

NEW FRODINGHAM CONSERVATION AREA APPRAISAL

North Lincolnshire Council

Draft no. 2 dated 1st October 2001.

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NEW FRODINGHAM CONSERVATION AREA

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INTRODUCTION

New Frodingham is a small, late 19th century industrial settlement within the conurbation of Scunthorpe. It was established under the patronage of the Winn Family in response to the demand for new housing as the local iron and steel industry developed. The conservation area is composed of terraces of uniform artisan dwelling houses laid out in a grid pattern, with some public buildings providing the community with basic amenities including a school, the Coronation Club (originally a public hall, then hospital), a public house, Frodingham Church Institute, and the Library. This latter building has also served as Council offices, a hospital and more recently as a museum. The conservation area also includes a number of 20th century semi-detached houses.

This appraisal will assess the special interest, both architectural and historical, of New Frodingham. The history of the area, its present appearance and character will be described, its problems analysed, and a number of recommendations put forward which will be considered by North Lincolnshire Council for implementation after full public consultation.

Policies within a separate document will eventually be adopted by North Lincolnshire Council as Supplementary Planning Guidance, and 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 and work in New Frodingham.

2 LEGISLATIVE BACKGROUND

The conservation area was designated by the former Scunthorpe Borough Council on the 7th August 1986 and covers the late 19th century planned settlement of New Frodingham. It was subsequently extended to include later, 20th century houses, in The Crofts.

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, are controlled by an Article 4 Direction which enables the Council to require a planning permission for minor alterations such as replacement of windows and doors. Such a Direction has already been served on the family dwelling houses in New Frodingham and the properties affected by this Direction, and the types of alterations which are covered, are included in the Supplementary Planning Guidance booklet for New Frodingham.

Government policy is set out in Planning Policy Guidance Note No.15 (PPG15 – Planning and the Historic Environment). On demolition, this states, *‘The general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area.’* This appraisal also identifies the buildings that make a positive contribution as Buildings of Townscape Merit, and these are shown on the Townscape Analysis map at Figure 5.

3 LOCATION AND LANDSCAPE SETTING

3.1 Location

New Frodingham is a small conservation area within the town of Scunthorpe. The area is located close to the town centre on Rowland Road which is just west of the main steel works site, the A1029, and south of the railway.

3.2 Landscape setting

Although once a separate settlement, New Frodingham has been enveloped by residential development and is now part of the larger urban area of Scunthorpe. To the south and west the conservation area is surrounded by residential streets. To the

north there is the open space occupied by the railway lines with a backdrop of the buildings in the town centre beyond. The tower of St John's Church is a distinctive landmark in these views northwards from New Frodingham. The area and views to the east are dominated by the industrial landscape with the tall chimneys, cooling towers and other industrial structures of the iron and steel works peppering the skyline.

3.3 Geology and building materials

The geology of Lincolnshire provides a number of different stones and clays suitable for building stone and for making bricks. The limestone ridge which runs to the east of Scunthorpe is composed of Inferior Oolite or Lincolnshire Limestone, which can be used as a building stone. Ironstone is found close to New Frodingham, which was not only exploited for iron but could also be used as a building material, as in St. John's Church in Scunthorpe. Brick started being made in Lincolnshire at the beginning of the 14th century and Brigg and Barton were the local brickmaking centres in the area. Clay was also used in the manufacture of roof materials and orange clay pantiles predominate in this area.

The railways came to the area prior to the building of New Frodingham and therefore at the time of its construction building materials could be easily transported. The School was one of the first buildings to be built, and also one of the first to use the local ironstone as a building material. This was cut into square blocks, and a clay tiled roof added. All the other buildings in the conservation area are built using a local red brick with orange pantile roofs or clay tiled roofs.

4 HISTORY AND DEVELOPMENT

The history of New Frodingham is inextricably linked to the foundation and expansion of the iron and steel industry in North Lincolnshire.

Up till the mid 19th century the area now occupied by the town of Scunthorpe was rural in character, and although the sandy subsoil was of relatively poor quality, agriculture was the main occupation. There were five small villages in the locality: Crosby, Frodingham, Brumby, Scunthorpe and the larger Ashby. These villages and surrounding lands were largely owned by two wealthy estates. The Sheffield family of Normanby owned Crosby, whilst most of Frodingham was the property of the Winns of Nostell Priory in Yorkshire. This family also owned nearby Appleby Hall. The re-discovery of ironstone in the mid 19th century and the establishment of the iron and steel industry led to the rapid expansion of the villages which eventually became amalgamated into one town, Scunthorpe, in the first half of the 20th century.

The Winn family, particularly Rowland Winn, later Lord Oswald, exploited the opportunity presented by the ironstone found on their land, and the family subsequently became a major force in the iron and steel industry of Scunthorpe. In July 1864 the Dawes brothers of Elsecare in Yorkshire took out a lease on some of Winn's land at Appleby and started mining the iron ore. The ore was transported by horse and cart, then by boat along the Trent to their works in Yorkshire for smelting, a

time-consuming and expensive business. To supply a cheaper and more efficient form of transport, Winn promoted the construction of the Trent, Ancholme and Grimsby railway, built between 1861 – 1866. To take advantage of this, in 1864 the Dawes brothers built their Trent Iron Works next to this line and other companies soon followed suit. The new works required a large manual labour force which could not be supplied locally and workers therefore needed to be brought in from further afield. This led to a demand for new housing and small, terraced workers' cottages were built in the village of Scunthorpe. Additionally, Charles Winn's son Rowland, who was by now in charge of the family estates, constructed the settlement of New Frodingham on his land situated in close proximity to the works. New Frodingham was therefore a totally new settlement, built on agricultural land, and was designed along the lines of other model industrial settlements of the period. The Infants' School, now listed, was built in 1867, and extended in 1874, and was set slightly apart from the four streets of houses built at the same time.

