



# DEVELOPMENT HISTORY SCARBOROUGH





# ABOUT BENCHMARK

**Benchmark Property Limited was established and registered in August 2005 with the aim of delivering all aspects of commercial project management and development management services as part of the Scarborough North Bay Project.**

It is a wholly owned subsidiary of the long established Abbey Commercial Investments Group (ACI)– established in 1936 – with assets of around £100m.

ACI has just finished the first phase of its £75m redevelopment of the old Piano factory and adjacent print works producing around 80 individual characterful residential units and has a planning application registered for a further 36 flats on the adjacent site owned by ACI since 1948.

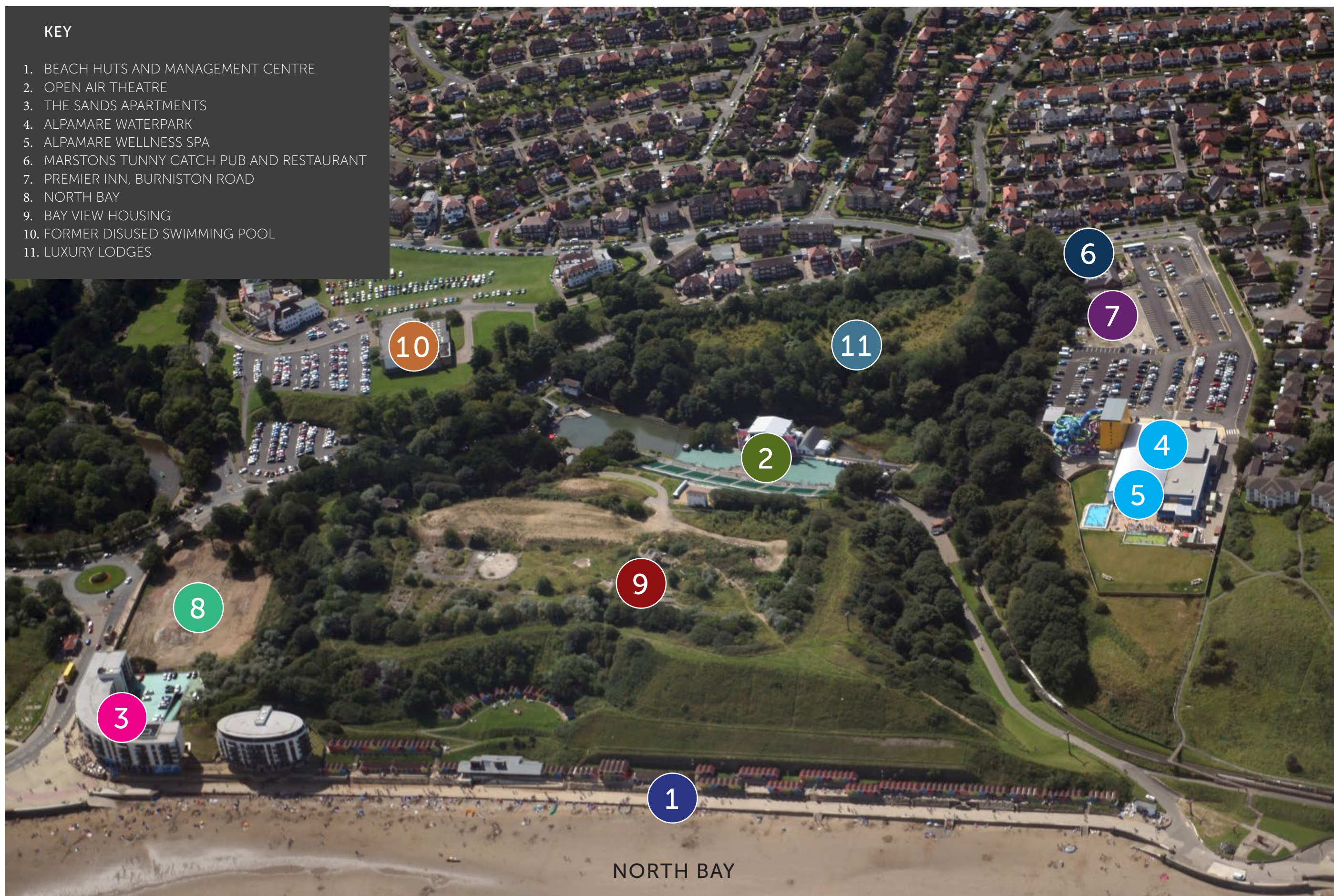
ACI's subsidiary bought a large part of historic central Stamford in Lincolnshire some years ago from the Cecil family of Burghley House and retain it as a vibrant multi use investment from its offices in the grade 2 listed Rock House.

