

REDBOURNE CONSERVATION AREA APPRAISAL

North Lincolnshire Council 2004.

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1 INTRODUCTION

Redbourne is a small village to the south of Scunthorpe. It is an attractive historic settlement, set in woodland, and surrounded by farmland with distant views over large open fields. In the centre is a wide green with a stream and pond providing the visual focus to the whole village. It contains all the elements of a typical English agricultural village: church, school, public house, manor house, farmhouse, farm buildings and worker' cottages. The buildings are generously spaced providing them with large gardens, many containing important, mature trees.

This appraisal provides an assessment of the special interest, both architectural and historical, of Redbourne. The history of the village, and its present character and appearance are described; its problems are analysed, and an number of recommendations put which have been the subject of a full public consultation.

The contents of this document together with that of a sister document constitute Supplementary Planning Guidance with respect to the character and appearance of the conservation area. They will therefore be a material consideration when determining applications for development, defending appeals or proposing works for the preservation or enhancement of the area. Both documents will therefore be a useful source of information for owners, agents, applicants and members of the public who live or work in Redbourne.

2 LEGISLATIVE BACKGROUND

The conservation area was designated in August 1985 and covers the historic village core but excludes the more recent residential developments on the peripheries.

A conservation area is *an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance* (section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). The Council is obliged by section 71 of the same Act *to formulate and publish proposals for the preservation and enhancement of any parts of their area, which are conservation areas*, and this appraisal fulfils this statutory duty. In making decisions on future development within a conservation area, the Council must *pay attention to the desirability of preserving or enhancing the character or appearance of the area* (section 72 of the Act). This should ensure that harmful change is not allowed, although some changes, normally not requiring planning permission (known as permitted development rights) can continue to erode the special interest of the conservation area. These rights, which affect dwelling houses, can be controlled by the serving of an Article 4 Direction which enables the Council to require a planning permission for minor alterations such as replacement of windows and doors.

3 LOCATION AND LANDSCAPE SETTING

3.1 Location

Redbourne is located a couple of miles south of Hibaldstow and is sandwiched between the area's two distinctive north-south routes, Ermine Street to its west and the River Ancholme to its east.

3.2 Landscape setting

The village is located on the dip slope of the eastern escarpment of the limestone ridge, called the Lincolnshire Edge, which lies on a north-south alignment. The topography of the area is relatively flat with a few gentle undulations. The area surrounding Redbourne is characterised by large,

flat, open fields subdivided by drainage ditches and a few remnants of hedges and small woods. The open nature of the countryside provides distant views to and from the village. Like many other villages in this area Redbourne is set within a mature wood, and in the views across the surrounding countryside its presence goes unnoticed although glimpses of the buildings, particularly the church tower, can be seen. The historic parkland of the Redbourne Estate abuts the southeast corner of the village providing a pronounced change in landscape. The park is a typical example of 18th century English picturesque landscape with open grazed grassland, with mature sparsely spaced trees and strategically located woods to close views and create a naturalist effect.

3.3 Geology and building materials

The geology of Lincolnshire provides a number of different stone and clays suitable for building stone and for marking bricks. The limestone ridge, which runs through this part of the County, is composed of Inferior Oolite or Lincolnshire Limestone, which is variable in quality, but is used in this area for building stone. Generally, in Lincolnshire, bricks started to be used as the stock building material at the beginning of the 18th century. There is good evidence however, of brick making and usage in areas close to or having good communication links with the Humber Estuary well prior to this date and close by Brigg and Barton were the local brick making centres in the area. Clay was also used in the manufacture of roof materials and red clay pantiles predominate in this area although after 1848 large quantities of Welsh slate were imported into the area by rail. Again the links to the Humber suggest a reason for some Welsh slate prior to this date and for the use of Cumberland green slate.

4 HISTORY AND DEVELOPMENT

4.1 History

The name Redbourne is derived from the Old English Name *Hredburna* meaning *reedy burn*, a reference to the stream running through the village. There was clearly an early settlement on the site as shown by the remains of the Castle Motte and Bailey at the end of School Lane. The castle was owned in the 14th century of Sir Gerald Sothill who is buried in the church and is depicted as a knight in armour on the Millennium sign in the centre of the village. Further evidence of the 14th and 15th century occupation is found in the Church of St Andrews, which has fabric dating from this period.