The 1890 First Edition Ordnance Survey map (Figure 1) shows how the villages were still very separate entities with Crosby to the north, Scunthorpe growing slightly to the south, and the Lindsey Iron Works, Trent Iron Works and Frodingham Iron Works to the east, along the line of the railway. Quite separate are New Frodingham and New Brumby to the south, surrounded by fields. By this time, New Frodingham was composed of four streets with the school and community hall, but in 1890 steel production began at the adjoining iron works, and further growth was therefore inevitable. Local government reorganisation soon followed, with the formation in 1894 of two new councils - the Scunthorpe Urban District Council and the Brumby and Frodingham Urban District Council. The present library in Trent Street was built soon after to accommodate the new council offices.

The slightly later 1908 Second Edition Ordnance Survey map (Figure 2) shows further growth, although New Frodingham continued to remain a self contained isolated settlement up till the first half of the 20th century when the rapid housing expansion of Scunthorpe led to the physical amalgamation of the areas of New Frodingham and New Brumby. The map also shows just how much Frodingham had expanded in just under thirty years, with the addition of the Frodingham Church Institute next to the school and the conversion of the community hall into a hospital. To the north of Rowland Road, more terraced houses had been added in The Crofts, and the Queens Hotel built. These now form the area added to the original conservation area. In Trent Street, offices for Brumby and Frodingham Urban District Council (now the library) had been added in 1903.

Queen Street was added after World War I with a terrace of two storey, red brick houses being constructed, similar in detailing to houses in Scawby which are dated 1933.

In the 1960's New Frodingham was owned by the British Steel Corporation who implemented works to the artisan terraces in order to improve the standard of the accommodation. Rear extensions were added to provide kitchens and internal bathroom facilities, replacing the outdoor privies at the end of the gardens. These works of upgrading were relatively temporary, and soon the condition of the properties deteriorated and the properties were transferred into the Council's ownership in the 1970's. The Council considered demolishing the decaying

properties, although fortunately a lack of finance for redevelopment resulted in a reprieve.

(Insert photos of before and after 1995)

In the 1980's New Frodingham was recognised as an important part of the industrial heritage of the area and therefore worthy of conservation, and in 1986 the core of the model housing settlement was designated as a conservation area. This recognition of the local historic and architectural interest of New Frodingham, combined with the demand for small scale housing, led to grants and partnership funding being found for a restoration scheme of the small terraces. Extensive works were carried out and the quality of the completed scheme was recognised by being awarded the Europa Nostra Award in 1995 for the enhancement it made to the built heritage.

5 CHARACTER OF THE CONSERVATION AREA

5.1 Plan Form

The settlement of New Frodingham is laid out in a grid-like pattern with parallel lines of terraces running in a north-south line either side of Rowland Road, the main route through the conservation area. The area of land between Rowland Road and the railway is triangular in shape so the length of the terraces increases towards the east. This stepped layout of the northern ends of the terraces can be seen most clearly in view looking east along Alexander Road and makes an attractive piece of townscape. Initially the streets were named Second, Third, Fourth, Fifth and Sixth Street North, and Third and Fourth Street South. This layout pattern and naming is similar to other such artisan dwellings of the period, such as the Queen's Park Estate in London. Between 1917 and 1923 these names were subsequently changed to William, Winn, Lindsey, Redbourne, Trent and Cliff Streets, which were the names of the works and mines in which the workers were employed. The houses are closely packed with front doors opening directly on to the street and small rear yard areas. The enhancement scheme completed in 1995 converted all the main streets, except William Street, into communal garden areas, with car parking in the back streets.

Running east west through the centre of the conservation area is a wider thoroughfare, Rowland Road. It is on this street that the public 19th century buildings such as the public house, Coronation Club, the school and the parish church institute are located. These buildings have more generous plots than the terraces giving a more open nature to the street. The open spaces between the public buildings were developed in the first half of the 20th century with semi-detached houses. These houses have small front gardens and gaps between each pair giving Rowland Road a spacious suburban character.

5.2 Activity and uses.

New Frodingham was built as a result of housing demand and is still a residential community with a few public community buildings. The 19th century terraces were built to provide accommodation for the employees of the iron works and remained in

ownership of the steel works until the 1970's. The houses were then owned by the Council but are now managed by housing associations. The individual public buildings have had a variety of uses, changing to meet the requirements of the community at the time. The present library was constructed as municipal offices, converted to a maternity hospital between 1919 and 1937, and then used as a museum. It became a library in 1953.

Similar changes have taken place in the Coronation Club, which was originally built as a public hall. Due to the nature of the industry, and an initial lack of protective clothing, a number of workers were injured at the iron works, and in order to treat them locally the hall was converted into a hospital in 1886. It was not until 1937 that its present use as the Coronation Club commenced. The school, garage, Frodingham Community Centre (the former Frodingham Church Institute) and The Queens Public House have remained in their original uses and the conservation area also contains a shop, post office and take-away restaurant.

As New Frodingham is residential community, the level of noise and physical activity is low. The main area of physical activity is the steady flow of through traffic along Rowland road and both vehicular and pedestrian movement around the school at the start and end of the day. At the west of the conservation area is the Frodingham Footpath, which runs northwards, over the concrete bridge above the railway, and into the centre of Scunthorpe. This is also a popular pedestrian route and contributes to the overall activity within the conservation area.

5.3 Open spaces and trees

When New Frodingham was constructed it was located within a rural area, surrounded by fields and therefore little consideration was given to provision of public open space and trees. In the 20th century the agricultural land was further developed to create what is now an urban area with few trees or open space.

The refurbishment works completed in 1995 did make attempt to introduce some amenity space for residents. Winn, Redbourne, and Lindsey Street were closed to cars and communal front gardens were created. The tarmac and pavements were replaced with a front area composed of both hard and soft landscaping. New paving, trees, lighting and planters containing a variety of shrubs were introduced. To the rear of the properties the later extensions were removed and rear boundaries were improved to provide a small area of private garden for each property and car parking on the re-landscaped back streets. Trees were introduced as part of the landscaping scheme between the car parking spaces at the rear of the properties, but unfortunately a few of the trees have since disappeared. Planting was also introduced along Alexander Road, and likewise some of the trees have been cut down. Reinstatement of these lost trees and further planting to screen the unsightly metal railway line barrier would further enhance the appearance of the area.