It has been active in Scarborough for the last 15 years delivering various schemes.



## KEY

1. BEACH HUTS AND MANAGEMENT CENTRE
2. OPEN AIR THEATRE
3. THE SANDS APARTMENTS
4. ALPAMARE WATERPARK
5. ALPAMARE WELLNESS SPA
6. MARSTONS TUNNY CATCH PUB AND RESTAURANT
7. PREMIER INN, BURNISTON ROAD
8. NORTH BAY
9. BAY VIEW HOUSING
10. FORMER DISUSED SWIMMING POOL
11. LUXURY LODGES



NORTH BAY



# 1. BEACH HUTS AND MANAGEMENT CENTRE

Status: Completed 2009

Construction of 150 new beach huts and beach management centre.

In 2009 as part of Benchmark Leisure's regeneration of the North Bay area, 150 newly constructed beach huts were built. Designed by Stringer and Jones (Middlesbrough) and manufactured to a design by Tonka these beach huts have truly transformed the appeal of North Bay. Out of the 150 there are 5 unique two storey ones.

They can be rented through SBC or The Sands management.

As part of the £1.08 million pound scheme and to compliment the Beach Huts Benchmark built the Beach Management Centre and presented it to the council. This centre was to provide a base for the Lifeguards to use as part of their beach watch and storage for equipment including high quality welfare facilities, showers and changing.





BEACH HUTS AND MANAGEMENT CENTRE



## 2. OPEN AIR THEATRE

Status: Refurbishment completed 2010

Major refurbishment to 1930's open air theatre in Northstead Manor Gardens.

Scarborough's original Open-Air Theatre was built by the Scarborough Corporation in the 1930's. The Lord Mayor of London opened the Open-Air Theatre in Northstead Manor Gardens in 1932, and audiences flocked to see 'Merrie England', the first production to be staged at the outdoor venue.

As a major part of Benchmarks regeneration, the theatre underwent a major refurbishment and on 20 May 2010, the newly constructed Scarborough Open Air Theatre was officially opened by The Queen accompanied by the Duke of Edinburgh.

Able to sit 5000 with an additional standing area for a further 2000, the O.A.T is now a world beating venue. Since its official re-opening, the Scarborough OAT has played host to some of the music industry's biggest stars, including Elton John, Britney Spears, Gary Barlow, Kylie, Noel Gallagher, Lionel Richie, Nile Rodgers & CHIC, Biffy Clyro, Little Mix, Lewis Capaldi and many more.

Run by Live Nation on behalf of SBC. Cost in excess of 5 Million.

As part of the regeneration of the area around the Theatre, Benchmark also restored the famous Water Chute. In 1928 construction of the Water Chute in Northstead Manor Gardens (also known as Scarborough Pleasure Park) began, taking four years to complete and eventually opening alongside the nearby Open Air Theatre in 1932. By 2009 it had become shabby and unsafe so Benchmark stepped in to provide the skills and funding to have it restored together with the charismatic North Bay railway providing rides to the beach and the Sea Life Centre beyond. The income from this has contributed to the balance sum to pay for the water park

Alongside this Benchmark also restored the ponds surrounding the theatre and chute which had become stagnant and lifeless, to provide new habitat for Great Crested Newts and other important invertebrate wildlife.





