition is "To be the best" and the plan sets out how this will be achieved by focussing on four key aims, all of which the South Cliff Gardens project will positively contribute to:

- Safe and Healthy – by making the Gardens feel safer and encouraging their greater use by a wider range of people.
- Prosperous – through strengthening the visitor economy and creating new income generating opportunities within the Gardens.
- Inclusive and vibrant – by breathing new life into the Gardens and increasing their cultural offer and range of events and activities for all.
- Quality environments – through restoring and improving the Gardens to bring the shine back to an outstanding green space.

1.7.4 Related Local Plans and Policies

South Cliff Gardens is owned and managed by Scarborough Borough Council. The framework within which the project and business plan will be delivered is defined by a number of key corporate strategies and plans as follows:

North Yorkshire and East Riding Local Enterprise Partnership – Strategic Economic Plan

The LEP's vision is to make York, North Yorkshire and East Riding the place in England to grow a small business, combining a quality business location with a great quality of life. To support this, its Strategic Economic Plan is built around five strategic priorities:

1. Profitable and successful businesses
2. A global leader in agri-food and the bioeconomy
3. Inspired people
4. Successful and distinctive places
5. A well connected economy

The 2016 SEP update provides a refresh of the priorities for 2016-21 and a dashboard of performance against targets. The project not only has the potential to support the LEP's aim of supporting the region as a place with a great quality of life, through its contribution to Scarborough's economic and environmental vitality there are a number of specific focus points in the SEP that are directly relevant to the project;

Inspired people:

- 10 Increase employability of our young people and attract and keep young talented people in our area
- 11 Develop our local workforce
- 12 Work to develop strong communities and build the skills, attitude and ambition to help people access jobs.

Successful and distinctive places:

- 6 Stimulate market demand on the coast.

Comment

As well as supporting the wider placemaking and quality of life priorities in the SEP, the project has real potential to address the skills gap identified in the SEP, which makes specific reference to high levels of youth unemployment in coastal areas. This could be delivered through the apprenticeship post, partnership with Futureworks, Horticultural Skills Village, Scarborough Skills Village and package of training opportunities identified in the R1 bid. The SEP makes specific reference to tackling rural and coastal unemployment and skills challenges through place based regeneration interventions.

Yorkshire Coast Growth Plan 2016

The Government continues to support a coastal growth agenda, with the establishment during 2015 of Coastal Community Teams, and most recently through the launch of the fourth round of the Coastal Communities Fund (CCF), to enable sustainable economic growth and job creation, by supporting local responses to the changing economic needs and opportunities of coastal areas.

The substantial coastline present within the York North Yorkshire East Riding Local Enterprise Partnership area provides some unprecedented opportunities for economic growth, which are recognised in the Strategic Economic Plan.

The Yorkshire Coast Growth Plan sets out the opportunities and the overarching means by which there is potential to achieve sustainable economic growth in the future, particularly within the context of the East Riding Local Plan and Scarborough Borough Local Plan periods to 2030.

Over recent decades the significant changes in the circumstances of coastal towns have led to the need to exploit new economic opportunities. The plan notes that Scarborough and Bridlington have the greatest potential for growth, fulfilling the role of principal towns in the planning hierarchy, and as major centres of employment, housing, business, tourism, education, skills, leisure and entertainment. Both locations show high proportions of small and medium enterprises (SME's), with many new business start-ups, and also some larger firms, providing employment and local supply chain activity to support the economy along the Yorkshire Coast.

Key growth opportunities are identified in the Plan as:

- Town Centre and Retail; Unlocking major growth opportunities, meeting the service needs of surrounding catchment areas and fulfilling the role of principal towns while also being an attractive destination for visitors with an appropriate leisure and tourism offer
- Environmental Management and Community

Resilience; Sustainable approaches to coastal adaption and climate change management including coastal protection, flood defence, blue and green infrastructure, and low carbon economy

- Learning and Skills Capital Delivery of a skills capital programme for the provision of quality infrastructure to improve education and skills for the workforce, and connect people with opportunity
- Visitor Economy (Tourism); Support the Yorkshire Coast to compete with the changes and challenges in consumer choice for holidays, providing a quality offer for visitor experiences to encourage new and repeat visits
- Leisure and Recreation; Provide good quality leisure and recreational opportunities for communities, in response to housing growth, which visitors can also enjoy.

Comment

Although the Plan does not include delivery of the South Cliff Gardens project as a goal/action, the project will make a significant contribution to the Plan's goals to broaden the appeal of the town centre, provide activities and events, better connectivity, develop a sense of place, increase footfall, increase visitor numbers and spend, low levels of unemployment in and around the town centre, and falling numbers of local people claiming out of work benefits.

The CCT also has the potential to act as a focussed and local stakeholder group through the development, delivery and operational phases of the project, with the potential to link activities in the Gardens to wider town centre activities.

Scarborough Corporate Plan

The corporate plan is the Council's key strategic planning document, which articulates the council's overall aims and ambitions, and also serves to be a focus for setting key targets for the council.

The corporate plan is titled 'Towards 2030', with a simple Vision/ Mission Statement of 'Towards a prosperous Borough, with a high quality of life for all'.

The corporate plan contains 4 key aims to reflect key priorities of residents and stakeholders as defined through the wide range of consultation which has been undertaken by the council.

- People – to have a safe, happy, healthy population with people who feel valued and included
- Place - to protect and improve our environment, now and for the future
- Prosperity – to develop a prosperous and innovative borough, with a highly skilled and aspirational workforce

- Council – to be an efficient and effective council which is financially sustainable for the future.

Within these 4 aims are a number of outcomes which are directly relevant to the project:

- People

People are healthy, with high levels of participation in sports, leisure and cultural activities, contributing to both mental and physical wellbeing.

There are high levels of participation in local democracy, community action and volunteering:

- Place

Clean, well maintained and managed streets, parks and open spaces.

Well managed coastal and flood defences:

- Prosperity

Radically increase the skills and aspirations of the workforce and improve the educational attainment and aspirations of young people.

Ensure that skills provision meets the needs of the labour market.

Establish the borough as the most highly skilled coastal community by 2030.

Improve wage rates and reduce unemployment.

Develop sustainable tourism which is high quality, varied and all year round.

- Council

Put customers first, providing excellent standards of customer service • Ensure our services provide value for money and secure best use of our assets.

Comment

The project will make a significant contribution to all of the Council's priority aims. Historically, the Council has published annual performance reports under the previous Corporate Plan for 2011-2016, however these relate to a previous set of priorities and no performance reports have yet been published under the new Corporate Plan. However, it is recommended that, where appropriate, project activity plan, business plan and outputs be aligned to the new performance targets in the Corporate Plan.

Building a Future - a Visitor Economy Strategy for the Borough of Scarborough 2014-2024

This is the first Visitor Economy Strategy for the Borough and replaced the former Tourism Strategy 2011-14. It describes and quantifies the current visitor assets, the reasons why 6.5 million tourism day trips are made to the area every year, the challenges that lie ahead, the strategic direction to be taken by working in partnership, and the actions that need to be delivered to turn the vision into reality over the next 10 years.

Within the Borough, the visitor economy in 2012 contributed £470m to the local economy in terms of visitor spend and supported in the region of fifteen and a half thousand jobs. In the same year, Scarborough was identified as the third most important destination in the UK for domestic overnight stays.

The mission stated in the VES is;

“To revitalise and reposition the visitor economy in the Borough of Scarborough so that it is more competitive, profitable and sustainable.”

The mission is underpinned by 6 key principles and 4 priorities for action:

1. Be market-led
2. Compete through quality
3. Put visitor first
4. Be sustainable
5. Celebrate business excellence
6. Work in partnership

Strategic Priority 1: Target existing and new markets with growth potential

Strategic Priority 2: Develop a year round product that meets market demand

Strategic Priority 3: Ensure a high quality environment and improve visitor management

Strategic Priority 4: Invest in people and business networks.

The VES contains an Action Plan structured around the 4 strategic priorities.

Comment

There are a range of interventions and activities in the project that will directly support the priorities and actions in the VES. Principally, these are:

- To support a year round calendar of events and festivals to satisfy specific market demand
- Renewed focus on the long distance walking and cycling product (specifically to the project, realignment of National Cycle Network Route 1 and

improved cycle access, storage and facilities);

- Undertake major environmental improvements to key sites within the Borough that are detrimental to the image of the destination
- Continue to achieve “Green Flag” status for four parks in Filey Whitby and Scarborough
- Improve signage and information generally so that it is easily understandable to all, including overseas visitors.
- Increasing business investment in skills
- Helping unemployed people into work

Although the volunteering and training opportunities identified for the project are principally horticultural and construction based, the opportunity also exists for hospitality training via talks and management of events which will support skill development for the visitor economy sector.

The Economic Impact of Tourism on Scarborough District 2015

This report contains the findings of a study commissioned by Scarborough Council and undertaken by Tourism South East. The overall aim of the research is to provide indicative estimates of the volume, value and resultant economic impact of tourism on the destination.

The report contains a wealth of data specific to Scarborough, from which headline findings include:

- In Scarborough there is steady year-on-year growth in tourism value. 2015 saw a 3% increase in domestic overnight trip volume and an increase of 7% in trip spend
- The number of trips made by visitors from overseas to Scarborough dropped by 5% but their trip spend was up by 7% compared to 2014.
- Around £324 million was spent by all overnight visitors on their trip to Scarborough in 2015, up by 7% compared to 2014
- 5.6million tourism daytrips were made to Scarborough in 2015, down by 10% compared to 2014. However, day trip expenditure per head increased, leading to a 2% increase in day trip spend.
- £524.2 million was spent on trips to Scarborough in 2015 by overnight and day visitors, up 5% compared to 2014. Fifty seven percent of this expenditure was made by domestic staying visitor; 4% by overseas staying visitors and 39% by day visitors
- The total value of tourism activity in Scarborough in 2015 is estimated to have been around £730.2

million, up 5% compared to 2014.

- This income to the local economy is estimated to have supported around 12,669 Full-Time Equivalent Jobs, up 5% compared to 2014. Many of these jobs are part-time or seasonal in nature and translate into an estimated 17,356 Actual Jobs.
- These jobs are spread across a wide range of service sectors from catering and retail to public service jobs such as in local government, and not just tourism. According to the Office of National Statistics, there are 41,400 employee jobs across Scarborough in 2015. Based on our estimates, total tourism related expenditure supported 42% of these jobs.

Comment

This report shows that in Scarborough there is steady year-on-year growth in tourism value with around £324 million spent by all overnight visitors on their trip to Scarborough in 2015. The total value of tourism activity in Scarborough in 2015 was estimated to have been around £730.2 million.

Scarborough South Bay and Spa Redevelopment Project

The Scarborough South Bay and Spa Redevelopment Project is a collection of 12 schemes, each of which seeks to refurbish and revitalise important parts of the town's sea front built environment. The sum of the projects is anticipated to be greater than those on an individual basis and will produce a step change in perceptions, amenity and tourism, and ensuring an economic benefit. In addition, they will enable more effective and efficient operation of The Spa complex, an iconic cultural facility.

The Council has set the following key objectives the South Bay and Spa redevelopment project:

To continue the regeneration and enhancement of The Spa complex and the urban realm access to the complex, removing the perceived barrier between The Spa and the town centre.

The aim of the project is not solely to improve The Spa complex and the surrounding areas of public realm. It is envisaged that this project will provide a step-change in perceptions of Scarborough's facilities and tourism offer and benefit the local community as a whole.

The content of the redevelopment project is:

- Garden Walkway
- Aquarium Top Car Park
- Aquarium Top Facilities
- Spa Grand Hall Entrance Lobby
- Spa Grand Hall

- Spa Sun Court
- Spa Glass Pavilions
- Approach Road and Forecourt
- Caretakers Cottage
- Spa Bar
- Spa Bridge
- The Rotunda Museum
- Woodend Creative Workspace
- Scarborough Art Gallery

Comment

The aim of the project Scarborough South Bay and Spa Redevelopment Project is to improve The Spa complex and the surrounding areas of public realm. It is envisaged that this project will provide a step-change in perceptions of Scarborough's facilities and tourism offer and benefit the local community as a whole. The Parks for People Project at South Cliff Gardens will form a key part of the redevelopment of Scarborough's South Bay.

Scarborough Borough Local Plan (2011/32)

The present Local Plan was adopted on 3rd July 2017 and guides the future development of the borough in the period up to 2032.

The Local Plan sets out the vision and objectives for the borough, allocates sites for housing and other forms of development and sets out development management policies for the Scarborough Borough planning area. It sets the criteria for the determination of planning applications and sets out how other plans and strategies will be implemented.

The following policy areas are directly relevant to the project;

Economic Activity

Objective 1 - To improve, regenerate and achieve accessible thriving town centres

Objective 2 - To support economic growth and build on the strengths and opportunities that exist within the Local Plan area including the rural and marine economy

Community / Health

Objective 5 - To enhance the areas recreational offer including access to green spaces, play and sporting facilities.

Environmental Protection

Objective 8 - To protect, conserve and enhance local character including the built, natural and historic environment including biodiversity, townscapes, the

coast and countryside of both this area and the adjoining authorities including the protected landscapes of the North York Moors National Park.

In addition, the Local Plan contains a target figure of a minimum of 9,450 new dwellings during the plan period. This figure has been derived from an Objective Assessment of Housing Need, informed by consultation with housing and infrastructure providers, adjoining authorities and other relevant bodies and is considered by the Council to be a challenging but realistic target.

The predicted yield of new homes from sites allocated in the plan, accepting that windfall sites coming forward will change both the quantum and distribution of new homes, is as below;

Settlement	Indicative homes yield
Scarborough	4350
Whitby	590
Filey	200
Hunmanby	140
Seamer	225
East and West Ayton	180
Burniston	140
Total 2011-32	5,825

The evidence based for the Local Plan included the preparation of a Strategic Housing Market Assessment (SHMA) in 2015. This identified that the population of Scarborough Borough was estimated to be 108,500 in 2015 and this is projected to increase by 2.7% to 111,400 by 2037. Over the next few decades, there will be a marked increase in the number and proportion of residents aged 65 and over which is expected to increase by 35.9% from 28,100 in 2015 to 38,200 in 2037.

Comment

The project will need to be developed in accordance with, and will make a contribution to the priorities behind, the Local Plan policies for Economic Activity,

Community/Health and Environmental Protection.

It can also be seen that the greatest proportion of housing growth in the Local Plan area is located within the vicinity of South Cliff Gardens. Whereas this will create additional pressure by increased levels of local use, it may also (subject to the Council's policies on Planning Obligations) create developer financial contributions that can be invested in improvements to and maintenance of the site. The demographic shift towards an older population is likely to impact on the visitor profile for South Cliff Gardens, with a higher proportion of older visitors with more available time.

Towards 2030 – An Era of Opportunity - An Employment and Skills Plan for Scarborough Borough 2015-2030

This strategy recognises that North Yorkshire, as a whole, is a prosperous county but the Borough of Scarborough has a uniquely different economic structure. It displays the typical attributes of a coastal economy characterised by extremes of wealth and poverty and historically low levels of economic growth. The Strategy is targeted at specific growth sectors; manufacturing and engineering, potash, offshore wind, construction and education where the Council believes its resources can be best put to use and does not cover retail or the visitor economy.

Comment

The strategy lists construction as a key sector and lists partners including CITB, developers, FE Colleges and Groundwork and the social enterprise Northern Regeneration to address a major skills shortage in an industry in need of local labour to meet economic challenges. It also proposes supporting physical regeneration by delivering quality soft and hard landscaping projects in the York, North Yorkshire and East Riding LEP Area. The potential exists for the delivery and operational phases of the project to deliver training opportunities in this key sector.

1.7.5 Other Documents

The following documents are out of date but are still relevant to South Cliff Gardens.

Leisure Strategy - 2005 – 2010 - “Active and Healthy Lifestyles”

The Strategy considers “leisure” in its wider context. The definition is broad and inclusive of a vast range of activities including formal sports associated with built facilities as well as those which may use natural resources such as walking and cycling. The document provides an overview of the leisure product, the strategic influences affecting the area, the strengths and weaknesses and the challenges facing the provision of leisure in the future. It details the vision, the key strategic aims, the principles underpinning the Strategy and priorities for future action. It is recognised that the Strategy will only be achieved through partnership and multi-agency working. It is intended that the Strategy represents a shared commitment to meeting the challenge of the future, based on co-ordinated action.

A Play Strategy for Scarborough Borough 2007 - 2010

This document seeks to identify the key issues facing

the provision of free, unsupervised, open space play in Scarborough Borough, to identify existing provision in the Borough and put forward aims for investment in play over the coming years. The Play Strategy will also consider the particular characteristics and needs of the Borough’s child population and in doing this propose a strategic direction for the development of play facilities and open space for play in the Borough.

Public Arts Strategy - 1/1/2009

The Scarborough Borough Public Art Policy provides guidance for the development of public art within the Borough through the Council’s own capital programme and through the planning system. This public art policy aims to:

- Promote an integrated approach that naturally incorporates public art practice into the development of architecture, landscape design and public realm improvement.
- To develop projects with the close consultation and engagement of local communities
- To develop and enhance the cultural identity of the Borough’s places and communities in order to encourage greater civic pride and distinctiveness.

The area is managed by Scarborough Borough Council, a locally elected democratic body formed of elected councillors and employees. It is run for and on behalf of the residents of the Borough, with its assets belonging to the people of the Borough.

Within its constitution, the Council’s Vision / Mission is “Towards a prosperous Borough, with high quality of life for all”.

It also states its primary aims as:

1. People – To have a safe, happy, healthy population with people who feel valued and included
2. Place – To protect and improve our environment, now and for the future
3. Prosperity – To develop a prosperous and innovative borough, with a highly skilled and aspirational workforce
4. Council – To be an efficient and effective Council which is financially sustainable for the future.

Scarborough’s Biodiversity Action Plan - 2005

The BAP is based around 12 Habitat Action Plans and 11 Species Action Plans although others may be added when the BAP is reviewed. Each action plan considers conservation issues and suggests conservation measures through a series of targets and quantifiable actions.

1.8 Project Team

The South Cliff Gardens Conservation Management Plan was prepared by Southern Green Landscape Architects with support from a team of specialist heritage consultants as detailed below:

- Southern Green Ltd - Simon Green, Director and Alasdair Rigby, Senior Landscape Architect
- Fiona Green, Garden Historian
- Durham University (Archaeological Services) - Richard Annis, Senior Archaeologist
- Paul Rabbitts, Specialists on buildings in parks
- Mosedale Gillatt Architects - Tim Mosedale, Director
- Alan Wood Partners (Structural and Civil) – Paul Sedman Office Director, Nadia Randji Senior Engineer
- Taylor Design Partnership (M+E) - Richard Taylor, Director
- Enviroscope (Arboriculture and Ecology) - Guy Morrison, Director
- G.A.P (Gateshead Access Panel) - Steve Hudson, Access Consultant
- Community First Partnership - Adrian Spray, Principal Consultant
- Landform Surveys - Eric Hinds Consultations

1.9 Scope of the Plan and Limitations

The South Cliff Gardens Conservation Management Plan has been written in accordance with the Heritage Lottery Fund's guidelines for Conservation Plans (October 2012). It is designed to inform the conservation, repair, use, management and possible alteration of these important public gardens.

The plan considers South Cliff Gardens, including all areas within the red line boundary shown on drawing 1061_08. Some features of note outside this red line boundary have been included for context, but these have not been surveyed and no policies or recommendations have been made in relation to these.

The format of the plan follows the sections outlined below:

Section One	Introduction
Section Two	Understanding the Heritage
Section Three	Statement of Significance
Section Four	Risks and Opportunities
Section Five	Policies
Section Six	Adoption and review

1.10 Survey Reports

The surveys and reports carried out to date have helped to provide a comprehensive picture of the South Cliff Gardens, in terms of the gardens heritage significance and current condition.

Site visits and surveys were undertaken by the design team between November 2017 and April 2018. A number of technical surveys have also been referred to and other specialist surveys commissioned as part of this work.

These include:

- Archaeology Survey - Archaeological Services Durham University (ASDU)
- Appraisal of the historic designed landscape – Fiona Green
- Building Structural Survey - Alan Wood Partners
- Building Architectural Survey - Mosedale Gillatt Architects
- Preliminary Ecological Appraisal - Enviroscope
- Arboricultural Survey - Enviroscope
- Botanical Survey - Enviroscope
- Appraisal of Shelters - Paul Rabbitts
- Consultation Survey, Activity Plan and Business Plan - Community First Partnership
- Utility Survey - Taylor Design Partnership
- Accessibility Audit - Gateshead Access Panel
- Topographical Surveys of landscape and buildings - Landform Surveys

A visitor survey was carried out by Community First Partnership to find out what users thought of the Gardens. Feedback included who uses the Gardens, what they use the Gardens for and how often they visit. Information from the Visitor Surveys has been used to inform the proposals for South Cliff Gardens. Main issues/barriers are:

- Accessibility & footpaths (and closure of)
- Signage and way finding
- Lack of toilets
- Dog fouling and control
- Anti-social behaviour
- Tree management

Any further information which becomes available after the completion of this plan should be acknowledged by the stakeholders and incorporated into future revisions of the CMP.

1.11 Links to other Reports prepared for the HLF Bid

The Conservation Management Plan links to other documents prepared as part of the Round 2 bid, the full set being as follows:

- Application Form
- Activity Plan
- Training Plan
- Business Plan
- Management and Maintenance Plan (including briefs, job descriptions, Evaluation, Business Plan and Project Management Structure)
- Costs and Programme (Timetable)
- Design Specifications and Plans (including RIBA Stage 2 Report and masterplan)

1.12 Participation and Consultation

The local community has contributed greatly to research about the Gardens, by sharing historic information and personal memories. Engagement has been wide-ranging, with the park user survey, stakeholder engagement and public consultation events proving especially useful for ensuring opportunities for the involvement of both individuals and groups.

The main groups that have been involved through regular Stakeholder Engagement are as follows:

- Friends of South Cliff Gardens
- South Cliff Community Group

1.13 Acknowledgements

We would like to thank the following individuals and groups, who have contributed to the compilation of this Plan:

- Chris Bourne – Scarborough BC, Projects Manager
- Stewart Rowe – Scarborough BC, Employers Agent / HLF Project Manager
- Victoria Thompson – HLF Project Officer
- Stephen Gandolfi – Scarborough BC Conservation Officer
- Adrian and Chris Perry – Friends of South Cliff Gardens





This section gathers together information relating to the historic development of the site up to the present day. It includes consideration of site archaeology, the designed landscape, historic buildings, collections and interiors, arboriculture (trees) and nature conservation.

2.1 Introduction

South Cliff Gardens is one of Scarborough's great historic public gardens is part of Scarborough Valley Gardens and South Cliff Gardens Grade II Registered Park and Garden. The Registered Park and Garden provides the setting to the Grade II* listed Spa and the Grade II* listed Crown Hotel and also lies within the Scarborough Conservation Area. Although the Gardens retain many of the features of the designed landscape today, they are included on the Historic England 'Heritage at Risk' Register due to the cliff erosion resulting in the loss of sections of the path systems and park integrity. The Gardens are in a critical condition, many paths are closed and heritage features deteriorating and vegetation screening views. Usage has declined and areas subject to anti-social behaviour.

The Gardens are located in Scarborough's South Bay, a popular destination for local residents and tourists alike, providing a range of, recreation, leisure and entertainment attractions. The Gardens occupy an exposed, east facing cliff with panoramic views to the north over Scarborough's South Bay and associated tourist complexes crowned by 12th century Scarborough Castle, and southward to Filey Brigg.

The Gardens cover an area of 16 hectares and its boundary includes the Gardens between Spa Bridge and Holbeck Ravine but does not include the associated squares and gardens on the opposite side of Esplanade such as Shuttleworth Gardens, or Valley Gardens which are also within the Registered Parkland Garden boundary. The Gardens are bounded on the seaward side by a promenade which includes The Spa complex and which has diminishing vehicular access in a southerly direction along the foreshore to the east. The Esplanade (and Esplanade Crescent) are urban streets forming a boundary to the west, backing onto generally four storey coastal town house properties and hotels. The town centre of Scarborough lies to the north across a footbridge dating from 1865 and south to the site of a 1993 landslip, the site of the former Holbeck Hotel. Further to the south, lie cliffs that run south to Filey.

2.2 Description of the Heritage

2.2.1 Archaeology

Refer to Appendix 1 - Archaeological desk-based assessment - February 2018 - Archaeological Services Durham University

South Cliff Gardens contain numerous structures of modern date. Apart from these features, all of which relate to the development of the site as a public garden and spa, very little evidence of archaeologically or historically significant features has been found. This is not a surprising conclusion, since the land is very steep, unstable and of limited use for agriculture, settlement or industry.



There is good evidence of early activity close to the north end of the South Cliff Gardens. This might include some traces of Roman occupation. It is possible that a 16th-century fortification stood here, and there is good evidence for the presence of a 17th-century Civil War earthwork feature in the same general area.

It is impossible to determine the exact site of any of these potential features. The whole of the area in which they are thought to have stood has been significantly altered in the past 200 years and there is little likelihood of development works that might reveal any further evidence, if it exists.

The presence of a spigot mortar post at the north end of The Spa complex is of some interest. It is unlikely that no other defensive features were installed around the South Bay during the Second World War, but no evidence of them has been found in the course of this project.

This is the only site within the Gardens where some exploratory archaeological work might be carried out. Air photograph evidence may indicate the survival of more substantial remains in 1947, and it is possible that buried features exist at the site today.

Small-scale archaeological investigation might be of value if some of the hidden features of the Gardens were to be opened up. The targets for such work are the pedestrian tunnels under the Cliff Tramway and the disused rooms at the top of the line, and, should the Beeforth garden be included in the overall site, the abandoned summer house there.



2.2.2 Designed Landscape

Please refer to: Appendix 2 - Historic Designed Landscape - May 2018 - Fiona Green

South Cliff Gardens is a linear public park set on cliffs overlooking The Spa and South Bay, Scarborough. The gardens have developed in the course of six main stages of land acquisition and landscaping which commenced during the early 19th-century. This occurred after the development of The Spa itself which was discovered in 1626 by a local woman who encouraged visitors to drink the water as a medicinal aid. Scarborough developed as a spa resort and by the early eighteenth century was operating in fierce competition with the Spa at Harrogate. In conjunction with The Spa, the seaside resort grew in popularity during the 18th-century and is thought to be the first recorded place in England to offer bathing machines in 1735.

The Cliff Bridge Company was formed in 1826 and negotiated a lease of The Spa from the Corporation after building The Spa Bridge to improve links to the town. The first phase of landscaping was carried out by George Knowles (1776-1856) who laid out paths and pleasure grounds on the cliffs west of The Spa buildings. The company employed Henry Wyatt (1769-1862) to enlarge The Spa Pavilion from 1837-9 and he built a castellated structure known as The Spa Saloon, this was set behind an improved sea wall which was also battlemented. By the 19th century there was a saying 'The Spaw is Scarborough and Scarborough is The Spaw', demonstrating the enormous economic importance of The Spa to the town.

In 1856 the company took advantage of the proximity of Sir Joseph Paxton (1803-1865), the foremost public park designer in the country, who holidayed in Scarborough. They asked him to provide a design for pleasure grounds and alterations to the Saloon. Paxton's plans were submitted by his assistants Edward Milner and G.H. Stokes and included a Music Hall, Viewing Tower, Italianate terrace and steps, shrubberies, and circulatory footpaths which extended Knowles' layout. In 1875 the first passenger funicular railway in the country was installed on South Cliff. The Music Hall burnt down the following year and by 1877 was replaced by Verity and Hunt of London on the footprint of the earlier buildings.

George Lord Beeforth JP (1823-1904) a prominent local businessman bought land on South Cliff and built several properties at the southern end of the esplanade. Beeforth enclosed land on the cliffs to form his own private gardens named after his house 'The Belvedere'. The house was linked to the garden via a tunnel under the road. Beeforth planted an oval shaped rose garden, 'Rosary' shown north of the tunnel on the 1893 OS. Other garden areas are shown south of the tunnel on the same plan and included large tracts of shrubs and woodland which gave shelter from coastal winds.



George Lord Beeforth

In 1885 the corporation purchased land south of Dickinson's Point and laid out Holbeck Gardens with assistance from the Cliff Bridge Company who loaned their gardener, Mr Skipsey.

In 1909 the Corporation purchased the majority of Beeforth's gardens and he retained a small area accessed by way of a tunnel from his house. The Borough Engineer, Harry Smith added more paths, the Italian Garden, the Clock Cafe and beach huts, a new Floral Lounge or Rose Garden, shelters and seats. Smith's improvements to South Cliff Gardens during the early 20th-century continued to reinforce the spirit of the seaside resort at one of the first 'seaside' venues. The relationship between The Spa buildings and South Cliff Gardens is intrinsic. There is also an inherent relationship between the landscape of the cliffs and The Spa spring which is now merely marked by an unlisted stone plaque.

South Cliff Gardens are composed of six character areas which have developed incrementally and reflect the distinct character of separate eras of design.

The general layout of South Cliff Gardens has changed little since the early-mid 20th century, when arguably the Gardens were in their heyday, when tourists flocked to Scarborough, the major exception being the removal of the saltwater pool and related buildings and terracing. However the Gardens are classified by Historic England as Heritage at Risk due to the “deterioration of the wider park combined with cliff erosion ... resulting in the loss of sections of the path systems and park integrity.” Many paths are closed and heritage features such as shelters are deteriorating, ornamental planting has been lost, the setting of the Italian Steps has been compromised and vegetation screens views. In addition the proposed stabilisation contract will affect both the physical fabric of a designated heritage asset and the setting of heritage assets in the vicinity.

2.2.3 Landslides and Landslips

There is a long history of coastal erosion and landslides along the Scarborough coastal frontage and in particular in relation to the Spa and the gardens, including damage to the attraction ever since its inception in the early 18th century.

The Scarborough Coastal Defence Strategy Review – Holbeck to Scalby Mills was prepared in 2009 by Scarborough Borough Council. The problem was summarised:

Scarborough is one of the premier seaside resorts in the UK with over 3.5 million visitors attracted each year by its unique combination of sandy beaches, Victorian gardens and promenades, heritage sites and entertainment venues. However, over 1700 households, 200 commercial properties and much of the town’s tourist infrastructure is predicted to be destroyed by coastal erosion over the next 100 years if a No Active Intervention (NAI) strategy were adopted.

The recommended strategy within the report was as follows:

- *The preferred erosion risk management options delay coastal erosion due to defence failure by adopting a management strategy such that breaches would be repaired before the initiation of consequential erosion and cliff failures.*
- *The strategy review has identified schemes required within the short term (0 to 10 years), medium term (10 to 50 years) and long term (50 to 100 years). The proposals include the use of rock armour on parts of the foreshore and raising the height of the sea walls. This strategy also makes allowance for further studies and project appraisals.*
- *Taking into account the condition of the sea walls, the risk of failure and the consequences should the defences fail, upgrading the defences along The Spa frontage is considered a priority.*
- *It should be recognised that due to the poor condition of the existing defences, provision is made within the strategy to undertake emergency works. Since 2000 we have undertaken emergency works at the Holms, South Cliff Gardens and Rose Gardens due to the displacement and breach of the sea walls at these locations.*

Following this a Scoping Study South Cliff Gardens Restoration and Refurbishment Project was prepared in 2013 for Scarborough Borough Council by Royal Haskoning DHV. This summarised the issues and provided a basis for developing the detailed stabilisation proposals for the area behind the Spa.

The Gardens themselves are at risk from land stability issues which affect the Gardens in many ways from multiple unstable individual pathways throughout the site necessitating their closure to pedestrians, to potential landslips affecting the slopes and cliffs themselves which make up the Gardens. In 1993 a significant landslide occurred at the Holbeck Hall Hotel which has left modified slopes in the Wheatcroft Cliff area. Much of the collapsed slope has been left to self-regeneration and is fenced off from public access, apart from a surfaced access path connecting the formal South Cliff Gardens along the seafront to the car park at Sea Cliff Road.



By considering South Cliff Gardens within a wider coastal context this study aims to produce a coherent Masterplan framework that outlines an overall holistic and cohesive scheme for the whole of South Cliff Gardens, (rather than any smaller section in isolation), although it may be implemented in a phased approach according to funding possibilities. The Masterplan itself is presented as an indicative outline scheme with key principles and overall objectives for design development through further research, site study and consultation to take account of community and SBC requirements and aspirations for South Cliff Garden. The Masterplan should act as a framework on which to design and build park specific proposals which protect and preserve historical assets alongside providing a functional and attractive park for residents and visitors of Scarborough alike.

The works were summarised as follows:

The preferred option currently being ... cliff stabilisation works directly behind the Spa complex. The stabilisation works include a combination of deep driven pile interventions directly behind the Spa buildings, with low level piled retaining walls and re-grading of upper slopes with coincidental drainage measures.

The HLF Round 1 application form noted:

Serious risks to the Spa buildings from cliff stability issues have recently resulted in a £14 million stabilisation programme in part of the Gardens, due to take place 2016-2019. If this work is not undertaken within a whole-park masterplan then it presents risks to the integrity of the heritage as a cohesive collection of green spaces. This scheme also provides a golden opportunity for partnering coastal defence with high quality park regeneration, but a risk that this opportunity will be lost if not taken now.

The Spa Stabilisation contract gained planning approval in September 2017 and started on site in November 2017, with completion expected in November 2019.

Please refer to: 02611_D_9003.1



C. 1870 - Note bare cliff and landslips? above Paxton Steps



2.2.4 The South Cliff Gardens Shelters

Please refer to:

Appendix 2 - Historic Designed Landscape - May 2018 - Fiona Green

Appendix 8 - Historic England Entries on the National Heritage List for England

Appendix 12 - Buildings in Public Parks – Park Shelters - March 2018 - Paul Rabbitts

1061_22_Survey - Existing Buildings and Shelters

There is a remarkable number of surviving historic shelters in South Cliff Gardens, possibly more than in any other park in the country. These have group value and some may be worthy of listing. The profusions of shelters may have been provided as protection from the east wind and also for visitors who were not allowed back into their holiday accommodation until the evening. The earliest shelters were depicted as ‘arbours’ on the 1850OS.

The earliest shelters at South Cliff Gardens were ornate and may have been designed and positioned by Paxton or his assistants, G.H. Stokes and E. Milner. It is known that Frank Tugwell was responsible for at least one shelter at the end of the 19th-century. Harry Smith designed shelters when the gardens were amalgamated with gardens purchased from Beeforth.

The shelters are usually low key and small scale and sited so that they were ensconced by trees, or lay low in the terrain, merging with their surroundings rather than dominating them. Their purpose was of course apart from the obvious in providing shelter from the elements, was to extend the length of stay in public parks. What is significant about the shelters of South Cliff Gardens are a number of features:

The quantity of them - Public Parks and Gardens would normally have a small number of shelters, located in key locations. In South Cliff Gardens, the quantity of them is considerable and it is very unusual to see so many in one location. The sheer variety is very unusual and reflects the ad hoc additions of them over a period of time. Clearly one reason why there are so many is the popularity of the gardens and the views gained from the gardens. Scarborough as a Spa town and popular seaside resort of Victorian and Edwardian times clearly had vast numbers of visitors as the popularity and use of railways grew. As we know hotels and guest houses grew in numbers. Use of such open spaces as South Cliff Gardens would be part of the growing visitor experience, so the number of shelters would certainly reflect this.

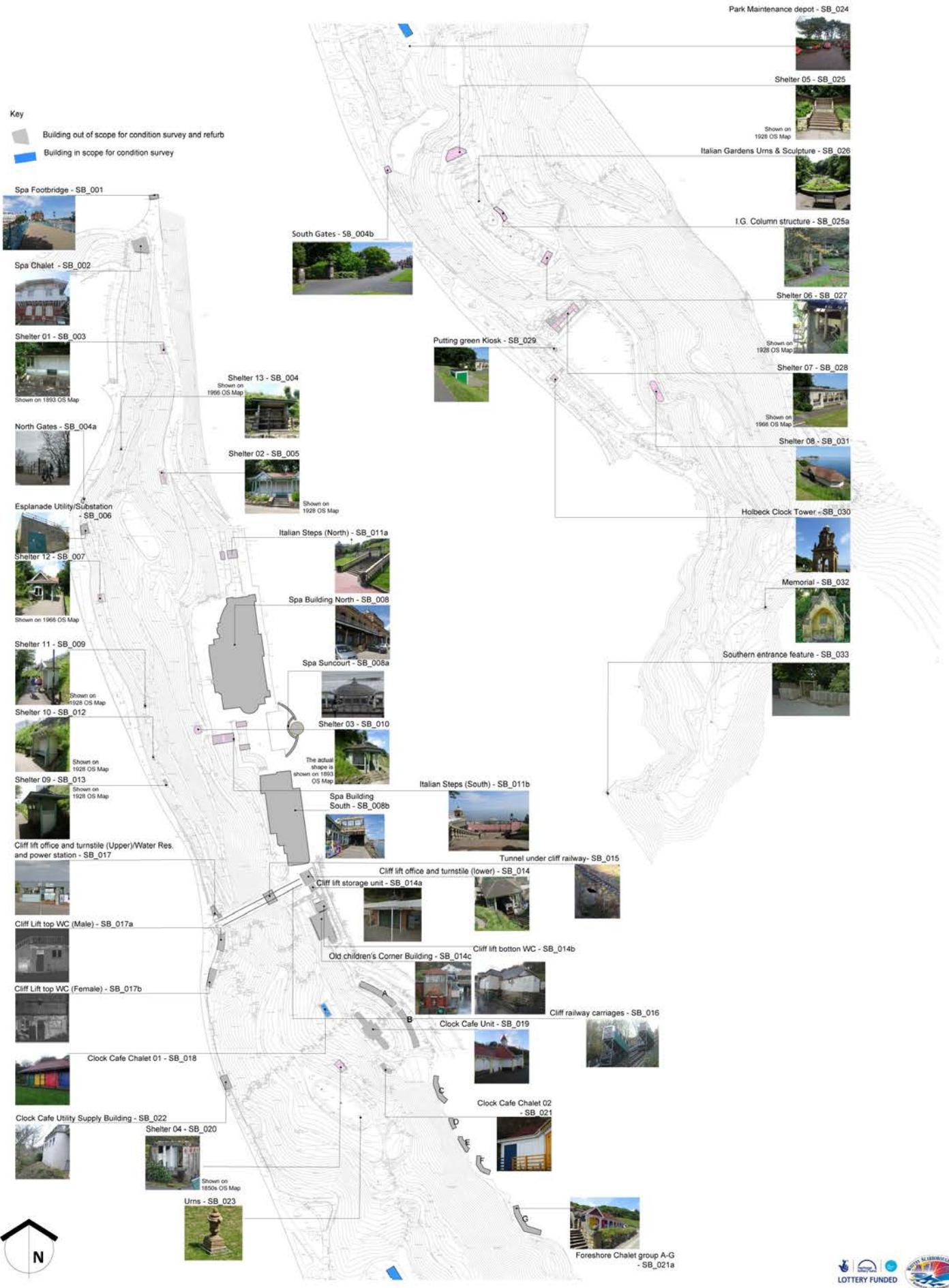
Architectural style - as we know, fashions and styles change over time and such embellishments reflect the preferred architectural fashion of the time. Many of the cast iron shelters in parks reflected Victorian tastes and were highly decorated, whereas the Edwardians preferred a more restrained style, often reflecting Art Deco or more rustic styles. At South Cliff Gardens, a number of styles appear, from ‘art deco’ timber structures to the more Italianate “Mawson” styled shelters with stone combined with timber. A number of shelters also reflect the importance of local civic pride and their architectural grandeur reflects this. Although none singularly are of significant architectural, as a collection in one location, they are significant and the restoration principles should reflect this.

Locations - the number of shelters here requires certain considerations – shelters are either:

Places of rest and found on footpaths, set into the hillside and are small and do not dominate the landscape and are simply 2-3 seater structures to be discovered. The topography of the gardens necessitates these and often may not be associated with a particular view. On terraces or in key locations where there is a significant view, level area or facility or where they can be seen from a distance, the styles of the shelters here tend to be more architectural with greater embellishment and become a destination in themselves.

Summary

The shelters are numerous and of a range of styles, reflecting changing fashions over a period of time. Certainly, none appear to be from any of the great manufacturers of the period and are likely to reflect changing local and seaside vernacular. As a collection, they are important and reflect the nature of the gardens, their popularity and the growing popularity of Scarborough as a destination in its own right. Their retention and restoration as part of the wider South Cliff Gardens Restoration Project is to be welcomed. Their use and needs in 21st century gardens is as important today as in early Victorian and Edwardian times.



2.2.5 Trees

Please refer to: Appendix 4 - Tree Survey Report and Tree Constraints Plan – Drawing 01 - Feb 2018 – Enviroscope 1061_19 - Survey - Existing Tree survey

Overview

The treescape comprises predominantly semi and early mature sycamore (overwhelmingly the most common tree on the site, probably because of its hardiness and tolerance to salt), with a significant presence of Swedish whitebeam (also a species that is recognised for its tolerance of maritime exposure) as well as patches of relatively recently coppiced trees and banks of scrub. Ornamental planting is in evidence, particularly around the formal garden areas, and arboricultural interest in these locations is focused on the specimens of bay tree, strawberry tree and New Zealand privet (*Griselinia*). Pine species include Black pine (*Pinus nigra*) and Scots pine (*Pinus sylvestris*) are present throughout the site but most notably in attractive groups of mature trees close to the formal Italian Gardens at the site's centre.

The trees which are succeeding on site are compromised by their location, being an east facing, salt and wind rich environment and many of the tree forms and species found reflect this environment. In addition to this, past and recent management practices of topping trees in order to retain the wonderful coastal views, and the predominance and effect of grey squirrels on the trees is in evidence in the quality and condition of the tree stock. From an arboricultural perspective, there is certainly scope to enhance the treescape, seeking to increase tree species diversity and safeguard specimen trees, whilst retaining / opening up the coastal views.

The upper slopes of the gardens often typically contain the more established tree species, and this combination has led to the loss of historic views along the Esplanade and interfered with passive surveillance and a feeling of safety / security in some areas.

In a bio-regional sense Ash and Wych elm would have been major species in semi-mature woodland in this habitat but are not currently appropriate for planting, so any new native planting would need to be dominated by oak with downy birch and the smaller species listed in the report.



The survey did not find any trees on the site which could be confidently said to form part of the original designed layout, although this is quite possible. It is quite possible that some of Beeforth's planting remain in the Bevedere Gardens such as the large Turkey oaks, Monterey cypress and Black pine.

There are large areas of self regenerating scrub, particularly at the southern end of the site.

Shrubs at the site are predominantly ornamental evergreens in nature, originating from the original landscaping of the site. Species include Chilean gum box (*Escallonia macrantha*), cherry laurel (*Prunus laurocerasus*), Portuguese laurel (*Prunus lusitanica*), spotted laurel (*Aucuba crotonifolia*), privet and laurustinus (*Viburnum tinus*).

Tree Preservation Orders & Conservation Areas

The interactive planning information available on the Local Planning Authority Scarborough Borough Council website confirms that there are no Tree Preservation Orders on the site but that the site does lie within a Conservation Area.

Poor maintenance practices

It was noted that many trees on the west of the site have in the past been topped. This pruning is likely to have been done to improve sea views from the cliff top paths and road, however this tree management practice can result in new growth forms with poor branch attachments, and can increase the risk of branch failure. The cuts may become points of decay, and topped trees also tend to be of unattractive form.

Squirrel damage

There is a high density of grey squirrels present on the site. Grey squirrels cause damage to trees by the stripping of bark, and where this girdles a stem or branch, this will cause the death of the branch beyond. A high level of deadwood caused by squirrel damage was observed throughout the site and where this occurs close to footpaths constitutes a heightened risk to the health and safety of people using the cliff walks and gardens. While the control of grey squirrel numbers through culling is very unlikely to be appropriate on the site, there is an ongoing project which aims to control grey squirrel numbers nationally through contraception and which might be a preferable option to reduce grey squirrel numbers and so tree damage here. Further information can be found at Squirrel Accord.