In Rowland Road a small area of grass and trees beside the Post Office provides a welcome visual break in the built up nature of the street as well as an outdoor community area. The Infant School has a small enclosed front garden with areas of lawn, roses beds and mature trees, providing a landscape setting to the school.

The open space of the railway lines to the north of the conservation area gives New Frodingham an open northerly aspect and a physical break in the urban townscape. To the west of the conservation area boundary, opposite the school, is a walled playing field which is available as a recreational space for public use.

5.4 Architectural style and building materials

The majority of the buildings in the conservation area are small, terraced cottages of the 1860's and 1870's constructed to house the workers from the nearby steel works. A small number of grander public buildings - the Infants School, Frodingham Church Institute and Coronation Club – are located on Rowland Road and date from the same period. In addition to these late 19th century buildings, the area also includes a row of terraced houses in Queen Street of c.1907, with 20th century semi-detached houses situated in The Crofts and along Rowland Road.

19th century housing.

The artisan dwellings are relatively modest in size, being low, two storey, houses occupying small plots. They are constructed of brick with simple timber boarded doors and multi-paned timber sliding Yorkshire sashes set flush with the front face of the buildings. An element of decoration is provided by a stringcourse of two rows of projecting bricks, the gauged brick arched lintels and orange clay pantiled roofs. The longer terraces are broken into sections by a change in the overall height and floor levels. In the centre of the terraces there are low wide arched alleyways giving access through to the rear of the properties. The rear elevations have similar design to the front except for the doors which are half glazed.

The present day uniform appearance and good condition of these groups of properties is a dramatic change from their 1970's appearance. The scarring of some elevations by the insertion of new brickwork is the only indication of the extensive restoration work. Before the 1970's, many of the buildings had been rendered, windows and doors had been replaced using modern materials such as plastic, and they had an assortment of large, rear additions. Restoration work in the 1990's included the reinstatement of doors and windows based on the original designs, and the removal of paint, render and rear additions. Additionally, the roofs were totally recovered using clay tiles, to form a coherent group with a uniform appearance.

Queen Street, by contrast, was not part of the 1990's restoration scheme, and although built as a uniform, two storey brick terrace, probably in the 1920's, the buildings have lost many of their original features. As built, these had timber casement windows, timber projecting ground floor bay windows and recessed entrance doors. At the time of the survey for this appraisal it was found that the original terrace had been considerably altered. Some of the bay windows have been removed, many windows have been replaced by new ones, with a variety of designs and materials, and the original porches have been enclosed by the addition of new doors. Some of the elevations have been painted and no. 11 has had stone cladding applied. The rear elevations are masked by substantial extensions and the attics have been converted to bedrooms by the addition of large front dormer windows. Despite its poor state no.27 is one of the only buildings which retains most of its original features.

Public buildings.

Although most of the public buildings were built under the same patronage, they are all individually designed for specific uses, and employ different materials and architectural elements. Each building therefore has unique details and is varied in its appearance.

Arguably the most architecturally distinguished of the public buildings is the grade II listed Frodingham Infants School and School House located at the west end of Rowland Road. The school was also built in 1867 by Charles Winn, with further extensions in 1874 under the patronage of Rowland Winn. By providing educational facilities for workers' children Winn demonstrated there was a philanthropic aspect to his character. The building is arranged around a courtyard plan with single storey ranges on each elevation with projecting gables at either end. The School House on the east elevation is a storey higher. The architectural style is Gothic Revival, which was the dominant form at the time, especially for educational buildings. It is constructed of rock faced square coursed ironstone walls, with brick dressing to the quoins, windows, doors and cornice, and plain clay tiled roof. The windows have three- or four-light lancet style lights with flat chamfered arches. The front door is timber boarded, with elaborate decorative hinges. The school is set back from the road with a small front garden, enclosed by a green painted cast iron arrow head railings set in a low stone plinth.

Next to the School is the brick-built Frodingham Community Centre (the former Frodingham Church Institute), built in 1905. This building has a church-like form with gabled ends and a two storey front elevation with two rows of pointed arched windows and a projecting entrance porch. Old photographs show that the original windows were subdivided into eight panes with a bottom hung, internally opening central panel. These have been replaced with less elegant, plastic windows, with heavy sectioned glazing bars.

Further east on the south side of Rowland Road is the imposing building of the Coronation Club. This is another property built with funds provided by Rowland Winn and cost £100 in 1871. The large two storey Victorian Gothic brick building has three gables punctuating the front elevation. The left bay is clearly influenced by ecclesiastical architecture in its form and detailing, although regrettably the windows have been bricked up. The elevation is enriched by a variety of decorative elements, including contrasting tumbled brickwork in the gable, carved ashlar stone lintels and cills, and decorative brickwork relieving arches and string courses.

The Queens Hotel, now a public house, is a two storey brick building with timber sash windows on the upper level. It dates to 1898 and was originally called Queen Hotel, after Queen Victoria. The ground floor has sashes and triple, fixed light windows, with transom lights. There are stucco bands at lintel level, which are joined together to give a horizontal banding detail. The Hotel was not built until after the death of Rowland Winn, probably because of his strong temperance views.

The 1950's Community Centre lies at the eastern end of the conservation area, and is a single storey, rendered building, with concrete pantiled roof. It has a ramped entrance covered by a thin curved canopy supported by plain thin iron columns. The building has little decorative detailing, giving it a rather utilitarian appearance.

The Library occupies a corner site at the junction of Trent Street and Cottage Beck Road. It was designed as municipal offices for Brumby and Frodingham Urban District Council by the architect J.M. Dosser in 1903. Between 1919 and 1937 it was used as a maternity hospital, after which it became a museum. In 1953 it was again refurbished and re-opened as Frodingham branch library.

