

BARROW UPON HUMBER CONSERVATION AREA APPRAISAL ADOPTED  
BY NORTH LINCOLNSHIRE COUNCIL 11<sup>TH</sup> NOVEMBER 2005

**NORTH LINCOLNSHIRE  
COUNCIL**

**BARROW UPON HUMBER  
CONSERVATION AREA  
APRAISAL**

**ADOPTED DOCUMENT  
NOVEMBER 2005.**

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Useful names and addresses

Bibliography

**Map** : showing Conservation Area boundary, Listed Buildings and Scheduled Ancient Monuments; buildings of Townscape Merit; buildings which make a neutral or negative contribution to the character of the conservation area; important views; important public open space; important trees or tree groups; sites which have a negative effect on the character of the conservation area; sites for enhancement, and; the conservation area boundary.

## **1 INTRODUCTION**

Barrow upon Humber is large dormitory village with a core of historic buildings at its centre. Adjacent and surrounding this core, new housing has been developed as a series of estate developments.

The settlement has the character of a small, rural village, but also contains some elements associated with small towns, such as a formal Market Place (Barrow received a market charter in the 13<sup>th</sup> century), and a sizeable High Street.

The medieval Church of the Holy Trinity sits on a small mound at the northern end of the village, with the High Street connecting it to the Market Place at the southern end. The High Street has a tight, closely-knit townscape of mainly two storey, 18<sup>th</sup> and 19<sup>th</sup> century houses and shops. These are interspersed with a few larger houses and chapels.

More historic buildings contain the Market Place, with more dispersed around the church.

The streets that converge on the centre of the village are composed of 18<sup>th</sup> and 19<sup>th</sup> century cottages, small houses and farms. Change in the farming industry over the last century has resulted in many farm buildings being converted into residential properties.

The number of shops in the centre of the village has also declined. The remaining shops and public houses at the southern end of the village, provide a valuable local facility and vibrancy to the centre however.

Beyond the High Street and Market Place are buildings with spacious gardens, well planted with trees or tree groups. These properties lend a rural character to the village and the setting of the conservation area.

This appraisal will assess the special interest, both architectural and historical, of Barrow Upon Humber. The history of the area, its present appearance and character will be described, its problems analysed, and makes a number of recommendations. These have been subject to a full public consultation.

Policies included in sister document will be adopted together with this publication as Supplementary Planning Guidance. These documents will then become material considerations 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 Barrow.

## **2 Legislative background.**

The Barrow Upon Humber Conservation Area of was originally designated by the former Glanford Borough Council in October 1974. Subsequently extended in 1986 the conservation area now also includes; the area around Barton Street in the north, and; parts of Thornton Street, Lord's Lane, Green Lane and Palmer Lane in the south.

An Article 4 Direction covers single family houses in the original conservation area. This Direction means that planning permission is required for minor alterations which would otherwise be automatically allowed as "permitted development". This includes the installation of replacement windows, new roofing materials, small extensions and the construction of garden walls. Included within this appraisal is a recommendation to extend the Article 4 Direction to cover the whole conservation area.

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 appraisal seeks to follow the advice contained within the Act and to involve the public in the formulation of policies for the future control of the Barrow Upon Humber Conservation Area.

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 identifies the buildings that make a positive contribution as "Buildings of Townscape Merit" (see map).

### **3 LOCATION AND LANDSCAPE SETTING**

#### **3.1 Location and Population**

Barrow is located on the A1077 about three miles east of the larger settlement of Barton Upon Humber, and about two miles south of the Humber estuary. The population of the parish is around 2,200 people houses in about 700 dwellings.

#### **3.2 Landscape setting**

The village is situated on the dip slope of the Lincolnshire Wolds, with, to the south, the gently undulating landscape of a chalk ridge. This landscape is characterised by flat, open fields of arable land, punctuated by some hedges and woods. To the north of Barrow, the ground drops down towards the flood plain of the Humber estuary. Here the land is flat, low-lying and liable to flooding. The Humber estuary is a distinct geographical landmark as well as being an historic trading route. From the higher ground there are views across to Kingston upon Hull and to the Humber Bridge in the north-west.

The village itself is set in a slight depression, which is particularly noticeable on the approaches to the village from the west and south. The Beck, a small stream, runs along the eastern edge of the village in a northerly direction to the Humber. Watercross beds are shown on the 1907 O.S. map along this stream. The immediate setting of the conservation area is characterised by some small, hedge-lined fields, and small woods. The grid-like, rectangular shape of these fields, with the surrounding long, straight roads, date to the enclosure of the late 18<sup>th</sup> century.

The woodland around The Grove on the southern approach, and the trees to the east, gives Barrow a sense of enclosure, and screens some of buildings in views from the surrounding countryside. Recently some of these fields have been developed for new housing, providing a more urban setting to the village.

#### **3.3 Geology and building materials**

The geology of Lincolnshire provides a number of different stones and clays suitable for building stone and making bricks. The Lincolnshire Edge, which runs through the centre of North Lincolnshire, is composed of Inferior Oolite or Lincolnshire Limestone. This is variable in quality, but used in some areas for building stone. The western scarp of the Lincolnshire Edge is capped by ironstone, a rough rubble stone usually only suitable for barns, cottages or for boundary walls, but occasionally used for more prestigious buildings, such as St. John's Church in Scunthorpe. A chalk ridge forms the majority of the Lincolnshire Wolds. This soft stone is only usually suitable for farm buildings.