2.2.6 Natural Heritage

Please refer to:

Appendix 3 - Ecology Report - March 2018 - Enviroscope

Appendix 4 - Tree Survey Report and Tree Constraints Plan – Drawing 01 - Feb 2018 – Enviroscope

Appendix 5 - Addendum to Ecology Report – August 2018 – Enviroscope

Geology & Soils

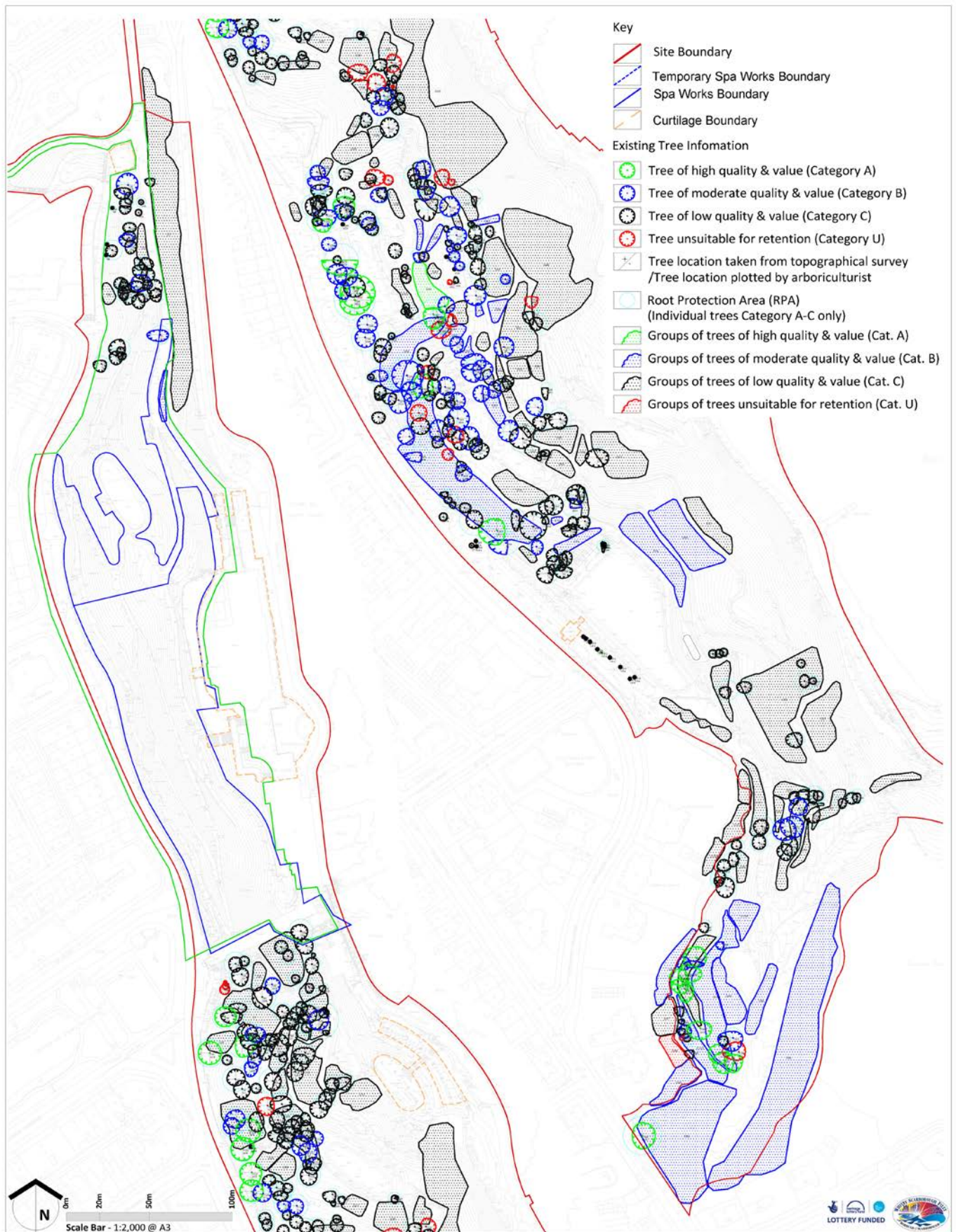
South Cliff Gardens are built into the steep cliff whose geology is varied. The British Geological Survey 'Geology of Britain' map 4 shows that at the northern section from Spa Bridge to approximately the point where the gardens become less formal, the geology is sedimentary Long Nab Formation – consisting of sandstone, siltstone and mudstone of Jurassic origin. Further south beyond the formal gardens, the geology is of the sedimentary Scarborough Formation of Jurassic origin – consisting of interbedded sandstone and limestone.

In terms of soils, the Cranfield Soil and Agrifood Institute Soils map 5 shows that from Spa Bridge to the point where the gardens become less formal, soils are described as slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey soils. South of this point, the soils are slightly acid, loamy and clayey soils with impeded drainage.

The flora and fauna of the study area is likely to be influenced by this geological and soils diversity, and the particular microclimate found on the coast, and in the valley feature at the southern end of the site.

Designated Sites

The site itself includes two non-statutory Sites of Importance for Nature Conservation known as South Cliff Grasslands



and Wheatcroft Cliff and South Bay. These sites have OS site centre grid reference of NZ 047 872 and NZ 049 869 respectively. There are other SINCs within the 2km desk study area, but these are distant and well removed from the site.

Adjoining the site to the east is the nationally important Cayton, Cornelian and South Bays SSSI. This site is designated for the geological and biological interest of the site, and the citation for the SSSI can be referred to in full on the Natural England website.

To the north of the site beyond Scarborough town is a further SSSI, this being North Bay to South Toll House Cliff SSSI.

Habitat Designations

Reference to Magic maps reveals that the majority of the woodland at South Cliff Gardens (extending from the Cliff Bridge to Holbeck Ravine woodlands) is designated as Woodland and Parkland Priority BAP Habitat. This is further defined as “urban parkland including woodland and open areas”, and as such this is not the typical interpretation of Woodland Parkland Priority Habitat. The woodlands of Holbeck Ravine, including the narrow strip of woodland to the rear of the properties of Esplanade Crescent, are designated as Deciduous Woodland Priority BAP Habitat. The grasslands located on the steep coastal cliffs above the Star Map, are designated as Calcareous Grassland Priority BAP Habitat.

Scarborough Biodiversity Action Plan

The Scarborough Biodiversity Action Plan 14 sets priority habitats and species for the district and Species and Habitat Action Plans have been drawn up for these. The following are (or may) be relevant to the study area.

Species Action Plans

Bats, Tree Sparrow and House Sparrow, (reptiles including adder, slow worm, and common lizard) (Great Crested Newt).

Habitat Action Plans

Woodland, calcareous grassland, rivers and streams, (species in buildings), open water.

Species Records

Data provided by the North Yorkshire Bat Group revealed that there are existing records of common and soprano pipistrelle bats, Daubenton's bat and Whiskered / Brandt's bat within the data search area. In terms of roost records, there are known roosts pipistrelle bat roosts within 300m of the site. There is one bat record for the site itself and this is for a common pipistrelle in flight in the gardens in July 2009. The data provided by NEYEDC revealed the following species records for the site: Common toad and common frog are both recorded, but no great crested newt. Sparrowhawk has been recorded over South Cliff Grasslands. Other birds records are for goldfinch, greenfinch, bluetit, house martin, yellowhammer, robin, swallow, swift, linnet, pied wagtail, wheatear, house sparrow, tree sparrow, dunnoek, bullfinch, starling, wren, song thrush and associated with the shoreline: fulmar, redshank, turnstone and oystercatcher. In terms of botanical records, for the Wheatcroft Cliff and South Bay SINC, there are records of quaking grass, heather, harebell, carline thistle.

Introduced Plants and Weeds

Some areas of the woodlands have patches of introduced shrubs, notably snowberry, rhododendron, small-leaved cotoneaster and Japanese knotweed was noted in several locations. Japanese rose was also noted in places on edge of woodland, encroaching on grassland, and being particularly frequent invader of the calcareous grassland. A limited patch of Montbretia was not noted in Holbeck Ravine. These plants are known to be invasive and have been included as such on Schedule 9 of the Wildlife & Countryside Act 1981 (as amended). The shrubs do not appear to be extensive, and could be eradicated at the site with some effort. Japanese knotweed occur in greatest density in Holbeck Ravine,

and programme of management implemented over a number of years (which includes determining and dealing with the source of the material) would reduce its extent and spread.

Watercourses, Ponds and Associated Habitats

There is only one waterbody at the site, which comprises a small ornamental pond within the Italian Gardens. The pond is considered likely to support the common amphibians frogs and toads, but the pond is considered to have negligible potential to support great crested newts, a European Protected Species.

Summary of Botanical Survey

Whilst the calcareous grassland type is evident, its persistence is threatened by encroachment of rank grasses such as false oat grass and robust herbs such as knapweed. To maintain the finer, herb rich open sward of the calcareous grassland there is a need for grazing by sheep or rabbits, or the introduction of a mowing regime and removal of arisings.

The unimproved neutral and calcareous grassland is also threatened by both the gradual and catastrophic collapse of the cliff itself. The unimproved neutral and the calcareous grassland found on the upper slopes are gradually depositing themselves further and further down the slope with no replenishment of these grassland type at the top of the slope, which is predominantly semi-improved neutral grassland. Whilst it is the dynamic nature of the cliffs that is the basis of the grassland interest, a measure of conservation effort is required to manage the grassland and seek to ensure the retention of habitat and species diversity.

Effort to minimise the eutrophication, trampling and species loss of grasslands at the top of the slope is desirable, as is the prevention of further scrub encroachment on all grasslands across the site.

2.2.7 Tourism Heritage

Historic England in its Listed Building description of the Beach Chalets notes:

‘Scarborough was the world’s first seaside resort; it was essentially where the seaside was invented’.

The Spa spring, which issued from South Cliff and was discovered in 1626 by Mrs Tomyzin Farrer, was the catalyst for the development of the town and its tourist industry. She promoted the medicinal water through her friends and residents of the town who used it as a remedy. The mineral content of the first spring was magnesium sulphate and a second spring was discovered to contain iron. Dr Robert Wittie of Hull published ‘Scarborough Spaw’ in 1660 asserting the water was a cure for all ailments. Wittie promoted The Spa as a summer attraction and also encouraged sea bathing.

Scarborough rivalled Harrogate as a spa destination and the expansion of local amenities was vital to increasing visitor numbers to the town. By 1725 Scarborough had a coffee house. There were also numerous taverns known as ‘ordinaries’ which provided a meal and a room. Two bowling greens were located in Scarborough, one at the north end of the town and another is shown on Cossin’s 1725 map. Horse racing on the sands provided another diversion. Two Assembly Rooms are shown on the 1725 map. The Spa generated a considerable and highly fashionable social scene for the gentry.

By the 19th century there was a saying ‘The Spaw is Scarborough and Scarborough is The Spaw’. The Cliff Bridge Company was formed in 1826 to take advantage of increasing numbers of tourists visiting Scarborough, although The Spa had declined in popularity by this time. The company, funded by subscription, erected a bridge to provide access from the town and started reclaiming the cliff to form the Gardens to form promenades for the developing Spa Complex. A ‘gothic’ saloon, designed by Henry Wyatt, was opened in 1839 which included a concert hall and was so successful due to the increasing number of visitors to Scarborough, Sir Joseph Paxton was called in to redesign the buildings, build a new promenade and extend and embellish the gardens.

Despite setbacks of landslip and a fire that destroyed Paxton’s Music Hall, such was the Cliff Bridge Company’s self-confidence in Scarborough’s continuing popularity, they set about further extensions to The Spa complex as well as building the first cliff tram to improve access from the growing number of hotels on the Esplanade. Edward the Prince of Wales (1841-1901) visited Scarborough in 1869, 1870 and 1871, staying with Lord Londesborough at Londesborough Lodge. The Prince of Wales also visited Oliver Sarony’s famous photographic studio noted by The Photographic News

“largest and handsomest establishment devoted to photographic portraiture in the country.” The studios, located in Albion Road, within 100m from the entrance to the Spa Gardens were a favourite attraction for visitors to Scarborough and those who stayed at local hotels and boarding houses. During the early to mid 20th century, came to enjoy the nearly formed South Cliff Gardens established by Scarborough Corporation by the Borough Engineer Harry Smith who was also responsible for the sea water pool.

Although the holiday visitors dropped with the advent of cheap holidays abroad from the 1960s and the pool was filled in 2003, the town retains its position as a popular resort. A report from Visit England showed Scarborough was the most popular spot for British holidaymakers outside of London recording an average 1.4m tourists, between 2013 and 2015, spending around £294m.

The Economic Impact of Tourism on Scarborough District 2015 reports states that:

- 5.6 million tourism day trips were made to Scarborough in 2015, down by 10% compared to 2014. However, day trip expenditure per head increased, leading to a 2% increase in day trip spend
- £524.2 million was spent on trips to Scarborough in 2015 by overnight and day visitors, up 5% compared to 2014. 57% of this expenditure was made by domestic staying visitor; 4% by overseas staying visitors and 39% by day visitors.

The total value of tourism activity in Scarborough in 2015 is estimated to have been around £730.2 million, up 5% compared to 2014. This income to the local economy is estimated to have supported around 12,669 Full-Time Equivalent Jobs, up 5% compared to 2014. Many of these jobs are part-time or seasonal in nature and translate into an estimated 17,356 Actual Jobs. These jobs are spread across a wide range of service sectors from catering and retail to public service jobs such as in local government, and not just tourism. According to the Office of National Statistics, there are 41,400 employee jobs across Scarborough in 2015. Based on our estimates, total tourism related expenditure supported 42% of these jobs.

2.2.8 South Cliff Gardens Community Value and Use

The Friends of South Cliff Gardens is a community group which was established in June 2006 to help look after the gardens. The Friends have been catalyst for the HLF Parks for People HLF bid.

Their aims include:

- Protecting and enhancing the natural beauty, wildlife, flora and fauna, historical interest and facilities of the Gardens;
- Promoting and raising funds to improve the Gardens and encourage their use;
- Organising social and educational events & activities in the Gardens.

Other current key user groups include:

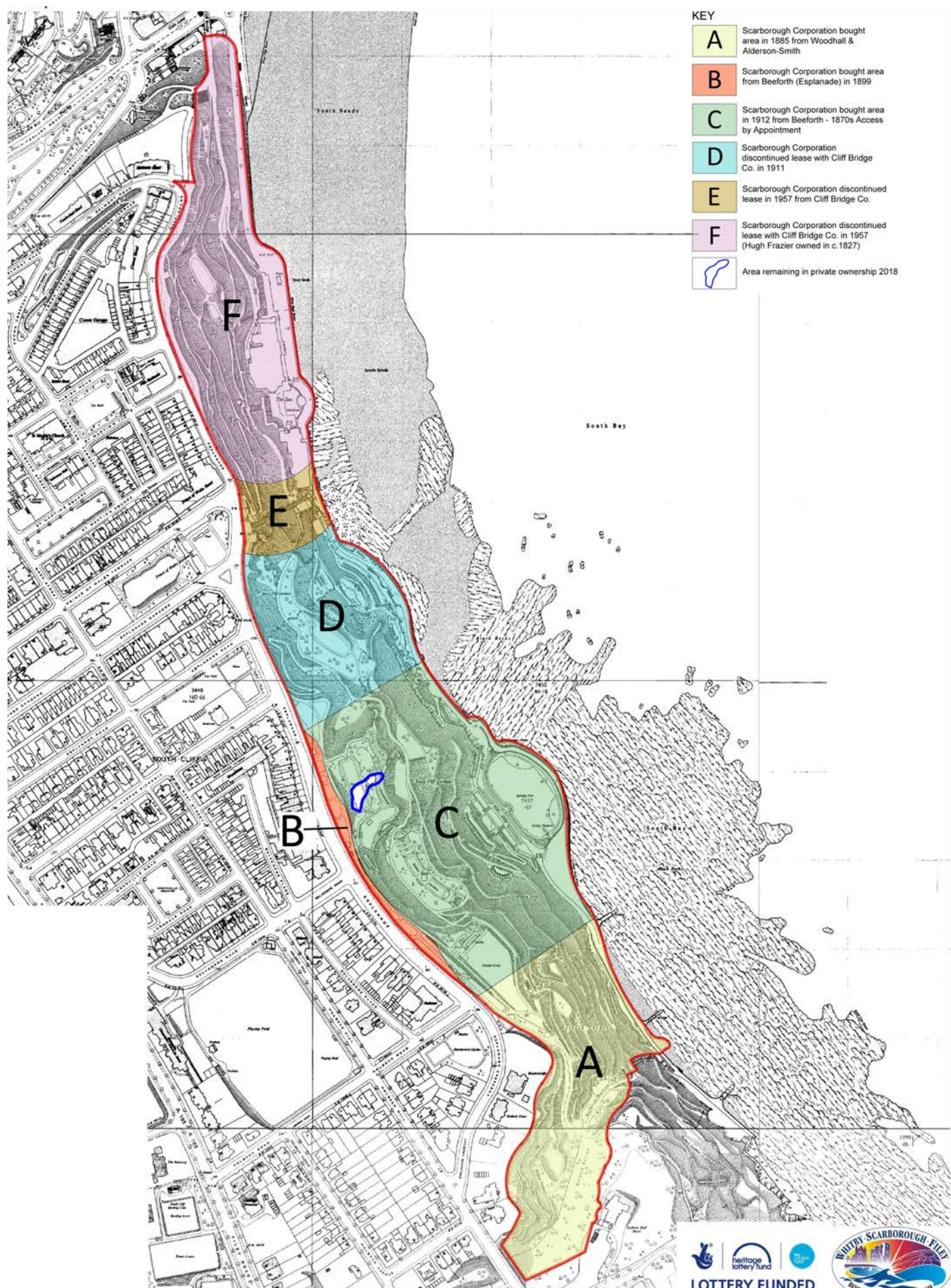
- CROSSFIT Scarborough;
- Hidden Horizons- meeting point for Seashore explore;
- Meeting point for morning sea swimming;
- Scarborough and Ryedale Community Cycling.

There are few formal events and activities which currently take place in the gardens. The Friends of South Cliff Gardens have organised small scale events including a garden party (9 July 2017) was organised in Shuttleworth Garden to celebrate the 100th anniversary of the gift of the gardens to the town by their creator Alfred Shuttleworth in 1917, and the 80th of the creation of the Miniature, or Fairy, Garden by the Scarborough Corporation in 1937/8. The proximity of Scarborough Spa, a popular venue which receives over 500,000 visitors annually, to the gardens means that their annual programme of events influences the use of the garden.



2.2.9 Ownerships and Land Transfers

South Cliff Gardens is owned by Scarborough Borough Council, following a number of land transfers over the years as shown on 1061_07 as follows:



1061_07 Survey - Ownership Progression over 1966 OS Map

2.3 Development of South Cliff Gardens shown on Ordnance Survey maps

Please refer to:

Appendix 2 - Historic Designed Landscape - May 2018 - Fiona Green

Appendix 14 - Gazetteer - August 2018 - Southern Green

DWGs: 1061_04, 10.1, 10.2, 10.3, 10.4

2.3.1 Historic Designed Landscape

The site has evolved over 6 distinct phases of development:

Phase 1 – 17th - Early 19th centuries – The Birth of Scarborough Spa and Sea Bathing

Phase 2 – Early 19th Century – The formation of the Cliff Bridge Company

Phase 3 – Mid 19th Century – Sir Joseph Paxton's involvement

Phase 4 – Late 19th Century – The Spa rises from the ashes

Phase 5 – Early to mid 20th Century – Establishment of South Cliff Gardens

Phase 6 – Late 20th Century – Early 21st Century - Decline and Risk

Phase 1

The development of The Spa itself was discovered in 1626 by a local woman who encouraged visitors to drink the water as a medicinal aid. Scarborough developed as a spa resort and by the early eighteenth century was operating in fierce competition with The Spa at Harrogate. In conjunction with The Spa the seaside resort grew in popularity during the 18th-century and is thought to be the first recorded place in England to offer bathing machines in 1735.

Phase 2

The Cliff Bridge Company was formed in 1826 and negotiated a lease of The Spa from the Corporation after building The Spa Bridge to improve links to the town. The first phase of landscaping was carried out by George Knowles (1776-1856) who laid out paths and pleasure grounds on the cliffs west of The Spa buildings. The company employed Henry Wyatt (1769-1862) to enlarge The Spa Pavilion from 1837-9 and he built a castellated structure known as The Spa Saloon, this was set behind an improved sea wall which was also battlemented. By the 19th century there was a saying 'The Spaw is Scarborough and Scarborough is The Spaw', demonstrating the enormous economic importance of The Spa to the town.

Phase 3

In 1856 the company took advantage of Sir Joseph Paxton (1803-1865), the foremost public park designer in the country, who holidayed in Scarborough. They asked him to provide a design for pleasure grounds and alterations to the Saloon. Paxton's plans were submitted by his assistants Edward Milner and G.H. Stokes and included a Music Hall, Viewing Tower, Italianate terrace and steps, shrubberies, and circulatory footpaths which extended Knowles' layout. In 1875 the first passenger funicular railway in the country was installed on South Cliff.

Phase 4

The Music Hall burnt down in 1876 and by the next year was replaced by Verity and Hunt of London on the footprint of the earlier buildings. George Lord Beeforth JP (1823-1904) a prominent local businessman bought land on South Cliff and built several properties at the southern end of the esplanade. Beeforth enclosed land on the cliffs to form his own private gardens named after his house 'The Belvedere'. The house was linked to the garden via a tunnel under the road. Beeforth planted an oval shaped rose garden, 'Rosary' shown north of the tunnel on the 1893 OS. Other garden areas are shown south of the tunnel on the same plan and included large tracts of shrubs and woodland which gave shelter from coastal winds. In 1885 the corporation purchased land south of Dickinson's Point and laid out Holbeck Gardens with assistance from the Cliff Bridge Company who loaned their gardener, Mr Skipsey.

Phase 5

In 1909 the Corporation purchased the majority of Beeforth's gardens and he retained a small area accessed by way of a tunnel from his house. The Borough Engineer, Harry Smith added more paths, the Italian Garden, the Clock Cafe and beach huts, a new Floral Lounge or Rose Garden, shelters and seats. Smith's improvements and the establishment of South Cliff Gardens during the early 20th-century continued to reinforce the spirit of the seaside resort at one of the first 'seaside' venues. In 1951 the Corporation took over the management of The Spa and Cliff Lift from the Cliff Bridge Company, thereby linking Valley Gardens, The Spa Gardens and South Cliff Gardens.

South Cliff Gardens - Historic Timeline



South Cliff Gardens - Main Phases of Development

- Phase 1 - 17th - Early 19th centuries - Birth of Scarborough Spa and Sea Bathing
- Phase 2 - Early 19th century - The Cliff Bridge Company
- Phase 3 - Mid 19th century - Sir Joseph Paxton's involvement
- Phase 4 - Late 19th century - Spa rises from the ashes
- Phase 5 - Early to mid 20th Century - Establishment of South Cliff Gardens
- Phase 6 - Late 20th - Early 21st century - Decline and Rise?

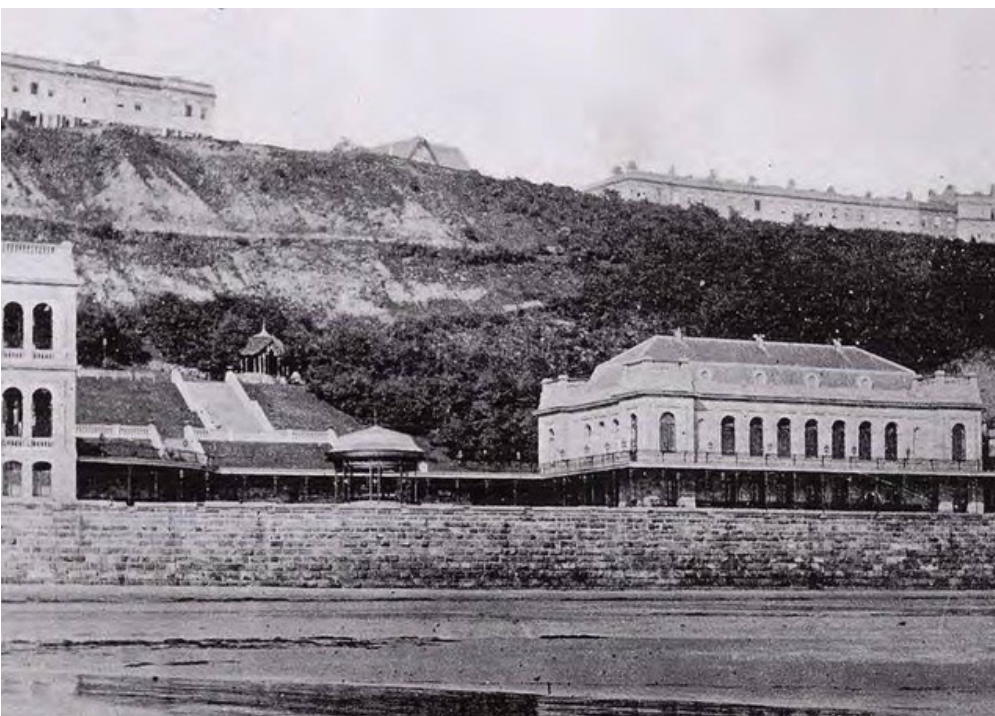
Timeline (figure 3)

Phase 6

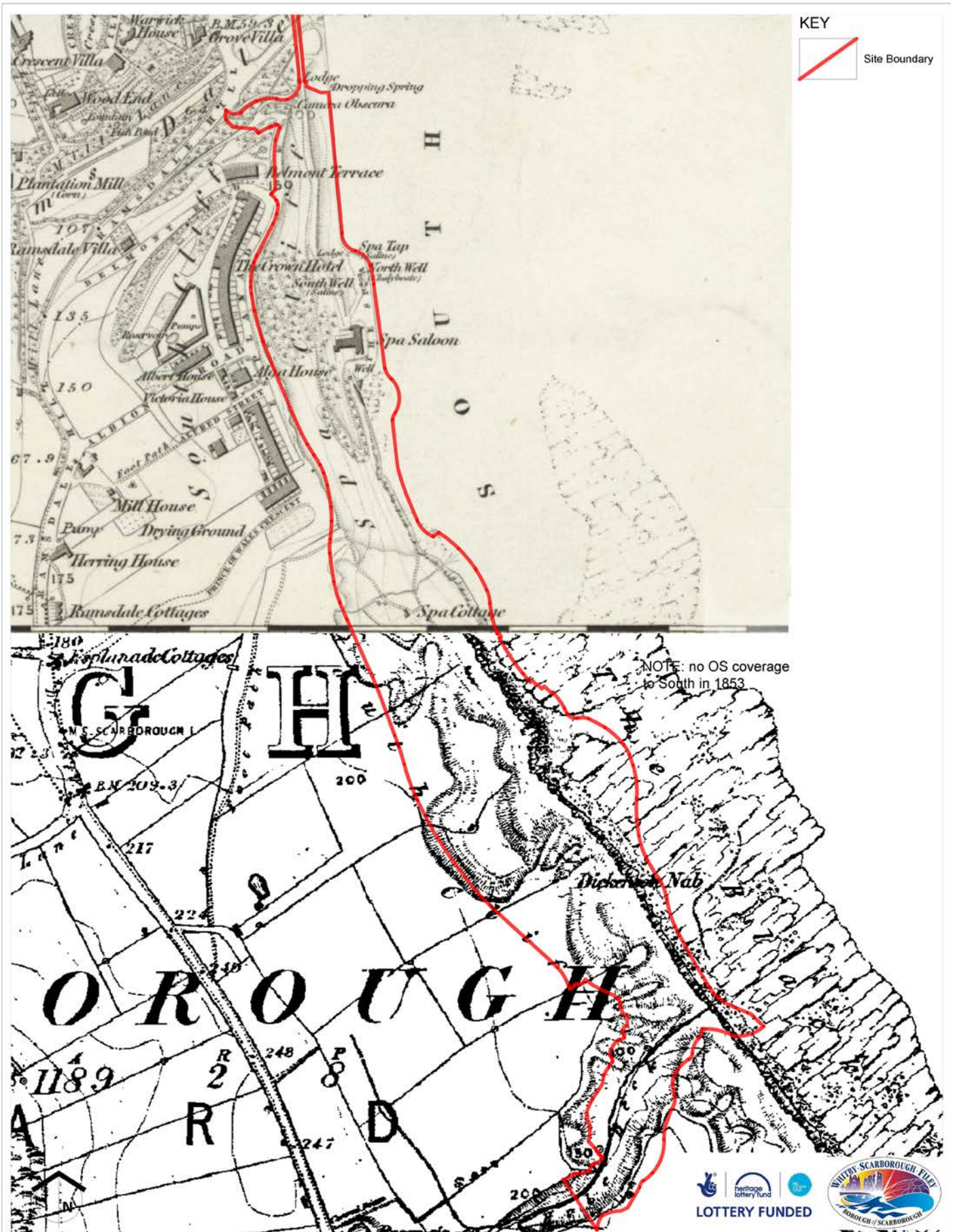
From the 1960s, the Gardens have fallen into decline and in 1993 tragedy struck when the adjacent Holbeck Hotel subsided into the sea. Since then the South Bay pool was in-filled and Smith's terracing above it flattened. The Gardens have remained popular and the Friends Group have been responsible for maintaining its profile and successfully funding the restoration of the Rose Garden (completed in 2015) and assisting with repairs to shelters.



'A view of The South Cliff, Scarborough, showing it's further capabilities and proposed New Buildings. Drawn by Mr. H.B. Carter' c.1840 showing the Cliff Bridge, railings leading up the cliff path to the Esplanade - Government Art Collection



C. 1870 taken from the beach showing Paxton's Music Hall, extended Colonnade Bandstand, Watch Tower, Italianate Steps as well as the Paxton's shelter on top of Paxton's Steps (SB_010 / Shelter 3 showing the previous shape)



2.3.2 1853 Ordnance Survey

Please refer to: 1061_10.1 Survey - Historic Map Regression 1853

The 1853 Ordnance Survey map is the first illustration of the gardens after the Cliff Bridge was erected, Knowles laid out the path system and Wyatt enlarged The Spa saloon. Viewing the map from the north end and working south the first feature marked is the Cliff Bridge. A toll lodge was located a short distance south of this (gone by 1928 OS). A Camera Obscura is shown a short distance away from the main footpath to the south west (gone before 1893 OS). The Dropping Spring is marked at the base of the cliff (gone by 1893 OS). The Crown Hotel stands west of The Spa Gardens with cast iron gates allowing entrance for residents to The Spa gardens across the road. Another lodge is shown further south on the approach to The Spa building (gone by 1928 OS). A saline Spa Tap is marked on the shore east of the lodge (gone by 1966 OS). South-west of the tap South Well (saline) is depicted (gone by 1966 OS), with North Well (Chaleybeate) to the east on The Spa forecourt (gone by 1966 OS). An harbour is marked, almost at the base of the slope, north-west of The Spa Saloon and another is shown to the south west. A shelter is illustrated south west of The Spa Saloon (shape altered by 1928 OS) and a well is notated slightly further south. The banks north and west of The Spa building are interlaced by a network of footpaths with trees and shrubs planted alongside. A large rectangular shelter is shown almost at the southern tip of the park network. At a distance further south a stream crossed by bridges is shown (gone by 1893 OS). Adjacent to this stands The Spa Cottage (removed by 1928 OS later site of shelter).





2.3.3 1893 Ordnance Survey

Please refer to: 1061_10.2 Survey - Historic Map Regression 1893

Looking at the 1893 Ordnance Survey map and starting at the north a number of new features can be seen. This survey encompasses numerous changes to the gardens made by Joseph Paxton, the Cliff Railway, Verity & Hunt's enlargement of The Spa complex, George Lord Beeforth gardens, and includes Skipsey's layout for Holbeck Gardens.

A new lodge is marked under the bridge adjacent to the aquarium (gone by 1928). The Spa Chalet is depicted adjacent to the path leading from Cliff Bridge to The Spa. The path is also overlooked by a shelter. West of this Paxton's path system and planting is evident. A new flight of steps lead from the path down to the beach. North of The Spa Saloon a flight of steps are shown with embankments on either side. A new north bandstand is depicted east of the toll lodge. Directly south Paxton's Prospect Tower is marked (removed by 1928 OS). The south bandstand remains on the Promenade. A lodge is shown at the south end of the Promenade (gone by 1928 OS). Paxton's steps and terrace are marked south west of The Spa complex. Two new shelters are illustrated north-west and south west of The Spa complex. The map shows the addition of the Cliff Railway and includes the lower cliff lift building as well as the tracks for the lift itself.

South of the railway, a tract of land is shown with informal footpaths and The Spa Cottage. South west of this Beeforth's gardens, which include an area marked 'Rosary', are shown linked to his house 'The Belvedere' by a tunnel under the road. The newly laid out Holbeck Pleasure Grounds lie further south and include a rectangular shelter in the north east corner (gone by 1928 OS), another shelter is shown at the south end of the pleasure grounds (gone by 1966 OS). A memorial to soldier H. Anderson-Smith is marked. South of Holbeck Pleasure Grounds the gardens to Wheatcroft Cliff later Holbeck Hall Hotel are shown.



Thomas Jones Barker 1871 Scarborough Promenade. The visit of Edward Prince of Wales. © Scarborough Borough Council



2.3.4 1928 Ordnance Survey

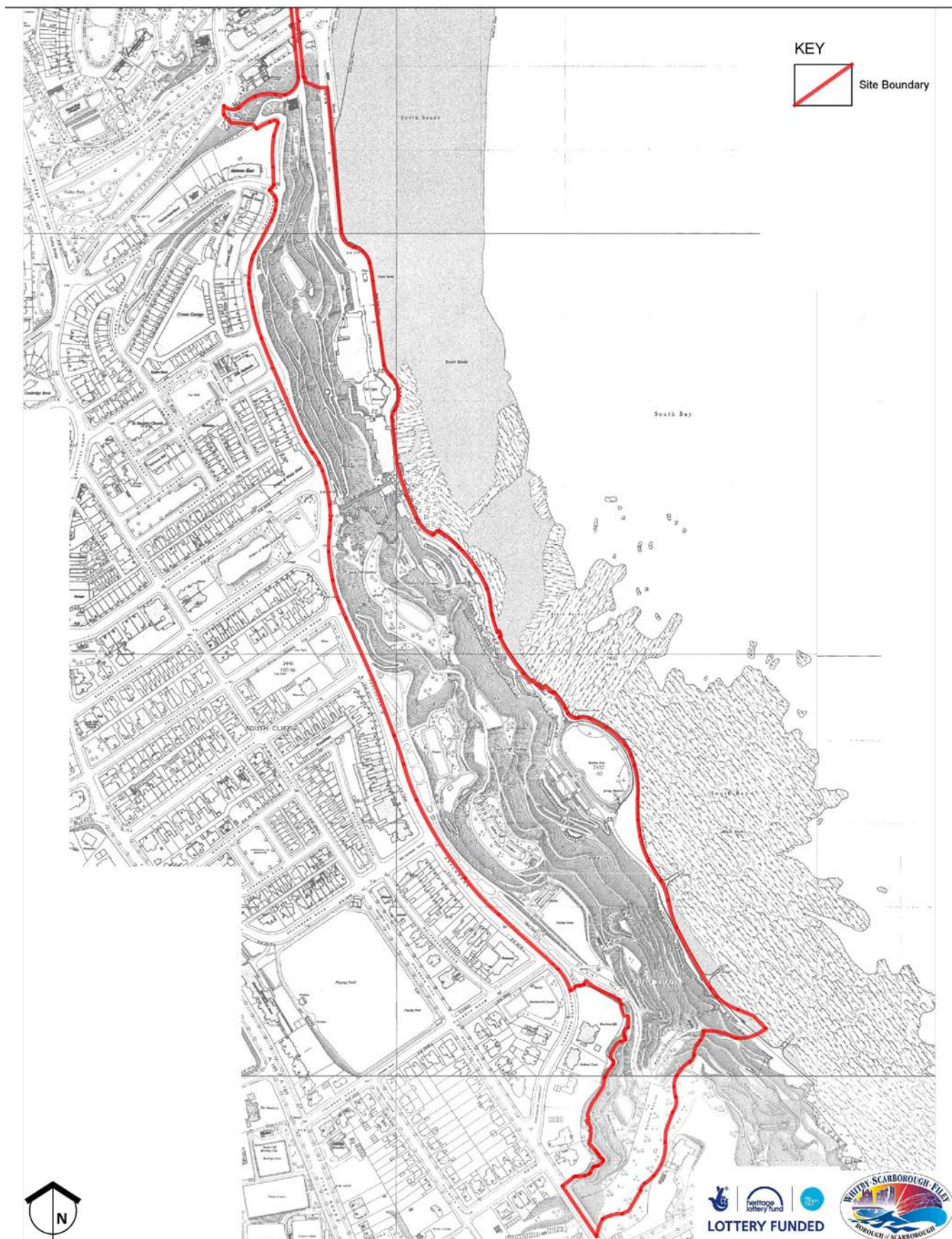
Please refer to: 1061_10.3 Survey - Historic Map Regression 1928

The 1928 Ordnance Survey map recorded further changes to the site when additional land was acquired by the Corporation and Harry Smith developed South Cliff Gardens.

Extra shelters were added to the northern section of the gardens north west, west and south west of the Italian steps (north). A kiosk was installed on a new putting green (kiosk gone after 1966 OS). The Spa building was extended at the south end. A new pair of shelters are marked north-west and south west (gone after 1966 OS) of the recently added Cafe and Ballroom. Further south Smith's Clock Cafe and Beach Hut complex are shown. The oval rosary, also designed by Smith, is shown south west. The Floral Lounge, later called rosary, is marked having been overlaid on Beeforth's Rosary. Many new shelters are depicted alongside new path routes. Smith's Tidal Pool is shown south of Dickinson's point, with changing room buildings to the west. The Italian Gardens, also laid out by Smith lie further west with shelters at either end and a statue of Mercury at the centre. A newly added putting green is shown south west overlooked by Holbeck Clock Tower, also recently added. A small building is marked at the south end of Holbeck Ravine (gone by 1966 OS).



Figure 4 - Britain from Above: Left, Holbeck Gardens and the Putting Green; right, Terracing and the Bathing Pool from the SE - 1932



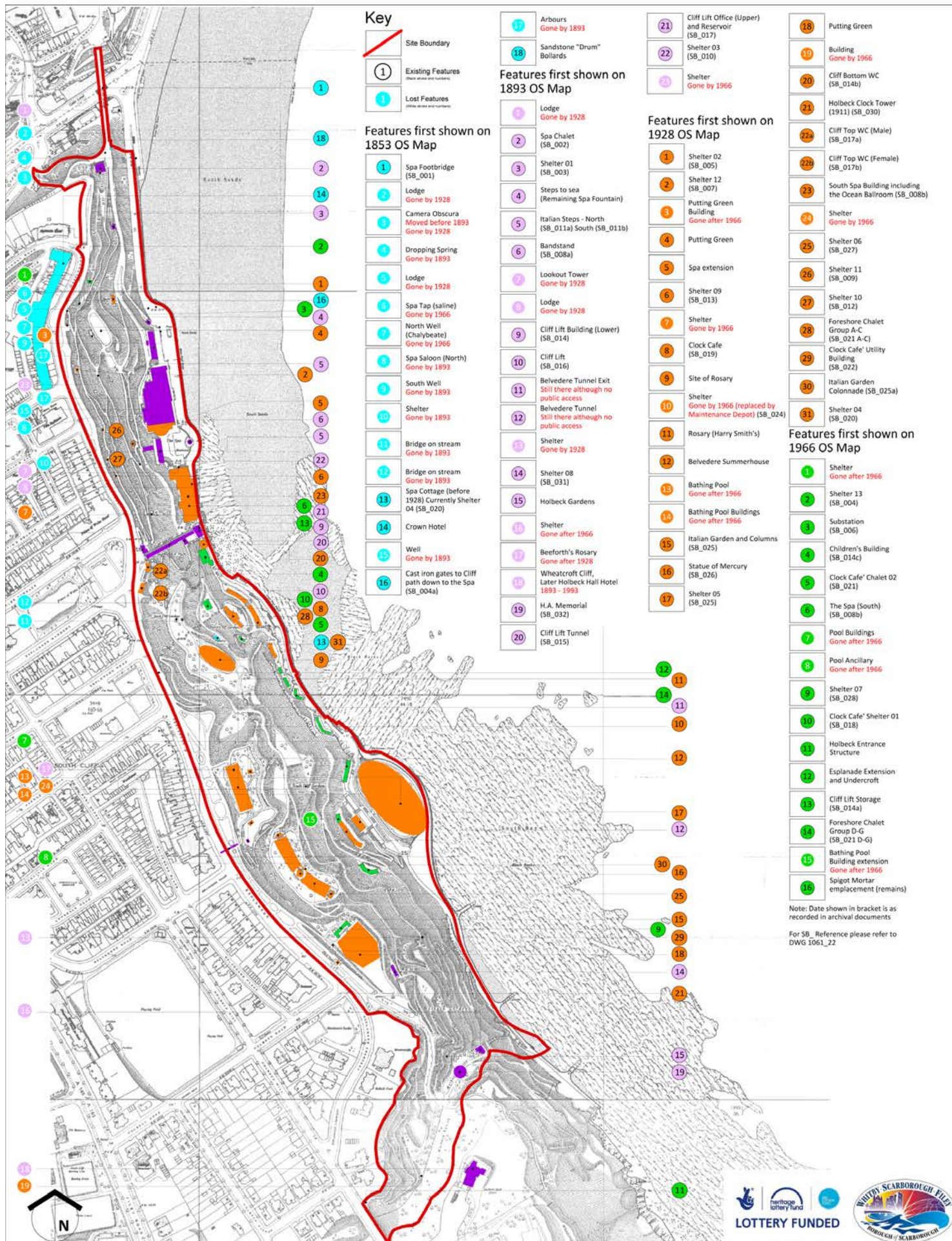
2.3.5 1966 Ordnance Survey

Please refer to: 1061_10.4 Survey - Historic Map Regression 1966

There were few changes by the time of this survey. Two new shelters and a substation were added to the north section of the gardens opposite the Crown Hotel. A children's building was provided south of the Cliff Bottom WC. An additional chalet was built south of the Clock Cafe. The Spa complex was extended further on the south side. A shelter was added to the putting green by the time of this survey. The bathing pool changing rooms were extended north. An ancillary pool was added south west of the tidal pool but was removed after 1966. A shelter was provided north-west of the Clock Cafe. A south west entrance was made to Holbeck Gardens. The Promenade extension and Undercroft was added by the time of the 1966 survey. Storage provision was added to the Cliff Lift structure. More beach chalets were provided on the foreshore.



Figure 5 - South Cliff and Weaponness_Scarborough_from the south-east_1947 - Holbeck Hall is shown at Southern end



Chronology

Please refer to: 1061_04.4 Survey - Buildings and Features Chronology - 1966 OS Map

From HE listing description and the Prescott Collection (notes from local newspapers), Scarborough Library

- 1626 Spring with high mineral content found at South Cliff, Scarborough.
- 1715 Spa buildings at Scarborough shown by Francis Plate
- 1734 Peter Shaw published An Enquiry into the Contents, Virtues and Uses of the Scarborough Spaw
- 1735 John Settrington's engraving showed the first bathing machine at Scarborough.
- 1737 Cliff fall destroyed Spaw House and wells
- 1808 The Spa House was damaged by a storm.
- 1825 The Spa was severely damaged by a high tide.
- 1826 Scarborough Spaw was leased to the Cliff Bridge Company by Scarborough Corporation (who sold the water). The letter 'w' was dropped from spaw thereafter.
- 1827 The Cliff Bridge Company built Cliff Bridge as part of their leasing agreement with the Corporation
- 1836 An unprecedented storm virtually demolished The Spa building
- 1839 The Spa Promenade was opened adjacent to a 'Gothic Saloon' by Henry Wyatt (1837-9) with paths and pleasure grounds by George Knowles
- 1844 The Crown Hotel was built. Advertisements to patrons offered access to The Spa Gardens.
- 1845 The gothic saloon was improved and enlarged
- 1853 William Skipsey appointed head gardener to The Spa.
- 1856 Sir Joseph Paxton built the Grand Hall to replace the Gothic Saloon. Paxton also designed planting, a path system across the cliffs, a bandstand, colonnade with balcony and carriage drive. The implementation was by his assistant Edward Milner and son in law G.H. Stokes
- 1859-60 Paxton's second commission was between 1859 - 60. The colonnade was extended south to his Prospect Tower and linked to the gardens by Italian stairs. A second phase of planting was proposed for the upper slopes of the gardens. The terrace was also extended north to a new toll house located north of the steps to The Spa wells.
- 1860 A Swiss style chalet was built to mark the north entrance to The Spa Gardens, designed by Joseph G.H. Stokes. A summerhouse was also added. The People's Park (now Valley Gardens) was laid out at this time by the town Corporation at the north end of South Cliff.
- 1861 First reference to Paxton's Italianate steps (The Builder 9th November 1861)
- 1865 Summerhouse added to the grounds. The land along the top of South Cliff was developed further with an esplanade, private houses and hotels.
- 1867 Grand Hotel completed by Cuthbert Broderick.
- 1871 The freehold of 8 acres of land south of The Spa was purchased by the Cliff Bridge Company. Painting commemorating the visit of Edward Prince of Wales by Thomas Jones Barker 1871 'Scarborough Promenade'.
- 1874 The first cliff tramway in Britain was built by the South Cliff Tramway Company and opened the following year. The pedestrian tunnel underneath was also built at this time.
- 1875 The Spa wells were sheltered by a new structure the Band Rotunda
- 1876 Paxton's Grand Hall burnt down. Proposed roller skating rink.
- 1877 Replacement hall commenced by Verity and Hunt of London on the footprint of the earlier buildings.
- 1880 New Grand Hall opened by the Lord Mayor of London, Sir Francis Wyatt Truscott.
- 1881 Experimental lighting of spa grounds with 'brush' system of electric lights.
- 1883 The Belvedere Rosary was established by George Lord Beeforth and was connected to his house on the esplanade by a tunnel. Lord Beeforth a tennis court and walks along the cliff below the Rosary planted with many trees and shrubs.
- 1885 - 1895 Holbeck Gardens laid out by William Skipsey, south of Dickinson's Point.
- 1886 New spa restaurant opened.
- 1897 Harry W Smith appointed Scarborough Corporation Engineer (1897 -1933).
- 1899 George Lord Beeforth transferred land the Corporation enabling enlargement of the Esplanade.
- 1911 Negotiations for purchase of ground south of spa land for extension to gardens. Harry W Smith designs for South Cliff Pleasure Grounds. Holbeck Clock Tower and adjacent garden (adjacent to South Cliff Gardens, now renamed as Shuttleworth Gardens) given to the Corporation by Alfred Shuttleworth in commemoration of the coronation of King George V.
- 1912 Scarborough Corporation purchased 2.4 ha of land between the tramway and Belvedere Rosary from Lord Beeforth. The Italian Garden was laid out by Harry W. Smith stone used for this said to have been extracted from the bottom of the cliff. Peasholm Park, Scarborough was opened.

1913	New bandstand built by Thomas Edwin Cooper; adjacent to the south of Spa Building.
1914	First tidal swimming pool in Britain built at the bottom of the cliff. Grand Hall Cafe opened.
1918	Holbeck putting green was laid out.
1920	Paxton's viewing tower dismantled
1924	George Lord Beeforth died
1928	By this date the pavilion was built at the north end of the putting green.
1930s	Holbeck Gardens renowned for dahlia displays.
1951	The Cliff Bridge Company was purchased by Scarborough Borough Council. The entrance tolls ceased and the toll boxes were removed in 1953.
1954	Glass wings built connecting bandstand realising a much earlier proposal and named the Sun Court bandstand. Corporation scheme to join up individual gardens and make improvements to the cliffs between The Spa and Holbeck Gardens to the south.
1957	The Grand Hall and Spa were purchased by the Corporation enabling links to Valley Gardens, Spa Gardens, South Cliff Gardens.
1993	Holbeck Hall Hotel, overlooking Holbeck Gardens subsided into the sea destroying large areas Skipsey's gardens. Tons of Norwegian boulders were placed around Holbeck Point in 2000.
2003	South Bay Pool was filled.
2014	Rose Garden restored by Friends of South Cliff Gardens.