The building style reflects the national move at the turn of the century, away from Victorian Gothic, to a more Arts and Crafts style. It is a red brick building but the gables, on each of the street elevations, have been rendered. The roof is covered in clay tiles, and the tall and narrow multi-paned timber windows give the elevations an elegant, vertical accent. The original front entrance is located on the corner and is recessed under a porch composed of three classical arched openings. Above the entrance is an hexagonal shaped turret, with foliage plasterwork on its curved projecting base, and a decorative curvaceous lead cupola for a roof. This corner turret is a landmark feature in views along Cottage Beck Road.

20th Century housing.

The Crofts is composed of a group of matching 20th century semi-detached houses. These are two storey brick buildings, with either plain or pantiled clay roofs. A small projecting roof runs the full length of the elevations covering the projecting ground floor bays and providing a canopy over the front door. The original windows were timber casements, divided into tall panes with a transom lights above, but most of the windows have been replaced with a variety of new window designs. Many of these new windows have fewer vertical sub-divisions than the original examples, resulting in a more horizontal emphasis to the design. This quite subtle change radically alters the composition of the elevations.

The semi-detached properties in Rowland Road are similar in design, although each house has a two storey curved projecting bay, with scalloped tile hanging to the gables, and aprons between the windows. The standard design of the elevation was adapted for the Post Office and Newsagents which have simple ground floor shop display windows. The groceries store, at 121 Rowland Road, although at present boarded up, has an attractive timber shop front with a fascia supported by console brackets.

5.5 Listed Buildings and Buildings of Townscape Merit

The Frodingham Infant School and School house are included on the Department of Culture, Media and Sports List of Buildings of Special Architectural or Historic Interest. These buildings are described in the text above; a further description accompanying the listing can be obtained from North Lincolnshire Council. These buildings are important locally, and also have some national significance, reflected in the grade II listing. Policies provided by central government and by North Lincolnshire Council seek to preserve and enhance all listed buildings in the area.

As part of this appraisal, a number of unlisted buildings have been assessed as being "Buildings of Townscape Merit". These include the 19th century artisan dwelling houses, the Coronation Hall, Library and Frodingham Community Centre. These buildings are considered to be of local importance and contribute *positively* to 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 affect these buildings or their settings.

5.6 Other features of interest

The predominant road and pavement surface material is black tarmac with concrete kerbs. In the recently pedestrianised streets a combination of grey paviers, setts and paving has been introduced with some judicious use of red paviers. The range and colour of the new materials has been deliberately limited, creating attractive hard landscaping which does not conflict with the simple terraced houses on either side. Rowland Road is lit by tall, modern concrete and aluminium lighting columns, whereas new cast iron “heritage” lighting is used in the intimate pedestrian areas in Alexander, Winn, Lindsay and Redbourne Streets.

The footpath running along the eastern boundary of the school is enclosed on one side by the stone wall of the school grounds, and on the other by a concrete panelled wall. The path leads to the concrete bridge over the railway. This is a well used path, and could be enhanced by improving the design of the boundary treatment, lighting and entrance barriers.

5.7 Summary of townscape features.

- Good example of late 19th century “model” industrial settlement
- Most original buildings in William Street, Winn Street, Lindsey Street, Trent Street and Cliff Street
- Uniform terraces of houses built on grid pattern of roads
- Use of red brick and orange clay pantiled roofs important
- Chimney stacks and clay pots a feature in transverse views
- Small wooden casements, with glazing bars, add interest
- Simple boarded front doors also typical (in Article 4 streets these are all painted a uniform red, blue or green)
- Notable collection of “social” buildings: Coronation Club; Frodingham Church Institute (now the community centre); Frodingham Infants school (grade II listed) and Frodingham Library
- Views to St. John’s Church and across Scunthorpe to the chimneys of the steel works are important

6 PROBLEMS AND PRESSURES

6.1 General

The biggest threat to the character and appearance of the New Frodingham Conservation Area are minor, incremental changes to the houses. Both the 19th and the 20th century terraced houses were designed to be part of a uniform group, but over the years many of the occupants have wished to “personalise” their houses by adding unsuitable details such as modern doors and windows. This has eroded the character

and visual cohesion of the groups. The 1995 restoration scheme demonstrates how these alterations can be reversed, and the achievements of this work can still be appreciated today.

6.2 Buildings which have a negative impact on conservation area

The garage on Rowland Road is a standard design, petrol-filling station with little architectural merit or relationship to the surrounding context. The buildings are white painted concrete boxes, with an ageing canopy over the forecourt area. The demolition and redevelopment of this building, with an appropriately-designed scheme, would be advantageous to the street scene.

The houses in Queen Street once had architectural merit and integrity, although the modern alterations have eroded the uniformity of the terrace with a substantial loss of architectural detail. The use of some front garden areas as a dumping ground for rubbish (such as at number 27) has had a further adverse effect on the overall appearance of the street. It may be possible to rectify the situation by a comprehensive restoration scheme, like the one implemented in the adjacent streets, but this would involve a unified agreement by all the owners.

6.3 Sites which have a negative impact on conservation area

The sites which have a negative impact on the conservation area are mainly used for car parking. These are shown on the Townscape Analysis map, but include the garage forecourt area and land to the rear, adjacent to Lindsey Street; the car parking area next to the Coronation Club; and the boarded area to the rear and side of no.121 Rowland Road.

(Insert photos of all of these)

All of these areas are surfaced in tarmac, with poor boundary treatments, giving no sense of enclosure and definition to private and public land.

6.4 Buildings at risk

No.121 Rowland Road is vacant and boarded-up, although it appears to be wind and weather-tight and reasonably secure. Its continued neglect gives a poor impression to the whole area, and its repair and re-use would be welcomed.