There is little existing evidence of building work in the period between the 15th and 18th centuries except for some 17th century work in Brook Cottage, The Manor and the Old Vicarage. During the initial occupation of the village buildings were therefore clustered around the Church and Castle on the south side of School Lane.

Many of the historic buildings, which are found in the village today, date from the 18th and 19th centuries. The expansion of Redbourne during this period is directly linked to the construction of Redbourne Hall and the development of its estate. The Hall was built in the early 18th century for the Carter Family. The house was extended in the second half of 18th century by the then owner the Rev Robert Carter Thelwall. On the death of her father Charlotte Carter – Thelwall inherited the estate. In 1791 she married Lord William Beauclerk who became the 8th Duke of St Albans. The estate remained in the ownership of the Dukes of St Albans until 1917. Evidence of the estate ownership in the village is found in the two facing pairs of pedimented Georgian cottages on the northern end of the High Street. These buildings not only have architectural similarities to buildings on the estate but one of the pairs is called St Albans Cottages and has a painted coat of arms of the Duke of St Albans on the front elevation.

Improvements to agricultural methods in the 18th and 19th century brought the village prosperity and two large farms were established, one connected with the Manor House and the second at Southfields.

The 1905 map shows the houses and village structure much as it can be seen today but with a couple of fundamental changes. A new section of road has been added through the centre of Redbourne, and although it entailed the demolition of a couple of historic buildings such as the old post office, the creation of a village green benefited the appearance of the village. The small hamlet of Little Redbourne has all but disappeared save for three stone houses to be replaced by new housing development, joining it to the main village of Redbourne.

In the last few years the expansion of Redbourne has been rapid and intensive with new cul-de-sacs to the north, east, and south. The number of houses in the village as a whole has almost doubled although the area covered by the village has not expanded significantly into the surrounding countryside.

4.2 Archaeology

Redbourne is located close to Ermine Street which was built by Roman soldiers in the mid 1st century AD. Ermine Street is one of the finest stretches of Roman road in the country and connected Lincoln to the Humber. However, there is no evidence that Redbourne has any Roman origins.

The 1905 OS map shows earthworks related to the castle motte and bailey at the eastern boundary of the village. A 1960s bungalow now occupies the site but the earthwork mounds are still in evidence although impart overgrown with woodland.

5 CHARACTER OF THE CONSERVATION AREA

5.1 Plan Form

Redbourne is a nucleated village centred on a green dissected by the gently curving through road which runs in a south-west to north-east direction. Historically Redbourne was a more linear settlement but the change in the road layout in the 1960's altered the morphology of the whole village. A new stretch of road was added through a field in the centre of Redbourne and the area left between the two roads after the road building became the green, with some new housing on its eastern perimeter. Prior to the road changes the majority of properties were located in what is now the northern section of the village around the junction of the main street with School Lane and Beck Lane. However more recently the village has expanded in a southerly direction and the green now forms the central focus.

The Hibaldstow road is the only through route, and is crossed at its north end by School Lane and Beck Lane which follow the line of the brook flowing from west to east. These lanes are short track-like roads, terminating in dead ends with fields beyond. Vicarage Lane is another such track running eastwards from the southern end of the green and parallel with School Lane to its north.

The topography within the village is relatively flat with just a slight incline towards the north.

Residential properties are either semi-detached or detached buildings set in generous plots giving the village a spacious rural quality. The early 18th century vernacular buildings such as St Albans Cottages and its matching pair opposite as well as the two listed cottages in Beck Lane are located with their front building line on the highway. However the grandeur houses and later 19th century cottages are set back from the road and have both front and rear gardens.

5.2 Activity / uses

Historically, Redbourne was an agriculturally based village and the activities associated with its early development are still very much in evidence today, with two working farms located next to Southfield House and the Manor House. The school and church are no longer in their original use; the school having been converted into a house and the Church is closed and has been in the care of the Redundant Churches Fund since 1978. One other public building of note, which continues in its original use, is the Red Lion Public House, an 18th century coaching inn. The rest of the village is residential with accommodation being provided in small in modestly sized detached and semi-detached houses and cottages.