2.4 Local Context

Local Context

Please refer to: 1061_15_Survey - Local Context Plan and Transport Network

South Cliff Gardens form a site of approximately 16 hectares, and are one of the most significant areas of publicly accessible greenspace in Scarborough alongside Peasholm Park (adjacent North Bay), Oliver's Mount (inland from The Gardens), and the cliff side greenspace adjacent North Bay. The Registered Park designation includes linked green spaces, Valley Gardens at the northern end and adjacent gardens, Shuttleworth Garden and Prince of Wales Garden which like South Cliff Gardens, developed as private gardens.

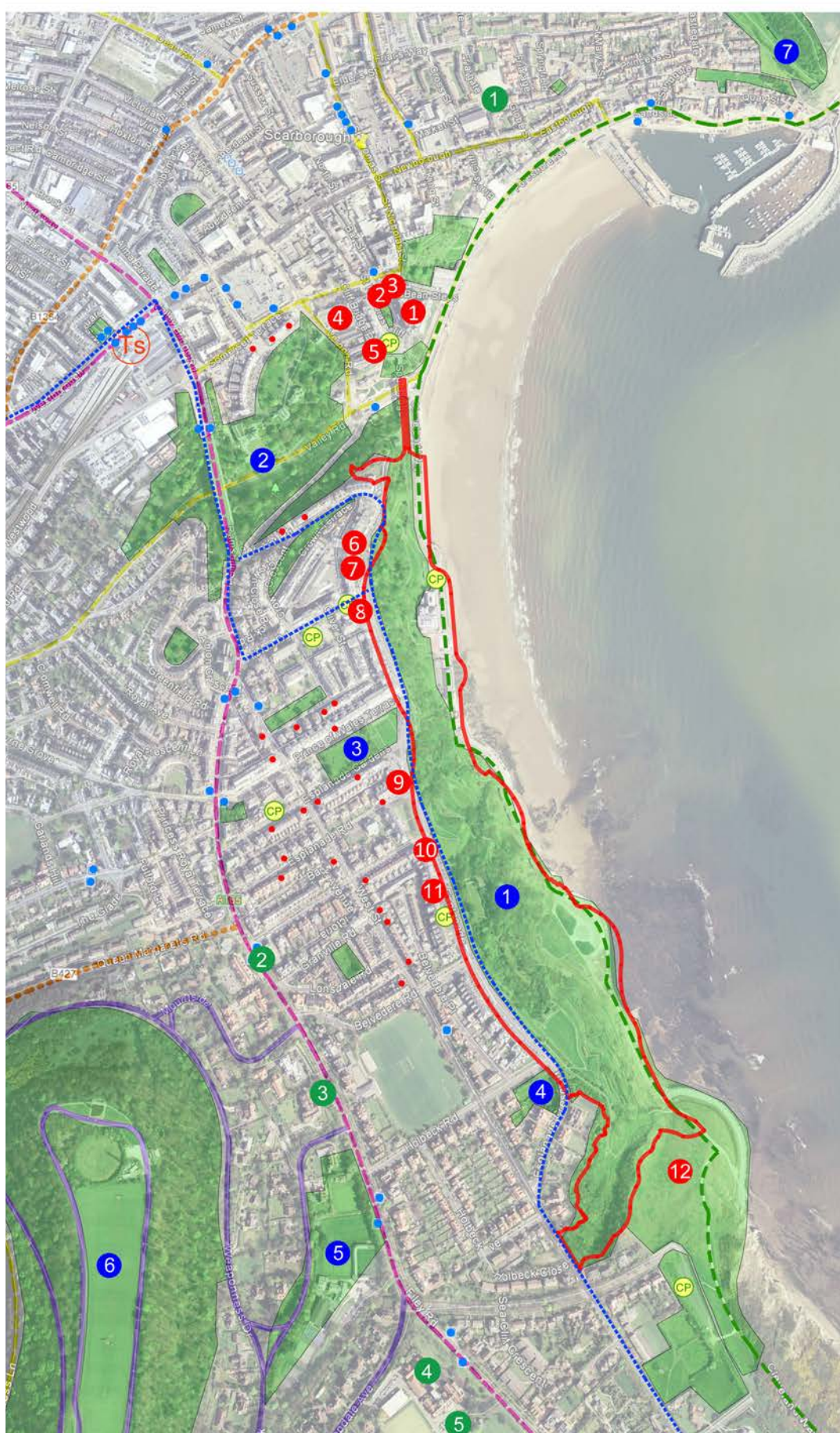
The plan also shows key hotels on the Esplanade adjacent to the Gardens – Crown Spa Hotel, The Highlander, Villa Esplanade, Weston Hotel, Ambassador Hotel and Mansion House, and there are many other hotels in side street leading off the Esplanade.

The grand 4 storey terraces on South Cliff contrast with more modest housing to the west where several schools are located on the Filey Road between the Gardens and Oliver's Mount and Weaponness Park.

The site is sandwiched between the Cleveland Way Recreational Route which runs along the Promenade and the Sustrans Route 1 which runs along the Esplanade. Buses run along the Promenade to The Spa but there are only a few bus stops at the top of the site and these are located in the side streets off the Esplanade. The Park and Ride drop off is under the Cliff Bridge and railway station is 1km away from the Cliff Bridge entrance. The train service into Scarborough from York is convenient and regular, connecting to the main east coast London to Edinburgh line.

There is a large underground car park under Cliff Bridge and paid car parking is available alongside Foreshore Road. On street parking is available on the Esplanade, which is free at the southern end and by permit only to the north. Paid surface car parking is available along Foreshore Road and The Spa forecourt. There is a large free carpark south of the Gardens above the Holbeck landslip.

The importance of the Scarborough's network of green spaces running alongside South and North Bay cannot be underestimated in both aesthetic, historical and economic terms.



KEY

- Site Boundary
- Scarborough Parks and Open Spaces
- Main Road
- Recreation Route
(National Trail & England coast path route - Cleveland Way)
- Sustrans Route 1
- Bus Stop
- Train Station
- Car Park
- Hotels (see below)

Please refer to
<https://www.bing.com/maps>
<http://footpathmaps.com/>

Parks and Gardens

- 1 South Cliff Gardens
- 2 Valley Gardens
- 3 Prince of Wales Garden
- 4 Shuttleworth Garden/ Miniature Garden
- 5 Weaponness Park
- 6 Oliver's Mount
- 7 Scarborough Castle
- 8 Peasholm Park (off map)




Hotels

- 1 The Grand Hotel
- 2 St Nicholas Lodge
- 3 The Stewart Hotel
- 4 Palm Court Hotel
- 5 The Mount Hotel
- 6 Crown Spa Hotel
- 7 The Highlander
- 8 The Villa Esplanade
- 9 Weston Hotel
- 10 Ambassador Spa Hotel
- 11 Mansion House
- 12 Former Holbeck Hotel

Schools/Training

- 1 Friarage Community Primary School
- 2 Able Nurses Ltd
- 3 Little Owls Pre-School
- 4 Bramcote Junior School
- 5 Scarborough College

KEY

-  South Cliff Garden's Site Boundary
-  Historic railway in the North York Moors National Park
-  Boundary of North York Moors National Park



2.5 South Cliff Gardens in the Wider Heritage Context

Please refer to: 1061_06_Survey - Seaside Resort and Landscapes Nearby

There is a long history of seaside gardens in England. Seaside resorts rapidly grew in popularity during the eighteenth century and were enhanced to attract visitors. Following the development of the South Cliff Gardens, Scarborough, by the Cliff Bridge Company, the People's Park, Scarborough, now Valley Gardens, was laid out by the Town Corporation in 1862. In 1912 while Harry Smith was designing the Belvedere Gardens for the South Cliff Gardens he was also working on Peasholm Park, Scarborough (Grade II. List no. 1001464).

In Lowestoft an improvement committee purchased common ground and opened Arboretum Hill in 1874. This was later known as Belle Vue Park and stretched from the cliff top, through an area called The Denes, to the beach (Grade II List no 1001621).

South Tyneside Council developed North & South Marine Parks and Bents Park between 1869 and the 1920s. Southport opened the first phase of King's Garden's and South Marine Gardens in 1887 and included a marine lake, park and pier. The North Marine Gardens in Southport opened in 1892. Thomas Mawson's designs for the Promenade, Marine Park and Gardens were published in 1911 and influenced the design of King's Gardens which opened in 1913 (Grade II List no 1001535).

Great Clacton developed as a seaside resort from the mid 19th century and became known as Clacton-on-Sea. Land was acquired in 1864 by a developer Peter Schuyler Bruff who laid out pleasure gardens. These were improved by the Urban District Council in 1921 when the Marine Gardens were constructed (Grade II List no 1001626).

Coastal cliff gardens were also developed at Felixstowe. The Cliff Gardens and Town Hall Gardens are registered as a Park and Garden of Special Historic Interest in England (Grade II List Entry Number 1001220) The gardens relate to an early 20th-century spa and were designed by architect Brightwen Binyon (1846-1905). The Spa gardens include elaborate rockwork arrangements which are believed to have been made by James Pulham and Sons. They also include the former gardens of the Felix Hotel which include zig zag paths down the cliff leading from the hotel to the coast.

Throughout the nineteenth century numerous gardens were developed adjacent to sea resorts and one of the greatest attractions of these gardens was bedding displays. There are a number of public parks adjacent to the coast in North East England. Of note are Roker Park- Sunderland (Grade II List no 1001325), Ridley Park - Blyth, and Valley Gardens - Saltburn (Grade II List no 1001429) (see next page).



Holbeck Clock Tower



The North Marine Gardens - Southport



Roker Park - Sunderland



Italian Garden in Valley Gardens - Saltburn



Valley Gardens - Saltburn



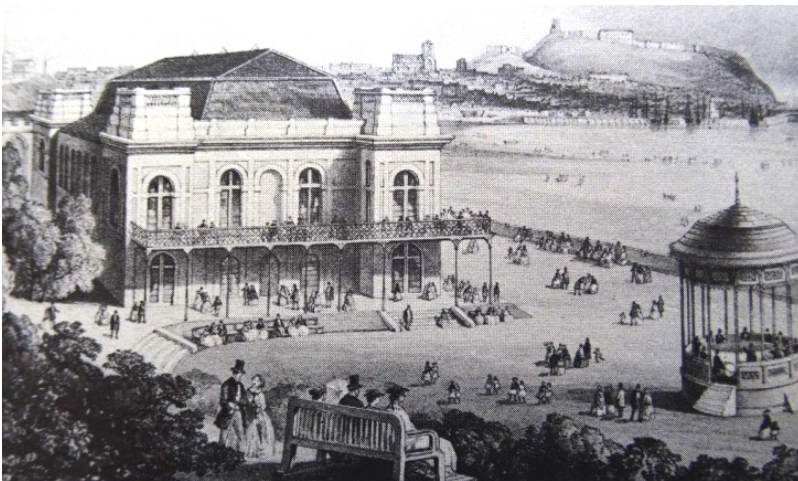
Felixstowe Seafront Gardens



Felixstowe Seafront Gardens



Lost shelter previously located on path from Crown Hotel - c.1900

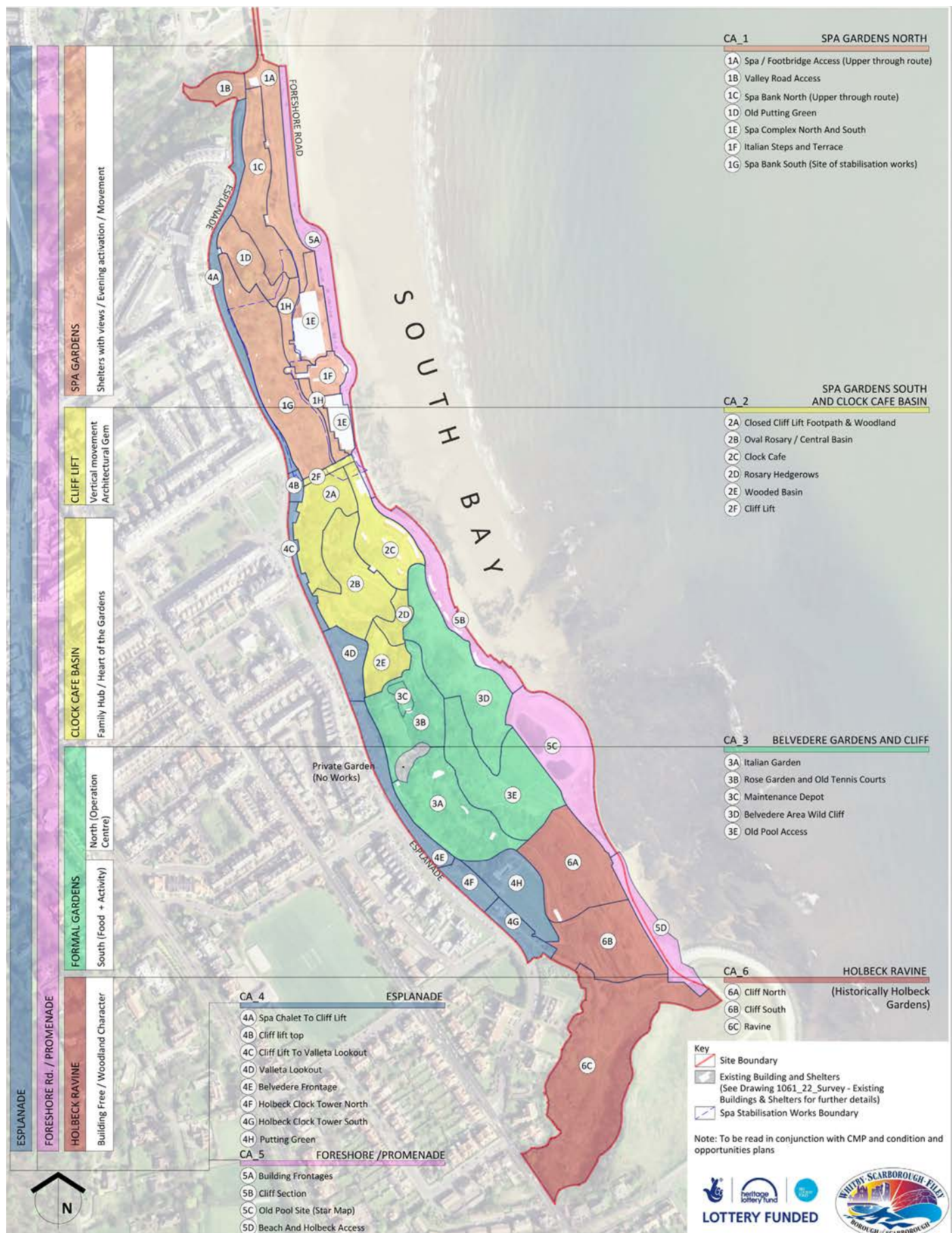


c.1858 taken from a sketch in Beeforth's Collection showing Paxton's Music Hall, Colonnade and Bandstand



c.1861 taken from a sketch in Beeforth's Collection showing Paxton's Music Hall, extended Colonnade Bandstand and Italianate steps.

2.6 Character Areas



1061_03_Survey - Character Areas

Summary

Please refer to: 1031_03_Survey_Character Areas

South Cliff Gardens have been developed over the last two hundred years on a naturally bare east facing cliff. Today, the linear site can be sub-divided into six linked character areas are a reflection of ownership changes and the development of the site in response to social, economic and natural factors.

The character areas are:

- Spa Gardens North
- Spa Gardens South and Clock Cafe' Basin
- Belvedere Gardens and Cliff
- Holbeck Ravine
- Esplanade
- Foreshore/Promenade

2.6.1 Spa Gardens North

The character includes the following sub-divisions as shown on the Drawing 1061_03:

- Spa / Footbridge Access (Upper through route)
- Valley Road Access
- Spa Bank North (Upper through route)
- Old Putting Green
- Spa Complex North and South
- Italian Steps and Terrace
- Spa Bank South (Site of stabilisation works)

The Spa Bank South area is currently subject to a £14m stabilisation contract which is due for completion in 2019.

Context

Development of Spa Gardens North began in conjunction with the founding of the Cliff Bridge Company and construction of the Cliff Bridge in 1826 on land leased from Scarborough Corporation. The Cliff Bridge Company created gardens to provide better access to their new grand Gothic Hall and Spaw Promenade, opened in 1839, from the newly established hotels such as the Crown Hotel, the first purpose built hotel in Scarborough. The relationship between the hotels, gardens and spa was crucial to the economy of Scarborough, which was boosted further by the development of railways through the 19th century.

Spa Gardens North is the oldest and most important area of the site in terms of historic layout, having been developed in the 1830s and 1840s by Knowles and extended by Paxton and Milner then Skipsey in the 1850s as part of the Cliff Bridge Company's initiative to develop The Spa as a major tourist attraction. The gardens are significantly split in terms of pedestrian permeability by the Cliff Lift funicular railway which runs between the Esplanade and the Promenade just south of the Spa Complex Buildings.

Development of this area began in conjunction with the founding of the Cliff Bridge Company and construction of the Cliff Bridge in 1826 on land leased from Scarborough Corporation. Initial landscaping to enhance the spa, including planting and footpaths, was carried out west of the buildings by George Knowles. The footpaths, which took informal curving routes, allowed spa tourists to stroll or use links between the spa, hotels and boarding houses. The symbiotic relationship between the hotels, gardens and spa was crucial to the economy of Scarborough. Shelters, which increased in number during the improvements of the early 20th century, provided refuge from the frequently inclement climate and were located strategically to take advantage of views along the coast.

Henry Wyatt was employed between 1837-9 to improve the Spa Pavilion however his Spa Saloon was superseded by Joseph Paxton's Music Hall during the 1850s. Paxton also increased the size of the gardens with new footpaths, shrubs and trees, rockwork, shelters, terrace and colonnade with balcony above. He was later commissioned to lay out the Italianate terrace and steps, a Prospect Tower and bandstand. The terraces and bandstand were devices used by Paxton in other public parks. He improved circulation by introducing winding paths which added diversity to the landscape and these were screened by shrubberies and woodland which opened out to lawns and water bodies. In 1875 the first passenger funicular railway in the country was opened on South Cliff and a tunnel below the track allowed access

across the gardens. The music hall was rebuilt and doubled in length by Verity and Hunt after it was damaged by fire in 1877. They also added the Italian steps north of the spa building during this period. A Putting Green was laid out during the 1920s on a plateau formed by a landslip in the northern area of the site during the 18th century. The boundary of this area was edged by a rockery which may have been re-used from Paxton's scheme.

Design

The original design of the gardens was based on design principles of a woodland pleasure ground, where the main intention was not to get from A to B as quickly as possible, but to provide a route of winding paths which provided a range of views and an element of privacy and romance. The steep cliffs, the spectacular views, as well as the grand Spa buildings added a combination of factors that gave the opportunity to add even greater drama and complexity to these design principles.

Both George Knowles and Joseph Paxton were imaginative designers and experienced engineers who rose to the unique challenges of the site and the needs of the Cliff Bridge Company to create a spectacular pleasure garden as a setting for the Spa.

The key challenges faced by Knowles and Paxton are likely to have been:

- Stabilisation of the steep cliff, subject to landslip, ensuring drainage proposals were installed to make the ground stable and paths safe
- Providing access to the Spa complex, one of the region's major attractions, down a drop of around 34m over 48 width, a 1:1.4 slope
- Establishing vegetation on the bare cliff to provide shelter and as a setting to the Spa
- Maximising views of the Spa Complex and across the bay to the Castle

Whilst overcoming these essential needs, it was equally important for the designers to ensure that the pleasure grounds belied the enormous effort of construction and allowed the visitor to enjoy the, which offered a sense of privacy, in contrast to the very public walks on the adjacent Esplanade and Promenade. Gently winding paths were laid out, snaking down the cliffs and incorporating dramatic switchbacks, of a style encountered in gardens and landscapes of the Mediterranean such as Monte Carlo. The footpaths, which took informal curving routes, allowed spa tourists to stroll through the gardens or use links between the spa, hotels and boarding houses.

The gardens were initially laid out by George Knowles in the 1830s and 1840s and he was the establishing the woodland planting and the creation of the meandering network of paths. The gardens and paths were extended south along the cliff by Joseph Paxton and his protégé Edward Milner in 1850-60s who are understood to have ornamented existing walks with planting and rocks and seats. Although Knowles included arbours in his earlier work, additional shelters were added during mid-late 19th and early, 20th century, providing incidents on the walks and resting points, refuges from the frequently inclement climate, as well as a base for informal picnics and most importantly, to take in the spectacular views. Shelters were located strategically to take advantage of views over South Bay to the Castle and along the coast.

The winding paths emerged dramatically from the woodland, to the splendid architectural exuberance of the Spa complex. Paxton added further drama, by building a landmark on the promenade in the form of a 15m high Tower, surmounted by a flagpole, which was visible from across South Bay and would have acted as a valuable orientation device as the visitor progressed along the maze-like paths of the pleasure gardens. Paxton's Italian Steps also provided a dramatic transition between the informal gardens and the formality of the colonnades of the Music Hall and the promenade. William Skipsey was appointed head gardener to the Spa by the Cliff Bridge Company in 1853, a role he had for nearly 50 years and was also employed by the Corporation 1885 – 1895 to lay out Holbeck Gardens to the south. Skipsey is likely to have worked with Paxton and Milner on the extension to and enhancement of the Spa North Gardens.

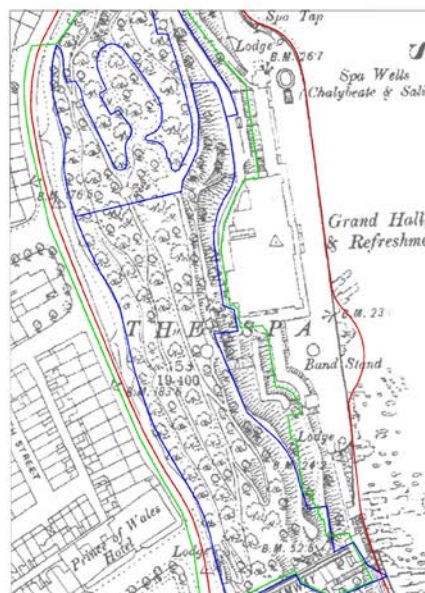
Historic Evidence and OS Map Coverage

Please refer to: 1061_55_Spa Historic Development Maps – (referenced maps A-F)

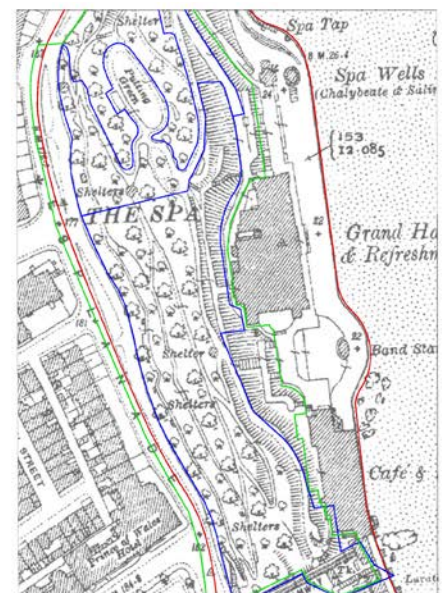
The 1856 OS map (A) shows dense planting in the north area, as a result of George Knowles planting scheme in the 1830s and 1840s, which vegetated what was originally a bare cliff face. The main path connecting to the Spa is shown via the old main carriage drive from the Cliff Bridge, the only access to the Spa at the time. This path descended the steep slope at a diagonal to enter the Gothic Hall at the most northerly end. In addition, there were three main access



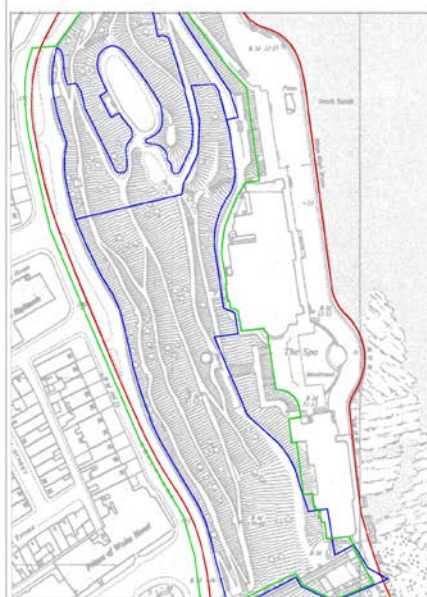
1853 OS Map A



1893 OS Map B



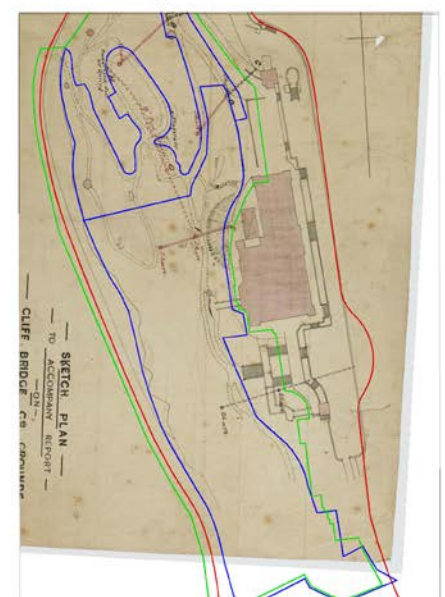
1928 OS Map C



1966 OS Map D



No Date Map E



No Date Map F



1061_55_Spa Historic Development Maps

paths from the Crown Hotel entrance. One ran down the embankment and then followed a switchback arrangement to enter the Gothic Hall from the south. A further access from the Crown Hotel was via a complex sequence of zig-zag paths which finally entered the Gothic Hall at the northern end. In addition, a path ran south on the line of the existing diagonal path, past the location of a now lost shelter and the existing seat alcoves before turning up the cliff and doubling back towards the Crown Hotel.

The map shows a complex network of paths around the area of the former putting green and landslip site, all of which remain today.

By the 1893 OS map (B), the site had undergone significant changes. This took place in two major phases:

- Joseph Paxton's work, believed to be within two phases – 1858 and 1860
- Verity and Hunt – 1878-1800.

Frustratingly, the archive material is incomplete and confusing. For example, Paxton's plan is missing and the map coverage between the dates of the two OS maps 1856- 1893 is conflicting and undated.

Map E shows Paxton's new Music Hall but does not show the Italian Steps although a photo of c.1860 clearly shows

them. Undated Map F shows the Verity and Hunt building and is the first map to show the Italian Steps but it does not show the path linking to it from the Crown Hotel, which is even shown on the 1856 OS map. It is most unlikely that the area to the rear of the Spa was not developed on the embankment more fully at this time including extending the diagonal path towards the Italian Steps from the Crown Hotel. Indeed, the paths are visible on the c.1860 photograph, which also shows Shelter 03 at the top of the steps.

Although it is not possible to be certain about dates and the extent of Paxton's or Milner's direct involvement, reports, archives and photographs suggest that the gardens were laid out as they now exist from at least 1880, with the Italian Steps dating from c.1860, and the Italian Steps north added as part of Verity Hunt's work in 1880.

The 1893 OS map (B) clearly shows both sets of Italian Steps and a new intricate layout of paths on the cliff above the Spa, linked to the established path network to the north, possibly through the work of the Cliff Bridge Company head gardener William Skipsey. The map also shows a path extended through the tunnel via steps (refer to 1061_54.1_Photos - Spa Gardens North Details and views: Fig 03 1893 OS Map showing steps to tunnel).

The 1928 OS map (C) shows no change to the 1893 OS map (B) except for the inclusion of a putting green on subject to a landslide in 1737, defined by paths which are shown on the 1858 OS map. Additional shelters and seats are also shown.

Since 1928, there have been few changes within the stabilisation area apart from the disappearance of a shelter near the top of the diagonal access path from the Crown Hotel and the closure of the tunnel.

In summary, the layout of the area has remained broadly the same since c. 1860s, over 150 years, with a gradual extension of tree cover to the Cliff Lift. In recent years there has been a decline in maintenance, but the structure and character of the designed landscape survives, save for the recent felling of trees as part of the enabling works for the stabilisation contract.

Paths

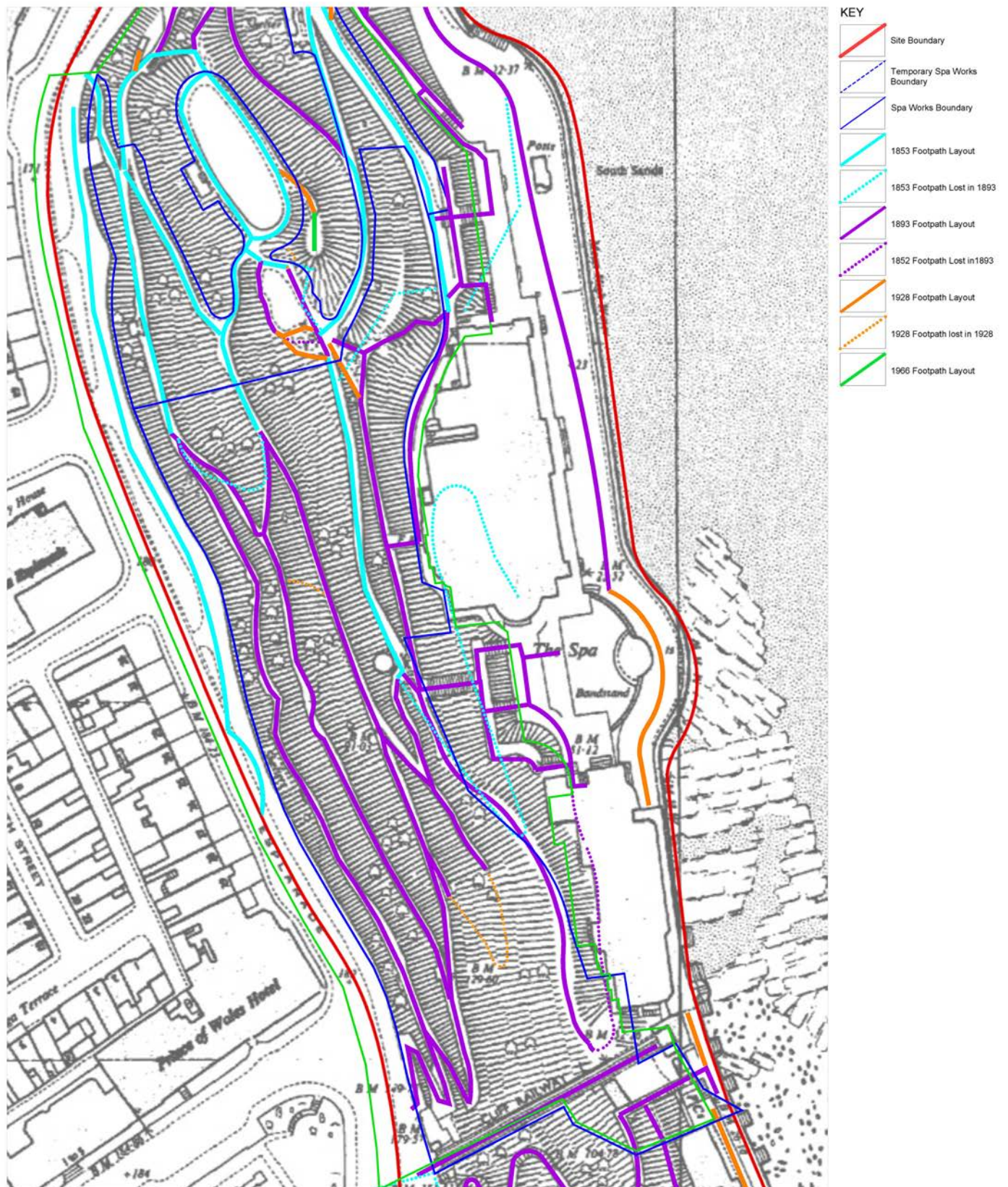
All but a few of the paths in the stabilisation area existed by the 1893 OS map and remain today. These paths were originally laid out by Knowles and then extended by Paxton or Milner in the mid-19th century.

The paths were winding both in plan and level, twisting and turning, rising and falling, offering dramatic and dynamic views. Although, the plans indicate many paths in a relatively small area, none duplicated each other, as they all offered different experiences and gave choices for visitors to be explored at various levels of the cliff. Key paths led from the entrances to and from the Crown Hotel and to and from the Prince of Wales Hotel. These led onto two terraced walks at different levels up the cliff and then linked to diagonal routes which gave access to the Spa via the Italian Steps, both south and north of the main Spa building.

The path from the Crown Hotel, the first section of which is shown on 1853 map was probably embellished with rockworks and extended by Paxton. The path is particularly interesting as it provided a dramatic journey, descending to the Spa, with a variety of views and experiences. (Refer to 1061_54.2_Photos - Spa Gardens North - Path from Crown Hotel Figs. 01 – 13).

After entering through the listed Egyptian gates, the path drops sharply on a switchback, before taking a diagonal path along the embankment towards the Spa. Initially the path descended to a path junction at which the visitor could turn north towards the plateau and rockery area, (the site of now lost putting green), or one could continue south. The rustic shelter, now lost, that enveloped the path, which was supported by rockwork edging (Refer to Figs 04 and Fig 06). Although the path appears on the plan as reasonably straight, there were no long views on account of the subtle design and planting. From the shelter, the path then rose sharply before descending on a path that took the visitor through woodland above the Shelter 03 adjacent to the Italian Steps at which point the view of the Spa complex was finally revealed in all its glory. The path then performed a zig-zag to get to the top of the steps before the tourist descended to enjoy the delights of the Spa (Refer to Fig Nrs. 09 - Fig 012) and 1061_54.1_Photos - Spa Gardens North - Details and Views (Refer to Fig Nrs 07 - Fig 09).

Although two main paths shown on the 1893 OS map have been lost and grassed over in recent years, all the other paths remain intact and functional from this period.



1061_45.4_Survey - Historic Footpath Chronology 1966 OS_Stabilisation



Fig 01 Shelter_03



Fig 02 Site of lost shelter



Fig 03 1893 OS Map showing steps to tunnel



Fig 04 Typical junction boulder A



Fig 05A Typical junction boulder B



Fig 06 Typical remnant gas pole and railings to be retained



Fig 07 General view - relationship of Italian Steps and Stabilisation Area



Fig 08 Ramped access to Spa



Fig 09 Italian Steps from Spa Roof Terrace

Design Elements

Please refer to:

1061_54.1_Photos - Spa Gardens North Details and Views

1061_54.2_Photos - Spa Gardens North - Path from Crown Hotel

Rockwork

Many of the paths in South Cliff Gardens are edged with rockwork, with some being quite substantial retaining structures. The earliest examples are in the Spa Gardens North, and are likely to have been part of Paxton's scheme as he often used large rocks, informally laid to form rockwork edging to paths and retaining walling. It is probable that Paxton may have embellished existing paths laid out by Knowles. Path junctions and seat alcoves are marked by large rocks. (Refer to 1061_54.2_Photos - Spa Gardens North - Path from Crown Hotel - Fig Nrs. 07 and 08). In addition, rockwork was also placed behind the shelters and as junction marker stones in the form of informal stone bollards, (Refer to - Fig Nrs. 04 and 05).



Fig 01 Footpath behind Spa complex



Fig 02 Looking back up hill to Crown Hotel Entrance



Fig 03 Looking towards 'Lost Shelter'



Fig 04 Looking forward 'Lost Shelter'. Rock work that supported circular paved area under shelter is on bankside



Fig 05 Site of 'Lost Shelter' close up



Fig 06 'Lost Shelter'_cropped



Fig 07 Stone seating bays A



Fig 08 Stone Seating bays B



Fig 09 Junction with path leading up hill



Fig 10 Approach sharp bend



Fig 11 Sharp bend on diagonal path lead to Shelter_03



Fig 12 View over Italian Steps from diagonal Path



Fig 13 Shelter 03

1061_54.2_Photos - Spa Gardens North - Path from Crown Hotel

Ballustrading and Fencing

There is more balustrading and fencing in the Spa Gardens North, due to the extreme levels, than in any other area of the Gardens. Many of these are horizontal bar metal railings, but recently these have been replaced by machine round timber posts and railings replicating the original timber fencing but in a less rustic way, (Refer to – Fig Nrs. 04 and 06).

Lights

Lights were located at path junctions and along paths to enable the paths to be safely used at night, particularly by visitors returning to their hotels from Spa. These lights were originally gas lamps but are now electric lamps of a similar design. The bases of gas lamp columns still exist up to 1m height, and now often act as termination points for adjacent railings, (Refer to – Fig Nrs. 06).

Shelters

The Spa Gardens North, also includes the largest number of shelters within the Gardens. The earliest shelters, created in Knowles time were depicted as 'arbours' on the 1850 OS map, but perhaps two were constructed during Paxton/Milner's time (Shelter 03 and the lost circular shelter on the path from the Crown Hotel entrance). Several others were added later at the top of the cliff, probably in the period 1910-1914, when Harry Smith was involved with the developing the Gardens to the south. Although the circular shelter on the path from Crown Hotel has been lost, nearly all the other shelters have survived (Refer to – Fig Nr. 01).

Planting

Please refer to: 1061_11_Survey - Historical planting

The OS maps indicate that the area was progressively wooded, commencing with the planting works carried out by Knowles and the extension of this woodland south along the cliff in Paxton's time, although the area around the Cliff Lift remained quite sparsely vegetated, perhaps to allow for views from the carriages.

A photograph, taken c.1900 (Refer to – Fig Nr. 02).of the circular shelter on the diagonal path from the Crown Hotel entrance shows that the woodland had an open canopy and the paths were largely edged with ferns with the banksides being rough grass/wildflowers. In addition, the area around the shelters, were also decorated with ornamental planting.

Significance

The Spa Gardens North is the oldest and most important area of the Gardens. Knowles commenced the challenge of developing the pleasure grounds on a bare cliff, a challenge that was continued by Paxton who extended the gardens and is thought to have enhanced Knowles' work. The design was characterised by winding paths, rockwork, balustrading, richly planted embankments, shelters and lighting which allowed residents of hotels to walk through the gardens to visit the Spa.

The gardens created a transformational landscape that mediated between the formality of the Esplanade and the Spa Complex with the natural characteristics of the rocky cliff and shoreline. The RPS Heritage Statement states that Shelter 03 above the Italian Steps (south), built c.1860 and attributed to Paxton/Milner, helps unite the Gardens and The Spa Complex by blurring the edges of the two distinct areas and inviting visitors take time to look over the Italian Stairs, Sun Court and the rear of The Spa from a slightly detached position.

The Spa North Gardens has considerable significance for the following reasons:

- The layout, planting and features that combine to make this one of the most important coastal resort pleasure gardens in the country, although recently degraded by loss of planting, features and a general deterioration in its condition
- The gardens were established against forces of nature, established on a bare cliff subject to landslip and on an east facing slope facing the North Sea, a major feat of engineering and landscape work, comparing to other resort sites at Southend, Scunthorpe, Bournemouth
- The relationship between the gardens and the Spa Complex, in particular to how the Italian Steps related to Paxton's colonnade and Music Hall, although this has somewhat been degraded by later works to the Spa, and the split management regimes of the gardens and Spa
- The gardens include design work by Joseph Paxton, the foremost Victorian designer and his apprentice Edward Milner as well as earlier work by engineer George Knowles, a tradition continued by Verity and Hunt in 1880 and Harry Smith in the early 20th century.

2.6.2 Spa Gardens South (Pleasure Grounds including Clock Cafe Basin and Formal Gardens)

The name South Cliff Gardens was initiated when the Corporation first considered developing a public gardens in Spa Garden South in 1909.

Spa Gardens South includes an area adjacent to the Cliff Lift that was land leased from the Corporation by the Cliff Bridge Company an agreement which continued until 1957 but in the main was subject to a lease that Cliff Bridge Company revoked in 1911 to enable South Cliff Gardens to be established – see Drawing Nr. 1061-07.

The Cliff Lift separated the Spa Gardens North from Spa Gardens South, and a tunnel was built as part of the scheme to allow pedestrian access underneath the Cliff Lift track and through to the South Cliff Gardens. The tunnel is shown on the 1893 OS map with steps leading down to it from the northern side and a second tunnel passing under the steps to the south which was also leased to the Cliff Bridge Company. Presumably there was an arrangement between the Cliff Bridge Company and the Borough Council when they developed South Cliff Gardens to the south.

The Cliff Bridge Company appears to have laid out the area as woodland with paths traversing the area and a long flight of steps providing an alternative access from the Esplanade to the Promenade.

The character includes the following sub-divisions as shown on the Drawing 1061_03:

- Closed Cliff Lift Footpath & Woodland
- Oval Rosary / Central Basin
- Clock Cafe
- Rosary Hedges
- Wooded Basin
- Cliff Lift

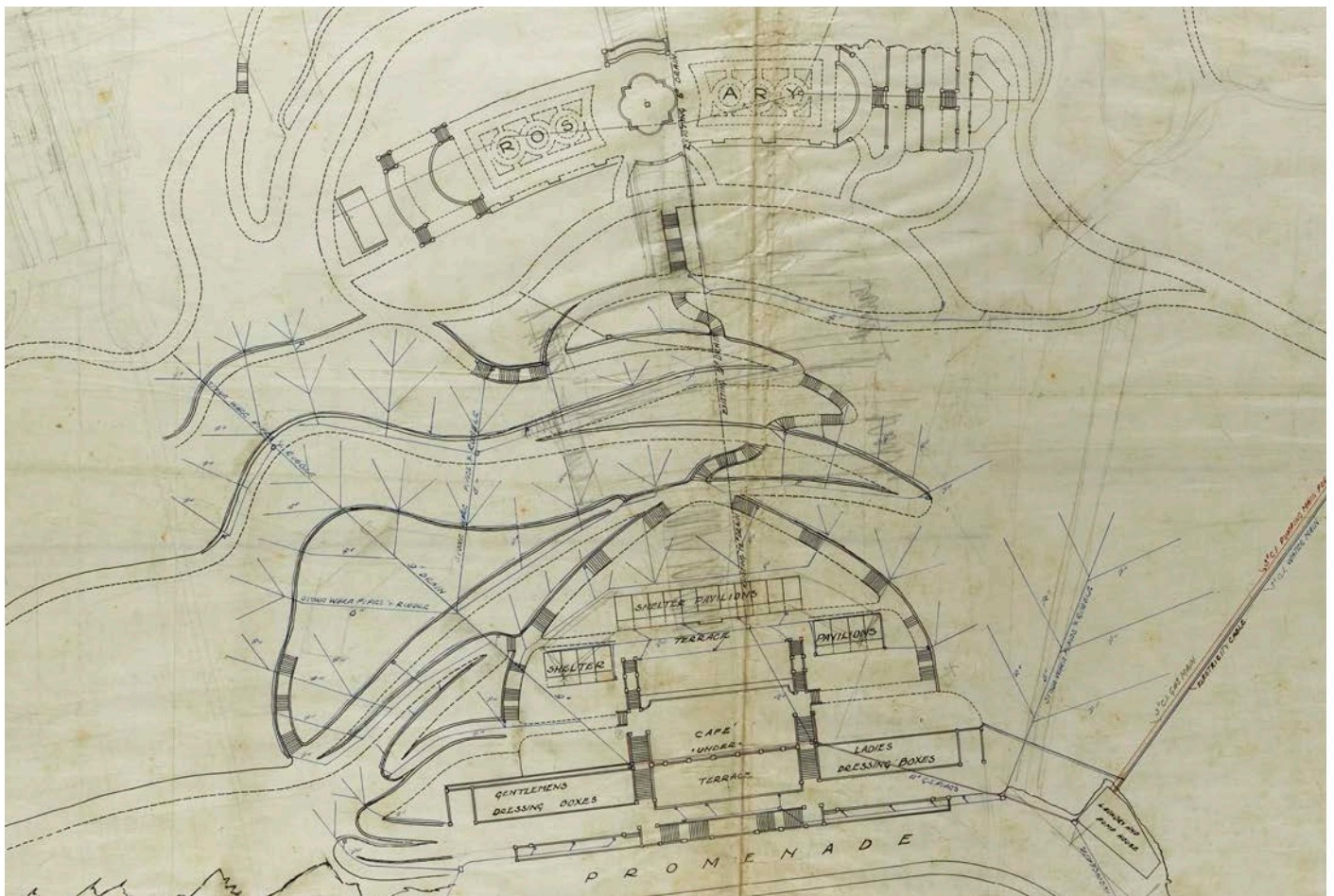
Design

Harry Smith's design challenge was to create the first freely accessible public garden by taking advantage of the flat areas around the Spa Cottage, a former beer house. Smith retained developing woodland and introduced facilities namely the Clock Café and Beach Chalets, as well as new shelters.

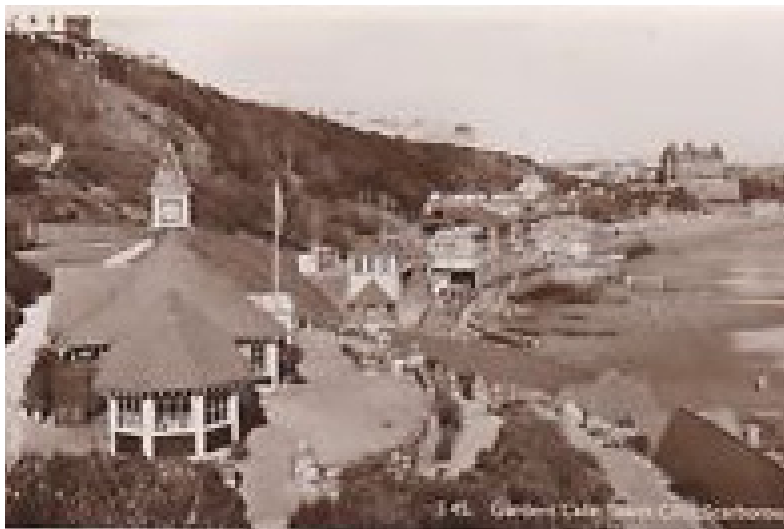
Several designs were drawn up by Smith, many of which remain in the archives. The designs show a formal terraced layout, centred on the Clock Café with stepped links down to the Promenade.