OPEN AIR THEATRE



# 3. THE SANDS APARTMENTS

Status: Completed 2010  
4 New sea view apartments currently onsite.

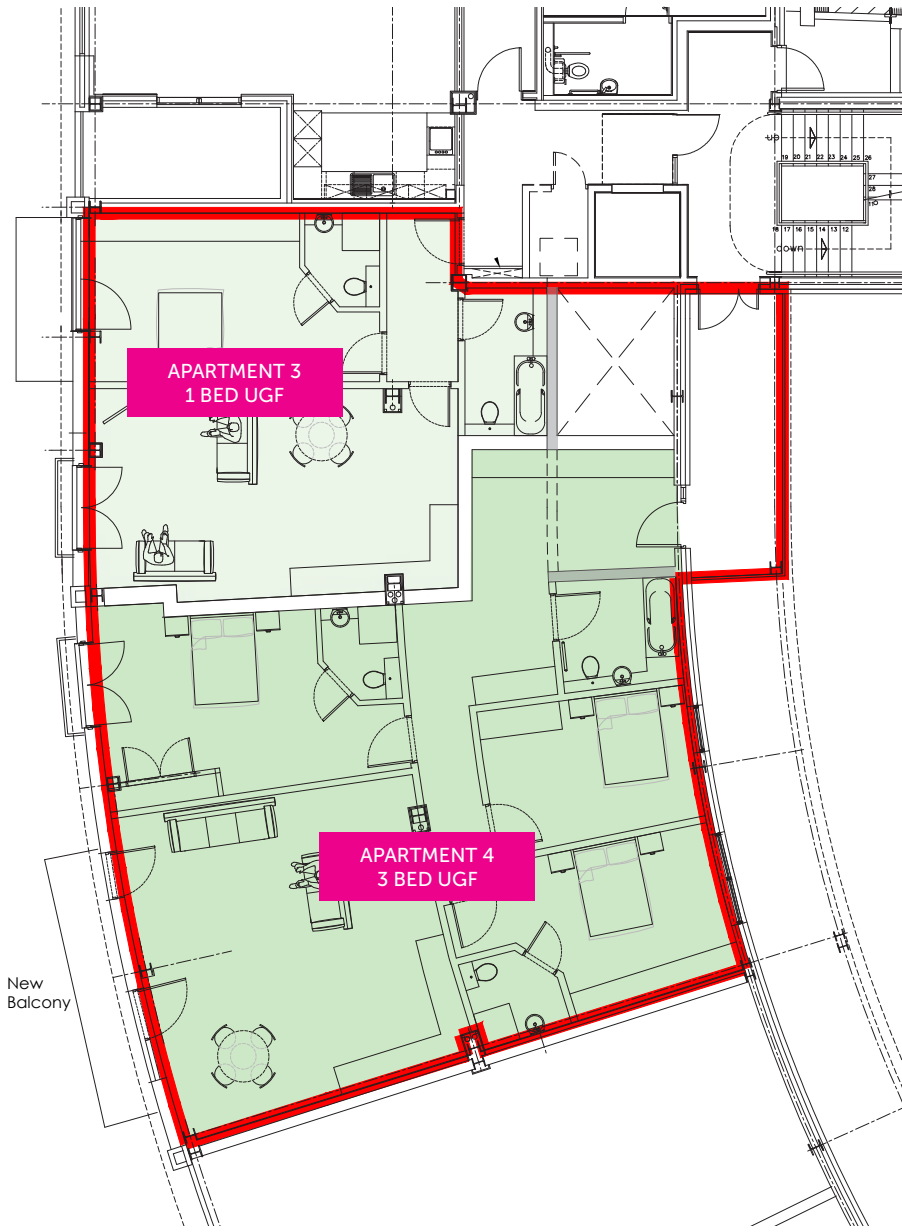