5.3 Open space/trees/vistas

As a sparsely populated rural village the spaces between the buildings have a major impact on the character and appearance of Redbourne. The majority of these spaces are heavily wooded giving the village a rural woodland character where buildings play a more subsidiary role in the streetscape.

At the heart of Redbourne lies the village green. A relatively recent feature of the village, it arose from a road diversion and is planted with trees such as silver birches, yet to reach maturity. The Green is surrounded by roads and to its north the brook broadens out into small ponds contained by brick walls with small bridges giving access to the properties beyond. At the end of Beck Lane the brook again becomes a picturesque pond. The water attracts a selection of wildlife with the many ducks providing interest and vitality.

A further area of open amenity space is found in the grounds of the churchyard. This grassed area provides the village with recreational space and is used as a tennis court and football pitch. There are also swings and climbing frames. The importance of recreational use of this space is identified and protected by a policy in the Local Plan.

The private gardens of the village have a significant impact on the overall environment of the village. As buildings tend to be set back from the road

in large plots, generous and heavily planted gardens reinforcing the sense of the wooded rural idyll. Trees are used to give a more formal structure to the landscape, and trees frame the approach into the village from the south. Of particular note is the distinctive group in front of Southfield House. In the churchyard an avenue of yew trees line the path, which not only gives a boundary to the path, but also perform a symbolic function.

Although most of the farmland is found outside the village boundary there are two small orchards inside Redbourne and close to each other at Manor and Southfields Farm. These are open fields with small fruit trees, which give a sense of space in the centre of the village and a visual break from the heavily wooded surroundings.

As Redbourne is a compact village with dense planting there are few significant vistas. The more open nature of the village green area and High Street provides views to the surrounding buildings, including most significantly the Red Lion Public House, the Old Smithy and Park View bungalow. The tower of the church, due to its significant height, is the most prominent landmark and it can be seen from various standpoints in and around the village. The best view of the tower is obtained when entering the village from Hibaldstow.

Towards the periphery of the village, where the woodland begin to thin out, the surrounding open farmland is revealed with its wide open views. These make a marked contrast to the inward looking heart of the settlement.

5.4 Architecture and building materials

Redbourne is composed of a variety of buildings of different sizes, architectural styles, and building materials. There are the small 18th century vernacular two storey cottages built of limestone, with sliding Yorkshire sash windows and pantiled roofs. The grander houses of the Manor and Southfield House are more architectural set-pieces in the Georgian style. The Gothic revival style is adopted as appropriate for the limestone Church and School. The improvements in communication and transport influence the late 19th/early 20th century cottages, which are pattern book type, built of brick with slate roofs. The agricultural buildings are built of a combination of local stone and imported brick but follow local designs with the Manor Farm having an E-shaped plan. By the 1960's

the houses lose any sense of local identity in their design. Likewise in the most recent development, although more local materials such as dark red/brown bricks and clay pantiles are employed, they are built to a national standard house type, which lacks any sense of local distinctiveness.

The main concentration of historic buildings is along Beck Lane and School Lane and the northern section of High Street. The Manor Farm and Southfield Farm have more expansive grounds and are positioned roughly at the north and south of the Green. The mid 20th century development is found around the eastern perimeter of the green and turns the corner into Vicarage Lane.

The most important building is undoubtedly St Andrews Church, which is grade I listed. This historic building represents both the architectural and historic origins of the village. The formal approach to the Church is from School Lane through an iron gate flanked by railings set into a low wall, and an avenue of large yew trees borders the path through the churchyard. Although it has 14th and 15th century origins the bulk of the existing building is 18th century and has a restrained Georgian Gothic style. It is constructed of a mixture of squared and coursed rubble limestone with ashlar dressings. The building has a distinctive skyline with coped embattled parapets and crocketed pinnacles and its tall square 90-foot tower (originally it had spire).