This group of gardens has a distinct feeling of the early 20th-century; with whiplash paths descending the slopes in a similar manner to those by architect Victor Horta's garden in Belgium of 1912, pergolas, modernist shelters and a completely different plant palette including hybrid tea roses which are so emblematic of that period.





Smith's Plan of Rosary above Bathing Pool - July 1914



The key challenges faced by the Cliff Bridge Company and Smith were similar to Knowles and Paxton and included:

- Stabilisation of the steep cliff, subject to landslip, ensuring drainage proposals were installed to make the ground stable and paths safe
- Providing access from the Esplanade down a very steep cliff to the Clock Café and then to Promenade
- Introduction of Clock Café at the centre of symmetrical layout, with Beach Chalets and steps to the Promenade not a challenge faced by Knowles and Paxton
- Design of ornamental gardens on a steep cliff side
- Design of a shelter overlooking the cafe

Historic Evidence and OS Map Coverage

Please refer to:

1061_45.4_Survey - Historic Footpath Chronology 1966OS_Stabilisation

1061_10.5 Survey - Historic Map Regression

The 1856 OS map shows the area largely as bare cliff with some paths and a single building Spa Cottage, a beer house. By the 1893 OS map, the upper banks were established as woodland with informal paths and the lower slopes had had become terraced to some degree.

The 1928 OS map shows Harry Smith's imaginative layout which was constructed from 1913. Curved beach chalets reflect the terraced bankside and a complex layout of paths were laid out to improve access through the public gardens including an incredibly long series of steps (274Nr. steps in total). Smith created the Oval Rosary and built a concrete shelter overlooking, the area approximately in the same location of the Spa Cottage.

Since 1928, there have been few changes to the layout. The layout of the area has remained broadly the same since Harry Smith laid out the Gardens in 1913, apart from the planting beds of the Rosary being grassed.

Design Elements

Please refer to: 1061_54.4_Photos - Spa Gardens South

Rockwork

Most paths within the Spa Gardens South include rockwork edging but generally these consist of smaller rocks than Spa Gardens North. There are also less retaining structures, as a result of the designs being more pragmatic and cost effective. Walls were designed to retain banksides above the beach chalets but recently one has failed due to poor construction and lack of weep holes.

Ballustrading and Fencing

There is very little balustrading, timber fencing or handrails within Spa Gardens South, just a handrail down the centre of the steps from the Clock Café.

Lights

No footpath lighting exist south of the Cliff Lift area, indicating that access was only available in daytime, presumably the beach chalets were out of bounds and the area was perhaps locked at night.

Shelters, Chalets and Sculpture

Smith's masterplan developed this area as a hub of activity, providing a café, (Clock Café), numerous beach chalets and a shelter, providing a very different character area to Spa Gardens North and the quieter areas of Belvedere Gardens and Holbeck Gardens. The beach chalets were the first of their type in the country, allowing people to have a base and therefore spending longer at the seaside. The huts were reminiscent of the historic bathing huts and reinforced the spirit of the Edwardian seaside.

The timber structures were rebuilt in the early 2000s but unfortunately in 2018, a retaining wall failed and one section of beach chalet collapsed, and will be removed. Additional beach chalets were added to the gardens in the 1930s and 1950 and 1960s.

The listed Clock Café, which includes a square clock tower with four faces, a pyramidal roof and ornate weather vane, celebrated its 100th birthday in 2013. The cafe and is the main visitor attraction within the Gardens.

A concrete shelter, Shelter 4, probably designed by Smith, was added below the Oval Rosary and above the cafe. This structure is less attractive than the Shelter 7 adjacent to the Putting Green.

Planting

Please refer to: 1061_11_Survey - Historical Planting

The OS maps indicate that the area was heavily wooded between the mid 19th and late 19th centuries. Smith developed a sunken garden, named the Floral Lounge, which is illustrated as a Rose Garden in photos of the late 1950s. A photo undated, but thought to be late 1940s shows the area around the Clock Café as having been planted with low shrubs. Whether this planting was designed by Smith is not known as, frustratingly, no planting plans survive.

Significance

The Spa Gardens South has survived as a set piece capturing the spirit of the Edwardian era but which is still popular today.

The Spa Gardens South has considerable significance for the following reasons:

- The terraced symmetrical layout and features are a typical of the design of this time, perhaps influenced by garden designer Thomas Mawson whose designs for civic space were gaining popularity by this time;
- The beach chalets, possibly designed by Harry Smith were the first of their type in the country the listing description notes - Permanent bathing bungalows or beach huts first appeared in Britain in c.1910 in Bournemouth, but the idea of creating a series of cells in a permanent row was pioneered in Scarborough at its North Bay in 1911 followed on closely by these examples at South Cliff in 1911-12;
- The gardens continued the adjacent work by Joseph Paxton, Edward Milner, and William Skipsey not attempting to replicate their features but providing a more functional and more modest design using cheaper materials.



Fig 01 Lower Cliff lift building (historic)



Fig 02 Cliff lift 01 (historic)



Fig 03 Cliff lift 02 (historic)

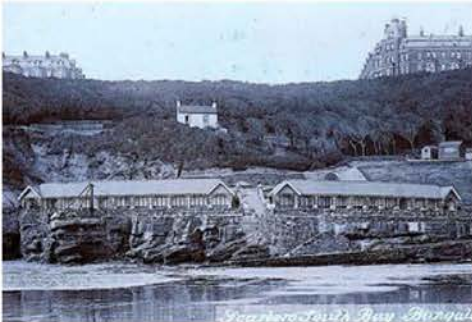


Fig 04 Clock Cafe' and chalets (historic)



Fig 05 Clock Cafe' (historic)



Fig 06 Clock Cafe'



Fig 07 Clock Cafe' and chalets



Fig 08 Beach chalet



Fig 09 Disused substation & TurkeyOaks



Fig 10 Typical Woodland



Fig 11 Oval Rosary (today)



Fig 12 Oval Rosary (historic)



Fig 13 Tunnel link to Clock Cafe'

2.6.3 Belvedere Gardens

Context

The character area includes the following sub-divisions as shown on the Drawing 1061_03:

- Italian Garden
- Rose Garden and Old Tennis Courts
- Maintenance Depot
- Belvedere Area Wild Cliff
- Old Pool Access

George Lord Beeforth initially created the Belvedere Gardens on an almost bare cliff as a private garden to his house The Belvedere on the Esplanade. The Corporation purchased the majority of this land in 1912 as part of the initiative to form South Cliff Gardens. The plans included a new Rosary (called Floral Lounge by Smith) and the Italian gardens, plus associated shelters, structures and a sinuous path network largely through Beeforth's ornamental woodland and shrubberies. However Beeforth retained a small area adjacent to the tunnel under the road to his property, The Belvedere, which included a shelter and small network of paths through shrubbery and woodland. This area remains in private ownership today and is enclosed from South Cliff Gardens by fine railings with surviving mature trees, walks, a tunnel and summerhouse.

Design

The key design challenges faced by George Lord Beeforth and Harry Smith included:

- Establishing vegetation on a steep cliff;
- Stabilisation of the cliff;
- Providing a network of paths and steps to allow access along and down the cliff;
- Creation of terraced ornamental gardens;
- For Smith to incorporate Beeforth's planting and terracing to form a basis for the design of this, the most ornamental part of South Cliff Gardens including Italian Gardens and Rose Garden.

Historic Evidence and OS Map Coverage

Please refer to:

1061_55_Spa Historic Development and Adjacent Area

1061_10.5 Survey - Historic Map Regression

The 1853 OS map shows a bare cliff subject to landslip.

By the 1893 OS map, the area had become a woodland garden. Within the garden there was a Rosary and a tennis court, with only a few paths.

The 1928 OS map shows Harry Smith's transformation of the area into public gardens including a complex network of



paths that gave access to an Italian Garden and Rose Garden as well as providing access down the cliff to the beach chalets and tidal pool.

The 1966 OS map shows no changes to the layout and there have been no changes since, apart from the creation of a maintenance depot below the rose garden.

Design Elements

Please refer to: 1061_54.5_Photos - Belvedere Gardens

Rockwork

In common with all the areas south of the Cliff Lift, most paths in the Belvedere Gardens include rockwork edging but generally these consist of smaller rocks than Spa Gardens North. There are also less retaining structures, as a result of the design being more pragmatic and cost effective.

(Refer to 1061_54.5 - Photos – Belvedere Gardens)

Balustrading and Fencing

There is very little balustrading, timber fencing or handrails within the Belvedere Gardens, examples include timber screens around the Italian Garden and Rose Garden (probably not original design). However Beeforth's boundary railings edging the Esplanade are one of the key elements of South Cliff Gardens, providing an appropriately high quality boundary to floral displays and interface with the Gardens. This detail is also visible around the island of private garden within the Gardens that still belongs to the Belvedere residence and is still accessed via a tunnel under the Esplanade.

Lights

No lights exist within the Belvedere Gardens and the area was perhaps locked at night.

Shelters, Chalets and Sculpture

The only shelters within the area are included as features at both ends of the Italian Garden, and marking the view down to the tidal pool halfway along the eastern boundary. In addition the fountain of Mercury in the pond forms the central focus for the gardens.

Planting

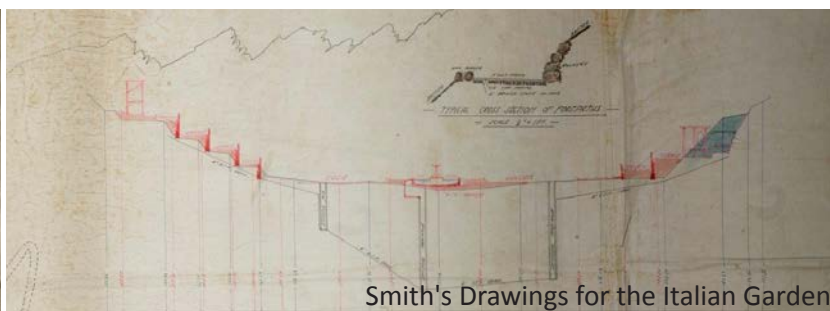
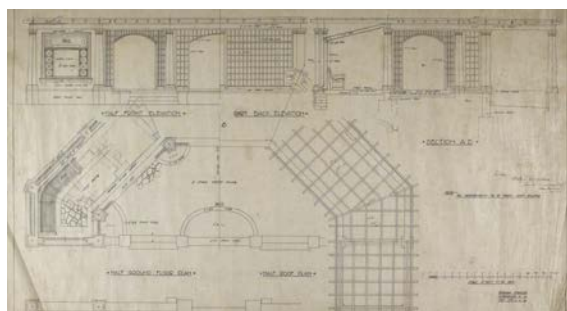
Please refer to: 1061_11_Survey - Historical Planting

The OS maps indicate that the area was heavily wooded between the mid 19th and late 19th centuries, the work of Beeforth. He was also responsible for the creation of two ornamental gardens which Smith later developed into the Floral Lounge, the current Rose Garden and the Italian Garden.

Significance

The Belvedere Gardens have considerable significance for the following reasons:

- It retains elements from Beeforth's garden including railings and trees
- It includes Smith's ornamental gardens – the Rose Garden and Italian Garden including planting and architectural features typical of the time
- It created a viewpoint under the loggia down the cliffside to the tidal pool
- Smith had the vision to extend Beeforth's work to create a series of sheltered gardens and walks with spectacular views over South Bay and the North Sea as well as the tidal pool.



Smith's Drawings for the Italian Garden



Fig 01 Italian Garden overview



Fig 02 Italian Garden pond



Fig 03 Italian Garden Shelter 5 (SB_026)



Fig 04 Italian Garden urns (historic)

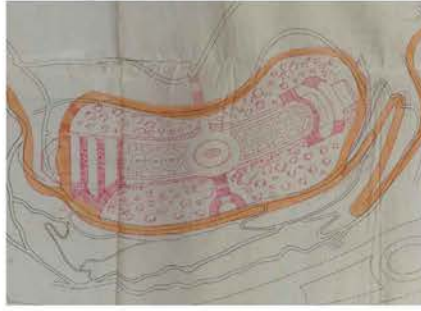


Fig 05 Harry Smith plan of Italian Garden



Fig 06 Maintenance depot



Fig 07 Rose Garden from north



Fig 08 Rose Garden (historic)



Fig 09 Rose Garden from south



Fig 10 Typical tree cover



Fig 11 Cliff above star map



Fig 12 Cliff above old pool (historic)
- now star map



Fig 13 View from putting green across Belvedere wild cliff

2.6.4 Holbeck Ravine

The character area includes the following sub-divisions as shown on the Drawing 1061_03:

- Cliff North
- Cliff South
- Ravine

For the purpose of this study, areas of Holbeck Gardens are included in the Esplanade due to the two character areas being defined more by topography, and visual qualities than history, the boundary between the two areas being where the land descends steeply to the Ravine. These areas include Holbeck Clock Tower and the formal walk down to Holbeck Ravine. Harry Smith's extended putting green and the adjacent shelter (Shelter 7) are also included in the Esplanade due to the open nature of the landscape and intervisibility between the two areas.

Context

In 1885 Scarborough Corporation purchased land south of Dickinson's Point and laid out Holbeck Gardens with assistance from the Cliff Bridge Company who loaned their long serving gardener, Mr Skipsey. This therefore was the first area of the current South Cliff Gardens that the Corporation developed into gardens, the next era being when Harry Smith developed plans for Spa Gardens South, (the Clock Café Basin) and the Belvedere Gardens, some 28 years later.

Holbeck Gardens were initially overlooked by a large house at the southern end, Wheatcroft Cliff. This was later converted to Holbeck Hall Hotel, which collapsed due to a landslide into the ravine in 1993. Holbeck gardens and ravine, was originally laid out as a highly manicured landscape with ornamental plantings but has reverted back to nature. The area is the furthest area of public gardens from the town centre and has a remote and wild feel.

Design

Design principles adopted by William Skipsey included:

- A terraced garden on extreme slopes
- Providing a network of switchback paths that lead from the Esplanade and Wheatcroft Cliff to the sea
- Making use of the contrasting microclimates of the sheltered Ravine to the blasted cliff overlooking the sea, including lavish plantings in the Ravine areas
- Seats to take in spectacular views down through the Gardens
- Incorporating a memorial to Lieutenant Hubert Alderson - Smith c.1895.

Historic Evidence and OS Map Coverage

Please refer to: 1061_10.5 Survey - Historic Map Regression

The 1853 OS map shows the area as a wild untamed landscape with evidence of landslip on the seaward side. By the 1893 OS map, Holbeck Pleasure Grounds were well established, the map shows the complex ramped paths that traversed the area and some planting.

The 1928 OS map shows that Esplanade Crescent had been built which meant that the northern boundary of the Ravine could be completed.

The 1966 OS map shows little change. However since then the Gardens have fallen into disrepair and the landslip in 1993 effectively brought an end to the use of the area as gardens and the area has reverted back to a wild landscape.

Design Elements

Please refer to: 1061_54.6 Photographs – Holbeck Ravine

Paths

Few of the paths remain, due to the landslip and lack of maintenance. The few that remain are in poor condition with some closed off. Steps lead down to the Promenade at the eastern end.

Rockwork

Despite the extreme levels, the area has no structures and the paths have never had rockwork edging.

Ballustrading and Fencing

The only fencing that remains is the timber fencing that runs down the main path at the foot of the Ravine and a metal handrail at the top.

Lights

There is no lighting in the area.

Landmarks and Shelters

The shelter below the Putting Green (Shelter 8) is one of the oldest and biggest shelters in the Gardens, and is illustrated on the 1893 OS map. The shelter is reasonable condition and has the potential for a new use. A further shelter was lost in the landslip.

The only other remaining structure is the monument to Lieutenant Hubert Alderson-Smith who was a member of the East Yorkshire regiment and was killed and buried in Cairo.

Planting

Please refer to: 1061_11_Survey - Historical Planting

This area was a focus for bedding displays including dahlias but today no ornamental planting remains, although the former beds are discernible as they are mown grass. Path edges are also mown and strimmed in even the least accessible areas.

The area is now deciduous woodland, scrub and grassland with important areas of calcareous semi-improved grassland on the Cliff North and Cliff South.

Significance

The landslip and reduced maintenance of Holbeck Gardens and Ravine has resulted in its significance as a garden being much reduced. However the gardens were significant in their time as terraced seaside ravine gardens typical, similar ones nearby being Valley Gardens Saltburn and Roker Park Sunderland. The significance of the area is now based on its various habitats and the calcareous semi-improved grassland.



Fig 01 SB_031 - Shelter 08



Fig 02 Cliff paths



Fig 03 Viewpoint



Fig 04 Ravine (historic)



Fig 05 Cliff paths (historic)



Fig 06 Ravine (historic)



Fig 07 View up Ravine (west) - Showing the original flower beds



Fig 08 Woodland footpath



Fig 09 Woodland footpath



Fig 10 Hubert Alderson - Smith memorial



Fig 11 Former flower beds are now grass

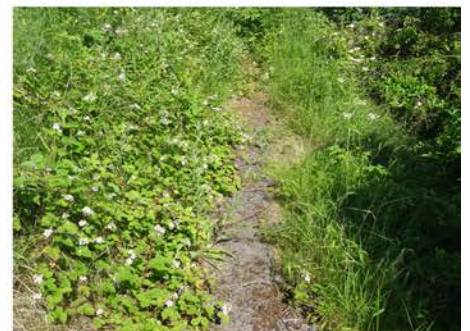


Fig 12 Typical example of 'ghost path'



Fig 13 View east down ravine

2.6.5 Esplanade

The character area includes the following sub-divisions as shown on the Drawing 1061_03:

- Spa Chalet to Cliff Lift
- Cliff lift top
- Cliff Lift to Valleta Lookout
- Vallota Lookout
- Belvedere Frontage
- Holbeck Clock Tower North
- Holbeck Clock Tower South
- Putting Green

Context

For the purpose of this study, areas of Holbeck Gardens are included in the Esplanade as the two character areas are defined by topography, and visual qualities more than history, the boundary between the two areas is where the land descends steeply to the Ravine. The areas include Holbeck Clock Tower and the formal walk down to Holbeck Ravine. Harry Smith's extended putting green and the adjacent shelter (Shelter 7) are also included in the Esplanade due to the open nature of the landscape and intervisibility between the two areas.

The Esplanade provides an interface between hotels and terraced houses and the Gardens and was used for promenading. The area is a wide verge consisting of historic shaped beds set out with floral displays, on manicured lawns. The Esplanade widens at the southern end in the vicinity of the Holbeck Clock Tower to encompass the putting green and a walkway through to Holbeck Gardens which is also planted with seasonal bedding. The remainder of the Esplanade running north is not part of the study area but is an important link between South Cliff Gardens and the hotels.

The precise date the Esplanade was constructed is not clear but is likely to have coincided with the development of houses and hotels during the 1840s. In 1899 George Lord Beeforth donated land to the Corporation for the widening of the Esplanade. The Esplanade is retained by a cantilevered wall which creates an undercroft within the Gardens, extending about 170m.

The walk is still popular for promenading and includes high quality profile bedding displays. Although verge part of the Esplanade is North Yorkshire County Council adopted highway, the area is maintained by Scarborough Borough Council.

Design

Design principles adopted by Scarborough Corporation included providing:

- a high quality verge including elaborate floral displays as a setting for the Gardens and views from adjacent hotels
- a wide enough path for promenading, to the extent of building a significant cantilevered section, at considerable cost
- seats to take in spectacular views over the Gardens and South Bay
- a link to Holbeck Gardens and Ravine

Historic Evidence and OS Map Coverage

Please refer to: 1061_10.5 Survey - Historic Map Regression

The 1853 OS map shows a promenade in front of the Crown Hotel.

By the 1893 OS map, the area had been extended to the length of today's Esplanade, all the way to Holbeck Gardens with the walkway to the Ravine shown as an ornamental area, with avenue trees, which was designed by William Skipsey 1885–1895.

The 1928 OS map shows Holbeck Clock Tower integrated into the Esplanade.

The 1966 OS map shows an extension to the Putting Green and Smith's shelter.

Design Elements

Please refer to: 1061_54.7_Photos - Esplanade



Fig 01 George V Clock tower (historic)



Fig 02 Footpath between Holbeck Clock tower and putting green



Fig 03 Entrance from Esplanade



Fig 04 George V tower (today)



Fig 05 Belvedere gates



Fig 06 Belvedere railings



Fig 07 Esplanade formal planting (today)



Fig 08 Esplanade formal planting (today)



Fig 09 North gates (Egyptian)



Fig 10 Esplanade formal planting (historic)



Fig 11 Putting Green



Fig 12 Esplanade formal planting (historic)



Fig 13 View from Holbeck Clock Tower (north)

Rockwork

There is no rockwork associated with this area, although the Esplanade a cantilevered wall which creates an undercroft.

Ballustrading and Fencing

Beeforth's boundary railings edging the Esplanade are one of the key elements of South Cliff Gardens, providing an appropriately high quality boundary to floral displays and interface with the Gardens. This includes Egyptian style gates (Grade II) and stone entrance features as well as gates which marked the entrances and boundaries to the Beeforth's land. There are also small sections of balustrading near Holbeck Clock Tower, although these are not original.

Lights

The only lighting is along the highway.

Landmarks and Shelters

The Holbeck Clock Tower (Grade II) is the main focal point on the Esplanade but others include the Vallota (boat) used as a base for displays and the concrete Shelter 7, adjacent to the Putting Green which was designed by Harry Smith and built in 1928.

Planting

Please refer to: 1061_11_Survey - Historical Planting

The Esplanade has probably provided bedding displays for over 150 years, well before the ornamental gardens were laid out. These would have consisted of seasonal bedding, winter, spring and summer, as at present, probably more elaborate in design and requiring higher maintenance.

Significance

The Esplanade has considerable significance for the following reasons:

- It has been a manicured and colourful public face for the Gardens
- It has been used as a promenading route for over 150 years and is fundamental component of the promenading scene in Scarborough
- It provides a contrast to the wilder woodland setting of the Gardens below and invitation to explore
- It includes one of the classic views on the Gardens, from the beneath Holbeck Clock Tower over the Putting Green to the sea
- It includes Holbeck Clock Tower, a listed landmark marking the end of the Esplanade
- Because of the intrinsic relationship between the Esplanade and the Putting Green, both open spaces with a manicured appearance that contribute to the setting of Holbeck Clock Tower

2.6.6 Foreshore/Promenade

Context

This character area is long and thin running from the under the Cliff Bridge to Holbeck Ravine and extending a distance of 1.3km.

The area was progressively developed to provide access to the Spa initially by Joseph Paxton in the 1850s and 60s and extended by Harry Smith in the 1913-1930s to provide access to new public gardens South Cliff Gardens.

The Cliff Bridge provided the main access from the town to the Spa for carriages, apart from a route along the beach. By the 1850s, with the advent of Paxton's new Music Hall, and growing numbers of visitors, access had to be improved. In 1858 Paxton was commissioned to design a new carriage drive from Valley Gardens to the Spa and this was extended 1860 to his Prospect Tower which formed the focal point at the end of the route. The promenade was widened on the landward side as part of the Verity & Hunt improvements.

In 1913 the promenade was extended south as part of Harry Smith's plan towards the Tidal Bathing Pool which was built in 1915. Just beyond the Cliff Lift, an undercroft was created post Second World which provided a space under the Promenade with views over the beach, access by steps. This area is called 'Childrens Corner' today and incorporated the Sun Bathing building, which is now derelict.

Design

The construction of the Promenade by Paxton was a major engineering achievement, which protected the Spa from high tides but also provided a suitably generous promenade for large numbers of people who flocked to the Spa. The painting by Thomas Jones Barker, 1871, shows hundreds of people in front of the Spa, adjacent to Paxton's Tower and Bandstand, at the time of the visit by Edward Prince of Wales in 1871.

The key challenges faced by Paxton and Smith included:

- Create a defensive wall, protecting the Spa and the new South Cliff Gardens
- Provide for an attractive wide Promenade for use by hundreds of people
- Include focal features along the Promenade to provide landmarks

Historic Evidence and OS Map Coverage

Please refer to:

1061_05.1 Survey - Historic Map Regression with footpath chronology - 1853

1061_10.5 Survey - Historic Map Regression

The 1853 OS map shows no promenade.

By the 1893 OS map, shows Paxton's Promenade, as widened by Verity and Hunt. The plan shows Paxton's circular bandstand and tower as well as a second bandstand to the north at the entrance to the Spa Promenade, which may also have been designed by Paxton.

The 1928 OS map shows the extension of the Promenade by Harry Smith south from Paxton's Tower allowing access to South Cliff Gardens, the beach chalets, Clock Cafe and the through to Dickinson's Point where Smith built a tidal bathing pool. The character area also includes the terraced gardens which Smith laid out leading from the Italian Gardens down the cliff, this includes a symmetrical layout of changing rooms built on the cliffside overlooking the tidal pool.

The 1966 OS map shows a further extension of the Promenade to Holbeck Ravine.

The tidal pool was infilled in 2003, the changing rooms removed and the terraces graded out. A star map was created on the former pool site in 2009 – this is promoted as the largest illuminated "Star Disk" in the UK, and possibly in Europe - 26 metres in diameter.

Design Elements

Please refer to: 1061_54.8 Foreshore/Promenade

Walling

The edges between South Cliff Gardens and the Promenade are mixed. At the northern end a stone retaining wall was built, probably as part of Paxton's improvements, running down towards the Spa. The Spa building, Italian Steps and Spa building South (the Ocean Ballroom) provided the edge for some 195m. Just south of the Spa, natural rock formed the boundary and south of this Smith's terracing provided the interface. At the southern end, the land slopes steeply down to the Promenade.

On the seaward side the northern end of the Promenade has a battered stone sea wall that also dates back to Paxton's time which continues in front of the Spa, originally straight but widened to form a curve around the Sun Court, designed by Thomas Edwin Cooper and built in 1912 when Paxton's bandstand was removed. This was further extended south as part of the South Spa Ocean Room development and Smith's work to provide access to the Tidal Pool.

Ballustrading and Fencing

There is very little balustrading, timber fencing or handrails edging the Promenade today, although it is likely that Smith would have included south railing around the tidal pool.

Lights

As with all areas south of the Spa, no lights exist and as far as we know never did as presumably the beach chalets were out of bounds and the area perhaps locked at night.

Shelters, Chalets and Sculpture

The only shelters that were ever in this area were the changing rooms as part of the tidal pool complex, these were removed when the pool was infilled in 2003.

Planting

Please refer to: 1061_11_Survey - Historical Planting.

The OS maps indicate that the area was naturally prone to movement over the years, with no trees established here. The Britain from Above photos also indicate that Smith did not achieve any tree cover in this area and the area probably consisted largely of grass banks, although these would have been cut, unlike today. A photograph, taken c.1900 (Refer to – shown below).

Significance

The Promenade has considerable significance for the following reasons:

- It formed an integral part of Paxton's vision for the Spa, being the main viewpoint for his Music Hall and Italian Steps , gardens and coastline
- It included at least two Paxton landmark features – bandstand and tower, and later a second bandstand to the north
- The promenade curves out around the Sun Court area
- Smith had the vision to extend the Promenade as the major route to new facilities at South Cliff Gardens new facilities – the café and tidal pool as well as a large number of chalets, shelters and changing rooms
- Smith created an oval shaped tidal pool on the Promenade as the focal point of symmetrical design incorporating terraced gardens and changing rooms





Fig 01 View of Spa North from Foreshore Road



Fig 02 Historic sketch view



Fig 03 Historic postcard view



Fig 04 Tidal pool (historic)



Fig 05 Tidal pool filled in (and star map created)



Fig 06 Promenade around star map



Fig 07 Promenade



Fig 08 Promenade



Fig 09 Steps from Foreshore Road



Fig 10 Turning head at Foreshore Road



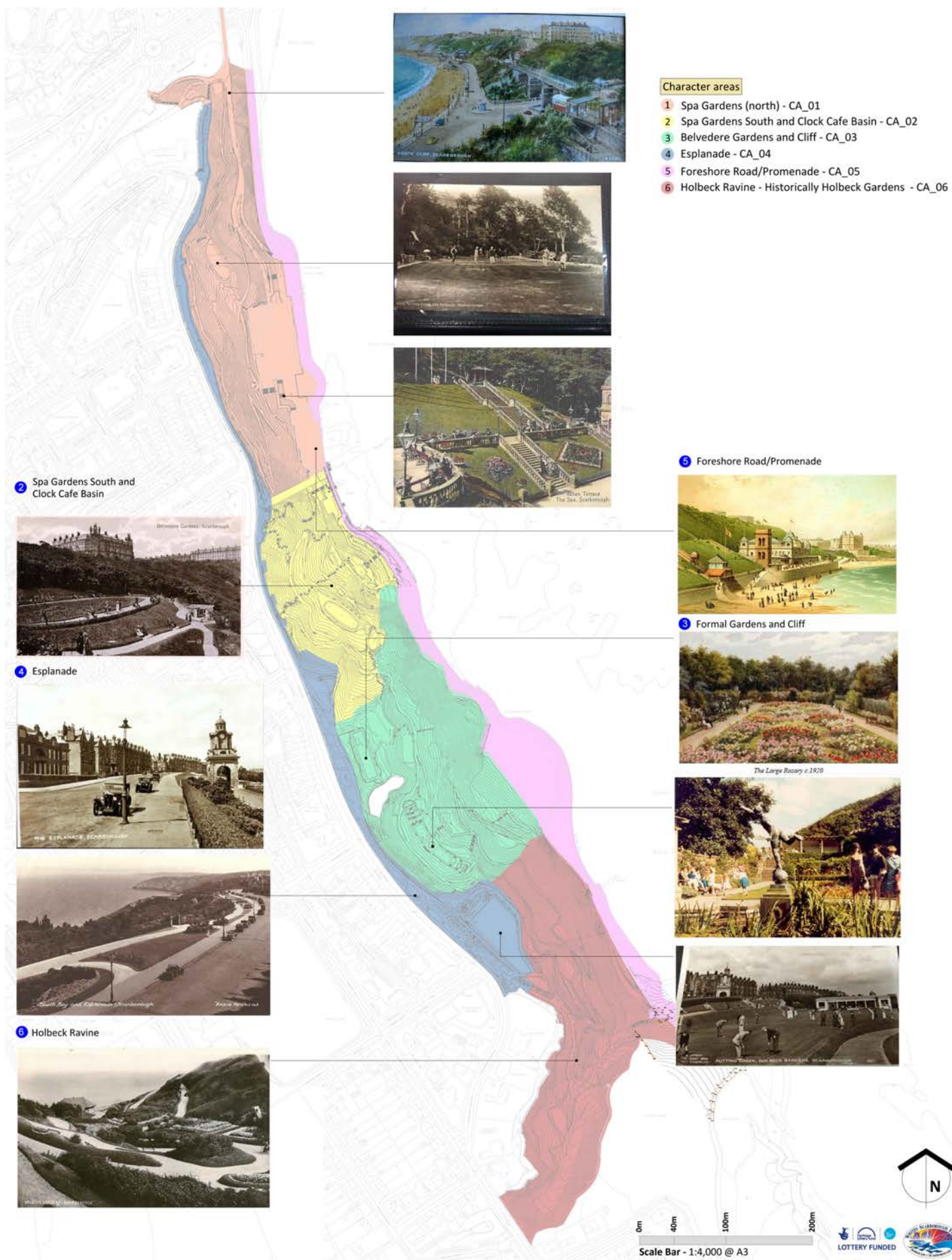
Fig 11 Example of wall along Promenade



Fig 12 Promenade below beach shalets



Fig 13 Aerial View (Google Map Pro)



2.7 Facilities and Features

2.7.1 Summary

Please refer to: 1061_21_Survey_Facilities, Features and Activity Zone plan

Drawing 1061_21 illustrates the key site features and facilities found within the gardens and the current 'most accessible' footpath. The plan also shows the historic features and activity zones.

The main facilities are found within The Spa complex including car parking, customer toilets, theatre entertainment and Farners Café and to the rear, the highest density of timber shelters within the gardens, positioned on the steep bank above.

A cluster of beach chalet buildings surround the seasonally open Clock Café which are a hub of activity in summer but quiet in winter. Derelict WC buildings, water reservoir and the old children's corner buildings detract from the user experience at the foot and head of the cliff lift.

The Cliff Lift, located south of The Spa complex, takes customers 50m in elevation from the foreshore to Esplanade. Along the Esplanade above, the main park viewpoint is located opposite Avenue Victoria, the location of a flower filled rowing boat named the Valletta, running south from here, and most easily accessed from the Esplanade are the ornamental Rose Garden and Italian Garden.

The current park maintenance depot is situated to the north of the Rose Garden taking advantage of the relatively flat topography, and located closest to the areas of highest maintenance ornamental planting. South again, the putting green and associated pavilion and shelters is located, and furthest south of all, the Holbeck Ravine, once ornamental gardens, but now woodland scrub and grassland in nature.

2.7.2 Zones

The site and context is shaded with colours indicating the various types of activity which exist. Activity Zones in the Gardens and vicinity can be described as follows:

Vehicular Access and Circulation / Parking / Servicing and Access

An underground carpark exists below The Spa footbridge, also along the Foreshore road and forecourt of The Spa complex. Permit parking exists on the Esplanade above The Spa complex, and free parking further south towards the Holbeck Clock Tower. A large, free carpark exists south of the Holbeck Ravine.

North South through Route

Both at a lower level along the Foreshore through to the bottom of Holbeck Ravine, and at a higher elevation along the Esplanade, interesting north south pedestrian through routes exists which are well used, and offer great interest in terms of views and coastal experience.

The Spa Activities

The Spa complex is a focal point of entertainment activity as noted above.

East/west Vertical Movement- Cliff Lift

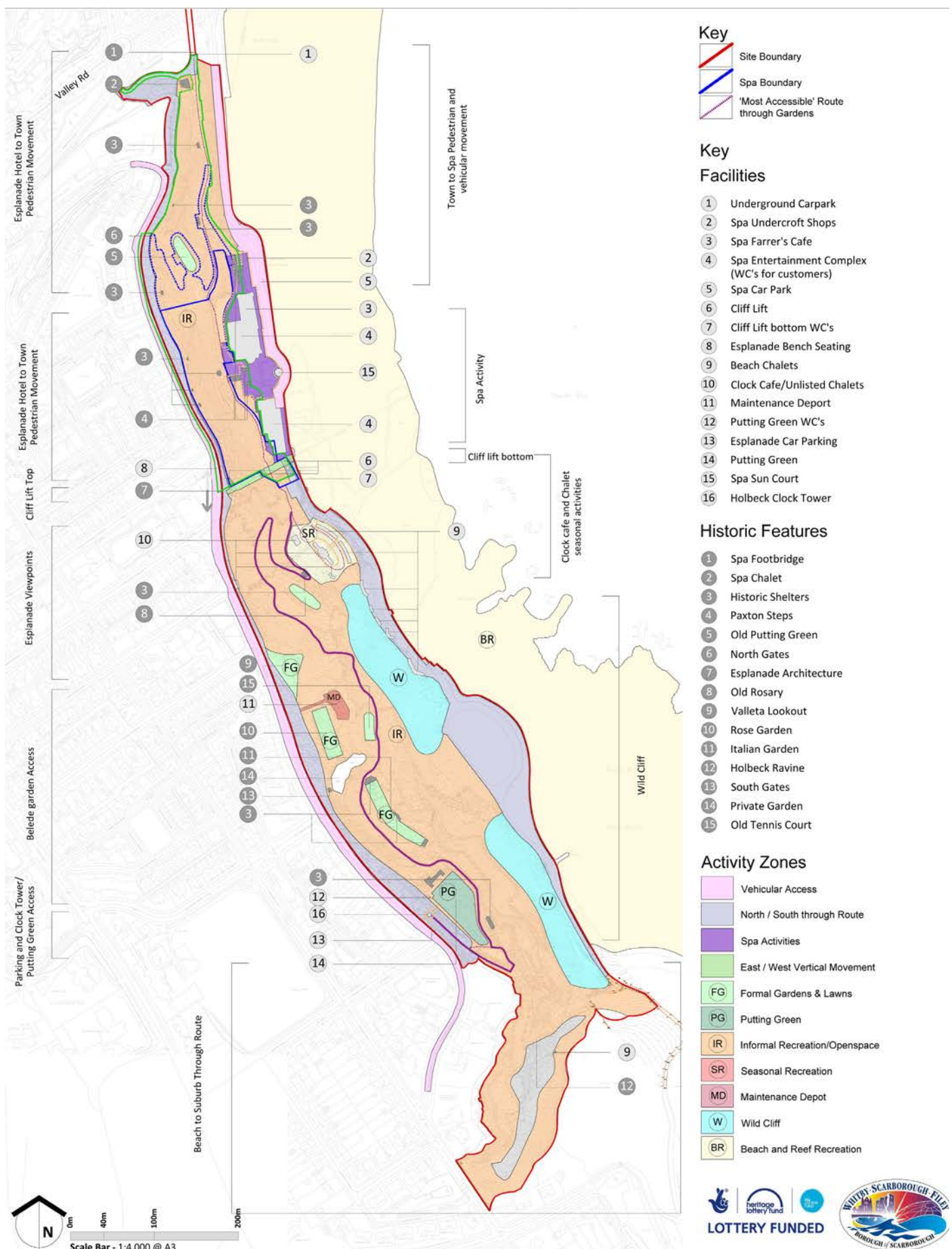
The Cliff Lift provides rapid vertical movement for a modest fee, but currently obstructs movement north south due to closure of the pedestrian tunnel under it.

Formal Gardens and Lawns

The Italian Garden and Rose Garden offer a surprise find within the gardens, being highly ornamental in nature and laid out on terraces which are well sheltered and to some extent screened by planting.

Putting Green

The putting green adjacent to Holbeck Clock Tower offers the only semi-formal recreation and sport within the Gardens.



Informal Recreation / Open Space

The vast majority of the gardens are used for informal recreation with one exception being a small private garden area opposite Belvedere Road. This garden is bounded by railings and can only be accessed from the Belvedere House via a tunnel under the Esplanade.

Seasonal Recreation - Clock Café basin and Beach Huts

The clock café acts as a central activity hub for the gardens, being both centrally located, relatively accessible along foreshore road, and offering food and drink in summertime in association with the seasonally open and rentable beach chalets. This area has great potential to be improved.

Maintenance Depot

The maintenance depot is the current centre for the maintenance team, storage and removal of rubbish, store for tools and machinery and horticultural equipment. This consists of a small brick building with integrated roller door garage.

Wilderness / Wild Cliff

The steep cliff banks north and south of the old bathing pool site are too steep to safely access and are therefore devoid of footpaths and activity.

Beach and Reef Recreation

South Bay is popular with surfers in the right conditions, and at lower tide popular with rock-poolers, sea glass collecting and typical resident or holidaymaker beach recreation such as walking / dog walking.

2.7.3 Connectivity

Please refer to:

Appendix 11 - Site Accessibility Update - 19-20 February 2018 - Gateshead Access Panel

1061_24.1 and 24.2 Survey - Access and Circulation

The plans shows existing most 'accessible' route, 'vertical routes going up cliff, existing barriers to access and potential new paths to improve access.

Access

The gardens are typified by long north/south traversing footpaths and east - west 'vertical' step connections, but wayfinding and legibility of these is difficult for first time visitors and it is easy to get lost. These paths are wedged between and contrast to the flat Promenade along the Foreshore and Esplanade at the top of the cliff. The original grand entrance to the Gardens from the town centre at the northern end is less used now than the Promenade which provides a more direct access from other South Bay entertainments and establishments. However the Gardens are used as an attractive route to the town centre from South Cliff.

The site performs quite poorly in terms of universal access provision for a number of reasons, not least of which is the challenging terrain in terms of the Cliffside location. Steepness of path slope, mixed surface conditions, lack of access through the cliff tunnel, lack of legibility in terms of accessible parking and ramps, incorrect accessibility signage, poor wayfinding signage and insurmountable changes in level all contribute to difficulties in accessibility.

Due to the nature of the existing site topography and condition of some routes, the potential to achieve easily accessible routes to meet the needs of all people with impairments, and in particular those persons with physical mobility impairments, is unlikely to be possible.

In considering the existing barriers to accessibility on-site and any potential for improvements to existing routes, it has become evident that it will be extremely difficult and possibly unrealistic to achieve the accessibility standards for physical mobility that might reasonably be expected of any "urban fringe and managed" landscape area. In such a case, it is reasonable for clients to take action to make the best provision they can, which means in effect the project should continue to make the site accessible "by all reasonable means". This means that improvements should be sought to achieve the "least restrictive access" to the site and its facilities.

Cycling and walking strategies

Anecdotally cyclists do traverse the gardens from the Valetta lookout to The Cliff Bridge (commuters) and this is currently tolerated but not encouraged. There is a fear amongst some park users regarding clashes if cyclists were

formally allowed in the garden and this is risk highlighted in the Access Report.

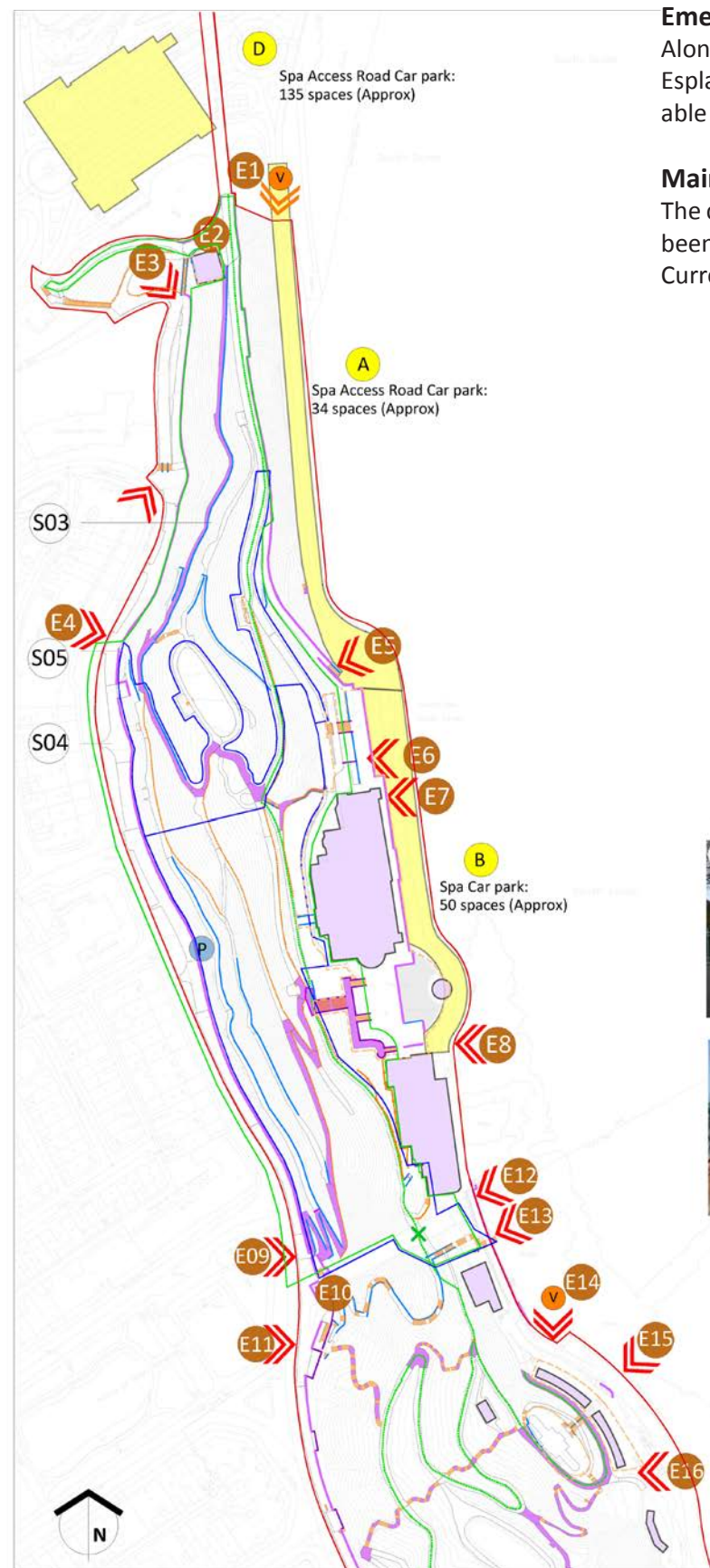
An opportunity exists for a shared path / cycleway around the foreshore to North Bay along Marine Drive, the Cleveland Way Recreational Route, but the council are concerned about formalising such a route as the Promenade is frequently prone to high tide storm surge events. A feasibility study exists for linking the foreshore area with the long distance cycle route Sustrans Route 1 via the Cliff Lift.