6.5 Alterations to existing historic buildings

Nearly all the houses in the conservation area have been altered over time, the most common changes being the replacement of the original timber windows and doors, with modern examples. As all of the houses are either part of a terrace of similar houses, or half of a pair of matching semi-detached houses, such alterations to the appearance of one property has an adverse impact on the group. In Queen Street, changes to windows, doors, front elevation and addition of extensions has dramatically altered the appearance of this once uniform Edwardian terrace. Many of the windows and doors have been replaced with new designs which lack quality of design detail of the originals.

6.6 Street audit

The 1995 scheme involved substantial improvement to the public realm of much of the conservation area, as detailed in section 5.6, "Other features of interest". There appear to be few problems with the road surfaces and street furniture, although the footpath next to the school is well used and is beginning to appear rather careworn. This area could benefit from an enhancement scheme. A cycle route is proposed along Rowland Road and this needs to be carefully designed to integrate with the existing streetscape.

6.7 Summary.

- The greatest threat to New Frodingham is minor, incremental changes to features such as the windows and doors
- Modern materials (aluminium, uPVC and hardwood) can never satisfactorily replicate historic windows and doors
- New Frodingham has a number of negative features: the modern garage on Rowland Road, the very altered houses fronting Queen Street; the car park next to the Coronation Club; and the boarded site to the rear and side of no. 121 Rowland Road (a Building-at-Risk)
- Footpath next to school would benefit from new paving

7 RECOMMENDATIONS

7.1 General

This section contains a number of recommendations in order to preserve and enhance the character and appearance of New Frodingham 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.
- Agree list of Buildings of Townscape Merit shown on map 5.
- Encourage the re-use of number 121 Rowland Road

7.3 Environmental and street improvements

- Review the landscaping scheme and reintroduce trees where they have been lost, and consider further planting along the railway line.
- Seek improvements in the boundary treatment and landscaping in the car park area, adjacent to the Coronation Club.
- Investigate improvements to the surface treatment and boundaries of the footpath to the railway bridge, to make it both visually more pleasing as well as more secure. This could be achieved by the introducing a new lighting scheme and

street surfaces, and by the removal of the concrete boundary wall, and its replacement with a higher quality boundary.

- Encourage the garage owner to improve the visual appearance and security of the area at the rear of the garage backing onto the terraces. Also seek improvements to the visual appearance of the forecourt and the introduction of some boundary treatment and landscaping.

7.4 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:

Delete Queen Street and nos. 138 and 140 Rowland Road and the Frodingham Community Centre.

These buildings do not relate to the original industrial settlement created by Rowland Winn, and do not have the historic associations of the majority of other buildings in the conservation area. Apart from the community centre, all of these buildings have been substantially altered, and this has diminished their architectural merit.

The overall character and appearance of Queen Street has been eroded by alterations such as the insertion of large dormer extensions, the fixing of new cladding or rendering to the front elevations, the removal of bays, and by changes to doors and windows. Satellite dishes also abound. It is therefore difficult to justify its continued inclusion in the conservation area, as the special architectural or historic interest of the buildings has been lost.

Additions:

None.

7.5 Article 4 Direction

The Council has already served an Article 4 Direction on the earlier, 19th century terraces within the New Frodingham Conservation Area, which removes certain “permitted development” rights, and brings under planning control certain external alterations, such as replacing doors and windows.

Details of the Article 4 Direction, including the addresses of all of the properties affected, and the types of work which are controlled, are given in the accompanying Supplementary Planning Guidance for New Frodingham. In addition, the Council will continue to monitor alterations to these houses to ensure that planning applications are made where necessary, and will, where appropriate, instigate enforcement proceedings if work has been carried out without permission.

For information on the New Frodingham Conservation Area contact Edward Rychlak in the Environment team on 01724 297396, or write to:

The Environment and Public Protection Department
North Lincolnshire Council
Church Square House
PO Box 42
Scunthorpe
North Lincolnshire
DN15 6XQ

For further general 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 “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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N Pevsner and J Harris
North Lincolnshire Council
Compiled by Reg and Kathleen Cooke

NEW FRODINGHAM CONSERVATION AREA

PUBLICITY LEAFLET

NEW FRODINGHAM CONSERVATION AREA

Are you a local resident or someone who works in the area? If so, then your views are needed!

This leaflet, which briefly describes the New Frodingham Conservation Area, provides a summary of a more detailed “Conservation Area Appraisal” currently being considered by North Lincolnshire Council. As part of this appraisal process, the Council is currently drawing-up a number of proposals for the New Frodingham Conservation Area which will have a direct effect on how new development is controlled in the area over the next few years.

What is a conservation area?

The New Frodingham Conservation Area was designated by the former Scunthorpe Borough Council in August 1986 and includes the houses built by Rowland Winn in the late 19th century to house workers in the adjoining iron and steel works. 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*. This is set out in the Planning (Listed Building and Conservation Areas) Act 1990 which also requires local authorities to publish proposals for the preservation or enhancement of their conservation areas, and to ensure that all development within such areas is assessed very carefully.

What is special about New Frodingham Conservation Area?

New Frodingham is a small industrial settlement, situated within the Scunthorpe conurbation. It was established under the patronage of Rowland Winn, whose family owned much of the surrounding land. The settlement is still clearly distinguished from its surroundings by its distinctive, uniform grid of 19th century artisan dwellings. These modestly-sized, two storey brick houses have simple sliding Yorkshire sash windows and timber boarded doors, with clay pantiled roofs. The houses were restored in 1995 and the scheme was awarded a Europa Nostra Award.

The area also contains a number of notable 19th century public buildings, also paid for by the Winn family, including the Infants School of 1867 (and now grade II listed), the Frodingham Community Centre, and Coronation Club. This functioned for a considerable time as the local hospital and is built in a Victorian Gothic style. The Edwardian library is another building of note, with Arts and Crafts detailing and its prominent corner entrance and decorative turret.