The Gothic architectural form is continued in the Old School House, of 1840 with alterations dated on a tablet to 1891. It is approached via a stone archway and bridge over the Brook. The building is constructed of dressed limestone with prominent gables and pointed mullioned windows with hood mouldings. A more ornate form of Gothic is found in the Georgian Brook Cottage, which has a picturesque "Gothick Style".

The Red Lion Public House facing the Green is now both the geographical and social focus of the village. Its origins as an 18th century coaching inn are evident in the rear stable wing accessed by the archway. The original brick building was refaced in the early 20th century by the new owner Squire Charlesworth in a Tudor style created by the combination of white render and applied timber boarding. An adjunct to the pub is the old fire station, containing an old fire engine, and this building has been

similarly refaced. The bell turret, containing a bell dated 1733, is a prominent feature silhouetted against the skyline.

Another prominent building facing the Green is the Old Smithy at the northeast corner. This unusual temple type structure has an open timber columned portico surmounted by a pediment. The rearing horse on the roof and the brick paving on the floor are clues to its more humble purpose. The interior still houses the hearths, flues and troughs used in the shoeing process and a seating area have been added.

The village has three large houses, the Manor House, Southfields House and the Old Vicarage, all of which are listed grade II.

The Manor House is an 18th century limestone house with some 19th century alterations including the addition of an extra brick faced storey. In the curtilage is a very complete 19th century farm complex composed of a limestone barn with brick dressings, a brick stable block, and open sheds with cast iron columns as roof supports. These buildings are still in agricultural use and are well maintained with distinctive maroon and black paintwork.

Southfields House is a square, two storey late Georgian farmhouse. It is constructed of squared limestone with tooled ashlar dressings, slate hipped roof and six light double hung sashes. The building has an elegant classical appearance. Unfortunately the historic farm buildings associated with the house have been lost and replaced with modern sheds, which are excluded from the conservation area.

The Old Vicarage has 17th century origins, but was reworked in the 19th century by the architect James Fowler who also added the coach house/stable. As with the Manor House it was originally constructed in limestone and most of the later changes are in brick.

In the northern section of the village interspersed between these grand houses are vernacular cottages of 18th century and the turn of the century. In Beck Lane there are two examples of the 18th century cottages, which are built, in the local vernacular style using coursed limestone rubble with sideways-sliding Yorkshire sash windows (both have modern replacements) and pantiled roofs. Another such cottage is Vicarage Gate Cottage. This is a two storey, limestone house with timber sliding sash

windows and a pantiled roof. The facing pairs of estate cottages either side of the High Street have a more formal classical architectural style with fine ashlar limestone, stone banding and large central pediment. Originally these would have had timber sash windows but number 1 and 2 St Albans Cottages have metal 1950's replacements.

There are four matching pairs of cottages located in School Lane and at the corner of Beck Lane. These are brick buildings with slate roofs arranged in an L-shaped plan with gables to the front and side elevations. This is a standard building pattern of the 1900 but their similarity suggests that they may have been built by the then Duke of St Albans to house estate workers.

Sunnyside House on the High Street is notable for its decorative Arts and Crafts porch and gate as well as a number of stone outbuildings with pantiled roofs and a section of pantiled stonewall bordering onto road. Park House is a Victorian building with a large bay facing Vicarage Lane.

The 1960s development to the east of the Green and along Vicarage Lane is characterised by single storey bungalows, built of reconstituted stone or brick with large windows. These low modern buildings are set in back from the highway in large gardens screening them from the public viewpoint.

The material used for the historic buildings is predominantly the local stone Inferior Oolite that is referred to as Lincolnshire Limestone. This must have been obtained locally and may be from the quarries, shown on the 1905 OS map, to the north near Hibaldstow. Roofs are covered with clay pantiles possibly manufactured in the local brickmaking centres of Barton and Brigg. The later buildings such as the paired cottages of 1900 and part of the farm barn complex are brick, with Welsh slate roofs signifying late 19th century improvements in transport links and the subsequent use of imported materials.

5.5 Listed Buildings and Buildings of Townscape Merit

The Church, Manor House, Old Vicarage, Southfields House, Brook House, the Old School, Smithy and the 18th century cottages are all included on the Department of Culture, Media and Sport's List of Buildings of special Architectural or Historic Interest. These buildings are

identified on the map and described within the text above; further brief list description of these properties can be obtained from North Lincolnshire Council. These buildings are not only important locally but they are also of national significance and there are policies in place to conserve these buildings for future generations.