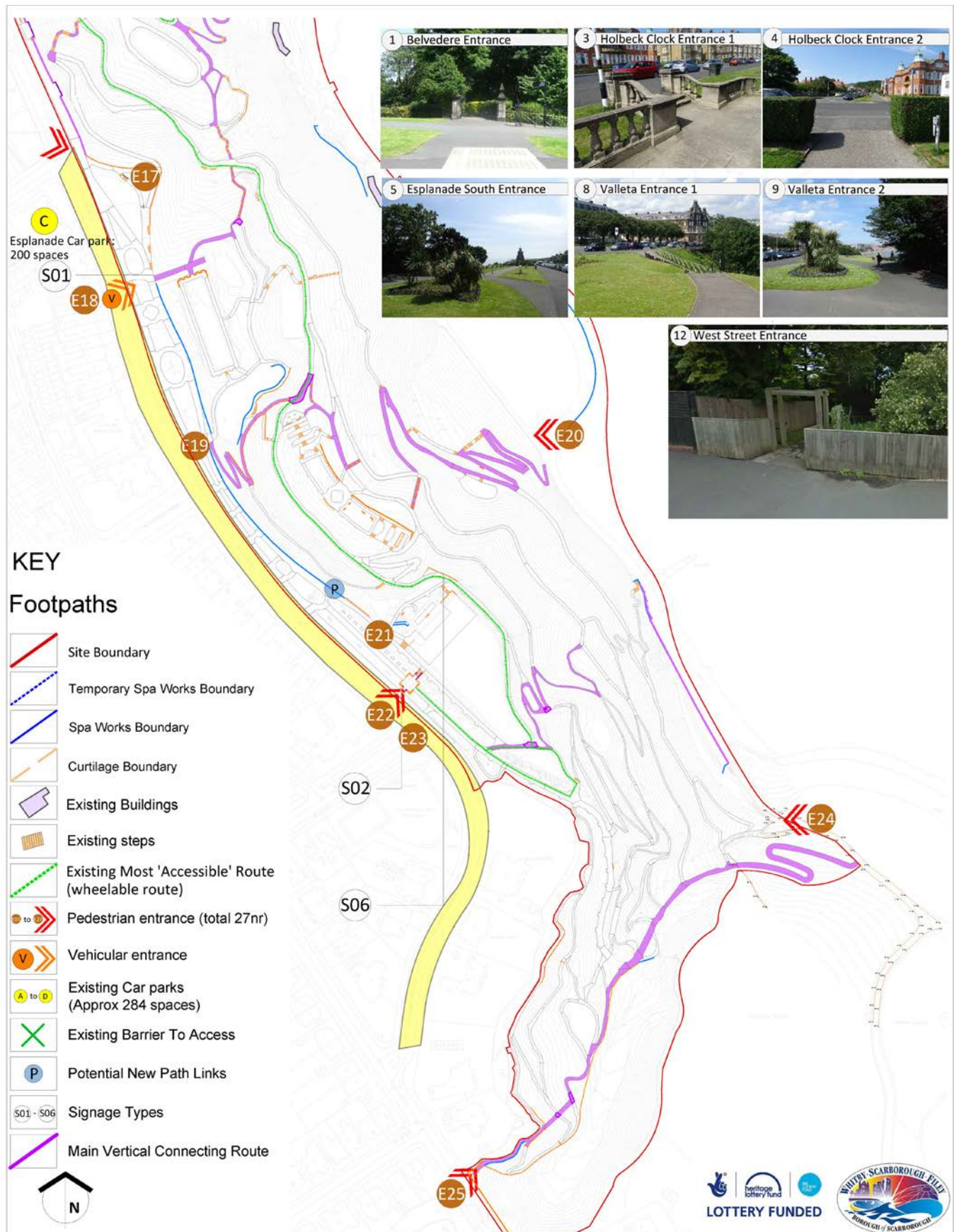
Emergency Vehicle Access and Egress

Along Foreshore Road to The Spa frontage and along the Esplanade above at all times. Smaller vehicles would be able to navigate the maintenance team's routes.

Maintenance vehicle access

The current maintenance vehicle routes around site have been identified by the maintenance team in March 2018. Currently the team use a small Rascal Pickup.





2.7.4 Shelters

Please refer to:

Appendix 2 - Historic Designed Landscape - May 2018 - Fiona Green

Appendix 6 - Commentary on the Existing Information and Review of Condition to the Shelters within South Cliff Gardens, Scarborough – April/August 2018 - Mosedale Gillatt Architecture

Appendix 7 - Various Engineering Reports – May 2018 - Alan Wood and Partners

Appendix 12 - Buildings in Public Parks – Park Shelters - March 2018 - Paul Rabbitts

There are a remarkable number of surviving historic shelters and chalets in South Cliff Gardens, possibly more than in any other park or garden in the country. They form one of the most unique and defining elements of the site, and provide a great opportunity to find adaptive reuse options and, with tree reduction and landscape improvements, better link them into the park user experience. The shelters have group value and some may be worthy of listing. The profusions of shelters may have been provided as protection from the east wind and also for visitors who were not allowed back into their holiday accommodation until the evening.

The earliest evidence of these structures are depicted as ‘arbours’ on the 1850 OS map and may have been designed by Knowles.

Later shelters were ornate and may have been designed and positioned by Paxton or his assistants, G.H. Stokes and E. Milner. It is known that Frank Tugwell was responsible for at least one shelter at the end of the 19th-century. Harry Smith designed shelters when the gardens were amalgamated with gardens purchased from Beeforth.

The views from many of the shelters are now lost due to the invasive self sown trees on the cliff side.



2.8 Existing Conditions

Please refer to:

Appendix 7 - Various Engineering Reports – May 2018 - Alan Wood and Partners

Appendix 14 - Gazetteer - August 2018 - Southern Green

2.8.1 Summary

Please refer to: 1061_30.1 and 30.2_Survey - Hard Landscape

In its heyday (1920s - 1950s) South Cliff Gardens had over 20 gardeners and photographs testify to the extremely high maintenance of key areas such as the Italian Steps, Italian Garden, Rose Gardens and Esplanade. Today, there are just 5 staff that are directly involved with managing and maintaining the site but despite this the standard of maintenance is reasonable in the Formal Gardens, maintaining the character and significance of the site. The Council have suffered continued budget cuts and having increasingly limited resources, there is a lack of training and loss of skills, and a fragmented structure reduces ownership.

The general physical condition of the site is poor and deteriorating - trees and shrubs are overgrown and self-seeding with sycamore self seed and dominate canopies, buildings and structures are cracking and crumbling, drains are blocked, paths and steps closed due to being unsafe and others increasingly in poor condition showing signs of progressive landslip.

2.8.2 Hard Surfacing

Footpaths

Please refer to:

1061_24.1 & 24.2 Survey - Access and Circulation

1061_30.1 & 30.2 1061_30.2 Survey - Hard Landscape

The path network was generally laid out from the mid 19th century to mid 20th century, although some paths in Spa Garden North were perhaps laid out by George Knowles in the 1830s and 1840s. Joseph Paxton and Edward Milner are understood to have ornamented existing walks with planting, rocks and seats while extending the walks to link with the Italian Steps. From the 1870s, the path system was extended through the tunnel via steps to Spa Gardens South. Following the establishment of South Cliff Gardens in c.1914, the path system was extended south to Holbeck. The path layout at Holbeck Gardens date from 1885-95 when the gardens were laid out by William Skipsey.

One of the defining features of South Cliff Gardens is its network of traversing footpaths which total around 10km in length, although some have been lost or in danger of being lost due to landslip. The paths generally run along the contours, with zig-zags climbing up cliff.

It is thought that asphalt was used on some paths in The Spa gardens from at least the 1860's onwards, asphalt having been patented in England as a path surfacing material from the late 1830's. Archive historic images also suggest that some areas such as the Rosary and the Italian Steps/Terrace were surfaced in a pale crushed, bonded lime or a fine aggregate prior to the current asphalt surfacing.

Today, the paths are surfaced in asphalt/ bituminous macadam and in localized resurfaced areas, this is good, but the majority are in moderate to poor condition showing signs of failure in shear, evidenced by longitudinal cracking and a creeping of levels seaward, with a broken edge on the seaward side suggesting the slow progress of minor surface landslips. Also the width of footpaths on historic photography appears in some cases to be wider, which also corroborates this suggestion. The paths suffer from similar issues – topsoil from the banks below being washed away, causing the fronts of the paths to be left unsupported and hence sliding down the bank / becoming narrower.

The paths have suffered over the years from small landslip and are frequently being reconstructed. The elaborate drainage system installed by Paxton and Harry Smith has not been maintained well in recent years. A survey of the system's condition has indicated.

It would appear that the path networks were generally positively drained as most appear to have been cambered back towards the retaining walls with gullies dotted along and this is borne out by Harry Smith's drawings. The amount of cleaning out of drains has reduced dramatically in recent years with the result that the bankside on the seaward is slipping away, causing the paths to fall forwards and consequently adding to the drainage issues. It is understood

that in 2012, regular cleaning out of drainage gullies was stopped. The original design intention of the gardens was to introduce terraces and positively drain the site to reduce the risk of landslips, as the underlying clay ground with sand layers is highly susceptible to slipping following long periods of saturation. Over time the park landscaping and drainage appears to have been neglected which is likely to have led to excessive silt surface run off from unmanaged / unplanted slopes directly into drainage gullies, blocking up the systems.

Coincidentally the nature of the site is such that it will naturally creep forward over time as it is not actively restrained. The combination of these events has led to material from the tops of the slopes moving downwards, leaving path edges exposed and unsupported. This in turn has led the footpaths to dip towards the sea, disturbing the intended fall to the gullies at the rear of the paths, and consequently adding further surface run off down the slope, carrying with it further silt and debris. The drainage of the site has also played a large role in affecting the condition of the footpaths and walls across the site.

There is some concern in general with slope stability as a whole, however if we are to maintain and try to preserve what is currently there we think the main issue to address is the land drainage.

Only a limited number of footpaths are accessible by maintenance vehicle and these are shown on drawings 1061_24.1 and 1061_24.2.

Drainage

A drainage survey was carried out to find the locations and assess the conditions of the main drainage runs across the South Cliff Gardens. The majority of the main drainage routes were found, although all gullies were blocked therefore access was limited to between manholes. Most runs showed blockages and signs of root ingress, however water was stood in the bottom of many runs behind blockages. The inspection chambers along the foreshore were iron bound therefore these lids could not be lifted without breaking, however we suspect most of the drainage is taken straight out to sea – this is also likely to be the case for the toilet block near the putting green.

Steps

The oldest steps in South Cliff Gardens are likely to be the Italian Steps. In addition the steps leading from the Spa Building North towards the old putting green are likely to be of the mid 19th century too. The steps on the southern side of the Cliff Lift are contemporary with the railway and therefore date from 1874. The steps within Holbeck Gardens are likely to be original and date from 1885-95. The majority of the remaining steps date from Harry Smith's layouts south of the Cliff Lift in period 1912-1928 period, the majority being pre 1914.

The steps are of mix of stone and concrete, with generally stone used in the older areas of the Gardens. Most of the step flights are without handrails, crazy paving of stone or concrete pavers often typifies landings, particularly within the Clock Cafe area. In many cases, steps are out of plumb or level due to gradual land slippage, but in some cases this adds an element of charm and character, although it does not contribute to accessibility.

Edging

Many of the paths in South Cliff Gardens are edged with rockwork, with some being quite substantial retaining structures. The earliest examples are in The Spa Gardens North, and are likely to have been part of Paxton's scheme as he often used large rocks, informally laid to form rockwork edging to paths and retaining walling. It is probable that Paxton may have embellished existing paths laid out by Knowles. Path junctions and seat alcoves are marked by larger rocks.

The majority of the paths throughout the gardens are edged using angular, rusticated local stone of varying and irregular size. The exceptions to this are the formal areas of Italian Garden and Rose Garden, and the Esplanade. Many stretches of edging require re-setting or is missing which does not help to prevent shear failure. A use of haunched natural stone edging is a character feature of The Spa Gardens North and South.



Walls

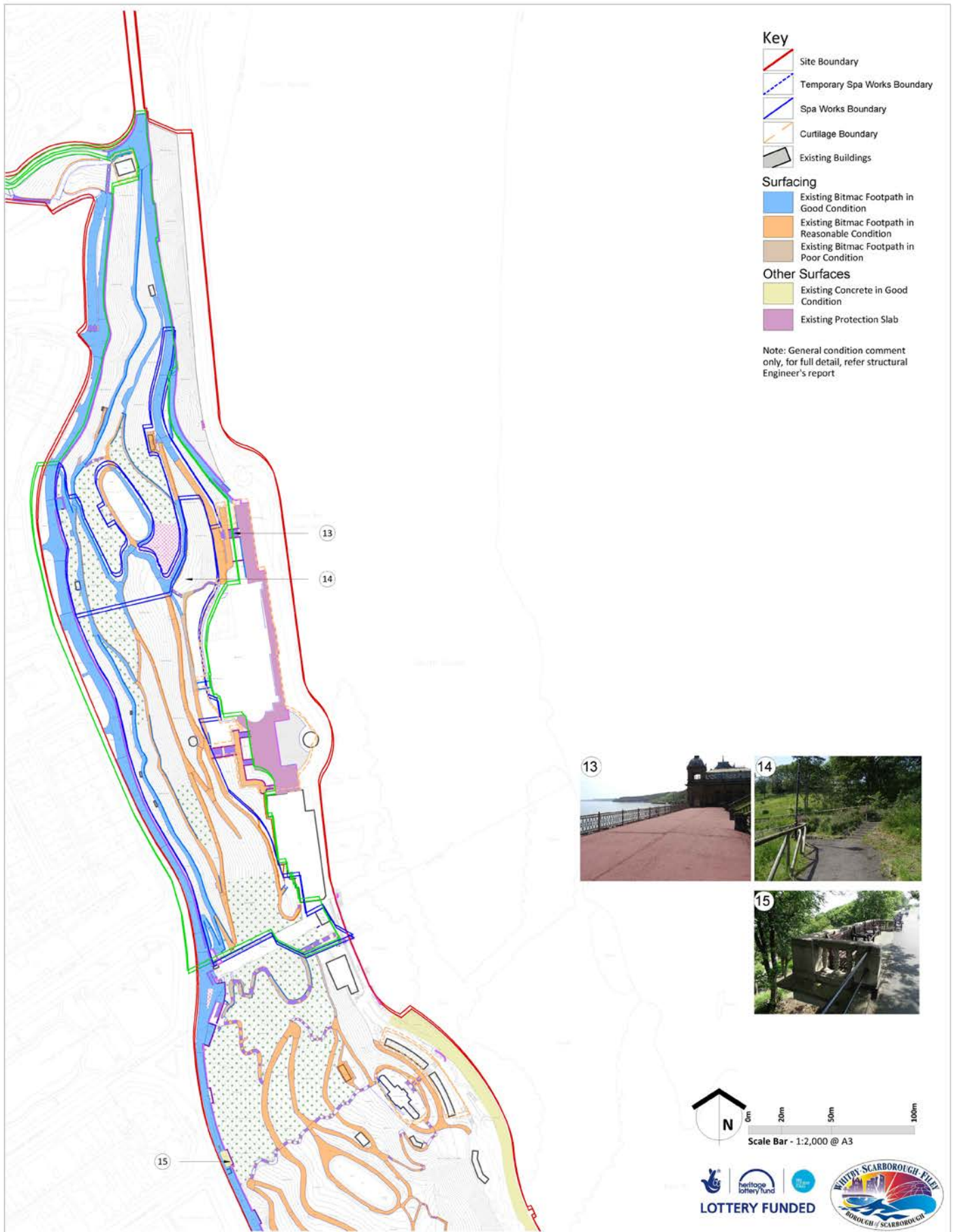
All the walls are constructed of stone, matching the stone used for the rockwork edging and stone steps.

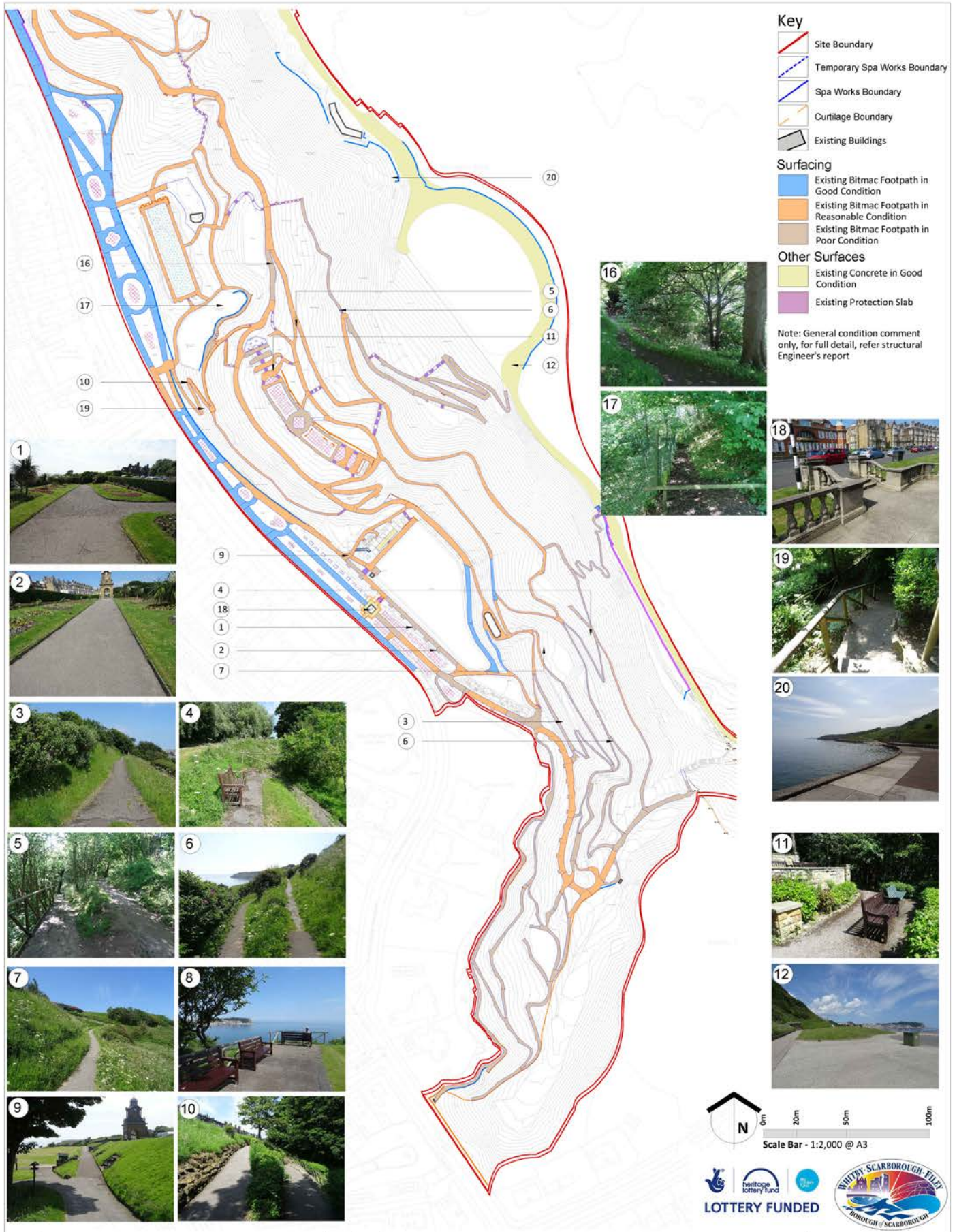
Similar to the rockwork edging, the stone used in The Spa Gardens North site is generally larger than that used south of the Cliff Lift, which again probably reflects Paxton's influence. The walls generally appear to be in good condition. The original retaining walls are dry stone walls, therefore not intentionally holding water back. Later additions are often pointed up and potentially do not have enough weep holes to alleviate the pressure behind, however they may have been designed to withstand this. Some "maintenance" efforts have in some cases pointed up original dry stone retaining walls – these will need to be raked out as this could detrimentally affect the stability as they were not designed in this way originally. Although the majority of walls appear to be in good condition around the pathways there are some areas of concern, generally around the very top of the slope, holding up the Esplanade promenade, and also walls towards the foot of the slopes, particularly in the vicinity of the Cliff Lift.



Other surfaces

A concrete foreshore access road exists south of The Spa buildings and extends southward to the Holbeck Ravine. A higher quality level of stonework is apparent around some of the historic structures such as the marble paving under Holbeck Clock Tower. The interiors of some of the shelters include tiled flooring.





2.8.3 Street Furniture

Please refer to: 1061_27.1 & 27.2 Survey - Street Furniture

Being 16ha in area, a vast number of street furniture elements exist within South Cliff Gardens. These include:

- Benches
- Bins
- Lighting
- Wayfinding signage
- Interpretive signage
- Ephemeral features

Benches

Benches and seating are a highly significant part of the character of the gardens, although there are no picnic benches.

Promenading and taking the sea air were part of the attractions of The Spa in its heyday. For this purpose, seating positions (often built into the hillside) and bench designs specific to areas of the gardens were provided. Not all benches were positioned to take in views, many have been located at points needed for a rest such as adjacent to step flights. Others were arranged for short range intimate views and more extensive views, although intervening vegetation has overgrown these in some cases.

Specific bench design, originally important to the character of different areas of the gardens has now become muddled, with benches having moved around, and in many cases having been replaced by modern designs inappropriate to the historic significance of specific parts of the gardens. Early images show many wooden benches, but mass produced cast iron benches were available from at least as early as the 1830's from the likes of the Coalbrookdale Company.

The mid to late 19th century seems to have seen a skeuomorphic bench used with iron supports made to look like rusticated wood, while by the late 19th century a radiate style cast iron bench was widely in evidence. More modern metal and wood seating installed from the latter part of the 20th century onwards tends to be functional but with no specific contribution to the historic character of the gardens.

Skeuomorphic Benches

Cast metal benches designed to look like rustic wooden legs/supports may be the earliest surviving bench style within the gardens and are most appropriate to the winding paths and arbours within The North and South Spa Gardens. They also appear to have been the original intended benches when The Spa gardener William Skipsey was employed to lay out the Holbeck Gardens in the 1880s. A couple of originals remain, but there are also surviving examples in Valley Gardens as well as in the Market Place.

Radiate Benches

Slightly later in date than the Skeuomorphic bench is a radiate design, seen on the Italian Steps and Spa terraces by the late 19th century and at least in part replacing some of the skeuomorphic designs in prominent seating positions between the South Cliff Bridge and The Spa. These are an unusual design and while probably not unique to South Cliff Gardens are particularly distinctive to the set piece of the Italian Steps and Terraces.

20th Century post-war Benches

Mostly in various forms of metal strapwork and timber, there are a range of benches across the gardens, mainly along the Esplanade and around the Holbeck Putting Green. Of no particular distinction, these appear to be a product of wider municipal purchases for parks and gardens across Scarborough. As such they provide little enhancement to historical significance with South Cliff Gardens.

Bench Locations

Many of the benches along the esplanade prevent pedestrians from walking along the railing edge. This edge offers the best views vertically down into the gardens and generates the best location for passive surveillance. In places where vegetation has intervened, these benches have in some places been reversed and now face the road. Bench locations within the gardens also range from adhoc to designed, but follow little pattern in terms of design type.

Bins

There are two prevailing bin types within the gardens, one clad in timber half-rounds and one black / gold municipal bin. They are mainly located in the region of entrance points along the Esplanade, with a scattering within the gardens. The designs neither contribute to a heritage aesthetic nor the sense of place of the gardens and could easily be replaced with a unified style, size and review of locations.

Lighting

In terms of context, the Esplanade and Foreshore road are lit by streetlights. The amusement arcades and entertainment venues of the South Bay area are brightly lit at night with flashing coloured lights typical of those types of venues. The streetlights of the town to the rear appear subtle by comparison.

The majority of the lighting within the gardens is within The Spa Gardens character area to the rear of The Spa complex. Historic gas connecting pipes are still evident in some locations. The lamps are now electric, but there are gaps in coverage and some without power as of Feb 2018. The area has the aura of an abandoned Victorian park scene at night, as some areas are very well lit (Terrace below Italian Steps for example) but completely devoid of foot traffic. The exception would be the route across The Spa Bridge then up the steps to the rear of The Spa Chalet, or traversing across from The Spa Chalet to the Esplanade. The lighting in this area is one of its defining points of difference to the rest of the site and offers opportunity in terms of extended daytime use and evening activation.

Cycle Parking

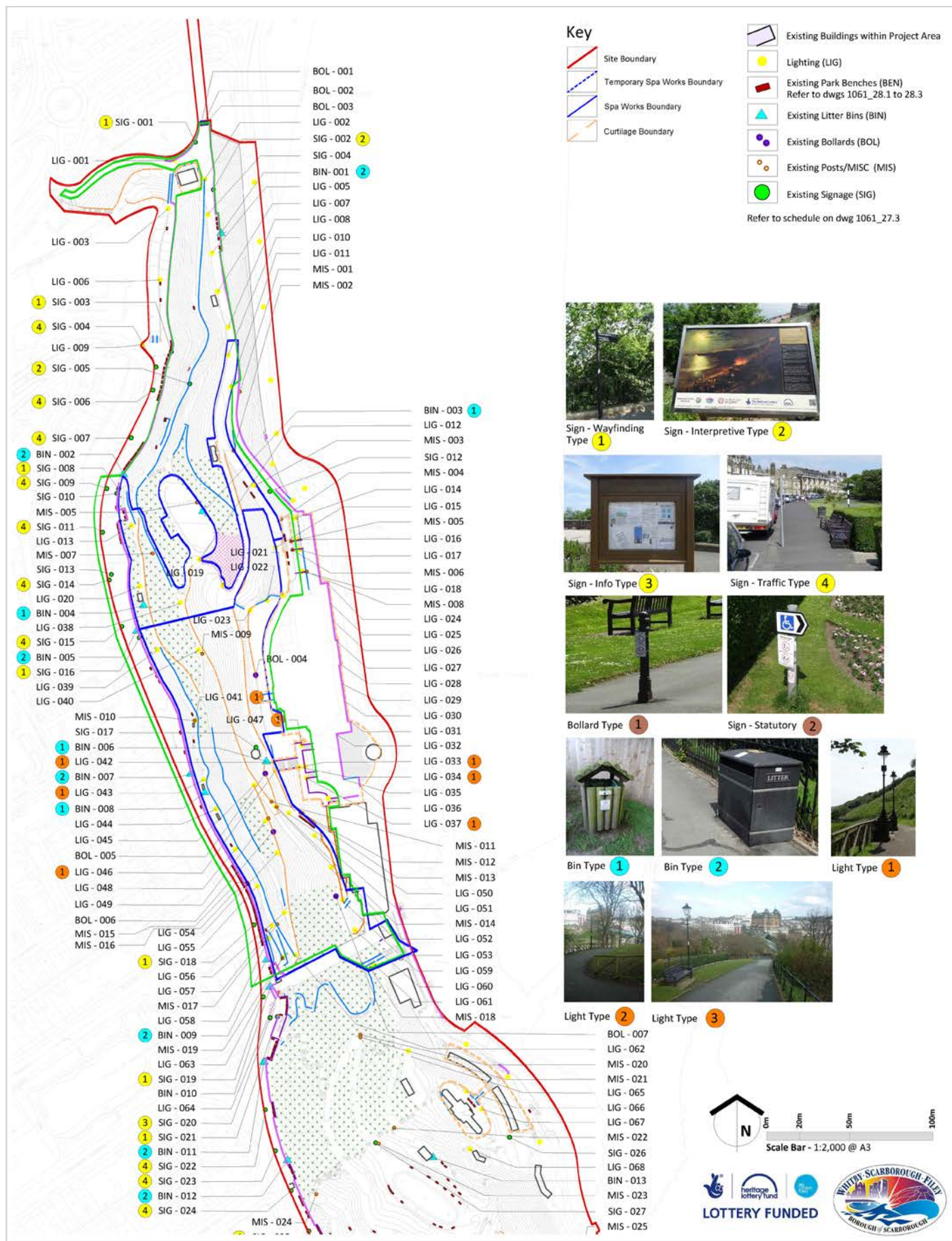
There is currently no provision for bicycle parking within the South Cliff Gardens. Given the worldwide movement towards active modes of transport and their associated environmental and health benefits, this should be a consideration of any design development.

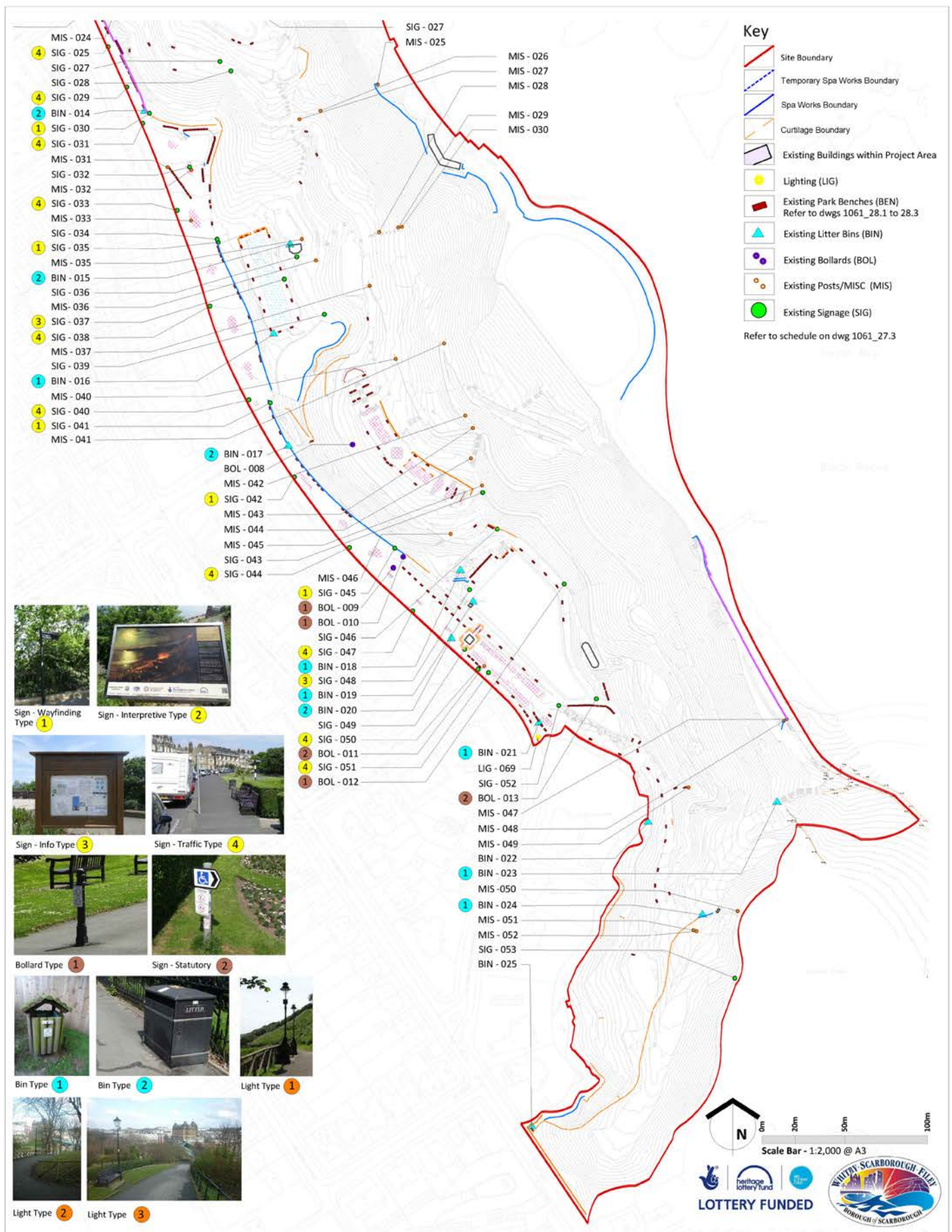
Wayfinding Signage

At present there is little in the way of historic or modern wayfinding signage in the gardens save for a scattering of municipal fingerposts at main entrances and the occasional major junction. These are not sufficient for visitors to navigate the gardens, and combined with the high proportion of traversing paths it is easy to get lost.

Branches in paths in some locations have historically been marked by large rusticated stone boulders placed where the paths divide. Empty sockets on these suggest that at some point there may have been route/waymarking attached.







Interpretive Signage / Information Signage

A number of interpretive signs exist within the gardens which are associated with different periods of development and may have been associated with individual upgrade projects such as the star map and rose garden. These instances are not part of a wider strategy currently, and there is obviously a vast amount of material which could potentially be shared. In addition to improving on the durable interpretive signage, opportunities could include a web based archive of material accessed by well placed QR codes (possibly disguised or doubled as brass rubbing artworks) for the more technologically savvy or for younger users (maybe one code for kids and one for adults). This might also act as a trail or digital orienteering course.

The Friends of South Cliff Gardens have built a very good map board on the Esplanade and have installed a series of information boards which need consideration as part of a wider strategy.

There are currently numerous statutory signs within the gardens relating to dog waste and alcohol byelaws which could be reduced and concentrated into key locations to reduce clutter.

Street Furniture Summary

New furniture and signage at South Cliff Gardens must be sympathetic to the heritage of the site whilst catering for today's needs. Street furniture proposals for the Gardens should include:

1. New benches using the original pattern of the existing ones
2. New lighting columns to key areas that use the original pattern of the columns
3. New traditionally designed bins of large capacity
4. New gateway features to highlight entrances into the gardens
5. Restoration and replacement of missing urns in key areas such as the Italian Steps and Italian Garden
6. New interpretation boards showcasing the heritage of the site and signposting the new health,
7. Leisure and education provisions of the site
8. New finger posts signposting key areas and trails



2.8.4 Survey – Boundary Treatments

Please refer to: 1061_25.1 & 25.2_Survey - Boundary Treatments

At least four different designs of iron railing can be identified through the gardens, each of these is associated with different areas/phases of historic development. Repairs and replacements have been undertaken at various times over the last century with some areas of inappropriate fencing being added contrary to the original design scheme such as timber where metal has been removed.

It is likely that the different forms of fencing were part of the evolution and character of different areas within the gardens, including areas of 'X' profile rustic timber fencing which are now lost. A scheme of repair of existing metal rail fencing and replacement timber for profile fencing will enable the consistency of approach to be reintroduced differentiating different parts of the gardens.

Gates and Entrances

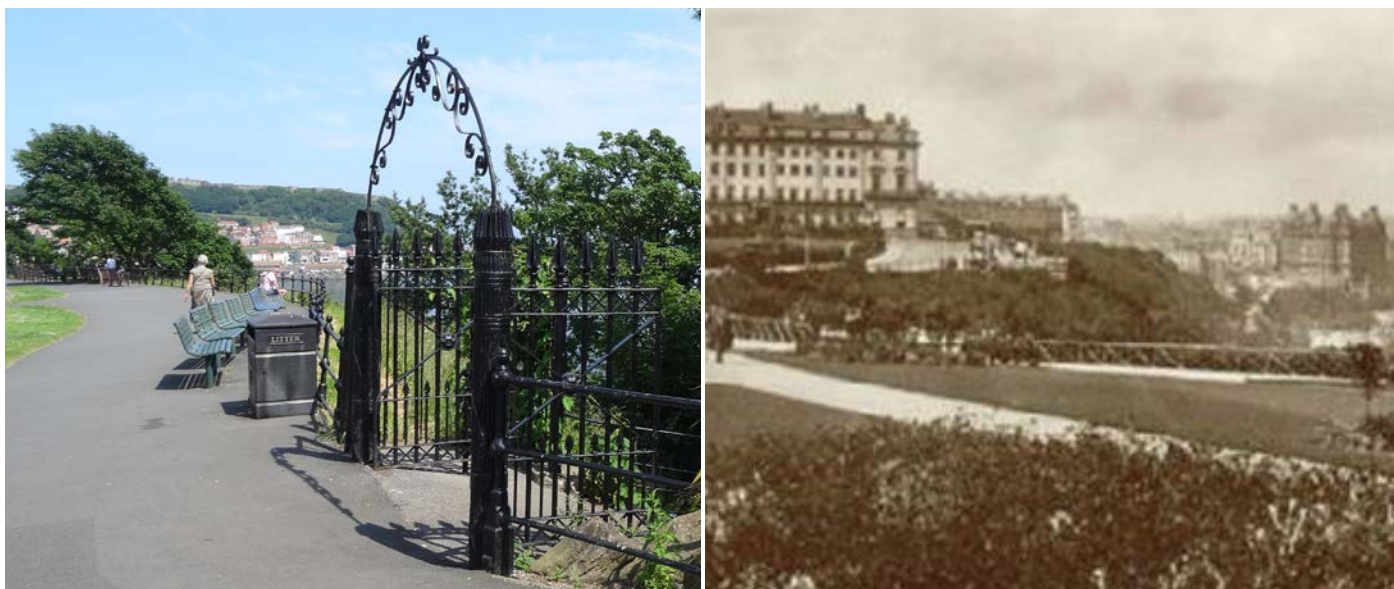
After the bridge was built and the Cliff Bridge Company took over adjacent land, entry to The Spa was controlled by a toll booth and gate. This was removed in 1953 after the Corporation took possession of The Spa. Gates to the various gardens are located along the esplanade. These include a pair of Egyptian style gates with a papyrus motif (the existing arch, 2018, is unlikely to be original) stand on the Esplanade opposite the Crown Hotel (Grade II: List Entry Number 1258433).

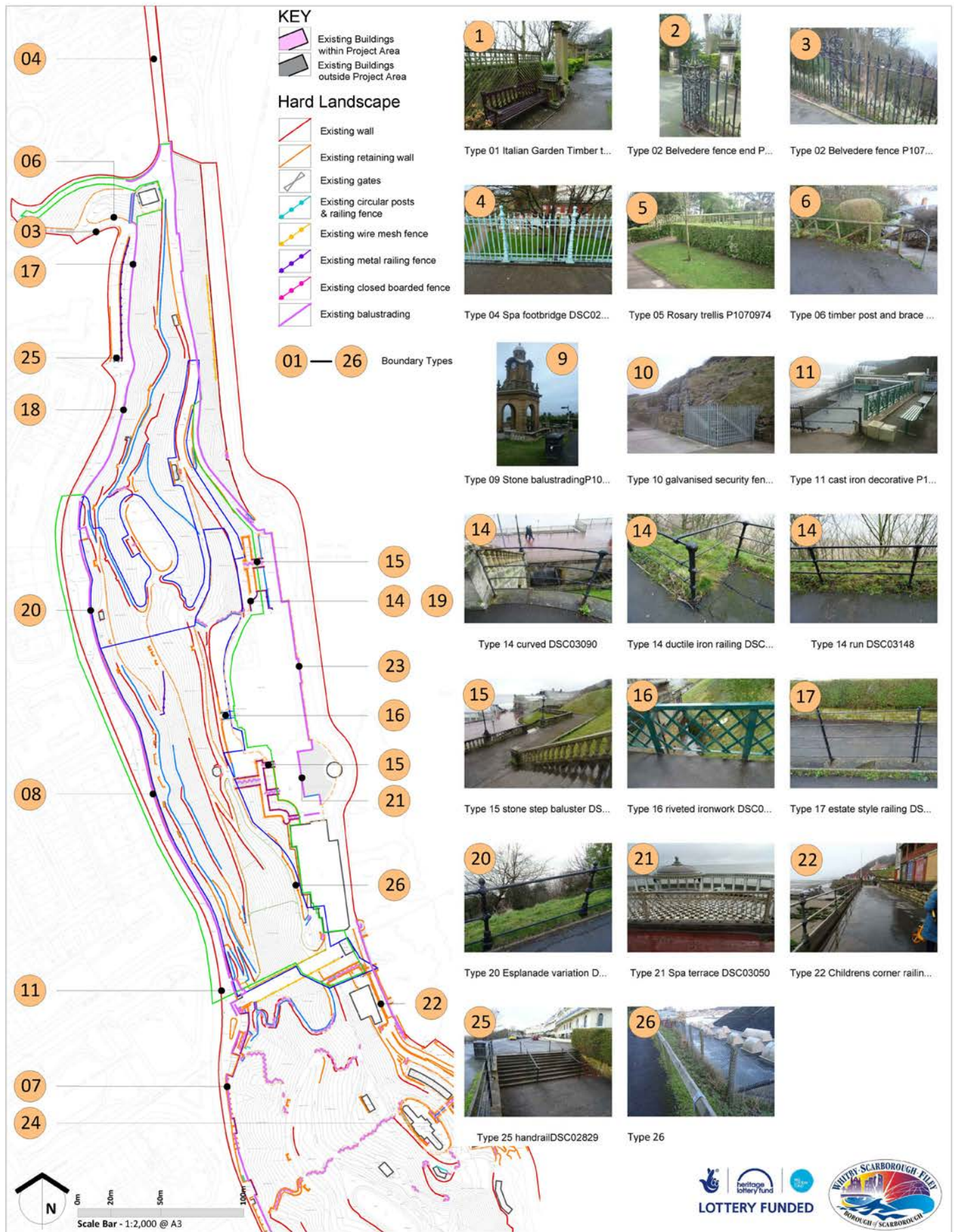
Railings

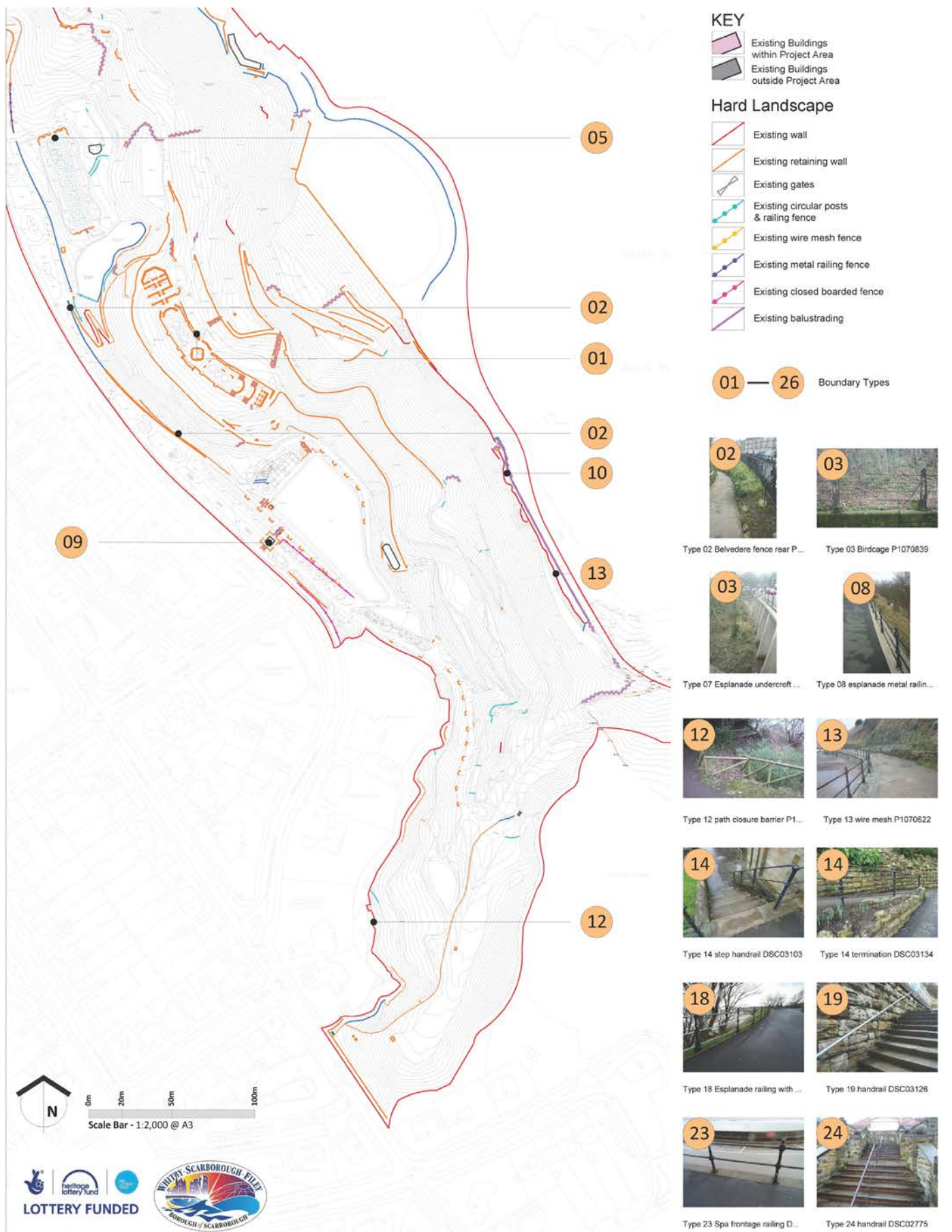
South Cliff Gardens included a range of railing designs; Tenders were sought for fencing land at Undercliff in 1872. The esplanade was railed from the mid-19th. By the 1890s a new railing with urn shaped finials was in use. It seems that both types of railing were used before the Corporation purchased additional land for the gardens. Some of the shelters included railings (shelters nrs. 1 and 3). The small flower bed in front of the shelter was protected by a low cast iron railing.

Horizontal bar railing is used along the Promenade and this changes to a heavier railing with posts at regular intervals. The posts are ornate with ball finials and match the lower section of the lamp standard, the design appears to be early 20th-century and may have been designed by Harry Smith. The gardens also include late 20th-century railings for example the horizontal bar railing on the Promenade.

The original metal horizontal bar railing design has been replaced with timber cross barrier railing which goes some way to match 'X' profile rustic timber fencing was originally shown on engraving and paintings. In addition, modern galvanized unsightly security fencing exists in places such as behind The Spa South Ocean Ballroom and the post and mesh at Holbeck and alongside the Cliff Lift.







2.8.5 Buildings and Structures

2.8.5.1 Shelters

Please refer to reports:

Appendix 6 - Commentary on the Existing Information and Review of Condition to the Shelters within South Cliff Gardens, Scarborough – April/August 2018 - Mosedale Gillatt Architecture

Appendix 7 - Various Engineering Reports – May 2018 - Alan Wood and Partners

Appendix 14 - Gazetteer - August 2018 - Southern Green

1061_04.4 Survey - Buildings and Features Chronology - 1966 OS Map

1061_22_Survey - Existing Buildings and Shelters

The location and number of timber shelters and structures within the gardens is one of its unique and defining characteristics. A structural and architectural condition survey has been undertaken to gauge current condition and scope for renovation.

Drawing 1061_22 identifies buildings which are within the scope of the project for survey and proposed reuse.

Drawings 1061_04 illustrates the building chronology and identifies the location of buildings and shelters which have been lost.