2 Historical development of New Frodingham

The creation of the settlement of New Frodingham is inextricably linked to the foundation and expansion of the iron and steel industry in North Lincolnshire. Up till the mid 19th century the area now occupied by the town of Scunthorpe was largely countryside composed of small fields. There were five small villages: Crosby, Frodingham, Brumby, Ashby and Scunthorpe. The re-discovery of ironstone at Frodingham in 1859 led to the establishment of the iron and steel industry, and the

rapid expansion of the nearby villages to provide accommodation for the new workforce.

The Winn Family owned one of the estates where ironstone was found, and they became a major force in the new industry, leasing their land to industrialists to mine and providing funding for the new railway. They also established their own mining company. During the 1860's and 1870's, Rowland Winn built New Frodingham, providing a school, public hall and parish institute as well as new terraced housing. By the early 20th century the village had become a part of the larger conurbation of Scunthorpe.

In the 1970's the dwellings fell into decay, and would have been demolished if the funding had been available. In 1986 the local importance of the area was recognised and New Frodingham was designated a conservation area. A scheme for refurbishing the houses was evolved, funding secured, and the completed buildings were awarded a Europa Nostra Award in 1995.

3 What is the Council proposing?

The appraisal has identified a number of problems within the New Frodingham Conservation Area and the following proposals seek to address these:

- *Protect Buildings of Townscape Merit by identifying them and by formulating appropriate policies.*
- *Review the 1996 landscaping scheme and consider improvements including the planting of additional trees*
- *Improve the footpath to the railway bridge*
- *Encourage the re-use of no. 121 Rowland Road*
- *Encourage improvements to the garage forecourt and boundaries, the car park next to the Coronation Club, and the site adjoining no. 121 Rowland Road*
- *Amend the conservation area boundary to exclude Queen Street, nos. 138 and 140 Rowland Road, and the Frodingham Community Centre.*
- *Re-affirm the Article 4 Direction which controls alterations to the front elevation of most of the unlisted houses in the conservation area and take enforcement action where works have been implemented without planning permission.*
- *Publish guidance on listed buildings, Buildings of Townscape Merit, the design of new development, and the protection of views within the New Frodingham Conservation Area. This will eventually become Supplementary Planning Guidance with the same weight in planning terms as policies within the Local Plan.*

If you would like to comment on these proposals, a fuller version of this leaflet can be viewed at (insert address/addresses) between (insert dates), after which the Council will amend the appraisal as necessary.

Meanwhile, if you have any queries concerning the New Frodingham Conservation Area or the appraisal, please contact Edward Rychlak in the Environment Team on 01724 297396, or write to:

The Environment and Public Protection Department,
North Lincolnshire Council
Church Square House
PO Box 42
Scunthorpe
North Lincolnshire
DN15 6XQ

NEW FRODINGHAM CONSERVATION AREA

SUPPLEMENTARY PLANNING GUIDANCE

NEW FRODINGHAM CONSERVATION AREA

SUPPLEMENTARY PLANNING GUIDANCE

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SECTION 1 BACKGROUND INFORMATION

1.1 Introduction.

New Frodingham is a small, late 19th century industrial settlement within the conurbation of Scunthorpe. It was established under the patronage of the Winn family, in response to the demand for workers' housing as the iron and steel industry developed. The conservation area is composed of terraces of uniform artisan dwelling houses laid out in a grid pattern, with a number of public buildings : the Infants' School, the Coronation Club, (originally a public hall, then a hospital), the Queens Hotel (now a public house), the Frodingham Community Centre, and a library. This last building was built as council offices, then converted into a hospital, subsequently becoming a museum. The area also includes a 1920's or early 1930's terrace in Queen Street, and mid-20th century semi-detached houses in The Crofts.

The former Scunthorpe Borough Council designated the New Frodingham Conservation Area on 7th August 1986. 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*. This is set out in the Planning (Listed Building and Conservation Areas) Act 1990 which also requires local authorities to publish proposals for the preservation and enhancement of their conservation areas and to ensure that all development within such areas is assessed very carefully.

A conservation area appraisal for New Frodingham has already been written which takes into account the views of local residents and other interested parties. This document, which follows on from the appraisal and which has also been the subject of public consultation, has been adopted by North Lincolnshire Council as Supplementary Planning Guidance. It provides detailed guidance on the management of the New Frodingham Conservation Area and will be used by the Council when determining planning and listed building consent applications within, and on the boundaries of, the conservation area.

1.2 North Lincolnshire Local Plan

The North Lincolnshire Local Plan Revised Deposit Draft was published in December 2000 and should be consulted in conjunction with this document. Within the Plan are detailed policies which seek, amongst others, the protection of listed buildings and the preservation and enhancement of conservation areas. These are included in the chapter on "The Historic Environment".

Briefly, the following policies are relevant:

Policy HE1 Conservation Areas.

This policy states that the Council will continue to protect areas of special quality and character by designating new conservation areas, and by reviewing existing conservation areas.

Policy HE2 Development in Conservation Areas.

This policy states that all new development within a conservation area, or which might affect the setting of it, should preserve or enhance the character and appearance

of the area and its setting. Detailed guidance is also included on how this should be achieved.

Policy HE3 Demolition in Conservation Areas.

This policy provides the criteria by which applications for demolition will be considered.

Policy HE5 Development affecting Listed Buildings.

This policy describes how the Council will seek to secure the preservation, restoration and continued use of listed buildings.

Policy HE6 Demolition of Listed Buildings

This policy outlines how applications for the demolition of listed buildings will be assessed.

Archaeology.

Further policies consider archaeology and include the requirements for archaeological evaluations for certain sites and buildings. These policies are consistent with central government advice in PPG16 which stresses the importance of understanding and recording sites and buildings prior to development.

1.3 The development of New Frodingham

The creation of the settlement of New Frodingham is inextricably linked to the foundation and expansion of the iron and steel industry in North Lincolnshire. Until the mid-19th century the area now occupied by the town of Scunthorpe was mainly fields, with agriculture being the principal activity. There were five small villages: Crosby, Frodingham, Brumby, Ashby and Scunthorpe. The re-discovery of ironstone at Frodingham in 1859 led to the establishment of the iron and steel industry, resulting in the rapid expansion of the nearby villages to provide accommodation for the new workforce.