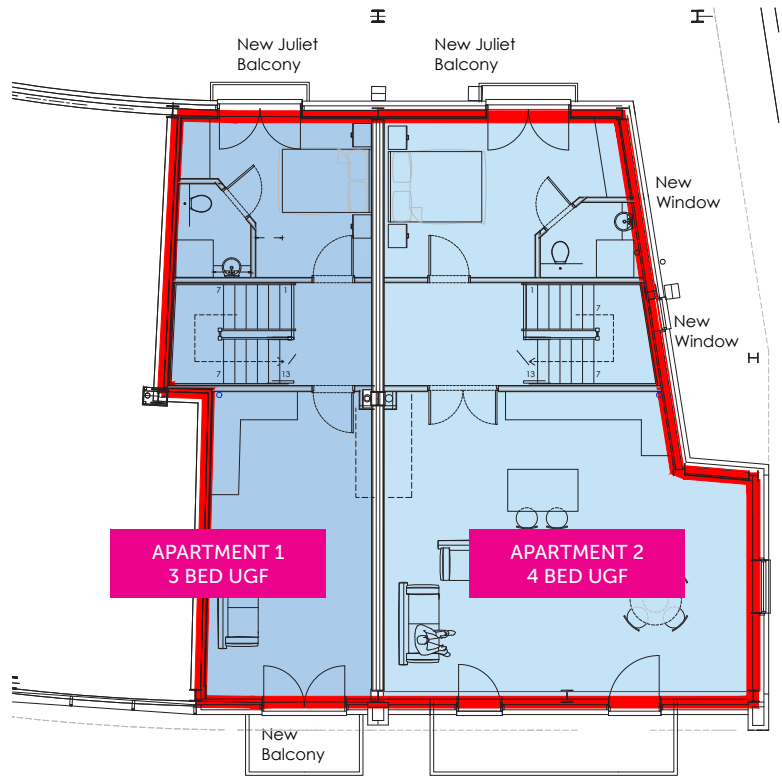
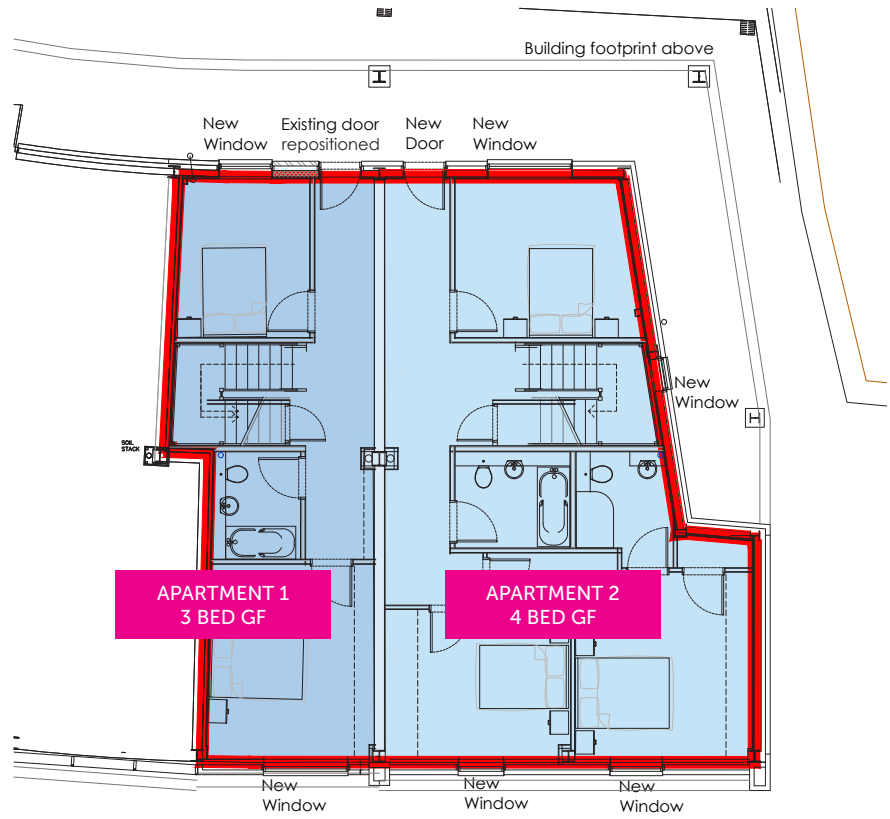
5 star luxury apartment complex on the Scarborough sea front.