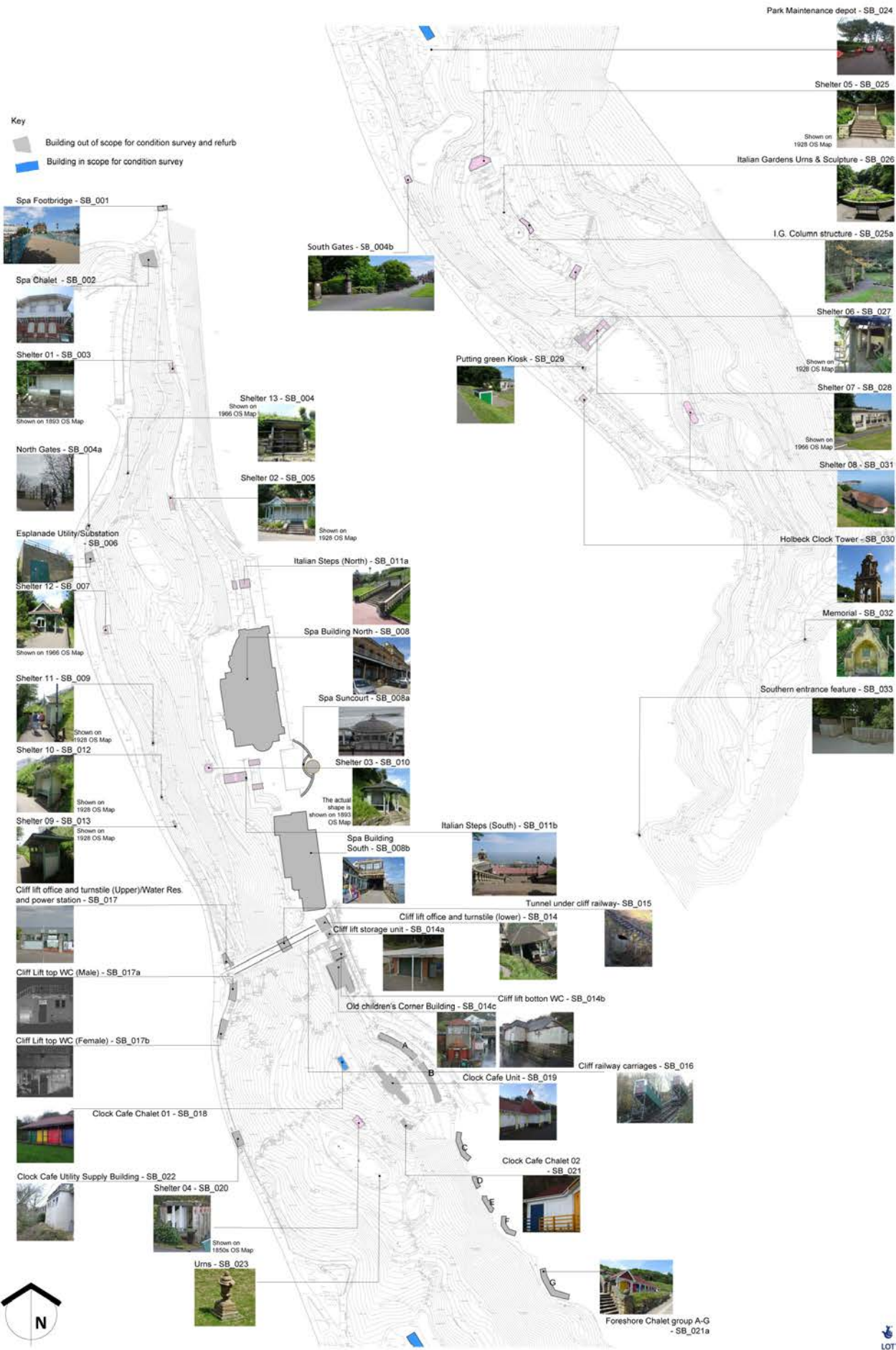
Proposals for re-use are identified in the Structural Reports on Shelters.

Many of the shelters, although renovated in recent years, still require some work to decaying timber, loose roof tiles, incomplete ceramic tile floors and the replacement of decorative iron work and urns/planters which have been removed or vandalised over the years. 16 buildings or shelters are scheduled for survey and refurbishment as part of the scheme consisting of mostly timber shelters which collectively form one of the largest groupings in the country in a single public park / garden environment. For a full description of each shelter refer to Appendices regarding structural and architectural condition surveys. Typically problems include timber decay, mixed stone wall condition and movement, poor roof condition, fire damage, poor repairs, poor detailing, missing sections and vandalism, cracking and deterioration, damp and general weathering.

The shelters are constructed of mixture of materials- timber, stone and cast concrete all of which have different conservation needs. Although there have been restoration work in recent years, the harsh marine environment means that a range of repair works are required including some structural work.

16 buildings or shelters have been surveyed and refurbishment as part of the scheme consisting of mostly timber shelters which collectively form possibly one of the largest groupings in the country in a single public park / garden environment. For a full description refer to Structural and architectural condition surveys, but typical problems include timber decay, stone wall condition and movement, poor roof condition, fire damage, poor repairs, poor detailing, missing sections and vandalism, cracking and deterioration, damp and general weathering.



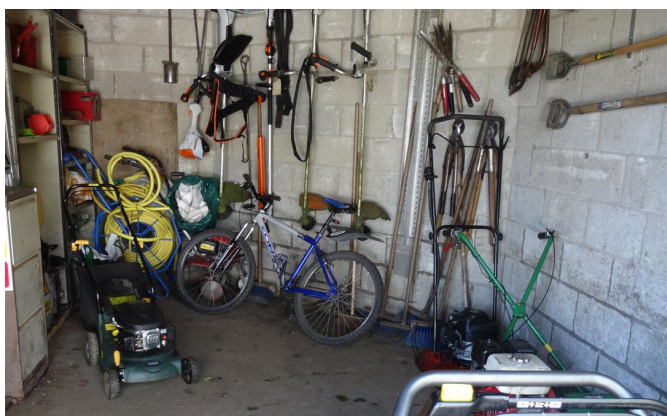


2.8.5.2 Cliff Lift Tunnel

Please refer to Appendix 7 - Various Engineering Reports – May 2018 - Alan Wood and Partners

A reopening of the cliff lift tunnel has been endorsed by the Site Accessibility Update and from a landscape appraisal point of view this link is seen as an absolutely key link in both practical pedestrian circulation terms, but also in safe design terms offering an alternative to the Foreshore at high tide and in terms of allowing alternate refuge points. This link would also help unlock the Clock Cafe Basin area from the north side, and improve the business case and financial return of this area of the gardens.

A condition survey of the tunnel reports: the structure appears to be stable at the present with the cracks appearing to be of some age. However there has been some movement in the past which has caused the large crack on the western side. It was noticed that there was no obvious vibration when the cliff lift carriages passed over the tunnel, so this is not thought to be the cause of this movement.



2.8.5.3 Existing Operations / Maintenance Depot

Currently the maintenance team occupy a small unit, containing three rooms: a very small single toilet room, a shared sink / table / mess room and a single garage sized equipment and storage room, within which, it is apparently possible to park a single small pickup vehicle, provided that the rear of the vehicle is stacked with mowers and equipment to make room for it all to fit. There are no communications or computer access currently, and it is understood that staff and vehicles return to the main Manor Road nursery headquarters at the start and end of the day. This is something of a satellite unit in that respect. It is also understood that the team use this unit as a base to maintain the Esplanade, Shuttleworth Gardens and Prince of Wales Gardens (all part of the South Cliff Gardens HE listing).

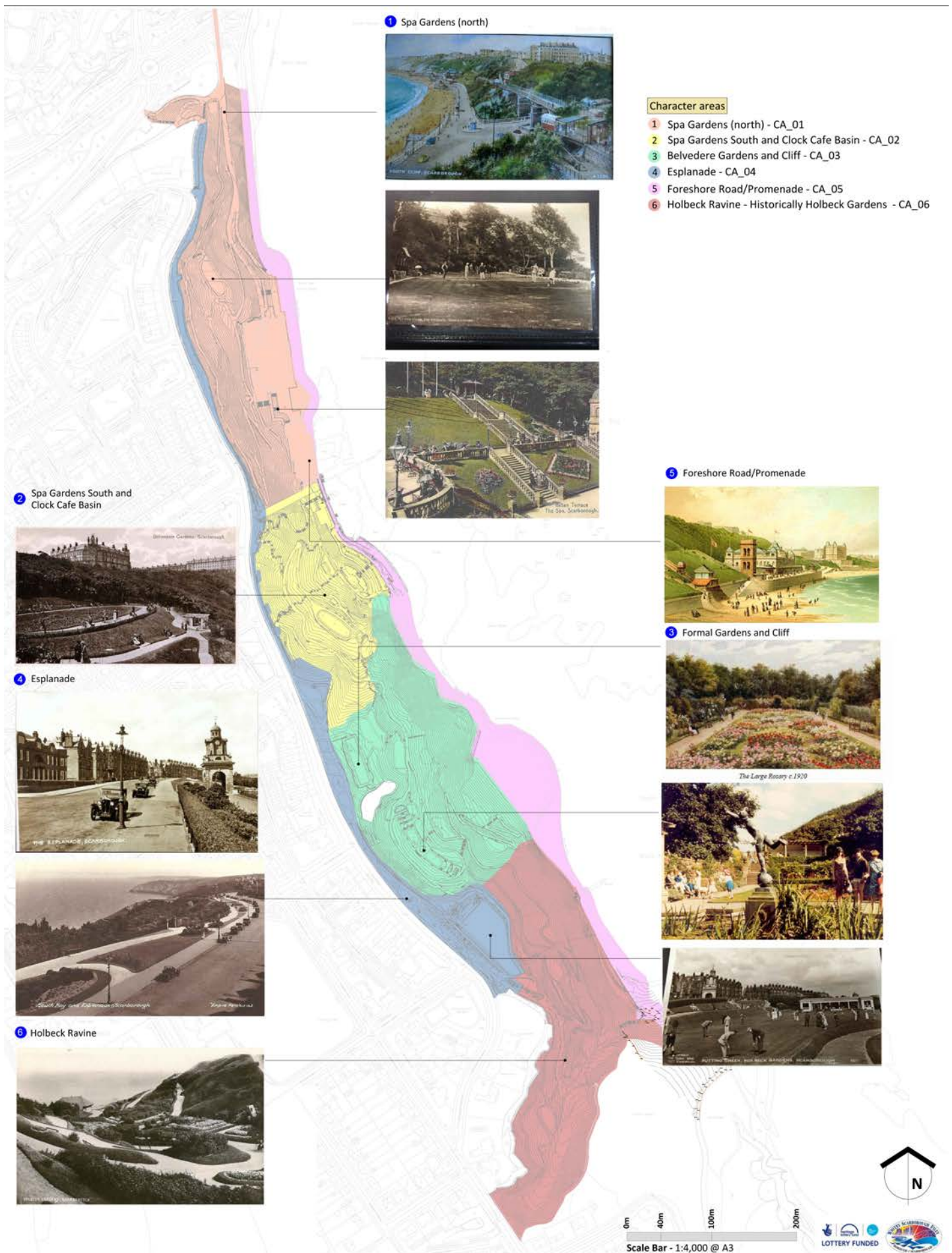


The unit is in reasonable repair externally, but gives the impression of being cluttered, and at capacity in terms of storage room. Externally there is a reasonably spacious yard and vehicle access to the Esplanade is straightforward. The site sits at an elevated position in the gardens, and would have potential views to the castle headland and clock cafe basin but for the intervening hedgerows, trees and vegetation. It sits adjacent to the Rose Garden, Italian Garden and Esplanade which currently contain the highest portion of annual bedding plants and therefore the highest requirements currently in terms of horticultural maintenance.



It doesn't currently provide for any public access, or facilities for community and volunteer groups. It is also quite clearly too small to accommodate the staff, training, community engagement and maintenance uplift requirements that will be a part of the proposed South Cliff Gardens HLF scheme which will have to be accommodated elsewhere.





2.8.6 Survey – Soft Landscaping

Please refer to:

1061_11_Survey - Historical Planting

1061_29.1 29.2_Survey - Soft Landscape

2.8.6.1 Summary and historic planting

The layout of Knowles' tree and shrub planting is evident on the 1853 Ordnance Survey. The plan shows serpentine paths winding up the cliffs towards the Crown Hotel. A loop extends south of The Spa Saloon and shrub planting shelters a path leading south along the coastline from a Well which is also shown on the map.

The Paxton phase of tree and shrub planting is not shown again until the 1893 OS which also depicts the planting in Beeforth's gardens and Holbeck Pleasure grounds. Frustratingly there are no other maps between 1853 and 1893 which show the crucial period of development in the gardens.

It is unclear whether Paxton produced a planting plan for South Cliff but none appear to have survived leaving an unfortunate gap in this study. This is also the case for Cliff Bridge Company Minutes as there are none surviving from 1842 - 1866, or nursery bills. There is a possibility that Edward Milner (1819-1894), Paxton's assistant, may have designed the planting but no plans by him seem to have survived either.

Paxton's skill lay in orchestrating the relationship between planting, circulation and views. The boundary was defined by tree and shrub planting, serpentine paths wound between lawns dotted with groups of shrubs and trees which were positioned in clumps and belts to augment views and enhance the screening of other visitors; the notion of private enjoyment of a rural idyll being essential to the ethos of public parks.

There was little opportunity for lawns at South Cliff, due to the steep slopes which was unusual for public gardens. This made the occasional flat areas and pauses on paths, shelters and views all the more important and factored by Paxton into his design. The occasional opening can be seen among the planting on the cliff side which would have allowed panoramic views of The Spa buildings and coast. The 1893 OS shows evidence of large tracts of tree and shrub planting alongside the numerous paths winding up the cliff. The vegetation cannot be definitively attributed to Paxton's improvements as Knowles' planting is marked on the 1853 OS extending from the rear, and north west of The Spa Saloon to the Esplanade. However, Paxton seems to have been responsible for the additional path network and possibly the rockeries to the south as well as possibly embellishing Knowles paths with rockwork.

The degree of Edward Milner's involvement at South Cliff Gardens is unknown. He is credited as continuing Paxton's style but with only Ordnance Survey mapping available and no remnant planting on the ground it is impossible to say whether the scheme reflects his hand.

Paxton's practical nature would have ensured that the choice of trees and shrubs needed to reflect consideration of the maritime conditions of the site.

South Cliff Gardens have a lengthy horticultural history. Ornamental flower planting changed in emphasis and this is illustrated in historic images of the gardens.

The principal locations or ornamental planting include:

- Carriage Road descending to The Spa.
- The Italianate terrace and steps
- The Esplanade
- The 'Floral Lounge' now Rose Garden
- The 20th-century Italian Garden
- Holbeck Gardens

The main areas of historic ornamental planting are highlighted on 1061_03_11 Historic Planting with historic photos to illustrate the original planting layouts. Sadly little by way of planting plans survive and the modern remnants of planting in some areas there have been significant changes over the intervening period. Ornamental bedding plantings evident around the Holbeck Ravine Gardens and Italian Steps in historic photographs no longer exist, but ornamental planting



is still in place around the Belvedere Gardens (Italian garden and rosary), and around the Holbeck Clock Tower.

Woodland and Trees

In landscape terms the upper terraces of the gardens are often typically clad with a mature tree cover which acts as a visual barrier to the lower terraces and architectural features of the site. Character areas for options to address this vegetation. Care needs to be taken regarding tree removal with regards to slope stability.

The arboricultural survey allocates trees into categories of high quality, moderate quality, low quality and those unsuitable for retention, with few high quality trees recorded.

A review of vegetation and tree cover across the site will be a key factor in the rejuvenation of the gardens, both through the opportunity to improve intervisibility and safe design, open up historic views, improve species diversity, remove unsafe trees and reinforce landscape character.

Ornamental Shrubs and Herbaceous Planting

Highly ornamental planting still remains in key formal garden areas. This consists of generally bedding displays in the case the Esplanade and its widening access to Holbeck Gardens and the Italian Garden. The Italian Garden and the Rose Garden and their surrounds also contain ornamental shrub planting.

Hedges

Clipped shrubs and hedges are evident as in the upper Clock Café Basin, but these now appear adhoc and disjointed visually, even if they represent remnants of historic plantings. They also present a visual barrier in places which does not contribute to a feeling of safety and intervisibility and should be reviewed.

Given the maintenance effort required to clip hedges, this time should be focused in areas that require it the most and other areas should be reviewed. In the upper reaches of the Clock Café Basin for example, hedge clipping is evident at some distance from the footpath and unlikely to provide any amenity to garden visitors.

Grass

Grass condition within the gardens varies from mown grass in ornamental areas through to rough scrub on wild cliff areas and woodland understorey. The mown grass associated with the Italian Garden and the Rose Garden is high maintenance involving significant edging but this adds to the quality of the gardens. The old putting green and former rosary by the Clock Café are still mown.

Invasive Weeds

A number of weed species are identified in the ecology report including several large stands of Japanese Knotweed identified throughout the gardens.

2.9 Visual Analysis

Please Refer to:

1061_13.1 13.2 13.3_Survey - Visual Analysis

Appendix 13 - South Cliff Gardens - Landscape Condition / Risk and Opportunity Schedule - Southern Green - May 2018.

2.9.1 Summary

Sources for this visual analysis include observations from site in March 2018. Material prepared for the HLF round 1 heritage statement (historic views) and also material compiled by the late Derek Green (SBC Conservation Officer).

Being a coastal cliff landscape, South Cliff Gardens commands panoramic, easterly seaward views from many locations. Key visual anchors along the skyline in this direction range from Scarborough Castle in the north to Filey Brigg in the south and include St Catherine's Church, The Grand Hotel, Hotels along the Esplanade, The Spa roof complex, the old bathing pool site and several southern coastal headlands.

View analysis at a series of different scales are illustrated on drawings 1061_13.1, 13.2 and 13.3. An inset plan and panoramic photo on drawings 1061_13.1 illustrate the main features of the skyline on the seaward side (as viewed from the gardens). In the context of the town, as illustrated on drawing 1061_37, key landmarks and focal buildings are identified. A cluster of these landmarks are located around the northern end of South Cliff Gardens and these form the key visual reference points in the gardens when viewed from the north.

Surrounding views into the gardens are mainly from the north (Spa footbridge, South Bay foreshore and town, Castle, Grand hotel) and along the Esplanade above. There are many enclosed viewpoints within the gardens, and almost universally the experience from looking downslope from above has a feeling of much more open-ness than looking back up-slope which tends to feel much more enclosed. Intermittent panoramic views to the east are plentiful in winter without intervening vegetation, but much less so in summer. The growth of intervening vegetation over the last 100 years is one of the most significant impacts on the quality and quantity of views available.

Protected views/views identified by Scarborough Borough Council are identified on 1061_13.1 and 1061_13.2.

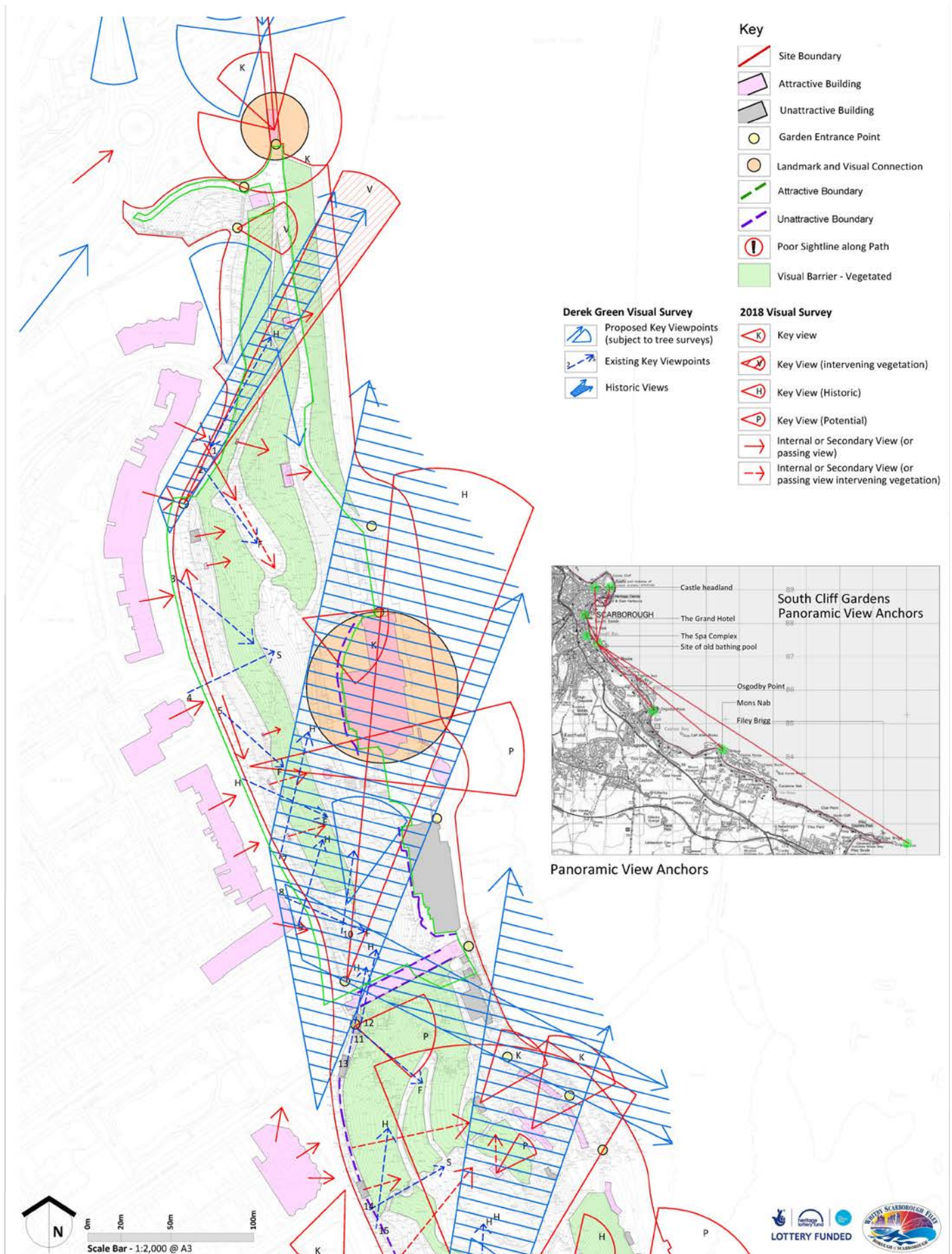
The following are key views within and around the site:

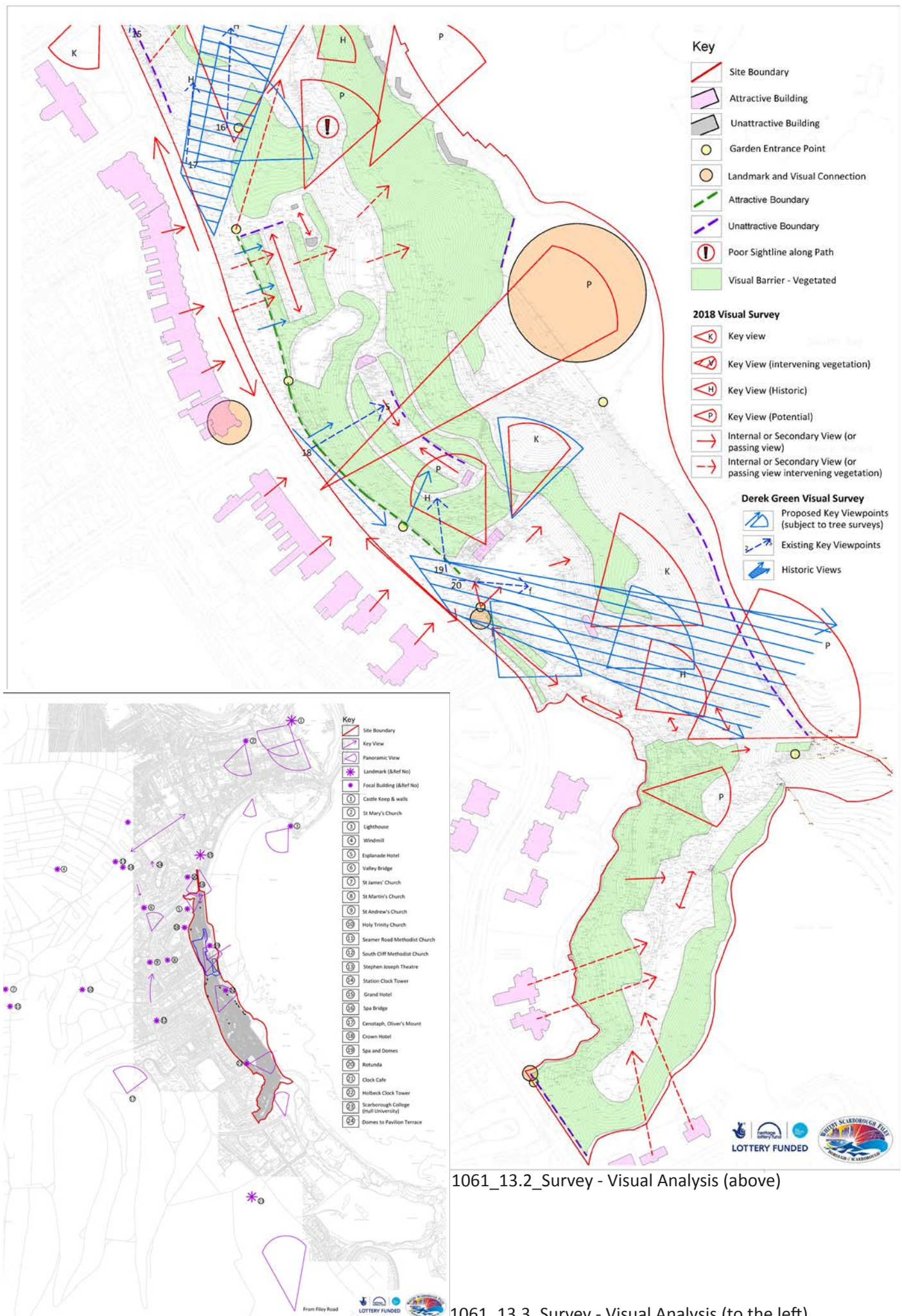
- Views into the gardens from town
- Views along Foreshore Road
- Views along the Esplanade
- Views over The Spa buildings from the Esplanade
- Views over the Clock Cafe Basin from the Esplanade
- Views within the Rose Garden and Italian Garden
- Enclosed views within the gardens in summer due to vegetation
- Views over the Italian Garden down to the bathing pool site
- Views back up into the gardens from the Foreshore and Bathing Pool
- Enclosed views within Holbeck Gardens
- Southerly views from Putting Green south.

2.9.2 Historic Views

Prior to the growth of vegetation on the upper garden slopes, panoramic views would have been available along almost the full length of the Esplanade.

From the first garden layout by Knowles prior to 1840 and then in the subsequent work of Joseph Paxton, views and vistas were key elements in the design and appreciation of the gardens. Many are far reaching out to sea and the Scarborough Castle headland and have been captured by a variety of artists; other views were intimate and contained within the gardens. Unmanaged woodland growth has obscured many of these designed and publically renowned views in the last 50 years and management work is required to both restore lost views and maintain designed planting schemes.





2.9.3 Attractors and Enhancement of Views

- Spa North roofscape
- Shelters and structures
- Railings and street furniture
- Planting

2.9.4 Unattractive Boundary Treatments and Buildings

There are a number of buildings and interventions which impact negatively upon the visual experience at south cliff gardens:

- The South Spa (Ocean Ballroom), a new building on the site of Paxton's lookout tower
- Poor quality boundary treatments adjacent the cliff lift, and modern buildings and porches adjacent
- The old dilapidated children's corner building, and adjacent WC building - although there is much potential here
- The Chalet's to the rear of the Clock Cafe
- Treatment to the rear of the Clock Cafe
- WC's at the top of the Cliff Lift
- The old water reservoir at the top of the cliff lift
- The rear of the northern spa building down in the well
- The rear of the southern spa building and steps down to the lower cliff lift
- The experience to the rear of the beach chalets seaward of the CC
- The WC's to the rear of shelter 07
- The maintenance depot and yard including skip, in its current form
- Timber railings etc. around the Valetta viewpoint
- The Esplanade undercroft structure.

2.9.5 Areas with Potential for Significant Enhancement

- Managing intervening vegetation e.g. Improving access and legibility of site to get to viewpoints e.g.
- Street furniture re-arrangement and signage.
- Built landscape interventions to remove unsightly clutter and tidy up.
- Potential to amend routes to improve aspect over building roofs and improve safe design aspects e.g. rear of spa buildings and chalet buildings.
- Potential to remove unsightly buildings or improve through artwork
- Potential to find adaptive reuse for unsightly buildings e.g. Cliff top WCs.



2.10 How the Site's Heritage is Looked After

2.10.1 Parks Management and Maintenance

The Council structure is comprised of a chief executive who manages two directors and a projects manager. South Cliff Gardens is managed by a single director but then two managers covering Operations, Transport and The Countryside and Asset and Risk. The Countryside Management Officer is directly responsible for the staff who work on site, tree management, the Borough Ecologist, Landscape Architects and Community Involvement Officers.

Scarborough Borough Council's Parks and Gardens Department, headed by the Countryside Management Officer, is responsible for the operational management of South Cliff Gardens. The service manages over 40 separate open spaces across the Borough with 21 located in Scarborough, 4 in Whitby and 5 in Filey. South Cliff Gardens is one of the major sites in the Scarborough Borough Council parks and gardens portfolio and appears first in their service's Your Guide to Scarborough Borough Council's Parks and Gardens - <https://www.scarborough.gov.uk/sites/scarborough.gov.uk/files/Parks%20and%20%20gardens%20booklet.pdf>

Governance, Management and Staff - Organograms

Four organograms have been developed for the project to illustrate pre and post-delivery contract management and maintenance arrangements:

Table 6 - Organogram 1 South Cliff Gardens Structure in the Context of the Council

Table 7 - Organogram 2 South Cliff Gardens Structure within Environmental Services

Table 8 - Organogram 3 South Cliff Gardens Parks for the HLF People Project Delivery Stage

Table 9 - Organogram 4 South Cliff Gardens Post HLF Parks for the People Project Delivery Stage

Organogram 1

Table 6 - Organogram 1 shows how the South Cliff Gardens team fits into overall structure of the Council.

Organogram 2

Table 7 - Organogram 2 shows the South Cliff Gardens in the context of the Environmental Services team. The Operations, Transport and Countryside Manager is responsible for parks and open spaces, supported by the Countryside Management Officer to whom the South Cliff Gardens Team Leader reports. Within the South Cliff Gardens Team there are currently 3 Gardeners, 1 Cleansing Operative and 2 Seasonal Gardeners. Support services are provided by the wider Environmental Services team.

Organogram 3

Table 8 - Organogram 3 shows how the South Cliff Gardens structure for the HLF People Project Delivery Stage. The HLF funded posts and appointments are shown in blue.

These include:

- HLF Project Officer
- HLF Community Engagement Officer (CEO)
- Lead Consultant Team
- Contractors

The following posts will be funded by Scarborough Borough Council as part of their proposed enhanced maintenance:

- Head Gardener
- Gardener
- Apprentice

The key role of the HLF Project Officer as the client representative is liaising with the Community and Client Steering Groups, Friends of South Cliff Gardens and other stakeholders. The Project Officer would also liaise with the Lead Consultant administering the Contractors responsible for the implementation works. The officer would report to the Internal Project Manager who reports to the Project Board. The Project Officer reports to The Lottery with the assistance of the whole team.

The day to day management continues with the Parks and Countryside Manager or Deputy Parks and Countryside Manager responsible for his team and the new post of Head Gardener. Key stakeholders, Scarborough Borough Council specialists such as planning and local groups, advisors, members of the public also relate to the overall organogram.

Organogram 4

Table 9 - Organogram 4 shows the proposed structure of South Cliff Gardens after the HLF Parks for the People Project Delivery Stage. If the anticipated income is generated as predicted by the Business Plan, it is hoped that the Community Engagement Officer (CEO) and Head Gardener posts will become posts. In addition the Gardener and Apprentice position will continue. The HLF Project Officer, Consultants and Contractors are no longer required.

The Head Gardener will continue to manage the Gardens on a day to day basis in regards to maintenance alongside working closely with the Community Engagement Officer whose key tasks include generating volunteers and liaison with the Friends of South Cliff Gardens, South Cliff Community Group and other stakeholders.

Scarborough Borough Council Management - Organogram 1

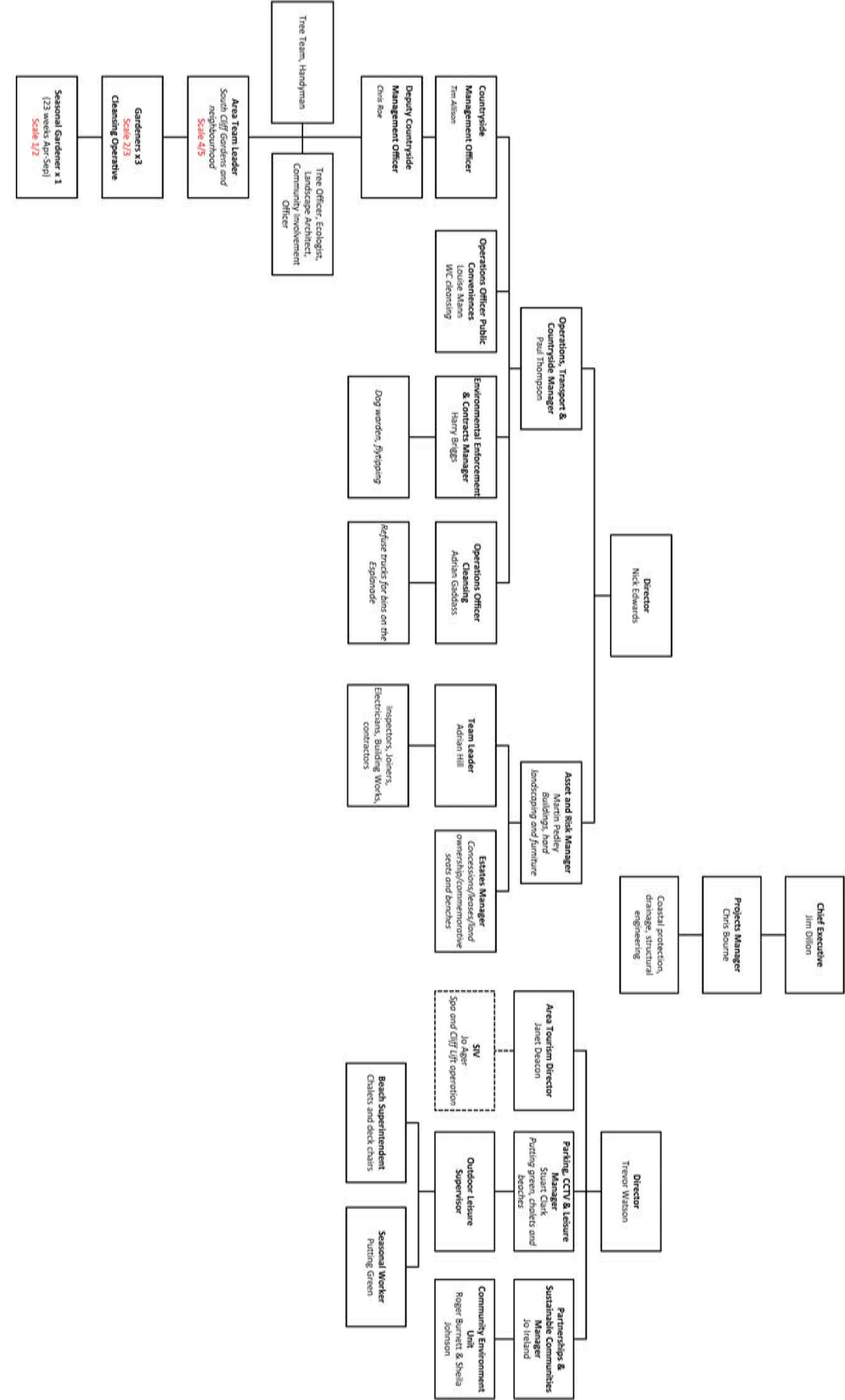


Figure 6 - Organogram 1

South Cliff Gardens Existing Management - Organogram 2

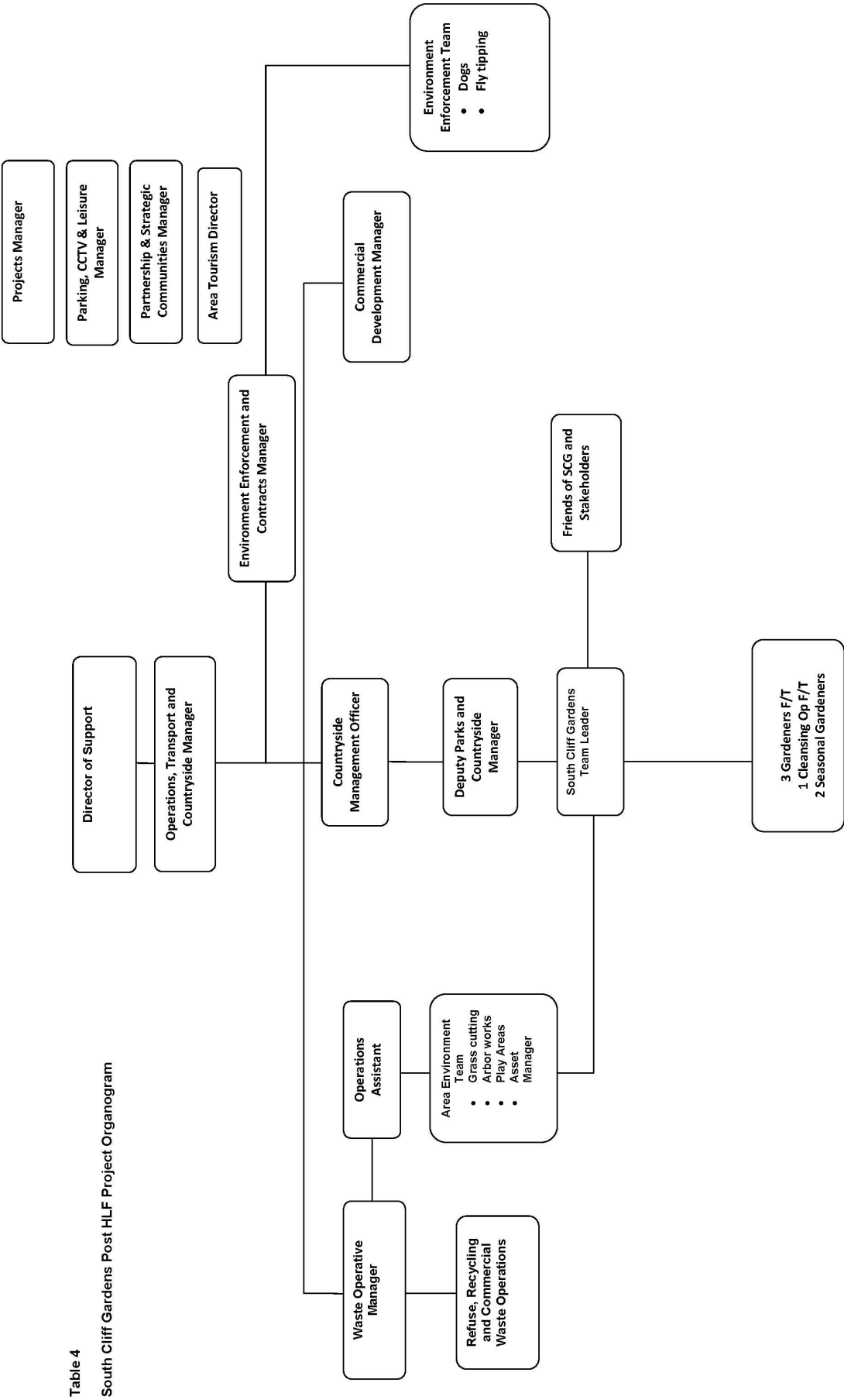


Figure 7 - Organogram 2

South Cliff Gardens HLF Project Delivery - Organogram 3

Table 3
South Cliff Gardens HLF Project Delivery Organogram

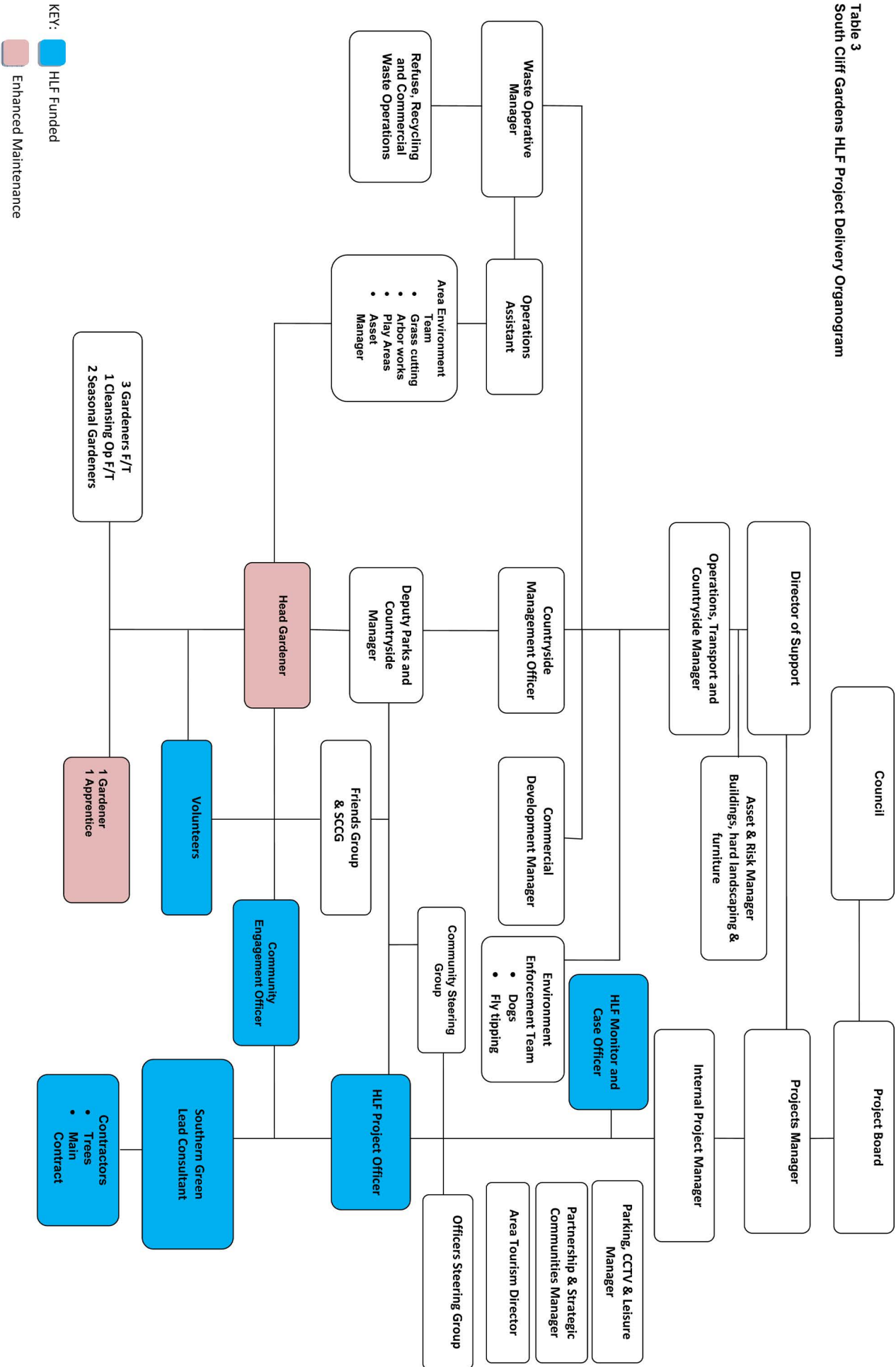
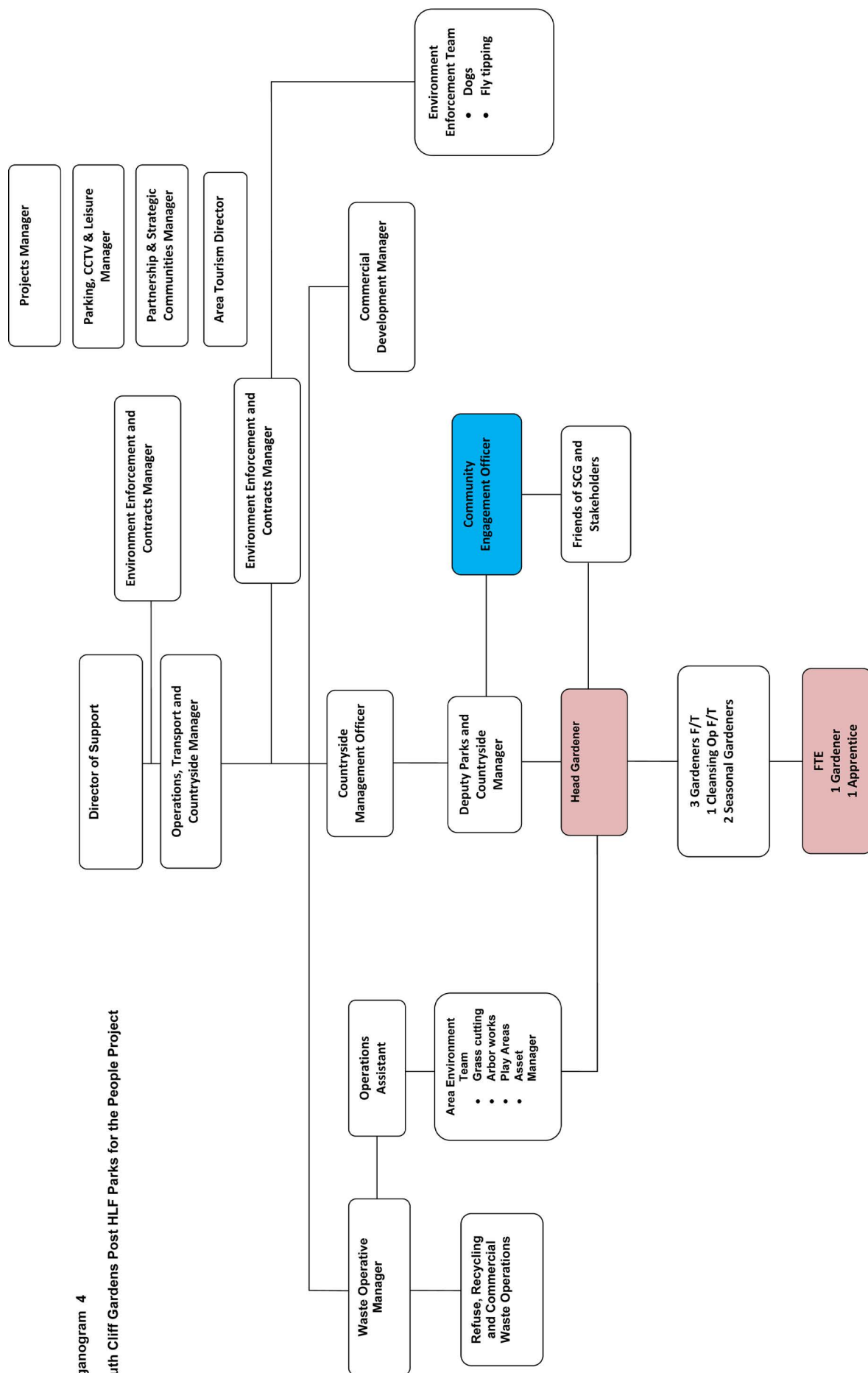


Figure 8 - Organogram 3

South Cliff Gardens Post HLF Parks for the people Project - Organogram 4

Organogram 4

South Cliff Gardens Post HLF Parks for the People Project



KEY: ■ HLF Funded and Sustained Afterward Through Business Plan – Enhanced Maintenance

■ Enhanced Maintenance

Figure 9 - Organogram 4

2.10.2 Management Team

We outline below the key organisations and posts and their roles in managing and maintaining South Cliff Gardens following completion of The Lottery project as outlined in Organograms 4.