The Winn family owned one of the estates where ironstone was found, and they were a major force in the new industry, leasing their land to industrialists to mine, and providing funding for a new local railway. The new industry needed a large manual workforce, which in turn meant a demand for new accommodation, and in the 1860's and 1870's Rowland Winn built New Frodingham. The new settlement was composed of terraces of small houses and a school, a hall and a parish institute. The model settlement remained isolated and unchanged until the mid- 20th century when the further expansion of Scunthorpe resulted in a major house building programme, which physically amalgamated the original five villages. The fields surrounding New Frodingham were soon developed, and spaces along Rowland Road were filled with new semi-detached properties.

In the 1970's the dwellings fell into decay, being saved from demolition only by a lack of funding. In 1986 the local importance of the area was recognised and New Frodingham was designated a conservation area. A scheme for its restoration and re-use evolved, funding secured, and the completed buildings were awarded a Europa Nostra prize in 1995.

1.4 The character of the New Frodingham Conservation Area

New Frodingham is now a village subsumed within the larger town of Scunthorpe. It was originally conceived as a model industrial settlement and provided housing for the steel workers and miners. Of note is the distinctive grid of two storey, terraced houses, built from brick with clay pantiled roofs. The houses have simple sliding Yorkshire sash windows, and timber boarded doors, painted a uniform red, blue or green.

The conservation area also contains a number of 19th century public buildings: the Infants' School which is a grade II listed, the Frodingham Community Centre, and the Coronation Club, which functioned for a considerable time as the local hospital. This is built in the Victorian Gothic style, appropriate for its 1860's date. The library is another building of note, with its corner entrance surmounted by a turret being its principal feature.

In The Crofts and along Rowland Road are groups of mid-20th century, semi-detached houses, which although designed and built as a uniform group have been altered by the insertion of modern replacement windows and doors.

SECTION 2 POLICIES

2.1 General information

The following sections contain a number of policies and guidance for preserving or enhancing the New Frodingham Conservation Area, including information about the control and improvement of both listed and unlisted buildings which contribute positively to the character of the conservation area. Also included is design guidance for new development, and advice on alterations within the conservation area. Further detailed information can be obtained from the various organisations listed at the end of this section, and of special relevance is *Planning Policy Guidance Note (PPG 15)* which sets out central government's policies in relation to listed buildings and conservation areas. Local policies can be found in the North Lincolnshire Plan Revised Deposit Draft dated December 2000, and references to the relevant sections of the plan will be given in brackets under each heading. Further advice on the local issues can be obtained from the Planning Section at North Lincolnshire Council

2.2 Listed Buildings

There is only one listed building in New Frodingham, the Frodingham Infants' School and School House in Rowland Road. It is therefore included on the Department of Culture, Media and Sport's List of Buildings of Special Architectural Interest, grade II. It is possible that further buildings may be added to the list as time progresses and buildings which were once considered too late become eligible for listing.

"Listing" covers both the interior and exterior of a listed building, and all structures within the curtilage which form part of the land and have done so since before 1 July 1948.

- *Listed Building Consent is needed for all alterations and extensions which affect the architectural or historic interest of a listed building*

Alterations to listed buildings which may need consent include relatively minor changes like inserting a new window; removing an internal wall, door or fireplace; adding a chimney or flue; removing panelling or fitted cupboards; and inserting a new bathroom where new drainage is required.

Like-for-like repairs usually do not require Listed Building Consent. Owners of such buildings should be encouraged to use traditional materials for roof repairs including lead for flashings and pantiles, clay tiles (or occasionally slate) for roofing repairs. Brick and stonework should be carefully repointed using traditional lime mortars with a brushed flush joint (not weatherstruck or ribbon joints) and cleaning should only be undertaken where it is structurally necessary (such as where build up of dirt or lichen is causing the bricks or stone to break down). Windows should be always repaired *in situ* rather than replaced wholesale. A good joiner can repair rotting timber windows by piecing in new sections and there are many companies who can upgrade timber windows to provide much improved sound and heat insulation. Doors should also be repaired whenever possible but where replacement is needed, the new door must match the original exactly.

- *Like-for-like repairs usually do not require Listed Building Consent although they must be carried out using traditional materials and detailing.*

The importance of the interior as well as the external appearance must be recognised when dealing with listed buildings. It is important that the original plan form and features are protected. Opening up previously separated rooms creating open floor plan or moving staircases, removing chimneybreasts, fireplaces, original doors and decorative plasterwork are all changes which are unlikely to receive listed building consent.

- *The original plan form and historic interior features of listed buildings should be preserved.*

Similarly, extensions to listed buildings should be carefully designed to reflect the scale and detailing of the original building. Extensions should be to the side or rear (depending on the layout of the building) and should be lower than the original building and secondary in scale. Materials and details should match the original examples within the listed building, including windows and eaves and roof details. Applications for such changes should be accompanied by enough detailed information for the Council to assess the impact of the scheme on the character of the existing building, and usually, the Council will require existing and proposed plans, sections and elevations at 1:50 scale with larger scale drawings illustrating details such as new windows and doors.

- *Extensions to listed buildings should be secondary in scale to the original building and be carefully detailed. Applications for alterations and additions will need to be drawn-up to a 1:50 scale.*

Alterations which require Listed Building Consent are currently nil rated for VAT but repairs to listed buildings are assessed at the usual VAT rate of 17.5%. Owners should contact the Customs and Excise Office in _____ for further details and a leaflet.

2.3 Buildings of Townscape Merit and demolition in Conservation Areas

Conservation Area Consent is required for full or substantial demolition of buildings within the conservation area. In accordance with the Government Guidance in PPG15 there will be a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of the conservation area. As part of this study those buildings which make such a contribution but have not been included in the national statutory list of buildings of architectural or historic interest, have been identified and are shown on the maps as Buildings of Townscape Merit. There will be a presumption in favour of the retention of these buildings and their demolition will be resisted unless it can be shown that the building is wholly beyond repair, incapable of beneficial use. Additionally, because these buildings are an important part of the character of the conservation area, the Council will pay special attention to applications for alterations and extensions.