The Sands Apartments is a 5-Star luxury apartment complex. Consisting of 110 self-catering apartments, ranging from exclusive penthouses, to 4-, 3-, 2- and 1-bedroom apartments. Including a fitness suite and off-street parking. The Sands was constructed by Benchmark Leisure, at a cost of over £30 million to provide some much-needed high end holiday accommodation as part of the multi-million-pound development cooperation with SBC. Surplus income from this development went to the balance sum to help provide the water park.

Benchmark built on the ground floor an exciting array of retail units including bars, shops, and restaurants. Current winner of Yorkshire Self Catering Accommodation of the Year. Since opening in 2010 all the apartments are now privately owned, with any coming up for sale immediately sold.







THE SANDS APARTMENTS



# 4. ALPAMARE WATERPARK

Status: Completed 2016  
New entrance lobby planning approved,  
procurement ongoing. Start on site late 2021

£16 million Water Park built in 2014. New entrance lobby  
to Spa planning approved.

Construction began in 2014 on the Waterpark and was completed in 2016 at a total of cost of £16 million, with the park opening in July of that year  
Funding came from ACI , Benchmarks parent company , combined with a 35 yr loan of £9m from SBC of which around £2.5M (ignoring interest) has been repaid to the council to date and the balance sum monies will reduce the loan still further.

With a capacity of 3,000 people a day the Waterpark was designed to complement Scarborough's other attractions and has gone from strength to strength with a record attendance of over 145,000 people in 2019, turning over £2.4 million.

Comprising of a large wave pool with beach, 4 state of the art slides, children's play area and 2 further out-door pools, all heated to 34 degrees.





FURTHER PROPOSAL FOR A NEW ENTRANCE LOBBY TO PROVIDE ACCESS TO THE WELLNESS SPA.



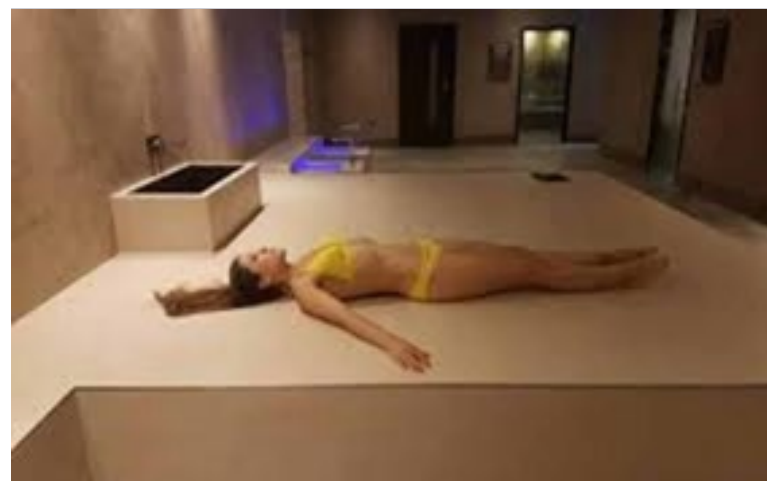
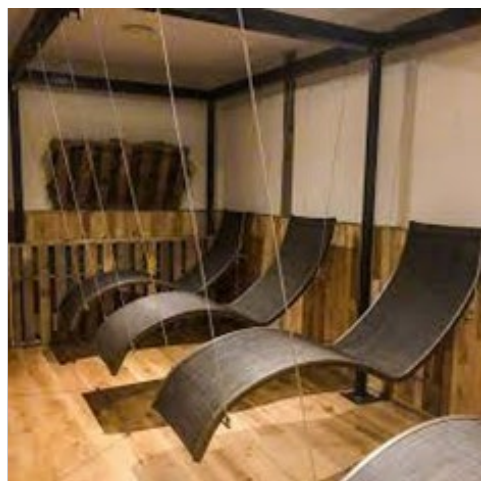
# 5. ALPAMARE WELLNESS SPA

Status: Completed 2019

Alpine-themed luxury spa.