As part of this appraisal, a number of unlisted buildings have been assessed as being of Townscape Merit. These include the semi-detached cottages of c.1900 which were probably built by the Redbourne estate and the public house which although refaced has retained its original form as a coaching Inn with stabling to the rear. These buildings are considered to be of local importance and contribute *positively* to the character of the conservation area and their demolition or substantial alteration would harm the character or appearance of the area. Additionally, because these buildings are an important part of the character of the conservation area, the Council will pay special attention when considering planning applications for alterations and extensions which may adversely affect this character.

5.6 Other features of interest

The treatment of the public highway is in keeping with the rural character of the village with tarmac roadway and pavements edged with concrete kerbs (although there is a stretch of brick kerbing in front of the church). Stretches of the pavement are set back from the road line within wide grass verges. Simply designed aluminium lamp columns light the High Street.

All the properties have distinct boundaries separating the private and public space. These boundaries tend to be low key with the majority of gardens around the green being enclosed by low stonewalls backed by planting. In Beck Lane and School Lane the brook defines the front boundary of the properties on the southern side with small bridges giving access to individual properties. A recent development in Beck Lane called Springfield House has a less conspicuous boundary treatment with an obtrusive “ranch” style entrance gate and timber and brick fence. Simple elegant railings set in a low wall enclose the churchyard on its boundary with School Lane. The railings are suffering from some

damage and decay that could easily be rectified by conservative repairs. The light coloured timber fence adjacent is less visually pleasing and would benefit from replacement.

There are some examples of historic street furniture worthy of mention: the red telephone kiosk and post box in School Lane; the stocks set in York stone paving slabs by the Old Smithy; and the stone field gate posts at the entrance to the churchyard from Vicarage Lane. The timber benches on the Green and around the pond are more recent additions. These relatively small features add to the interest and character of the area.

To mark the new Millennium in the year 2000 a signpost carved by Richard Collinson of Brigg was erected on part of the Green at the junction of the High Street and Vicarage Lane. The signpost is timber with carvings of people and symbols related to the life in the Redbourne community and is set in a stone plinth, with a plaque giving a short history of the village.

6 PROBLEMS AND PRESSURES

6.1 General introduction

Within the conservation area of Redbourne there are not a significant number of threats to its character at the present time. New development has had some impact on the setting of the area, significantly increasing the overall size of the village and altering its small rural woodland nature. As many of the properties are dwelling houses there is the possibility that alterations, which are permitted development and therefore do not require planning permission, could have a cumulative negative impact. These changes include the insertion of plastic windows and modern front doors.

6 Buildings at Risk

In general the buildings in the village are well maintained and there are no vacant properties. At present Brook Cottage is in the process of repair

and the removal of part of its roof covering makes it vulnerable. The repair work needs to be monitored to ensure the building is reinstated as soon as possible.

The railings to the front to the church are in need on some repair and replacement and further lack of maintenance may lead to more rapid decay.

6.3 New development

In recent years there has been substantial new housing development on the edge of the village. Although not within the conservation area these new houses do have an impact on the village as a whole, with the increase in overall population size and the encroachment into the surrounding countryside, which inevitably changes the scale and rural nature of the village. In the recent development at the end of School Lane an area which was identified in the Local Plan as “Public open space” has been lost. The accumulative effect of further new development on the periphery of the village is likely to have a detrimental impact on Redbourne.

National demand for new housing is likely to further pressure on Redbourne to expand. Any new infill development in the historic core or on the peripheries of the village is likely erode the spacious rural wooded character of the village and/or encroach upon the surrounding open countryside.

6.4 Alterations to existing historic buildings

Small changes to properties such as alterations to windows and roof coverings can have an adverse impact on some buildings, as demonstrated by the 1950's windows and doors at St Albans Cottages. Further incremental change of this nature would have an accumulative negative affect on the character and appearance of Redbourne.