Project Board – (please refer Organogram 4)

The Board is responsible for overseeing the HLF project and long term future of South Cliff Gardens.

Chaired by the Leader of Scarborough Borough Council, this group is responsible for the strategic decision making for all matters of development. The group ensures all activity is made accountable to Elected Members. The Project Board will oversee The Lottery project as well as the long term future of South Cliff Gardens. It is anticipated that the Project Board will include review of the management and maintenance of South Cliff Gardens on the agenda of their quarterly meetings basis to review as well as to discuss events and activities and possible future projects.

The Board consists of:

- Leader of the Council - Derek Bastiman
- Councillor Mike Cockrill
- Councillor Hellen Mallory
- Chief Executive - Jim Dillon
- Lisa Dixon - Director
- Nick Edwards - Director
- Richard Bradley - Director
- Chris Bourne - Projects Director

The Officers Steering Group

The Officers Steering Group is comprised of key council officers and they will oversee the delivery of the project. This group is responsible for the strategic implementation remit and ensuring the vision developed for South Cliff Gardens links in to the Council priorities and programmes of work. The group combines higher managerial level council officers. Meetings will continue to take place monthly throughout the delivery period and decisions will be made by consensus.

The group consists of the following roles, with current post holders identified:

- Cllr Mike Cockrill
- Stewart Rowe - HLF Project Manager
- Vicky Thompson - HLF Project Officer
- Paul Thompson – Operations, Transport & Countryside Manager
- Tim Allison – Parks and Countryside Manager
- Chris Roe – Deputy Parks and Countryside Manager

- Martin Pedley – Asset and Risk Management
- Paul Buck - Asset Management Operations Manager
- Janet Deacon - Area Tourism Director
- Karen Lawton - Planning Officer
- Stephen Gandolfi - Conservation Officer
- Stuart Clark - Parking and CCTV and Leisure Manager
- Matthew Smartt - Landscape Architect
- Chris Harper - South Cliff Gardens Team Leader
- Gabrielle Jandzio – Communications Officer
- Roger Burnett - Community Environment Unit
- Sheila Jonson - Community Environment Unit
- Martin Lloyd - Structural Engineer
- Matt Hewison – Sports Development Officer
- Simon Featherstone - Employment and Skills Manager
- Kevin Wardell - Corporate Accountant
- Simon Green – Southern Green
- Alasdair Rigby – Southern Green

The Community Steering Group

The Community Steering Group was formed to allow a forum for discussion and debate from a wide range of stakeholders during the Round 2 stage. Meetings take place monthly and are chaired by Victoria Thompson, HLF Project Officer.

The group consists of the following roles, with current post holders identified:

Adrian Perry – Chair of Friends of South Cliff Gardens
Alice Sharp - Invisible Dust - Arts Council
Councillor Callam Walsh
Councillor Mike Cockerill
Councillor Mark Vesey
Councillor Tom Fox
Councillor Steve Siddons
Beckie Blake - Haven Project – Loneliness/inclusion
David Aughton - Chair of the South Cliff Community Group
David Warner - Social Change and Funding
Graham Ratcliffe - Skills Village
Helen Cowton - Young Carers
Ian Kirchner Waines - North Yorkshire Youth
Irene Jervis - DEEP Dementia Group
Jackie Link - Clock Cafe
Jo Ager – Sheffield International Venues (SIV – Spa)
Kate Abell - Kingdom Faith Church
Michael Clark- Construction Training
Natasha Thompson – FAST (Autism)
Paul Thompson – Yorkshire Wildlife Trust
Rob Brown – Scarborough and Ryedale Community Cycling
Sepideh Mojabi – Refugee Council
Stuart Cameron - Crescent Arts bathing house project
Tim Kirkup - Dementia Action Alliance
Tim Vasey – Disability Action Group
Trish Kinsell- Rainbow Centre

Youth Steering Group

The Youth Steering Group was set up as part of the HLF project to find out what the young people of Scarborough feel about the garden at the moment and to look at new ways to make the garden and its heritage more exciting and accessible to young people. The group will help design the new play facilities within the South Cliff Gardens and consult on the overall masterplan ensuring that we create a space that is welcoming to all.

Groups who are already interested in taking part are as follows:

- Young Carers
- Creative Day Care
- DAG (disability)
- FAST (autism)
- NYYouth – Youth clubs
- The Haven project and The Summit

2.10.3 Friends of South Cliff Gardens, Community Groups and Stakeholders

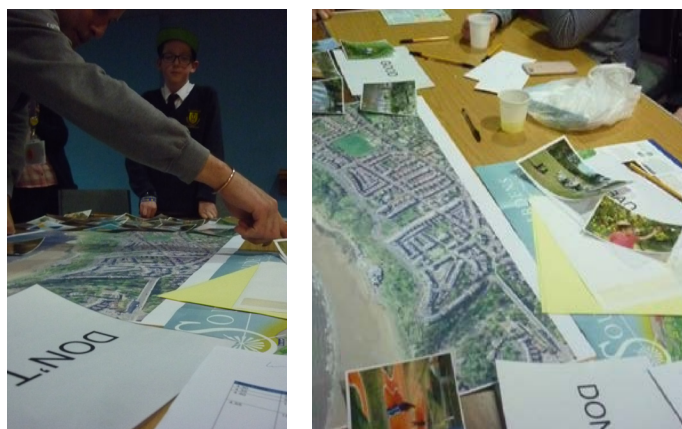
Friends of South Cliff Gardens

South Cliff Gardens is blessed with excellent volunteer and community involvement thanks to the Friends of South Cliff Gardens who were established in 2006. The Friends of South Cliff Gardens is a community group which was established in 2006 to help look after the public gardens between Filey Road, Ramshill Road, Holbeck Road and the sea. The group currently has 150 members.

The Friends of South Cliff Gardens aims include protecting and enhancing the natural beauty, wildlife, flora and fauna, historical interest and facilities of the Gardens; promoting and raising funds to improve the Gardens and encourage their use; and organising social and educational events & activities in the Gardens. Members receive a regular Newsletter and we hold Open Evenings and events throughout the year. These have included family events and concerts in the gardens, gardeners' question times, organised walks and bird box building days. Every month they hold litterpicks and 'Volunteers In Parks' gardening days and all events are advertised on our Noticeboards, in the Newsletters and on the website.

<http://www.friendsofsouthcliffgardens.com/>

Over the last 10 years the group has grown in strength and capacity and has delivered a range of small improvement projects, most recently a £50,000 restoration of the Rose Garden funded through the Your Heritage programme. This group will be essential partners in the delivery of this Parks for People project and will help the Council sustain the gardens in the long term future.



South Cliff Community Group

The South Cliff Community Group is a fully constituted, not for profit community group, managed by a small committee of volunteers. The group has over 320 members.

The Group's cited primary aim is to promote, develop and maintain a community where people want to live, work and visit. The website says: *"We work to develop good relationships with key people and agencies who can help us to achieve our aim and provide reassurance to members. These include local Councillors, members of Scarborough Borough Council, the Police, other agencies and similar groups".*



Stakeholders

Other Stakeholders include:

- Sheffield International Venues
- Clock Café
- DAG
- Fab Scarborough
- DEEP
- Orienteering Group
- North Yorkshire County Council
- Churches Together Group
- FAST
- Refugee Council
- The Summit
- Scarborough Sight Support
- Scarborough and Ryedale Community Cycling

2.10.4 Environmental Services Team

The Environmental Services Team manages parks and open spaces, promenades, grounds maintenance and tree maintenance, playgrounds, allotments and Local Nature Reserves across the borough.

Operations, Transport and Countryside Manager (Paul Thompson)

This post is responsible for the management of all parks and green spaces in Scarborough Borough Council. He is responsible for the overall management of the site, managing Countryside Management Officer, Countryside Management Officer, Operations Officer, Public Conveniences, Environmental Enforcement and Contracts Manager and Operations Officer Cleansing.

Countryside Management Officer – Tim Burkinshaw

This post is responsible for grounds maintenance and park management. He is assisted by the specialists offering arboricultural, landscape, ecological and community advice. He also runs the tree team and manages the area Team Leaders including South Cliff Gardens.

Area Team Leader South Cliff (Chris Harper)

The area team leader manages a team of 3 full-time gardeners, a cleansing operative and 2 seasonal staff. The team covers South Cliff Gardens and neighbourhood including Shuttleworth Garden, Prince of Wales Garden, Holbeck Hill and Esplanade.

Landscape Architect / Parks Officer (Matthew Smartt)

This post is involved with parks development, advice on landscape issues and playground design and management and allotments.

Arboricultural Officer (Allan Tomlinson)

There is a team of two arboriculturists who are responsible for works to all the Council tree stock. The team consist of Tree Inspectors providing management and 24 hour cover for trees in case of emergencies throughout the year and provides a service for tree related functions, management trees stock including Tree Preservation Orders and applications for work, High Hedge Complaints, and assessment of tree related claims within the borough.

Play Area Maintenance Support

A Playground Officer carries out regular safety inspections of playgrounds and is responsible for routine and proactive maintenance of facilities

Environment and Enforcement Team

The Environment and Enforcement Team is responsible for dog control and flytipping

2.10.5 Other Council Support

South Cliff Gardens is supported by other specialists within the council. The specialist support group consists of Council Officers with technical expertise in specific areas relating to development of the project at all stages. They provide specialist areas of advice and expertise and are consulted on and available to attend meetings on an ad hoc basis as follows:

- Technical staff (Two play technicians and one mechanical fitter) is similarly deployed to service borough-wide needs. Any necessary playground maintenance is carried out either by in-house staff or by an approved contractor under the advice of the council's landscape architect.
- Coastal Protection Team are responsible for regular monitoring of the cliff's slope stability
- Property Services are involved with regular inspections and repairs and maintenance of buildings, shelters, structures and hard landscaping, as well as energy management as services and utilities. The Borough Structural Engineer in the Projects Team inspects the Cliff Lift
- The Tourism Manager is responsible for the Borough's Events Programme, although opportunities for events are extremely limited and few take place. The Friends of South Cliff Gardens have organised

small scale events including a garden party (9 July 2017) in Shuttleworth Garden to celebrate the 100th anniversary of the gift of the gardens to the town by their creator Alfred Shuttleworth in 1917. The proximity of Scarborough Spa, a popular venue, means that their annual programme of events influences the use of the garden.

- Planning and Conservation – advice on proposals and management of the site and listed buildings

2.10.6 External Organisations

The key consultee regarding works to South Cliff Gardens is Historic England regarding listing of the South Cliff Gardens on the Register of Historic Parks and Gardens which is Grade II listed. Yorkshire Gardens Trust will be consulted on the planning application for the site.

Natural England would have an interest in the site if it is found to include protected species such as bats and great crested newts and if works were thought to affect the adjacent SSSI.



Leader who reports to the Countryside Management Officer.

As well as South Cliff Gardens, team covers the Esplanade, Shuttleworth Gardens, Holbeck Hill and Prince of Wales Gardens. Although it is difficult to be precise, it is estimated that over the year the team spends around 65% of its time maintaining South Cliff Gardens. Please refer to drawing 1061_SK030

The team is based in a small depot on site adjacent to the Rose Garden. The facilities include a small brick building which provides toilets, a small bait room and limited storage with the large mowers and other equipment having to be taken to the main depot at Manor Road.



2.10.7 Operations on Site - The Grounds

Current Operations

All grounds maintenance include grass cutting, horticulture, arboricultural work, litter picking, cleansing, etc are carried out in-house as is lighting and most of the asset management works. Large-scale grass cutting operations are carried out by a small dedicated area team operating.

The South Cliff Gardens team currently includes 3 full time gardeners, 1 cleansing operative, and 2 seasonal gardeners, under the supervision of a site based Team



This section assesses the ways in which South Cliff Gardens are important to people and on what scale (Nationally, regionally, locally etc.). It considers the different types of conservation value that are present, in conjunction with heritage and nature conservation guidance, to draw an overall conclusion about the significance of South Cliff Gardens as an asset to our society

3.1 Introduction

Significance is a specific heritage term defined in the National Planning Policy Framework as follows:

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Historic England defines significance as:

The sum of the cultural and natural heritage values of a place.

This assessment evaluates South Cliff Gardens as a place that embodies cultural-heritage significance. The assessment is based on the information contained in the previous sections of this Conservation Management Plan, and evaluates it following the guidance laid out by Historic England in Conservation principles. This states that the value of different aspects of cultural heritage should be considered from different points of view, to reach as objective a conclusion of significance as possible.

3.2 Evidential Value

In accordance with English Heritage Conservation principles.

Evidential value derives from the potential of the site to yield evidence about past human activity. Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them... Their evidential value is proportionate to their potential to contribute to people's understanding of the past... The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement.

SOUTH CLIFF GARDENS ARE OF HIGH EVIDENTIAL VALUE

There is evidential value in the layout of South Cliff Gardens which continue to reflect the structure of areas and features that have been added since The Spa Gardens were first developed by the Cliff Bridge Company during the 1830s.

The layout includes, The Spa buildings, the hotels, the Esplanade, funicular railway and pedestrian tunnel, footpaths, rock edging, terraces, colonnades, Italian Steps, flower beds, buildings, seat alcoves, rockeries and rock edging, shelters, putting green, the Rose Garden, the Clock Cafe and Beach Huts, the Oval Rosary, the Italian Gardens, the Holbeck Clock Tower, putting green, Holbeck Gardens, sea wall, The Spa outlet in the sea wall, railings and to some degree planting although few original trees survive. Regrettably none of the bandstands have survived.

With regard to Archaeology, there is potential for further investigation of a 'spigot mortar post at the north end of The Spa complex' which may provide further information about activity in the gardens during the Second World War. An air photograph 'may indicate the survival of more substantial remains in 1947 and it is possible that buried features exist at the site today.

There may also be evidential value if some of the hidden features of the Gardens were to be opened up. The targets for such work are the pedestrian tunnels under the Cliff Tramway and the disused rooms at the top of the line, and, should the Beeforth garden be included in the overall site, the abandoned summer house there.

3.3 Historical Value

In accordance with English Heritage Conservation principles...

Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative... Illustration depends on visibility in a way that evidential

value (for example, of buried remains) does not... The illustrative value of places tends to be greater if they incorporate the first, or only surviving, example of an innovation of consequence, whether related to design, technology or social organisation...

SOUTH CLIFF GARDENS ARE OF HIGH HISTORICAL VALUE

The Scarborough Spa is an historic site of national interest having originated as a venue offering medicinal benefits during the 17th-century. The remaining Spa well outlet on the foreshore is of high historic value as it was the reason for The Spa development and the Gardens. The resort developed substantially during the 18th-century and was the first recorded place in England to offer the novelty of bathing machines in 1735.

The social activity of promenading on the Esplanade, Promenade and gardens is of historic interest and the tradition continues today. The Spa is associated with important figures in British history such as Celia Fiennes and George V.

The Gardens acted as the link between hotels and terraces on the Esplanade and The Spa as well as the town centre via Cliff Bridge and these connections which, remain today, are of high historic value.

There is historical interest in the development of the gardens in spite of the forces of nature which have caused landslips in the past and continue to do so today (2018). The instigation of the Cliff Gardens as a supportive feature to The Spa and the beneficial impact on the townscape is of historic interest. By the 19th century there was a saying 'The Spaw is Scarborough and Scarborough is The Spaw' demonstrating the enduring economic importance of The Spa to the town.

The Spa is linked with the architect, landscape designer and horticulturalist, Joseph Paxton, a figure of international repute. Although his influence on the site is diminished owing to the loss of features such as the Prospect Tower, terrace and shrubberies, the benefits of his approach to circulatory footpaths continue as well as the Italian Steps which united the Gardens and The Spa complex. He was the foremost designer of public parks and his acuity is evident in the surviving footpath system which negotiates the earliest section of the gardens west of The Spa. Joseph Paxton's designs were implemented by his protégé Edward Milner a landscape designer of national repute, and his son in law, G. H. Stokes a distinguished architect.

Harry Smith's masterplan for South Cliff Gardens during the early 20th-century exemplify the philanthropic actions of the Corporation and united Beeforth's gardens with the South Cliff Bridge gardens across 16 hectares to form a large area of recreational space. These improvements reinforced the spirit of one of the world's first 'seaside' resorts.

The survival of the path layouts, Italian Steps, Italian Garden, Clock Cafe, Rose Garden, Esplanade and to lesser extent remaining areas of Holbeck Gardens is of historical value. The Spa Promenade and South Cliff Gardens combine to provide the setting for The Spa complex which equate to the historically most important part of the Gardens.

There is also historical interest in the Cliff Bridge Minutes, Scarborough Borough Council plans and files, published documentation, graphic material including and paintings. These include Ramsay's painting 'Holidaymakers' showing bathing machines as well as engravings and photographs which chart changes to The Spa cliffs, from landslides and storms destroying the early Spa buildings to the changing and extensive buildings, funicular railway and landscape setting which occupy the site today.

South Cliff Gardens are associated with the being significant in terms of innovation as the site includes the first passenger funicular railway in England as well as the first beach chalets and the first tidal pool in England. Although without public access, the remaining private garden belonging to George Lord Beeforth and its unique tunnel access under the Esplanade.

The association of The Spa buildings to the South Cliff Gardens is intrinsic and of historical value. The buildings chart the work of architects Henry John Wyatt, Sir Joseph Paxton, Verity & Hunt, Harry Smith and Frank Tugwell. There is historical value in the inherent relationship between the landscape of the cliffs and The Spa spring which is now merely marked by an unlisted stone plaque.

3.4 Aesthetic Value

In accordance with English Heritage Conservation principles.

Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place. Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time. Many places combine these two aspects.

Design value relates primarily to the aesthetic qualities generated by the conscious design of a building, structure or landscape as a whole. It embraces composition (form, proportions, massing, silhouette, views and vistas, circulation and usually materials or planting, decoration or detailing, and craftsmanship)... Strong indicators of importance are quality of design and execution, and innovation, particularly if influential...Some aesthetic values are not substantially the product of formal design, but develop more or less fortuitously over time, as the result of a succession of responses within a particular cultural framework...Aesthetic value resulting from the action of nature on human works, particularly the enhancement of the appearance of a place by the passage of time ("the patina of age"), may overlie the values of a conscious design.

SOUTH CLIFF GARDENS ARE OF HIGH AESTHETIC VALUE.

3.4.1 Design value

South Cliff Gardens have strong aesthetic value having developed as a cohesive setting between The Spa buildings and natural topography of the site that link to other parks and gardens, Valley Gardens, Shuttleworth Gardens and Prince of Wales Garden. The extensive linear park has developed incrementally but retains a legibility which is strong throughout the site. Knowles and Paxton's contributions to the design of the park are of aesthetic value. In particular Paxton's rockwork and the Italianate steps which relate to The Spa buildings and colonnade.

Harry Smith's elegant designs for the terraced gardens retain a charming quality which is only diminished by the requirement for restoration. There is aesthetic value in the Esplanade and planting of the Rose and Italian Gardens as well as the bedding displays on the Esplanade and the southern extension into the Holbeck Gardens and the lawn of the Putting Green. There is also aesthetic value in the trees and shrubbery planting and this will be enhanced when lost views are opened up.

Spa Chalet, the gates opposite the Crown Hotel, and the Holbeck Clock Tower are listed buildings and structures which reflect the historic development of the landscape and are of strong aesthetic value. There are many examples of public shelters throughout the gardens which date from the 1850s through to the 1920s. Some of the shelters are of high aesthetic value and may be worthy of listing.

There is strong aesthetic value in the adaptation of the elevated slopes of the cliffs which allow panoramic views along the varied outline of the coast, particularly over South Bay to Scarborough Castle. The winding footpaths throughout the gardens allow dramatic and constantly changing views of the relationships between shelters, colonnade, Italianate steps, woodland and glimpsed views, which are enhanced by changing light conditions and the sound and smell of the sea.

3.4.2 Fortuitous value

There is an element of fortuitous value in some locations by the maturing of the tree stock which locally plays an important role in defining the character areas of the Gardens. Key specimens include Turkey Oaks and Monterey Cypress. However there is a general sense that the overwhelming numbers of sycamore trees which have become quite established are a negative factor.

There is some value in characterful imperfection due to wear and tear / minor subsidence locally in which paths and steps in some locations have become rustic.

Generally, in terms of built structures and landscapes there is a general sense of neglect and lack of care which could not be understood to be fortuitous aesthetically, particularly around the cliff lift top and bottom WC's and the old Children's Corner Building.

3.5 Communal Value

In accordance with English Heritage Conservation principles.

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... Commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it.... Such values tend to change over time, and are not always affirmative... Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence... They may relate to an activity that is associated with the place, rather than with its physical fabric... Compared with other heritage values, social values tend to be less dependent on the survival of historic fabric. Spiritual value [sic. emphasis] ... includes the sense of inspiration and wonder that can arise from personal contact with places long revered, or newly revealed. Spiritual value is often associated with places sanctified by longstanding veneration or worship, or wild places with few obvious signs of modern life.

SOUTH CLIFF GARDENS ARE OF HIGH COMMUNAL VALUE

There is social value in South Cliff Gardens in the emotional and shared experiences of visitors to the resort. The communal value is enhanced by the high maintenance of the gardens and the work.

3.5.1 Commemorative, symbolic and social value

There is strong communal value attached to South Cliff Gardens and The Spa complex as contributing to Scarborough's success as the UK's first seaside holiday resort and how the Gardens have evolved and been utilised as both private and public gardens over the last 200 years.

There is social value derived from the public interest generated from the efforts to sustain the gardens. The Friends Group and other community groups are engaged with the gardens and their practical and informative work has highlighted the history and heritage of the site as well as being successful in raising funds for restoration works.

There are a huge number of Memorial benches within the gardens and along the Esplanade 350+no. illustrating the level of memory associated with family holiday visits to Scarborough. It is evident that many of these memories are positive. South Cliff Gardens is appreciated by the local community as being one of the largest public open spaces available in Scarborough.

There is a memorial to Hubert Alderson Smith, Lieutenant First Battalion East Yorkshire Regiment, within the Holbeck Gardens. The gardens are used unofficially for the scattering of ashes and pet burial. It is likely that there are wedding memories within the gardens, and there is great potential for this in the future.

3.5.2 Spiritual value

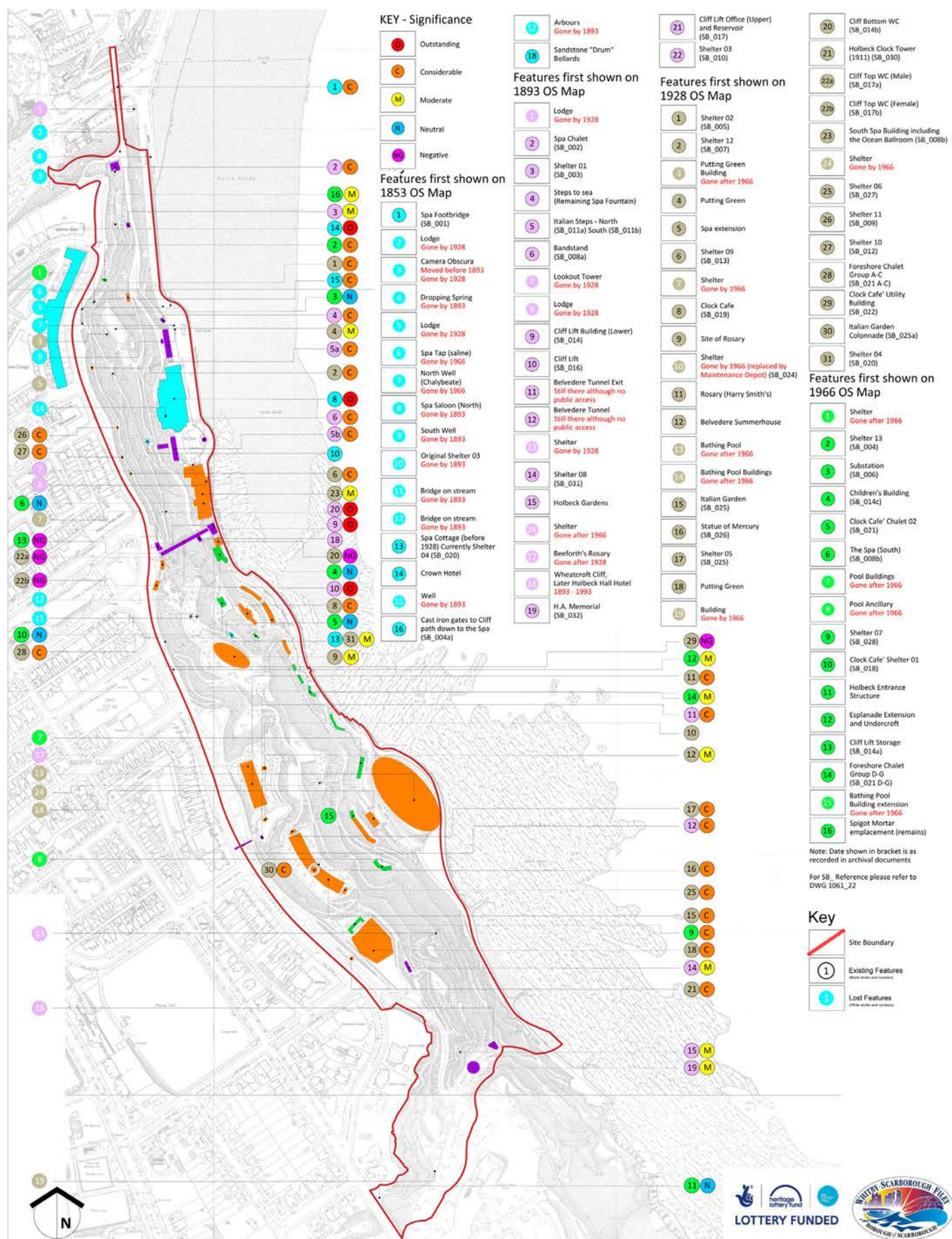
There is no known social spiritual value associated with The South Cliff Gardens.

3.6 Natural Heritage

With regards to ecology, the area of the site within the SINC can be considered to be of county-level importance. This area contains the identified areas of broadleaved woodland and calcareous grassland priority habitat. The SSSI of national importance adjoins the site. The remainder outside the designated site contains mosaic of habitats of local importance although further ecological survey of, for example botanical and invertebrates features, may reveal some of these habitats to be of higher value.

The value of the trees on the site is as part of a group providing a wooded character to the park and ameliorating the coastal exposure to provide shelter to the walkways and gardens. There are no trees of significant individual value and no obvious formally planted features such as avenues. The small number of trees of high quality and value (A category) provide the greatest contribution to the site. Trees of moderate quality and value (B category) provide a significant contribution when considered en masse. Trees of low quality and value (C category) make little contribution to the site. Obviously the trees form part of the landscape of the park which is designated as a RPG, and is therefore of national/regional value. The trees have additional significance as part of the character of the Conservation Area.

3.7 Grading of significance of individual elements



1061_14 - Analysis - Significance

The above Plan and Table opposite shows all the features within the Gazetteer (existing and lost items) and rates them in terms of significance.

Outstanding significance	A building, landscape or other element of international or national importance, or a fine, intact or little-altered example of a particular period, style or type, that embodies the importance of a place or an element to which it is a part
Considerable significance	A building, landscape or other element of national or regional importance, or a good example of a particular period, style or type with a high degree of intact original fabric that contributes substantially to the importance of a place or an element to which it is a part, that may have been altered
Moderate significance	A building, landscape or other element of local importance (Scarborough), or that contributes but is not key to the importance of a place overall, or an element to which it is a part, that may have been altered
Neutral significance	A building, landscape or other element that neither contributes nor detracts from the importance of a place overall
Negative significance	A building, landscape or other element that detracts from the importance of place overall

Table 4 - Gazetteer Table

	Ref No.	Building, structure, or other element being assessed	Designation if applicable	Significance
Features first shown on 1853 OS Map	01	Spa Footbridge (SB_001)	Grade II (1242898)	C
	02	Lodge Gone by 1928		n/a
	03	Camera Obscura, Moved before 1893 Gone by 1928		n/a
	04	Dropping Spring Gone by 1893		n/a
	05	Lodge Gone by 1928		n/a
	06	Spa Tap (saline) Gone by 1966		n/a
	07	North Well (Chalybeate) Gone by 1966		n/a
	08	Spa Saloon north (SB_008)	Grade II* (1259818)	O
	09	South Well Gone by 1893		n/a
	10	Original Shelter 03		n/a
	11	Bridge on stream Gone by 1893		n/a
	12	Bridge on stream Gone by 1893		n/a
	13	Spa Cottage		n/a
	14	Crown Hotel	Grade II* (1258434)	O
	15	Well Gone by 1893		n/a
	16	North Gates (SB_004A)		C
	17	Arbours - Gone by 1893		n/a
	18	Sandstone "Drum" Bollards		M
Features first shown on 1893 OS Map	01	Lodge Gone by 1928		n/a
	02	Spa Chalet (SB_002)	Grade II (1242899)	C
	03	Shelter 01 (SB_003)		M
	04	Steps to sea (Remaining Spa Fountain)		C
	05a	Italian Steps North (SB_011A)		C
	05b	Italian South (SB_011B)		C
	06	Bandstand		C
	07	Shelter Gone by 1928		n/a
	08	Lodge Gone by 1928		n/a
	09	Cliff Lift Building (lower) (SB_014)	Grade II (1400166)	O
	10	Cliff Lift (SB_016)	Grade II (1400166)	O
	11	Belvedere tunnel entrance		C
	12	Belvedere tunnel		C
	13	Shelter Gone by 1928		n/a
	14	Shelter 08 (SB_031)		M
	15	Holbeck Gardens (gone, some layout remains)		M
	16	Shelter Gone after 1966		n/a
	17	Beeforth's Rosary Gone after 1928		n/a
	18	Wheatcroft Cliff, Later Holbeck Hall Hotel 1893 - 1993		n/a
	19	Hubert Alderson-Smith Memorial (SB_032)		M
	20	Cliff Lift Tunnel (SB_015)	Grade II (1400166)	O
	21	Cliff Lift Office (Upper) and Reservoir (SB_017)	Grade II (1400166)	O
	22	Shelter 03 (SB_010)		C
	01	Shelter 02 (SB_005)		C
	02	Shelter 12 (SB_007)		C
	03	Putting Green Building Gone after 1966		n/a
	04	Putting Green		M
	05	Shelter Gone by 1966		n/a
	06	Shelter 09 (SB_013)		C

Features first shown on 1928 OS Map	07	Shelter (gone by 1966)		n/a
	08	Clock Café (SB_019)	Grade II (1392577)	C
	09	Rosary		M
	10	Shelter (Gone by 1966 replaced by Maintenance depot)		n/a
	11	The Rosary (Harry Smith)		C
	12	Belvedere Summerhouse (ruins of)		M
	13	Bathing Pool Gone after 1966		n/a
	14	Bathing Pool Buildings Gone after 1966		n/a
	15	Italian Garden (Harry Smith) and Columns (SB_0025A)		C
	16	Statue of Mercury (SB_026)		C
	17	Shelter 05 (SB_025)		C
	18	Putting Green		C
	19	Building Gone by 1966		n/a
	20	Cliff Bottom WC's (SB_014B)		NG
	21	Holbeck Clock Tower (1911) (SB_030)	Grade II (1274320)	C
	22A	Cliff Lift Top WC Male (SB_017A)		NG
	22B	Cliff Lift Top WC Male (SB_017B)		NG
	23	Spa South (Ocean Ballroom) (SB_008B)		M
	24	Shelter (Gone by 1966)		n/a
	25	Shelter 06 (SB_027)		C
	26	Shelter 11 (SB_009)		C
	27	Shelter 10 (SB_012)		C
	28	Foreshore Chalet Group A-C (North to south) (SB_021A-C)	Grade II (1392577)	C
	29	Clock Café utility supply building (SB_022)		NG
	30	Italian Garden Colonnade (SB-025a)		C
	31	Shelter 04 (SB_020)		M
Features first shown on 1966 OS Map	01	Shelter (gone after 1966)		n/a
	02	Shelter 13 (SB_004)		C
	03	Substation (SB_006)		N
	04	Old Children's Corner Building (SB_014C)		N
	05	Clock Café Chalet 02 (SB_021)		N
	07	Pool Buildings (Gone after 1966)		n/a
	08	Pool ancillary buildings (Gone after 1966)		n/a
	09	Shelter 07 (SB_028)		C
	10	Clock Café Shelter 01 (SB_018)		N
	11	Southern Entrance Structure - Holbeck Hill		N
	12	Esplanade extension and undercroft		M
	13	Cliff Lift storage unit (SB_014A)		NG
	14	Foreshore Chalet Group D-G (North to south) (SB_021D-G)	Grade II (1392577)	M
	15	Bathing Pool Building Extension (Gone after 1966)		n/a
	16	Spigot Mortar emplacement (remains)		M
		Trees		
		Pine Group		M
		Turkey Oak Group		M
		Monerey		M
		Warped Pine		M
		Whitebeam Group		M
		Miscellaneous items which may need a significance rating		
		Sandstone Bollards (north and south extent markers)		C
		Old Gas Lightpoles		M
		Boulder junction markers		M
		Older Iron balustrading examples around		M
		Miscellaneous remnants of gas lamp bases etc.		M
		Wrought Iron Belvedere Railings		C

Please refer to: Appendix 14 - Gazetteer - August 2018 - Southern Green

The Gazetteer includes all existing and lost features within and adjacent to South Cliff Gardens. Each item is discussed in terms of:

- Design Intent / Significance
- Description
- Condition / Comment
- Management Proposals

OS Maps and historic and present day images are included.

3.8 Summary Statement of Significance

Significance is a specific heritage term defined in the National Planning Policy Framework:

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Historic England defines significance as:

The sum of the cultural and natural heritage values of a place.

In this summary statement, the sections above are evaluated and compared, and a conclusion drawn on the overall cultural heritage significance of South Cliff Gardens as a heritage asset.

South Cliff Gardens embodies important cultural heritage values for society today. It has evidential, historical, aesthetic and communal heritage values (as defined by Historic England). All the values have the potential to be sustained, revealed and enhanced if change is carefully considered, planned and managed.

There is evidential value in the South Cliff Gardens which are registered Grade II and include several listed buildings and provide the setting for the Crown Hotel and the Spa complex, both listed Grade II*. The Gardens are designated as an considerable heritage asset, with has potential to yield evidence of past human activity which would enhance understanding of the site.

There is considerable historical value in relating the importance of the Gardens to the success of The Spa and town as a tourist attraction and the way that as a group the heritage assets have survived in relation to each other to make a public resort garden. There is considerable associative historical value in the connection between the Gardens and important designers, engineers and architects of the 19th century including Joseph Paxton as well as the contribution of the visionary borough engineer Harry Smith who united the gardens within a coherent masterplan. The Gardens include innovative features, three world firsts – the cliff lift, beach chalets and tidal pool.

There is aesthetic value in the many buildings and structures including the Italian Steps, shelters and entrances as well as a series of gardens and floral displays. There is also aesthetic value in the spectacular views afforded by the site's topography particularly over South Bay to Scarborough Castle and south to Filey Brig.

However aesthetic value is limited by tree growth in particular in areas of the Belvedere Gardens and areas of wear and tear which can give a rustic rather than public park appearance.

There is considerable community value attached to South Cliff Gardens and The Spa complex through contributing to Scarborough's success as the UK's first seaside holiday resort and the happy memories for many tourists as well as residents, reflected in the large number of memorial benches. There is also considerable community value in the Friends Group whose informative work has highlighted the history and heritage of the site as well being successful in raising funds for restoration works.

Overall South Cliff Gardens is of considerable significance, a landscape of national importance, but potentially it could be raised to outstanding following its restoration and its subsequent removal from the Historic England's Heritage at Risk Register.



Risks and Opportunities

Section 4

This section reviews the risks facing and South Cliff Gardens opportunities, both in terms overarching issues and in terms of the work items, as set out in the HLF Round 1 Bid. Following this, a strategic vision for South Cliff Gardens is set out.

4.1 Background

Please refer to: Appendix 9 - Drainage Survey – July 2018 – JMS Drain Solutions

The 'Saving South Cliff Gardens' name for this project has been chosen and is widely accepted in the local area because of the acknowledgement that these Gardens are at a critical point in their history.

The Gardens are classified by Historic England as Heritage at Risk due to the "deterioration of the wider park combined with cliff erosion resulting in the loss of sections of the path systems and park integrity."

This section reviews the risks facing South Cliff Gardens and opportunities, both in terms of overarching issues, and in terms of the work items, as set out in the HLF Round 1 Bid. Following this, a strategic vision South Cliff Gardens is set out.

4.2 Existing Conditions

Surveys and research undertaken during the HLF development stage of the project have found the heritage assets to be in a highly critical condition and at serious risk of loss if action is not taken soon.

Many areas and features are reaching or beyond their expected design life and maintenance cannot keep pace with their repair and renewal needs. This is exacerbated by the harsh exposed marine environment found on this North Sea coast and frequent localised landslip events.

Surveys have shown that all buildings and structures are deteriorating and require repairs, and paths and drainage are in poor condition. Wayfinding signage and accessibility is inadequate, even given the challenging topography. Tree and shrub management is urgently required to reinstate views and make the site more welcoming and there is a need for the renewal of ornamental planting.

There is a real danger that there will be a general backlog of items requiring restoration and repair works which will contribute to the grounds getting into a downward spiral of decline which will discourage visitors.

Scarborough Borough Council and Friends of South Cliff Gardens are keen to arrest this decline and are working to develop a shared vision to create a sustainable future for the gardens as part of this round 2 Heritage Lottery Fund bid. There is a risk that this momentum will be lost if it is not fuelled by further funding in the near future.

4.3 Risks and Opportunities for Key Factors

The development of this Conservation Plan has highlighted the need for a conservation-led approach to managing the site.

Overarching Risks:

- No work is carried out leading to further deterioration of feature and loss of significance
- The work is not carried out to a high quality standard
- The Conservation Plan is not adopted or not widely used
- Commercial aspects take precedence over conservation
- The potential of the site is not realised

4.3.1 Risks and Opportunities for access

Risks:

- Layout of South Cliff Gardens and its features due to landslip/stabilisation, lack of funds for maintenance, harsh climate conditions, etc;
- Lack of focus from management services, following fragmentation of services, loss of skilled management staff and years of budget cuts. No management plans or strategies are currently in place;

- Lack of maintenance for example regular cleaning out of drainage gulleys was stopped and over the last decade many paths have been closed and abandoned;
- Serious risks to The Spa buildings from cliff stability issues have recently resulted in a £14 million stabilisation programme in part of the Gardens whole-park masterplan then it presents risks to the integrity of the heritage as a cohesive collection of green;
- Semi-natural succession and invasive species including self-sown trees, particularly Sycamore which screen views, and species such as Japanese Knotweed;
- Whilst the Gardens are held dear to the hearts of many people, their memories are becoming fewer and older with many sections of new generations ignoring the Gardens completely. Visitor numbers are lower and many perceive the Gardens as a no-go area or with nothing to offer them, or simply an inconvenient barrier in getting to the beach

Opportunities:

- HLF project provides an opportunity to restore key features of the historic landscape, improve access and develop a comprehensive range of events and activities supported by new staff;
- New Management and maintenance Plan will assist with targeting maintenance on key heritage features to ensure their significance is retained and enhanced.

4.3.2 Risks and Opportunities for Access

Risks:

- Many areas of the site are currently inaccessible to wheelchair or ambulant disabled users, even with assistance
- Surfacing on paths is very poor in places
- Signage and wayfinding are poor
- Legibility and hierarchy of circulation is poor
- It is easy to get lost
- Visibility is poor in places due to unchecked vegetation
- Existing spaces within the gardens are poorly linked – most crucially the lack of tunnel access under the railway.
- Accessible route signage is wrong

Opportunities:

- Improve legibility of entrances into the site
- Improve access and movement patterns into and across the site, such as reinstating the cliff lift tunnel and resurfacing the paths in legible colours for horizontal and vertical movement.
- Footpath re-grading to achieve 'easier access routes' or 'assisted access routes' where possible
- Integrating new opportunities that are sympathetic to character and link existing uses together
- That no work is carried out leading to further deterioration of feature and loss of significance

4.3.3 Risks and Opportunities for the environment and tackling climate change

Risks

- Construction damage to trees and drainage
- Key areas of the site becomes increasingly unsustainable such as the Italian Gardens and Rose Garden without capital works proposals and being putting in place appropriate management proposals
- There are insufficient resources both financial and workforce to manage the area to properly embrace the measures to make the required and necessary changes.
- A 'joined up' approach is not followed involving the council, Friends Group, community groups

Opportunities

- To increase wildlife value of the site by carrying out appropriate measures;
- To incorporate tree protection measures and sustainable drainage;
- To incorporate energy and water conservation measures as part of the proposals linking w;
- Link with wider Scarborough Borough Council opportunities;
- To improve soil conditions and drainage to slow down run-off and retain water/moisture;

- To retain water/run-off from maintenance buildings for recycling and re-use for watering;
- To increase tree cover in the park to increase shelter and shade;
- To increase planting that is attractive to bees and to improve biodiversity and habitats and to reduce the areas of amenity grass requiring regular mowing;
- Where relevant introduce new planting that is drought tolerant;
- To develop a new operation centre to improve efficiency and cut down on travel;
- To change maintenance regimes to reduce carbon footprint and use of oil based products;
- To compost green matter from the Gardens and involve the community in composting and recycling schemes;
- To encourage use of the park walking and other forms of exercise;
- To use the Gardens for events that encourages a healthy life style e.g. Charity walks and running events;
- To encourage visitors to utilise sustainable transport to access the site – walking, cycling , Park and Ride;
- To set up a management committee involving council, community groups and other interest groups to oversee the future management of South Cliff Gardens, and to consider future management of the Gardens by a Trust.

4.3.4 Risks and Opportunities for managing information about your heritage

Risks

- There are significant gaps in information available about the heritage of the site
- Heritage information gained through developing the CMP could be lost in the future

Opportunities

- The large amount of new heritage information could be used for interpretation as well as being made available to the public which could inspire engagement and interest which secures support and volunteers to sustain the area into the future

4.3.5 Risks and Opportunities for community use and benefit

Risks

- Visitor numbers and dwell time does not rise as a result of the project
- The site is not enjoyed and valued by the whole community of Scarborough
- Project is unable to create greater awareness of the distinctiveness and significance of the garden and its diverse heritage
- Project does not deliver long-term sustainable benefits for communities

Opportunities

- Develop an Activity Plan to embrace all sections of the community
- Encourage activities such as volunteering, by reinforcing the excellent work done by Friends of South Cliff Garden and creating spaces for events

4.3.6 Risks and Opportunities for care and maintenance

Risks

- Funds are not available to maintain South Cliff Gardens following restoration works in accordance with 10 year Management and Maintenance Plan
- Split management between Scarborough Borough Council and Sheffield International Venues provide difficulties in managing the site around The Spa

Opportunities

- 10 year Management and Maintenance Plan will set out future blue print for maintenance to ensure proposals are sustainable
- Involvement with local community groups, volunteers, Sheffield International Venues and Friends of South Cliff Gardens to support maintenance operations and development proposals

4.3.7 Risks and Opportunities for existing use of the site as well as businesses and facilities

Risks

- Restoration construction works could impact on existing tourism as well as businesses and nearby infrastructure and facilities

Opportunities

- Liaise with Scarborough Borough Council and the future main contractor to ensure that works cause minimal disruption and include relevant clauses within the Contractors Contract Documents

4.3.8 Risks and Opportunities for health and safety and security

Risks

- There is ongoing concern of future landslip
- Due to the steep topography and conditions of paths and lack of handrails and guarding, there are concerns about using some of the paths and areas of the site at night
- Concerns about the security of shelters and features within South Cliff Gardens

Opportunities

- Develop a risk assessment to incorporate health and safety and security concerns

4.4 Strategic Vision

Please refer to: 1061_100.1 - Masterplan Strategy.

The aim of the project is:

“To save the unique and enchanting heritage of South Cliff Gardens from a point of critical decline and to breathe new life into the Gardens so they appeal to 21st century communities and become a vibrant and well-used park once again.”