Alpamare also houses an amazing Alpine-style wellness centre and spa. Offering a Hammam which includes three steam baths, foot spas and hot stone. A clay sauna, hay bath and outside Finish sauna, and a full range of treatments in our private treatment suite. Costing £1.5 million, the Spa was manufactured by recognised market leaders SPA4 in Austria and shipped to the UK. It opened in the Spring of 2019 and achieved £250,000 in its first 9 months of trading. With Benchmark currently developing plans to create a new sleek glass entrance the Spa will continue to be an all year-round attraction.





ALPAMARE WELLNESS SPA



# 6. MARSTONS TUNNY CATCH PUB AND RESTUARANT

Status. Completed June 2016

A high-quality development accommodating visitors and local residents alike.

A high-quality family Marstons pub accommodating visitors and local residents alike.

The lively pub includes a pizza kitchen, ice cream parlour, kids' play area, and spacious outdoor patio.

A modest part of the balance funds contributed towards the Alpamare development.





MARSTONS TUNNY CATCH PUB AND RESTUARANT



# 7. PREMIER INN, BURNISTON ROAD

Status: Completed 2019

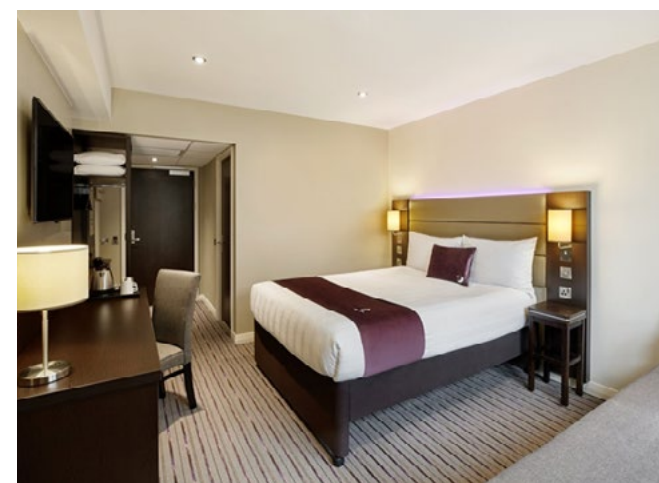
106 Bed Premier Inn, Hotel.

Five-storey Premier Inn Hotel to the rear of the Tunny Catch public house and to the front of the Alpamare Water Park off Burniston Road, was completed in early 2019.

The 105-bedroom hotel was granted planning permission in 2018. And Premier Inn took possession in January 2021







PREMIER INN, BURNISTON ROAD



# 8. NORTH BAY

Status: Planning approved  
Start Date September 2023

Mixed use development including: Six screen cinema, 63 apartments, second floor gym totalling 5,000ft<sup>2</sup>, 5 ground floor A3 / A4 / A5 units ranging from 1,800ft<sup>2</sup> - 6,000ft<sup>2</sup> and 2,780ft<sup>2</sup> fourth floor sky bar / leisure space.

The Development is located at Scarborough's North Bay, which is considered to be the town's primary existing leisure destination with attractions including the historic Peasholm Park, The Alpamare Waterpark, Scarborough's Open Air Theatre and the Scarborough Sealife Sanctuary.

*The scheme will provide:*

Five ground floor, double height A3 / A4 / A5 units ranging in size from 1,800 sq ft up to a maximum combined space of 6,000 sq ft.

A second floor gymnasium totalling 5000 sq ft.

A fourth floor sky bar / leisure space totalling 2,780 sq ft.