6.5 Street audit

The addition of visual street clutter such as signs and unnecessary street furniture can have a detrimental effect. Fortunately Redbourne is not adversely affected in this way although the concrete litterbins outside the

Red Lion Public House and in the Old Smithy are poorly designed and sited and the grey aluminium streetlights are incongruous feature of this rural community.

The use of red paviers for new roadways such as at the entrance to the new houses in Vicarage Lane are an inappropriate material for road surfacing in this rural village. Tarmac with a gravelled finish would be softer in appearance and more in keeping with the character of the conservation area.

6.6 Trees

As the village is full of mature trees some of these are reaching the end of their lives and will be lost through the natural process of decay. An area which where the trees are in particularly poor condition is in the small copse on the southern approach to the village.

7 RECOMMENDATIONS

7.1 General

This section contains a number of recommendations in order to preserve and enhance the character and appearance of Redbourne in the future. These proposals will be subject to public comment prior to being formally adopted as Supplementary Planning Guidance. Further recommendations may be added, or existing ones deleted, as part of the public consultation exercise.

7.2 Preservation, enhancement and re-instatement of architectural quality

- Encourage reinstatement of original features where they have been removed: for example the replacement of windows in St Albans Cottages.
- Repair railing and improve boundary treatment to the church.
- Encourage the retention and reinstatement of boundaries to gardens.
- Agree list of Buildings of Townscape Merit shown on map 3.

- Put forward the following buildings for consideration for listing
 - Sunnyside, High Street (west side)
 - The Barns and stable at Manor Farm although listed as curtilage structures should be considered for individual inclusion.
 - Red Lion Public House, High Street

7.3 Environmental and street improvements

- Maintain the existing surface treatments to roadway and pavements. Any new work should match the existing black tarmac. (materials such as red brick paviors are inappropriate replacement)
- If the lamp columns were painted a dark colour they would be less conspicuous.
- The existing unsightly pole-mounted floodlights illuminating the tower of Church should be replaced with a more sympathetic lighting scheme.
- Replacement of the concrete litter bins with ones which have a greater design quality and could be more discreetly located.

7.4 Trees

- A woodland management strategy is required to ensure the retention of the wooded environment of the village.

7.5 Boundary review

Following a careful survey of the existing conservation area and its immediate environs, the following changes are recommended to the existing boundaries:

Deletions:

- (i) *Delete* the area of new housing at the south west boundary of the village. It is considered that the new housing is not part of the historic village and the other buildings within the same cul-de-sac are already excluded the boundaries should be

changed. The trees are an important part of the approach to the village contribution to the woodland illusion and therefore should still be included.

7.6 Article 4 Direction

The Council has some powers to control building works under its planning and development control powers although under the present legislation residents are entitled to carry out certain minor works to their houses as “permitted development” i.e. no planning permission is required. The cumulative effect of apparently minor alterations over time can have a major impact, which degrades the overall quality of an area. Examples of this type of change are replacement of original windows with uPVC versions, poorly designed additions, or the removal of original boundaries to gardens.

As has already been noted, some of the houses within the conservation area have already been adversely affected by such unsuitable alterations visible within the public realm. These include the insertion of modern windows and doors. An Article 4 (2) Direction will be made therefore, to bring such alterations to buildings in use as a single-family dwellings under planning control.

For information on the Redbourne Conservation Area, contact:

The Environment Team
North Lincolnshire Council
Church Square House
PO Box 42
Scunthorpe
North Lincolnshire
DN15 6XQ
Telephone 01724 297396

For further information relating to listed buildings and conservation areas, contact:

English Heritage
23 Savile Row
London
W1S 2ET
General telephone enquiries: 020 7973 3000
Customer Services: 020 7973 4916

For detailed advice on repairing and restoring Georgian houses, contact:

The Georgian Group
6 Fitzroy Square
London
W1T 5DX
Telephone: 020 7387 1720

For “Care of Victorian Houses” leaflet, contact:

The Victorian Society
1 Priory Gardens
Bedford Park
London
W4 1TT
Telephone: 020 8994 1019

For an excellent range of technical advice leaflets, contact:

The Society for the Protection of Ancient Buildings (SPAB)
37 Spital Square
London
E1 6DY
Telephone: 020 7377 1644

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