North Lincolnshire Council will resist applications to demolish all or a substantial part of any building identified within this appraisal as a "Building of Townscape Merit". Additionally, alterations and extensions to these buildings will have to be particularly sensitively designed and take into account their historic and architectural interest. All existing architectural features shall be retained on the 'Buildings of Townscape Merit'

In addition, consent for demolition of buildings identified as having neutral or negative townscape merit will not be forthcoming unless applications are accompanied by acceptable and detailed plans for any redevelopment.

2.4 New Development

Policies for new development in conservation areas in the whole of North Lincolnshire are included in the Local Plan in the chapter on the Historic Environment (policies HE2, HE3 and HE4). Additionally, the same Plan includes Supplementary Planning Guidance which provides detailed advice on house extensions which are of use in relation to New Frodingham.

Design

New Frodingham is a densely built up urban area with no vacant development sites. However, there may be some sites which come up for redevelopment in the future. The houses in the area are designed as uniform groups, being either the 19th century artisan dwelling houses or the mid 20th century semi-detached properties. This group uniformity is an overriding feature of the area and must be born in mind when new development is being considered. The properties are small scale and do not exceed two storeys in height. The only buildings which are individually designed are the public buildings.

- *New development should therefore reflect the scale and materials of the existing historic buildings. Any new building should be of the highest architectural quality and its form including its height, bulk, scale, materials, and should match or reflect adjoining properties. This does not mean slavish imitation of the existing historic buildings, but good quality design that preserves or enhances the character and appearance of New Frodingham.*

Materials

Materials for new development in New Frodingham will usually be chosen to match existing buildings in the area, so walls should be red brick and roofs should be covered in Lincolnshire Clay Pantiles. Windows should be made from timber, and be traditionally detailed horizontally sliding sashes or casements. Top hung false sashes or plastic windows are not suitable. All timber should be painted not stained.

- *Traditional materials and details should be specified for new development in New Frodingham.*

2.5 Article 4 Direction

Inappropriate alterations to houses have already altered the uniformity of groups of houses in the New Frodingham Conservation Area. Further alterations will continue to erode the special character of the area. So that the successes of the 1990's restoration scheme are not reversed by changes such as new windows and front doors, the Council has already served an Article 4 Direction which brings such alterations, which usually considered to be permitted development, under planning control.

The properties currently included within the Article 4 Direction are:

.....

Work requiring planning permission includes the following:

- alterations to doors
- alterations to windows
- changes to the roof
- construction of a porch
- installation of a satellite dish
- the erection or alteration of a gate, fence or wall
- painting external elevations
- painting windows any other colour than white
- painting doors any other colour than the agreed red, green or blue

If you are in any doubt as to whether or not you need planning permission, please contact the Planning Section of North Lincolnshire Council before you start work.

2.6 Protection of open space and views

This appraisal has identified notable vistas and landmarks in New Frodingham. These are shown on the Townscape Analysis map. A particularly important feature is the view to St John's Church in the town centre.

- *The Council will protect existing views as identified on the Townscape Analysis map, especially the view of St John's Church from Alexander Road and Queen Street.*

2.7 Trees

Trees play an important role in the character and appearance of New Frodingham and conservation area designation gives the local planning authority and through it, the local community, added control over of work to them.

- *If you wish to lop, top, uproot or fell a tree in the conservation area which is not already covered by a Tree Preservation Order (TPO) you must give the Council 6 weeks written notice before carrying out the work; trees have legal protection equivalent to a TPO for that period, and the Council may make an Order if it is considered appropriate. Proposals to prune a tree should clarify what is envisaged and the extent of the work. The removal of dead wood using secateurs or handshears does not require consent.*

Trees which, whilst remaining healthy, have reached a stage in their development where the crown spread begins to get smaller, are now generally regarded as veteran. Such trees may not necessarily be particularly old, the onset of old age being brought about by the trees response to the environmental conditions (soil, air water and nutrient availability). They may therefore exhibit increasing die-back of branches, bark and trunk, and may contain significant amounts of dead wood. Whilst the removal of dead wood will not generally require consent, such work is now regarded as requiring special consideration if these trees are to be properly conserved. To this end arboriculturalists have developed best practice to benefit older trees, and the Council can provide owners with free advice and technical expertise.

- *The Council will seek to promote the dissemination and use of best practice techniques for the proper management of veteran trees.*

The Council is currently producing Supplementary Planning Guidance on trees and development and is looking to a long term tree strategy which will involve new planting and additional Tree Preservation Orders.

2.8 How residents can help.

The character of the New Frodingham Conservation Area comes not only from the physical appearance of the village but also from the community who live and work in the area. The retention and enhancement of the character and appearance of New Frodingham can therefore only be achieved by the residents and the Council working together.

An owner is responsible for the continued maintenance of their property and garden, and regular repair with traditional materials can help to retain the quality of the townscape. Local residents and amenity groups can also help by recording the local history and features of the area, and by passing on information about good local builders and suppliers of traditional materials and skills.

If you are considering undertaking any repairs or alterations to your property or land, the best approach is always to contact the Environment Team at North Lincolnshire Council for free advice before starting work.

For specific information about the New Frodingham Conservation Area, please contact:

Edward Rychlak,
Environment and Public Protection Department,
North Lincolnshire Council,
Church Square House,
P O Box 42,
Scunthorpe,
North Lincolnshire DN15 6XQ
(tel: 01726 297396)

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

English Heritage,
23 Savile Row,
London W1X 1AB.
General telephone inquiries: 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 W1P 6DY.
Telephone: 020 7377 1644

For “Care for 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),
6 Fitzroy Square,

London W1P 6DY.
Tel: 020 7377 1644

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