A six screen cinema.

63 one and two bedroomed apartments.

The scheme also provides 109 car parking spaces, 31 of which would be dedicated to residents, with the remainder available for the commercial users.

When completed, The development will provide Scarborough's only purpose built mixed use leisure scheme.





NORTH BAY



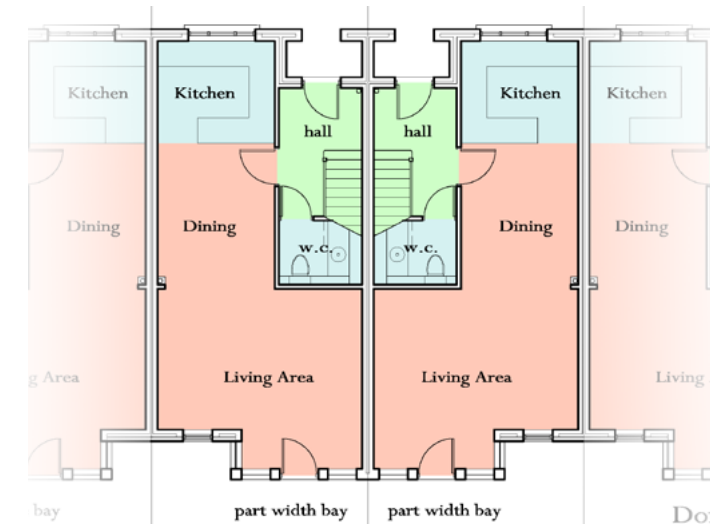
# 9. BAY VIEW HOUSING

Status: Planning Approved – to be modified  
Start Date September 2021

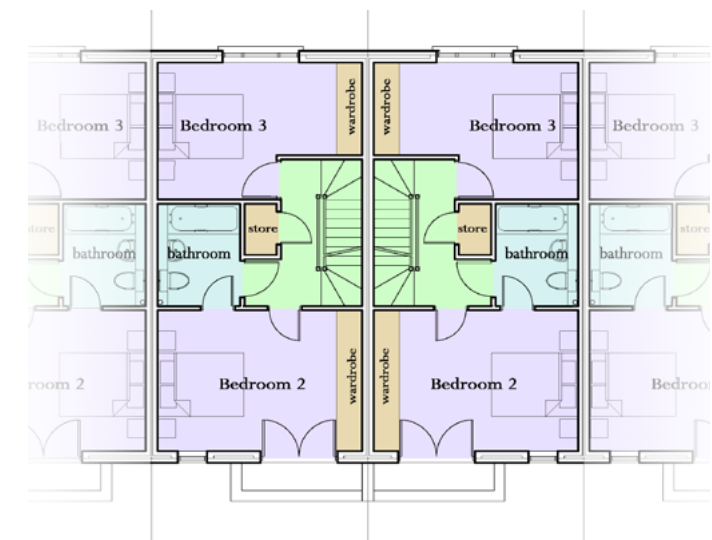
A high quality leisure village of 116 units with commercial elements and consented access from Burniston Road.

Currently being redesigned – subject to planning – to improve Open Air Theatre pedestrian access and security with alternative access .