This is supported by a number of objectives:

- Repair and restore the historic fabric of the Gardens to high quality and with respect to the original design intentions
- Prioritise this repair and restoration to the areas and features of greatest need and value in order to achieve a realistic project budget.
- Make the Gardens accessible and welcoming to all.
- Reconnect people with the Gardens, attracting new and larger audiences and engaging people with their heritage.
- Renew the health and tourism benefits that the Gardens were originally created for
- Provide a place for people to learn new skills and meet new friends.
- Add a new layer of horticultural excellence that becomes an exemplar of coastal gardening and increases wildlife and environmental benefits enormously

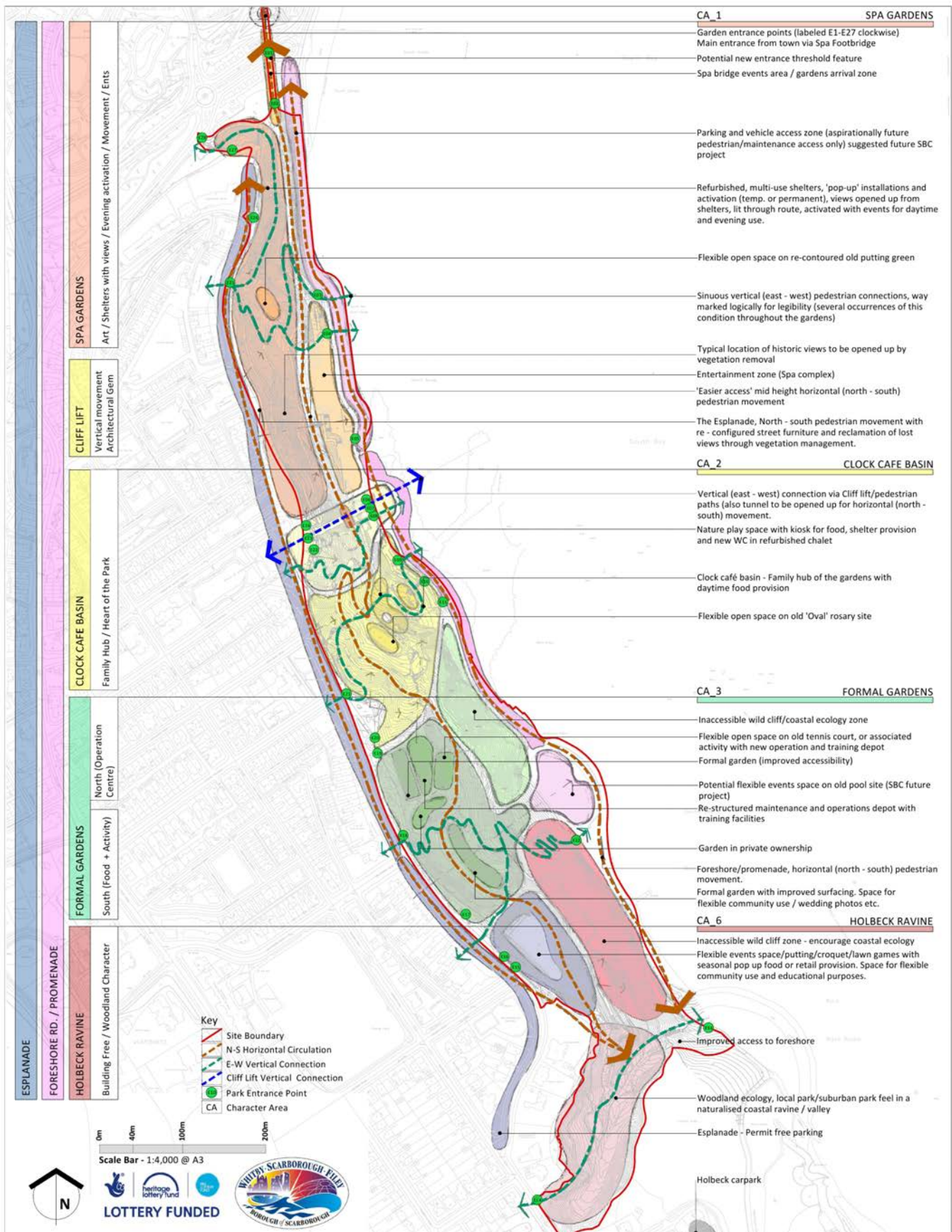
The following key landscape issues need to be addressed in order to develop a coherent masterplan and conservation management proposal for the site:

1. **Something for Everyone.** Encouraging a wider diversity of age groups and user groups by including a variety of elements to the masterplan that are valued by all visitors
2. **Circulation** – Establish areas that require footpath surface improvements, create a legible hierarchy of routes, observe desire lines, rationalise the number of footpaths where appropriate, review entrance points and gateway features. Improve opportunities for the east – west (up – down flow). Improve practical aspects such as even gradients and drainage where possible.
3. **Wayfinding** – Audit the existing wayfinding suite and develop a new and improved, logical wayfinding and signage

strategy improving site legibility and user safety. Improving South Cliff Gardens sense of identity and branding within SBC guidelines – expressing this through graphics and design style.

4. **Accessibility** - Find opportunities to improve accessibility of the site for all users, including the opportunity to reopen the cliff lift tunnel, improve access to buildings and shelters, remove barriers to access and create 'easier access routes' wherever possible.
5. **Boundary treatments** – Review balustrading, railings and step hand railing with the goal of unifying colour and style while better referencing historic design intentions.
6. **Street Furniture and lighting** - A review and rationalising of the street furniture suite along similar lines to unify colour and style while referencing historic design intentions and reduce clutter. To include bins, benches light poles etc. An audit of memorial benches and a strategy to unify and replace is also required as these are numerous.
7. **Heritage interpretation** – Improve interpretive and heritage information sharing and display pertaining to the history of the gardens and its features using new technologies if appropriate. Link with 'sculpture and trails' concept to encourage use of the whole of the site.
8. **Green Infrastructure** – A full vegetation review, including extensive thinning and removal of tree species to open up lost and new sightlines. Appropriate additional planting including original native species to Yorkshire coastal cliff landscape habitat. Also the development of more ornamental aspects of the gardens as a possible garden tourism destination for showcasing new and traditional gardening practices. Using planting as a tool to reinforce character areas.
9. **Views and spatial experience** – re-create a deliberate and diverse set of viewing experiences including panoramic views from key points and sudden reveals elsewhere while maintaining a variety of other spatial experiences including highly manicured spaces, both intimate and open spaces, and wilderness experiences.
10. **Shelters** – Refurbish where required and re-purpose the existing shelters to better integrate with the gardens user experience.
11. **Play** – Improve play provision within the gardens for infants and youth via consultation with SBC and the local community, carefully choosing a site to complement existing activity nodes, and make best use of the sites unique topography, while optimising passive surveillance and pedestrian footfall.
12. **Sculpture and trails** - Opportunities for sculpture location and waymarked or mapped trails to entice different age group, demographics and families to explore the whole of the gardens. Heritage, natural history, shelter information trail, distance marked route, park run, geocaching, or guided walks are all possible.
13. **Active modes / physical health and fitness** - Promote walking, cycling, running and fitness opportunities. Link with volunteering opportunities through green gym, find clever ways to integrate fitness trails with play and trails opportunities. A trim trail may be one idea, but often adds infrastructure with infrequent use. Any modern technology opportunities? GPS walks / Strava / Parkour / distanced / timed trails? Numbered steps, distance markers?
14. **Mental health and wellbeing** - provide a variety of special experiences and types including space for relaxing, being remote and improving contact with nature, can overlap with volunteering and training, fitness and views / contemplative spaces.
15. **Volunteering / Training / Education** - learning and training opportunities for schools and deprived communities apprenticeships in horticulture techniques, plant identification and biodiversity; horticultural courses for the community; horticultural summer school. Gardening holidays could be offered to community groups from further afield.
16. **Security** – Taking opportunities to incorporate CPTED and SBD principles where possible including Natural Surveillance, control and choice, legibility and coherence, maintenance and territoriality
17. **Wayfinding & access** - There is currently a lack of information regarding suitability for wheelchairs & buggies and it is easy to get lost. Provide a simple strategy to encourage people to access and explore the gardens using a combination of gateway features, signage, surface treatments and sculpture Path and step improvements, including information on path gradients will ensure future generations can explore and navigate the gardens more easily without the frustration of getting lost.
18. **Stabilisation and repair of slopes** - ongoing monitoring of the slopes and stabilisation works where required to ensure the safety of the public and retention of assets within the gardens.
19. **Balustrading** - sensitive replacement and reinstatement of balustrading as required to ensure the safety of the public.
20. **Woodland management and natural surveillance** - Considered management of the trees and shrub layer will ensure natural surveillance is maximised without impacting on the identity of the gardens. Historic and popular views will be re-opened where appropriate.
21. **Views (visual connections)** - opening up views (clear and filtered) to encourage the public to reengage with the gardens, particularly the southern section of the site beyond The Spa. Introduction of large scale sculptures (future projects) to draw the public into the gardens from a wider context.

- 22. Flexible spaces and Events spaces** - Seek opportunities to develop spaces for a range of activities as set out in Activity Plan as well as new uses in the future
- 23. Management and Maintenance** - Developing a comprehensive management and maintenance plan that is sustainable, involving the community as well as the council and including volunteering





5.0 POLICIES

This section acts as an “owner’s manual”, setting out policies as guidance for managing the site in the future

Introduction

This section acts as an “owner’s manual”, setting out policies as guidance for managing the site in the future.

The previous section of the Conservation Management Plan identified specific risks to significance and opportunities for improvement. This section will set out a series of policies, which are intended to provide guidance for looking after the site, helping to mitigate the risks and encouraging South Cliff Gardens to fulfil its potential. The policies are set out under the following headings in accordance with the HLF guidelines:

- Policies for conservation
- Policies for work to buildings and landscape
- Policies for access
- Policies for climate change
- Policies for the environment
- Policies for managing information about your heritage
- Policies for community use and benefit
- Policies for care and maintenance



5.1 Policies for Conservation

Conservation is a specific heritage term. It is defined in the National Planning Policy Framework (2012) as follows:

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

The historic buildings and structures of South Cliff Gardens have been assessed overall as being of considerable cultural-heritage significance. There are also elements of moderate, neutral and negative significance. The landscape has been assessed overall as being of considerable cultural-heritage significance, with a broad range of significance values including several elements of considerable cultural-heritage significance. These levels of significance should be sustained, revealed and enhanced for future generations through the implementation of appropriate conservation policies based on recognised good practice.

ISSUE: The protection and enhancement of the significance of the site and the reduction of risk to fabric, character and setting must remain paramount, but in practice, the conservation of South Cliff Gardens will depend ultimately on good, creative management.

POLICY 5.1.1 Resolve that a conservation-led approach to future repair, conservation and management is adopted by all parties from the outset, based on a sound understanding of the significance of the buildings, structures and landscape.

ISSUE: The protection and enhancement of the significance of the site and the reduction of risk to fabric, character and setting must remain paramount, but in practice, the conservation of South Cliff Gardens will depend ultimately on good, creative management.

POLICY 5.1.1 Resolve that a conservation-led approach to future repair, conservation and management is adopted by all parties from the outset, based on a sound understanding of the significance of the buildings, structures and landscape.

ISSUE: The buildings and structures on the site will be at a greater risk if their value are not understood as landscape features and, or, have no clearly identified future use.

POLICY 5.1.2 Establish a clear strategy for use, conservation and management of the buildings and structures. Appropriate balances must be considered as a framework for making individual decisions.

ISSUE: In order to safeguard its future, South Cliff Gardens needs to remain a valued part of the cultural-heritage of the UK.

POLICY 5.1.3 Develop a vision to ensure that there is active and informed conservation, which will continue to reinforce the understanding of the importance of South Cliff Gardens.

ISSUE: The Conservation Management Plan attributes different levels of significance to different features, based upon a five-tier scale, each requiring a different type of management as a result.

POLICY 5.1.4 Elements identified as being of considerable significance should be retained as evidence of original or early fabric where possible, but changes may be acceptable.

POLICY 5.1.5 Elements identified as being of moderate significance should be retained and respected. These elements may be changed, with care and in an appropriate manner, to make them suitable for a new use, providing this takes place without affecting their significance.

POLICY 5.1.6 Elements identified as being of neutral significance may be removed, altered or retained as required.

POLICY 5.1.7 Elements identified as being of negative significance should be removed from the site as part of any future works where the opportunity arises to restore original fabric or design, or to enhance elements of higher significance.

ISSUE: Potential changes need to be carefully considered in order to ensure that there are no undue alterations to the heritage assets.

POLICY 5.1.8 The impact of potential changes should be considered by carrying out a Heritage Impact Assessment, either informal or formal through the planning process.

ISSUE: Building conservation theory is well-established in the UK and there is a wealth of experience within the relevant statutory bodies regarding its application. This experience needs to be harnessed in order to ensure that management of the heritage assets is conservation-led and follows best practice.

POLICY 5.1.9 All work to buildings and structures should be carried out in accordance with the British Standard Guide BS 7913:2013 Guide to the conservation of historic buildings.

POLICY 5.1.10 All work to buildings and structures should follow the principle of minimum intervention. As little as possible shall be removed or changed, and change shall only be introduced where necessary to protect the significant values of the site or to enhance its physical and financial sustainability.

POLICY 5.1.11 All work to buildings and structures should follow the principle of reversible change. Wherever possible, any work carried out should be capable of subsequently being undone without lasting damage.

POLICY 5.1.12 Priority should be given to repairing what is there rather than replacing it with new fabric, and there should be a presumption against removing material from the site, unless the fabric has intrusive or negative impact on significance.

POLICY 5.1.13 Any compromises proposed to the above principles should be examined in an options analysis, including an assessment of impact on significance through heritage impact assessments.

POLICY 5.1.14 Harm could result from differing approaches or standards in different parts of the gardens, such as changes in appearance or character. As the site is large and comprises many different parts and structures, a holistic approach will be crucial to prevent acting against the interests of any one part.

POLICY 5.1.15 South Cliff Gardens and buildings and structures within the designed landscape, should be considered as a whole. This will ensure that component elements, buildings and spaces, and the relationships between them are protected and enhanced where possible.

ISSUE: South Cliff Gardens includes a range of heritage assets, which are subject to a variety of statutory and non-statutory constraints as part of the planning system. If the complexities of this are not fully understood, there is a risk of Scarborough Borough Council being in breach of its responsibilities for looking after these assets.

POLICY 5.1.16 All actions concerning conservation at South Cliff Gardens should comply with the National Planning Policy Framework and guidance.

POLICY 5.1.17 No proposed repairs, conservation or alteration works shall be carried out to Listed buildings or their curtilages at South Cliff Gardens (including Clock Tower, Beach Chalets etc) without first seeking Listed Building Consent from Scarborough Borough Council.

POLICY 5.1.18 South Cliff Gardens is a Registered Park and Garden which means that although there is no separate consent system for them, their significance is a “material consideration” for the local planning authority when considering any proposed development affecting these sites or their settings. Local planning authorities do not have to consult Historic England due to its Grade II status but will also consult the Gardens Trust on any planning application.

POLICY 5.1.19 No proposed repairs, conservation or alteration works affecting any of the built or landscape features, including tree works at South Cliff Gardens shall be carried out without first seeking the advice of Scarborough Borough Council in respect of Conservation Area Consent.

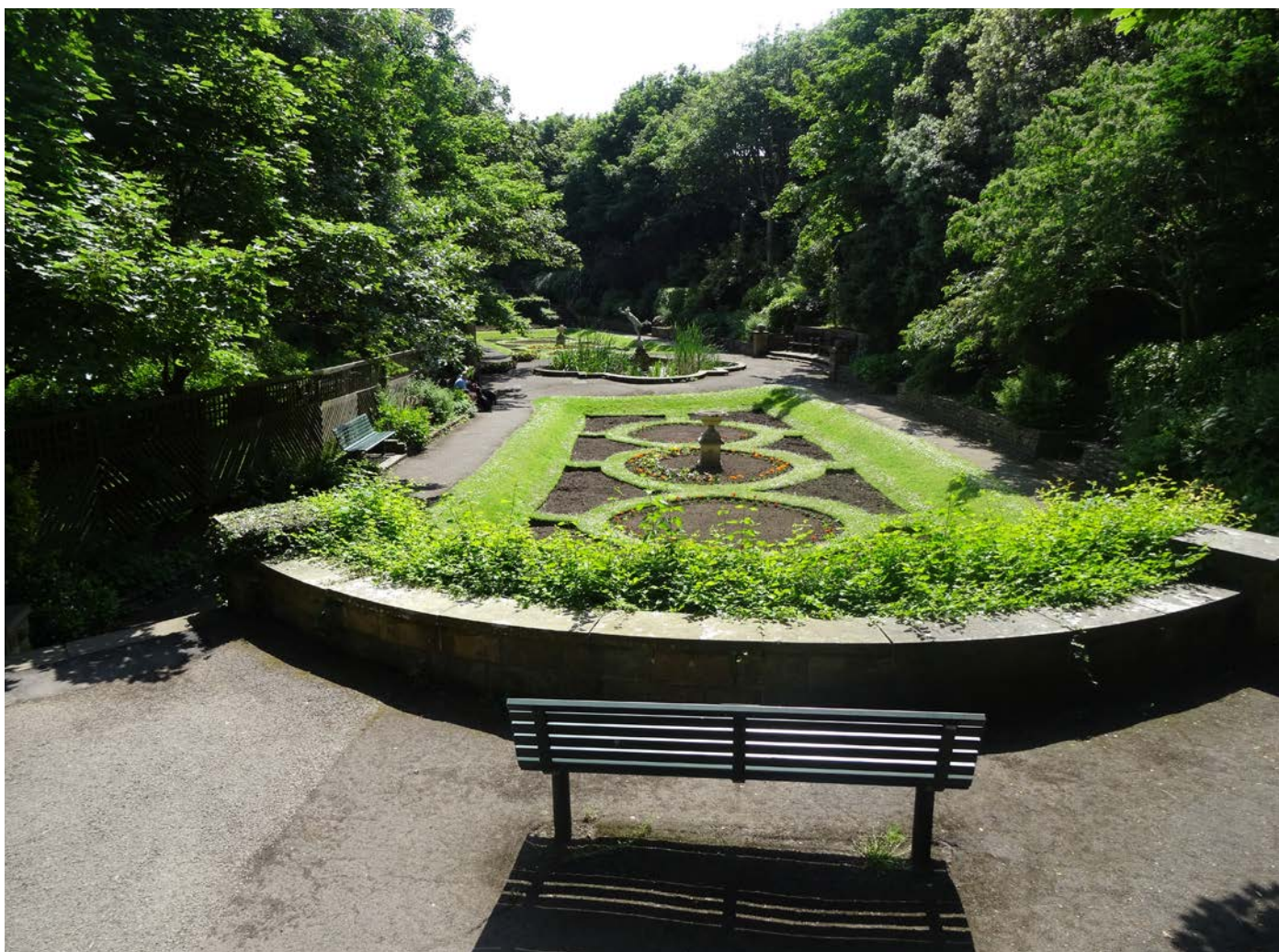
POLICY 5.1.20 An open dialogue shall be maintained with Scarborough Borough Council and Historic England, in order to prevent misunderstanding and to maintain a good relationship so that change can be managed appropriately and efficiently.

POLICY 5.1.21 A working relationship shall be maintained with all local community groups such as Friends of South Cliff Gardens and the South Cliff Community Group, and national bodies like The Gardens Trust, which are also statutory consultees in local authority planning processes. These organisations shall be given the opportunity to comment on proposals for change.

POLICY 5.1.22 Restoration of all elements should be based on evidence and reports should be commissioned from appropriate specialists to investigate physical evidence in the building. These should include a buildings archaeologist and a paint/decorative history specialist where required.

ISSUE: The desk-based archaeological assessment has shown the potential for the survival of unknown buried heritage assets within the study area to be low, but with a possibility of encountering finds and features relating to the presence of a spigot mortar post at the north end of The Spa complex areas of Gardens.

POLICY 5.1.23 Respect all areas of the site as having potential for archaeology. In all cases of proposals for change, there should be a preference for avoidance of archaeological remains (preservation in situ).



POLICY 5.1.24 – Liaise with the Scarborough Borough Council conservation officers in proposing any change at South Cliff Gardens. They may have specific procedures that they may be required to implement and it is important to prevent misunderstanding and to maintain a good relationship so that change can be managed appropriately and efficiently from the outset of any proposed project.

ISSUE: Whenever the ground or built fabric is planned to be disturbed such as the pedestrian tunnel under the Cliff Tramway there is potential for archaeological impact and loss of resource. The archaeological potential of South Cliff Gardens has been well established, and consulting the Desk Based Assessment and the Local Authority conservation officers should quickly determine whether further investigation/ mitigation etc. is needed at any proposed site.

POLICY 5.1.25 Any archaeological works should be commissioned from suitably experienced professionals following current excavation or survey guidance detailed by the Chartered Institute of Field Archaeologists (CIfA).

POLICY 5.1.26 Any archaeological works should be carried out in compliance with specific policies developed by Scarborough Borough Council. This includes the full range of archaeological features, from standing buildings to below-ground deposits.

POLICY 5.1.27 No repair or construction works shall take place without first agreeing a detailed plan of works, including method statements. This is in order to ensure all necessary steps are taken to mitigate the potential damage that can be caused by machinery as well as health and safety issues on the steep slope.

POLICY 5.1.28 Security arrangements for the shelters and structures should be reviewed on an annual basis to make sure there is an up to date plan in place for mitigating any damage as a result of disasters such as fire or vandalism.

POLICY 5.1.29 The key historic shelters and structures at South Cliff Gardens should be reviewed for priority in terms of restoration and conservation.

POLICY 5.1.30 Restoration of elements may be appropriate, but there must be sufficient evidence for their early or

original appearance or design, and the design of the restoration must reflect historic principles.

POLICY 5.1.32 Alterations and interventions should be carried out in line with any aims of Scarborough Borough Council's Corporate Plan and other Key Plans / Strategies.

POLICY 5.1.33 Design of any alterations or interventions should be of high quality following the recommendations of the Conservation Management Plan.

POLICY 5.1.34 Only materials appropriate to the significance of the landscape, buildings, structures or features should be specified.

ISSUE: South Cliff Gardens has been subject to minor landslips over the years which can cause damage to structures and paths.

POLICY 5.1.35 Areas affected should be cordoned off immediately, surveys instructed and damage should be made good as soon as practically be possible.

5.2 Policies for New Works to Landscape, Buildings and Structures

New additions or alterations to South Cliff Gardens as well as major engineering works as part of the stabilisation works have the potential to positively impact upon the visual appearance, use and sustainability of the site as well as the setting of listed buildings in particular The Spa. However, any proposed changes need to be carefully considered to minimise potential harm to the heritage assets. This includes issues such as the potential for damage to be caused to the historic fabric of the landscape, alterations or additions that require intrusive works, loss of views, impacts upon circulation and access. The policies here are intended to help guide proposals for undertaking new work.

ISSUE: Although the proposed stabilisation works is essential to protect The Spa and the Esplanade from landslip, it will affect both the physical fabric of a designated heritage asset and the setting of heritage assets. Historic England has concerns that the planning application did not correctly identify the significance of the path network and the importance of reinstating it in a sympathetic form, following the completion of the stabilisation works.



POLICY 5.2.1 Discussions are to be held with Scarborough BC and the stabilisation contract engineers to develop proposals that restore the landscape as close to the historic layout, materials and character as is possible, accepting that this does not compromise the effectiveness of the stabilisation works.

POLICY 5.2.2 Following agreement of proposals between Scarborough BC and the stabilisation contract engineers, proposals are to be discussed and agreed with Historic England.

POLICY 5.2.3 Discussions are to be held with Scarborough BC and the engineers to develop ensure that the landscape not affected by the stabilisation works themselves, such as the compound and access routes, are protected as much as possible and, if affected, should be restored to its existing condition with the benefit of photographs taken before works commence.

POLICY 5.2.4 The landscape reinstatement works are to be carried out to the highest standards using contractors suitably experienced in heritage restoration works.

ISSUE: Proposed new uses and initiatives on the site need to be thoroughly tested before changes are made to facilitate or support these. It is important that new work is sympathetic to existing features, whilst supporting and enhancing its sustainability.

POLICY 5.2.5 A business plan should be developed, which will help explore potential new sympathetic uses for South Cliff Gardens, any potential new buildings / shelters or renovations and repurposing and extensions to existing buildings / shelters- particularly relevant to Shelter 07 and the putting green.

ISSUE: Architectural interventions in existing buildings / shelters and structures, extensions and new buildings should be designed to the highest standard by suitably qualified professionals, and should follow criteria for good design laid out in the Conservation Management Plan.

POLICY 5.2.6 Adequate historical research, investigative opening-up, recording and sampling should be carried out before and during work to inform the best design and technical solutions.

POLICY 5.2.7 Repair work should use like-for-like techniques and materials. Materials should be salvaged and reused where possible. New, traditional materials should be used rather than materials salvaged from other sites.

POLICY 5.2.8 Particular attention should be paid to matters of detail to help preserve and enhance significance including the fabric and character including, for example, specific choice of materials, detailed location of services (if relevant) and methods of fixing.

POLICY 5.2.9 Fabric or spaces to be replaced, altered or removed should be adequately recorded following relevant guidelines and the record lodged in the public archive.

POLICY 5.2.10 Detailed design development should precede implementation of all on-site works.

ISSUE: Inexperienced workmen or poor workmanship can cause irreversible damage to historic fabric, no matter how well intentioned.

POLICY 5.2.11 It is essential that all work to buildings / shelters and structures are carried out by professional contractors with suitable historic buildings or craft skills knowledge and experience. This includes all aspects of inspection, maintenance and repairs.

ISSUE: The existing buildings / shelters are likely to require some new work in the form of additions or alterations, but this needs to be carefully managed to avoid damage to the heritage assets.

POLICY 5.2.12 New work to existing structures should not be intrusive, and should be of simple, high quality, contemporary or complimentary design; facsimile work should only be used where there is indisputable evidence of an appropriate and accurate earlier design.

POLICY 5.2.13 New work to existing structures should not be 'aged' – new and old should be clearly distinguishable without being visually intrusive.



ISSUE: New buildings and extensions have the potential to be detrimental to the setting of the heritage assets, through poor design, siting, massing or detailing.

POLICY 5.2.14 Any proposed new buildings or renovations must comply with relevant planning policy, and should consider any design guides for development within the Conservation Area.

ISSUE: A visual analysis has been carried out which identifies key existing and lost views, landmarks and negative features including clutter.

POLICY 5.2.15 Improvement and enhance entrances and boundaries in order to help raise the profile of South Cliff Gardens, making the site more welcoming and encouraging more public use of the site.

POLICY 5.2.16 Consider options for improving visual appearance, including possible changes of use, boundary improvements, access arrangements and general maintenance and presentation.

POLICY 5.2.17 Sensitive alterations and interventions should be made to help improve views and settings of key buildings and landscaped areas. This should include restoration of lost views particularly from the Esplanade and shelters, enhancement of existing views, the highlighting of key focal points and attractive features and mitigating views of negative features.

POLICY 5.2.18 Consider ways to mitigate visually intrusive features, such as signage clutter, out of context railings, service covers, adhoc security fencing (including fence to rear of the Ocean Ballroom), camera poles etc through screening by appropriate soft landscaping or rationalising the number of structures.

ISSUE: Trees and shrubs have been planted in inappropriate locations and have been allowed to develop to obstruct key historic views and replanting is required to ensure longevity

POLICY 5.2.19 Develop a tree strategy setting out proposals for tree removals and tree works. This should consider works to restore key views and removal of inappropriate species, as well as replanting works to enhance and replenish existing tree stock. Consider removal or density reduction of sycamore trees along the upper terraces of South Cliff Gardens, which have become overgrown and obscure historic views.

POLICY 5.2.20 Consider removal of the sections of hedge in the central clock café basin, improving visual and physical connections.

ISSUE: There is potential for areas of the gardens to be developed to provide new uses and to add interest and variety to the landscape, but this needs to be initiated, managed and funded.

POLICY 5.2.21 Explore the potential to further involve the Friends and local community groups in developing the gardens and to gain additional funds, continuing the good work of the Friends Group who successfully raised £50k for the restoration of the Rose Garden.

POLICY 5.2.22 Improve and reinforce the relationship between South Cliff Gardens and the other nearby listed gardens and open spaces, including Prince of Wales, Shuttleworth and Valley Gardens.

POLICY 5.2.23 Seek to develop a coordinated approach to the future development and management and maintenance of the gardens.

ISSUE: The condition and setting of Paxton's Italian Steps as well as the Italian Steps North is poor and degraded by recent work.

POLICY 5.2.24 Carry out restoration work and improve the setting and maintenance of the steps, restoring the interface between the Gardens and The Spa, liaising with Sheffield International Venues who lease The Spa complex.





5.3 Policies for Access

ISSUE: Due to the extreme topography, accessibility into and through the site is extremely difficult.

POLICY 5.3.1 Provide a risk assessment of all routes to inform Management and Maintenance Plan for site.

POLICY 5.3.2 Develop signage strategy to incorporate public access for Seafront Promenade and Spa Buildings.

POLICY 5.3.3 Improve seating provision for persons with impaired mobility.

POLICY 5.3.4 Provide level rest point along route with space for wheelchair users.

POLICY 5.3.5 Improve access to shelters, garden features, and destinations.

POLICY 5.3.6 Improve site signage, to help guide visitors around the site and to highlight ease of accessibility of paths, locating signs at appropriate locations, but ensuring this is not done in an intrusive way.

POLICY 5.3.7 Consider improvements to circulation around the site, including materials and design to make the site more legible and accessible and reopening of Cliff Lift tunnel.

ISSUE: There is a single most accessible route but this requires improvement.

Policy 5.3.8 Review option for route improvements including improvements to routes for safety of access;

a) Develop a route accessible for most disabled persons either with or without assistance;

b) Explore opportunities to provide an accessible circular route based on either independent or assisted use;

c) Develop a signage strategy for improvements in signage and information on site.

ISSUE: Access into the Gardens is poor.

POLICY 5.3.9 Consider options to improve access to The Spa Bridge area, including:

- i) the availability of public transport
- ii) provision of Accessible Parking

And thereby improve access to the Gardens from town centre.

POLICY 5.3.10 Consider options to improve access onto The Spa Bridge and thereby improve access into the Gardens from the town centre.

POLICY 5.3.11 Consider provision of designated accessible on-street parking in vicinity of South Cliff Gardens.

POLICY 5.3.12 Improve provision and consistency of provision of drop kerbs along Esplanade in liaison with highway authority, North Yorkshire County Council.

POLICY 5.3.13 Upgrade and improve the entrances to make them more attractive and welcoming including entrances from Holbeck Hill, The Esplanade, The Promenade.

ISSUE: Many of the key gardens and attractions are difficult to access.

POLICY 5.3.14 Consider options for improving access to Putting Green area.

POLICY 5.3.15 Review options to improve access between Seafront Promenade and Clock Café.

POLICY 5.3.16 Explore potential to achieve an easier accessible route between the Esplanade and the Rose Garden and potential proposed Operational Centre.

POLICY 5.3.17 Where permanent, physical access is not possible, alternative forms of access should be explored. This might mean virtual online tours, occasional access during events and open days, or displays of photographs and other interpretation material.

ISSUE: Facilities within the Gardens are very limited, with currently no public toilets, the nearest being on the Promenade near the Cliff Lift.

POLICY 5.3.18 Explore options for access to accessible toilet facilities to include:

- a) Accessible WCs including Unisex Accessible WC at Putting Green Building and Clock Café.
- b) Accessible Babychange Facility
- c) Consideration of cultural issues in regard to design and provision of sanitary facilities
- d) Consideration of gender equality issues and provision of in regard to design sanitary facilities.

ISSUE: Access to the Gardens at night is limited to The Spa Gardens North and even here it is not good.

POLICY 5.3.19 Review external lighting of the northern areas of South Cliff Gardens to extend daytime activation and consider extending lighting through tunnel to Clock Café Basin.

ISSUE: The site has a variety signs which as well as providing clutter make access across the site difficult.

POLICY 5.3.20 A strategy should be prepared, setting out ways in which signage can be rationalised, street furniture provision improved and the legibility of the site enhanced for pedestrian and vehicular use.

ISSUE: The landscape currently has informal character that could be damaged by inappropriate access interventions.

POLICY 5.3.21 Changes made to improve access should be carefully considered and a 'minimum intervention' approach adopted so as not to adversely impact upon the character of the site.

ISSUE: The Park and Ride bus stop is under Cliff Bridge on Foreshore Road.

POLICY 5.3.22 Improve information about access to South Cliff Gardens on the bus and include in signage information at bus stop.

ISSUE: Intellectual access to the site is poor, with little interpretation or other information readily available on site to inform visitors despite its rich history, some of which is well-known and published, and which continues to develop through ongoing research. It is important that this knowledge is shared and communicated with users of the future.

POLICY 5.3.23 Develop an interpretation strategy for South Cliff Gardens to help present and explain the complex and fascinating history of The Gardens to site users and members of the public through a variety of means, including printed formats, digital media and on-site interpretation panels. This should increase the site's use and promote a wider user profile, increasing visitor awareness of the area's heritage value.

ISSUE: The Gardens were designed to support the attractions of The Spa.

POLICY 5.3.24 Sustain and enhance the relationships between The Spa complex and the Gardens and demonstrate how the two attractions have developed in tandem over the years.

POLICY 5.3.25 Improve the physical relationship between The Spa and the gardens, by improving the setting of the Italian Steps North and South and the untidy areas behind The Spa buildings.

ISSUE: The Cleveland Way and Sustrans Route 1 run adjacent along the Promenade and Esplanade respectively but access between the two through the gardens is difficult with potential conflicts with pedestrian.

POLICY 5.3.26 Explore better connectivity between the two routes either through the Gardens or via the Cliff Lift.

ISSUE: Accessibility improvements will make a difference to attracting more people to the Gardens, but other more innovative methods should be explored.

POLICY 5.3.27 Consider the potential for running a land train along the Esplanade or Promenade and connecting to town centre and South Bay, as this would raise the profile of the Gardens and make it more attractive for families.

ISSUE: Whilst Birdcage Walk links South Cliff Gardens to Valley Gardens and the Promenade, no such link exists to the Promenade at the southern end.

POLICY 5.3.28 Consider implementing a link from Promenade through Holbeck Ravine and up to the Esplanade and South Cliff Gardens.

5.4 Policies for Climate Change

Relevant council strategies will be adopted in the management and maintenance of the site, such as Waste Plan 2016 and encouraging people to walk and cycle to South Cliff Gardens as per the emerging Cycling Strategy. The policies here are aimed at supporting and contributing to these initiatives.

ISSUE: There is potential for South Cliff Gardens to be managed more sustainably.

POLICY 5.4.1 Opportunities shall be taken to retain and recycle materials on site, for example recycling wood chips generated through tree works and gathering run-off from buildings for watering of soft landscape areas.

POLICY 5.4.2 Scarborough Borough Council shall extend on-site composting operations, supplemented by additional composting and recycling facilities in the nearby main council depot.

5.5 Policies for Effects on the Environment

ISSUE: South Cliff Gardens is part of a wider network of parks, green spaces and leisure facilities, and needs to be managed as a link in this chain.

POLICY 5.5.1 Future management should consider ways in which links between South Cliff Gardens Valley Gardens, Prince of Wales Gardens, Shuttleworth Gardens and the South Bay foreshore / Marine Drive / North Bay/ Town Centre can be strengthened.

POLICY 5.5.2 Proposed new uses at South Cliff Gardens should be complementary to those at the adjacent sites, so these facilities support one another.

ISSUE: There is potential for South Cliff Gardens to be better used to support community activities and initiatives aimed at reducing the impacts of climate change.

POLICY 5.5.4 The Activity Plan shall be used to help expand the range of events that take place within the site. This should include events to help encourage a healthy lifestyle, e.g. keep fit, charity walks and running events, encouraging use by all sectors of the community and encouraging volunteers and groups.

ISSUE: There is potential for wildlife to cause damage to the park and annoyance to park users.

POLICY 5.5.5 Park users shall be discouraged from feeding squirrels, seagulls and pigeons, as this adversely affects tree health (squirrels), increases mess (pigeons) and antisocial animal behaviour (seagulls).

ISSUE: South Cliff Gardens, especially to the Holbeck end, has very little artificial lighting and is valued by members of the local community for its 'dark sky' qualities.

POLICY 5.5.6 Careful consideration should be given to the impact of any proposals that will increase light-spill at South Cliff Gardens. A sensitive lighting strategy should be produced in line with the bat report, to ensure the site continues to provide foraging habitat and roosting habitats for bats.

ISSUE: South Cliff Gardens has the potential to be a habitat for protected species such as bats.

POLICY 5.5.7 Carry out further bat surveys prior to works to certain trees and shelters to ensure no harm. If roosting bats are found, suspend works immediately and inform the Project Ecologist. The proposals should encourage and enhance all natural features and wildlife including protected species. The Ecology report provides a specific approach to conducting works.

ISSUE: South Cliff Gardens includes an area of Site of Interest of Nature Conservation which includes calcareous grassland.

POLICY 5.5.8 Seek opportunities to develop and extend the calcareous grassland and improve biodiversity.



5.6 Policies for managing information about your heritage

It is important that the historic research carried out as part of this HLF Project continues to be developed and shared so that future generations of users and managers continue to appreciate and understand the site. The policies set out here are aimed at encouraging information about the site's heritage to be well managed.

ISSUE: The policies set out in this Conservation Plan will be meaningless unless they are actively used to help protect, sustain, reveal and enhance what is important.

POLICY 5.6.1 All relevant parties, including the owner, staff and all those responsible for managing the site, should adopt this Conservation Plan and use it as the basis for decision-making to help guide the future use and development of South Cliff Gardens.

ISSUE: The Conservation Plan will not be used unless it is easily available to all those who need to access it.

POLICY 5.6.2 Copies of this Conservation Plan should be maintained for the managers and users of South Cliff Gardens by Scarborough Borough Council. A copy should also be lodged in a suitable public archive, such as the Scarborough Library and Historic England archive. A digital copy will be maintained by the authors, Southern Green Ltd.

POLICY 5.6.3 Volunteers and staff should be encouraged to gather and share information about the site using a variety of formats. This might include newsletters, local history events and websites.

ISSUE: Some of the information in the Conservation Management Plan will become out-dated and will need to be reviewed and updated to ensure it continues to be fit for purpose.

POLICY 5.6.4 Scarborough Borough Council shall review the Conservation Management Plan on a 5 yearly basis to ensure that it is up to date and that policies are consistent with any local, regional, national or international policies, and any conservation standards.

ISSUE: There are opportunities for further research to be carried out, which would add to the understanding of the buildings, structures and landscape. This includes further archival and documentary research, secondary source research and gathering of first-hand accounts.

POLICY 5.6.5 Further research should be undertaken for South Cliff Gardens as opportunities arise. The research should be laid out in a strategic plan, with set objectives. Any new information should be used to inform on-going management of the estate and to update the Conservation Management Plan as appropriate.

ISSUE: South Cliff Gardens has been a venue for holidaymaking for more than 150 years. Many tourists and visitors have visited in the mid-late 20th century will be alive and their memories represent a significant resource concerning the significance of South Cliff Gardens.

POLICY 5.6.6 Scarborough Borough Council should consider commissioning a research project, which would gather and interpret this information and consolidate this community involvement in the site.

5.7 Policies for Community Use and Benefit

ISSUE: There is a variety of different groups with an interest in the future use and management of the site and these groups need to work together.

POLICY 5.7.1 Introduce regular meetings between the Scarborough Borough Council Parks team and Friends of South Cliff Gardens and South Cliff Community Group and others stakeholders to discuss maintenance, volunteer involvement and activities in South Cliff Gardens, as well as seeking additional funding for new projects.

ISSUE: Training opportunities will be provided through the restoration project, but these need to be fully utilised to aid the professional development of staff, volunteers and other partners.

POLICY 5.7.2 A Training Plan should be prepared as part of the HLF Second Round bid.

ISSUE: It is important that the site continues to be valued and used by the community once the HLF project is completed.

POLICY 5.7.3 Green Flag status should be sought for South Cliff Gardens following its restoration, which will help raise the profile of the site and ensure it remains a source of pride for the local community.

ISSUE: Local community groups helped produce the Cricket Green Charter and have been actively involved in the development of the First Round HLF bid.

POLICY 5.7.4 The local community groups shall continue to act as collaborative and co-creators partners throughout the HLF process and thereafter.

ISSUE: There is potential for South Cliff Gardens to be used for a wider variety of events, involving the local community and making the site attractive to a wider range of audiences.

POLICY 5.7.5 An Activities Plan should be developed as part of the HLF Second Round bid which should encourage a variety of use of South Cliff Gardens by the entire community.

POLICY 5.7.6 Consider retain the old Rosary lawns as potential outdoor events venues.

5.8 Policies for Care and Maintenance

The HLF project will result in capital investment in South Cliff Gardens to restore existing features, undo inappropriate work and to introduce appropriate new features. In order for this investment to be maintained, there needs to be a clear and consistent approach to future care and maintenance of the site. The policies in this section are intended to encourage and support this.

ISSUE: As part of the HLF project, a detailed 10-year Management and Maintenance Plan is required.

POLICY 5.8.1 Prepare a detailed 10-year Management and Maintenance Plan in accordance with HLF / Green Flag guidelines.

POLICY 5.8.2 The Management and Maintenance Plan should set out a schedule for regular maintenance inspections and basic maintenance tasks to the buildings, structures and landscape features.

POLICY 5.8.3 The Management and Maintenance Plan should set out a schedule for regular inspection of services, which must be completed by suitably qualified contractors.

POLICY 5.8.4 The Management and Maintenance Plan should be updated to include any proposed extensions, alterations or new buildings as they are added and any changes to the landscape.

POLICY 5.8.5 The Management and Maintenance Plan should include a maintenance budget, to ensure sufficient resources are allocated to care for the heritage assets in the long-term. This should be revised on completion of alterations or improvements projects to ensure that it remains realistic.

ISSUE: A number of specialist reports have been commissioned to assess the condition of buildings and structures and landscape features at South Cliff Gardens, including condition reports and structural appraisals. It must be noted that the purpose of these reports is not to assess the heritage assets and, without the input of a conservation specialist, these reports might make recommendations that are detrimental to the historic fabric of South Cliff Gardens.

POLICY 5.8.6 Thorough condition inspections should be commissioned at five yearly intervals (quinquennial inspections), and should include all buildings, structures and landscape features.

POLICY 5.8.7 Annual inspections should be carried out on trees adjacent to buildings and paths as part of the health and safety updates and quinquennial inspections of all trees on site.

POLICY 5.8.8 Repairs and maintenance should be carried out in the priority order stated in the quinquennial inspection report, except where more urgent work intervenes.

ISSUE: South Cliff Gardens has an extensive drainage system that is in poor condition which will be upgraded as part of the works.

POLICY 5.8.9 Drainage systems should be cleaned out on a regularly basis as per management and maintenance plan.

ISSUE: South Cliff Gardens is owned and managed by the Scarborough Borough Council. There are potential risks for the historic assets if conservation issues are regarded as secondary to other management considerations, such as cost.

POLICY 5.8.10 Clear management processes must be in place to ensure that whilst, safety considerations come first, a conservation approach to South Cliff Gardens is adopted in the management of the site.

ISSUE: Where in-house management staff are not historic-environment specialists, there is a risk of decisions being made which may damage or adversely impact upon the heritage assets.

POLICY 5.8.11 Before making changes to any buildings, shelters, structures or landscape features at South Cliff Gardens, the advice of suitably qualified and experienced conservation professionals should always be sought. This may include conservation architects, structural engineers, archaeologists and conservation landscape architects.

ISSUE: The site includes a number of income generating leases and possible development sites.

POLICY 5.8.12 A proportion of proceeds from leasing the Clock Café, chalets and other income streams including new developments should be returned to South Cliff Gardens and used to enhance future maintenance.





CAFE

This section acts as an “owner’s manual”, setting out policies as guidance for managing the site in the future

6.1 Adoption

The Conservation Management Plan will be issued to Historic England Yorkshire Gardens Trust and other interested parties for comment prior to being submitted to discharge Planning Condition 2 on the Spa Stabilisation area. The Plan will then be put forward for adoption by Scarborough Borough Council

6.2 Responsibility

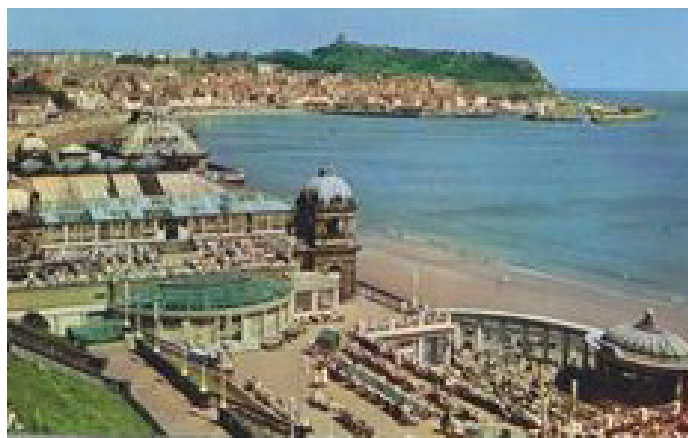
Scarborough Borough Council Planning Department will be responsible for ensuring that the policies outlined in the Conservation Management Plan are borne in mind in future development decisions about the site. In addition, The Countryside Management Officer will ensure that future management of the site will take account of the Conservation Plan.

6.3 Monitoring and Review

Scarborough Borough Council Planning Department will be responsible for the monitoring and the review of the Conservation Management Plan in association with other key officers including Countryside Management Officer.

Monitoring will be by achieving a variety of outcomes:

- Green Flag outcomes
- People counting
- User surveys
- Number of volunteers and volunteer activities
- Number of events
- Membership of user groups
- The development of the Friends of South Cliff Gardens
- Events and activities attendance records
- Events and activities user.





LOTTERY FUNDED

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Fiona Green