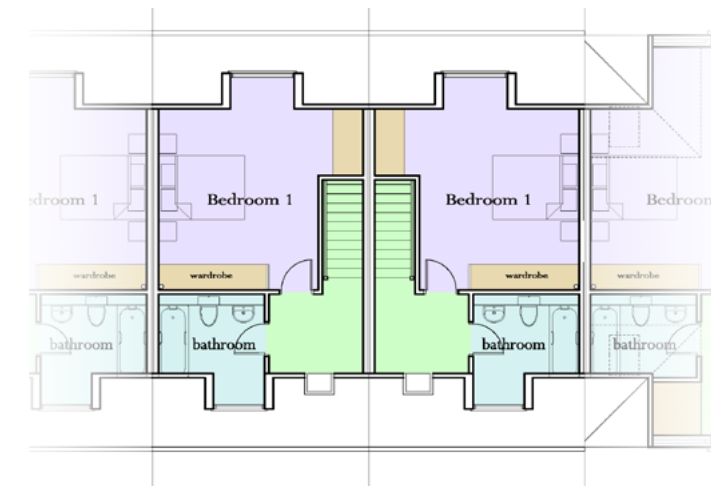
GROUND  
FLOOR



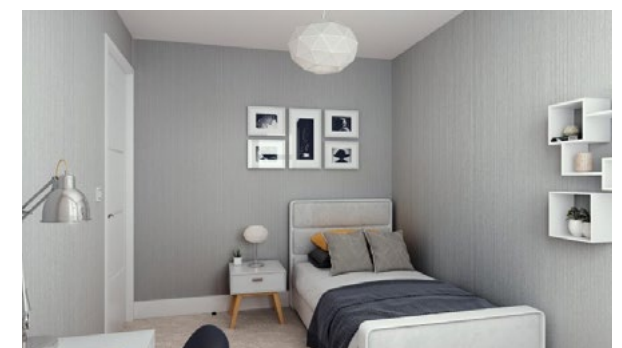
FIRST  
FLOOR



SECOND  
FLOOR







BAY VIEW HOUSING



# 10. FORMER DISUSED SWIMMING POOL

Status: Feasibility – planning application pending  
Start Date June 2021 Subject to planning

A quality conversion of the existing building , re roofed,  
reclad / glazed to high standards

For two identified well established leisure users to provide  
inclement weather facilities for visitors and local residents  
alike.

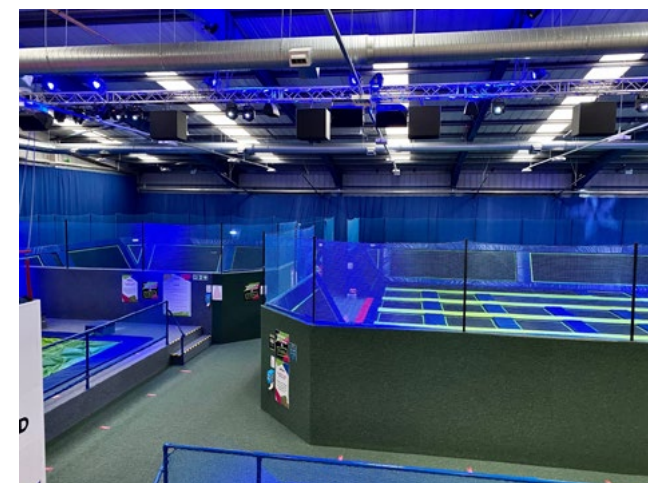


EXISTING BUILDING





INDICATIVE REFURBISHMENT PROPOSALS



FORMER DISUSED SWIMMING POOL



# 11. LUXURY LODGES

Status: Planning consent granted  
Start date April 2021 subject to modest amendment to planning

Planning consent for 29 high quality luxury lodges.

The site currently has a planning consent for 29 holiday properties in a traditional build form, the strategy is to development the site with the same number, 29, very high quality luxury lodges, these will be detached properties, finished in a natural cedar material with a green roof, emphasising both the quality of the development and also the green credentials and eco friendly policies that the site as a whole will encompass.

The individual properties are two or three bedrooms, depending on the purchasers choices, and will have luxury fittings such as roll top baths, built in espresso machines, wine fridges, log burning fires and a range of high quality finishes, each of the lodges will have a large terrace/decked area which will include a hot tub ideal, for the holiday making environment.

These lodges will be absolutely state of the art and will generate a higher spending tourist to Scarborough, it is anticipated by the rental experts that we should generate somewhere in the region of 45 weeks occupation per year, per lodge, this will see a significant amount of additional visitors to Scarborough and obviously, Scarborough will benefit from the high level of secondary spend that visitors to this quality of accommodation will generate.





LUXURY LODGES