In Barrow, most of the buildings date to the 18<sup>th</sup> and 19<sup>th</sup> centuries, and are built from locally-made brick, either fair-faced or rendered. Sometimes,

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limestone ashlar blocks are used on brick buildings for decoration, such as can be seen in Barrow Hall, built in 1789. A quarry for the stone is shown on the 1907 O.S. map, close to Barrow Hall. Earlier buildings used alternative materials - squared limestone ashlar blocks were used to build Holy Trinity Church, and chalk blocks can be found in the 13<sup>th</sup> century chancel and in the outbuilding adjacent to the Manor House. Mud-and-stud would have been used for the more vernacular buildings, although few of these survive apart from The Nook, Barton Street, a 17<sup>th</sup> century timber framed house which was raised and encased in brick in the 18<sup>th</sup> century.

Bricks started being made in Lincolnshire in the medieval period, and there is mention of a brick makers in Barrow in the 17<sup>th</sup> century. However, from the beginning of the 18<sup>th</sup> century, Brigg and Barton grew to be the main brick making centres in North Lincolnshire. There is evidence for brickyards in Barrow at the beginning of the 19<sup>th</sup> century and these rapidly expanded in the middle of the century.

Earlier buildings in Barrow would have been thatched, as confirmed by the steep pitch of some of the roofs, but from the late 17<sup>th</sup> and early 18<sup>th</sup> century onwards clay pantiles became common. There is now no original thatch left in North Lincolnshire. In 1847 - 8 railways reached the area which resulted in some pantile being replaced by imported Welsh slate in the early 19<sup>th</sup> century.

## **4 HISTORY AND DEVELOPMENT**

### **4.1 History**

Whilst prehistoric and Roman sites are known in the Barrow area the first recorded settlement was the Anglo-Saxon monastery founded by St. Chad in the 7<sup>th</sup> century. The boundaries of the associated estate were described in an early charter. The location for the monastery was at *Ad Barwae*, meaning *at the wood*, which is believed to be the marked by the street called St. Chad. The monastery was destroyed in the 9<sup>th</sup> century by Danish raiders, but the remains of a 10<sup>th</sup> century church have been excavated in the area. This may have been a manorial foundation associated with a predecessor of nearby Down Hall.

In 1086 the manor of Barrow had been in the possession of Earl Morcar and was valued at 32 pounds. By 1086 the manor had passed into the hands of Drew de Beurere and its income had fallen to 15 pounds. The early fabric in Holy Trinity Church, and the remains of a castle, motte and bailey castle at Barrow Haven, suggests that by the Norman period a more substantial settlement had been established. Documentary sources show that in 1137 Barrow came under the influence of Thornton Abbey. The Abbey owned the ferry rights, as well as the incomes from Downhall and Westcote Manors, and Barrow church was served by monastic clergy. The village was granted a market charter in the Middle Ages but its development was eclipsed by larger markets in Barton. The remains of the medieval market cross in the centre of

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Barrow is a reminder of this period. Barrow Haven, situated two miles to the north-east on the Humber, served as a port for Barrow, but was similarly eclipsed by the more convenient facilities at Barton.

Probate inventories of the 17<sup>th</sup> century show that the residents of Barrow had a number of trades: brickmakers, ferryworkers, innkeepers, tradesmen and farmers.

The descriptions of the houses in the 1606 Glebe Terrier refer to houses made of wood, earth and straw, and most of the community had a few livestock and grew some of their own food. During the next three centuries the village depended economically on agriculture, and the relative prosperity of the 18<sup>th</sup> century meant that many of the old mud-and-stud buildings were replaced with better quality buildings, built from the local brick. Between 1797 and 1803 the fields which surrounded the village were enclosed and farming practices improved, although this reduced the available common land for the poorer residents. The modern appearance of the field system around Barrow, with its straight enclosure roads and rectangular fields surrounded by quickset (hawthorn) hedges, all date from this period.

Between about 1840 and until the beginning of the war in 1914 Barrow became a centre for basket making, using osiers grown on the marshy land close to the Humber. Down Hall was built in 1877 as a house and a basket factory for a basket entrepreneur and basket-making apparently took place on the top floor and attic. The industry provided employment to local women and children, who were paid 6d. a bundle, a woman and child could prepare from four to six bundles a day. The size and importance of this industry is demonstrated by the words of Mr. James Barrick to the Royal Commission in 1866. *"I employ 100 children in osier peeling. Probably 250 are so employed in Barrow."* During the same period the brick making industry developed further along the banks of the Humber at both Barton and Barrow, with many of the bricks being transported across the water to Hull. The coming of the railway in 1847-8, and the building of a dock for a new ferry to Hull, also encouraged Barrow to expand.

The 1907 OS map shows the extent of development in Barrow by the turn of the century. The High Street is densely developed as are the areas around the Holy Trinity Church and the Market Place. During the 20<sup>th</sup> century all the major industries declined leaving farming and some light industry as the mainstay of the local economy. Today the village has become a dormitory settlement with many of the residents commuting to nearby large towns for work.

Comparison of the 1974 conservation area leaflet map with development on the ground shows that all the remaining vacant sites within the centre of the village present at that time, such as the Island and south side of Barton Street, have been developed. In the last 15 years further development has taken place on the edge of the settlement, and some of the small fields surrounding the historic core have been lost to small housing developments.



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The village centre however, still retains many of the 18<sup>th</sup> and 19<sup>th</sup> century buildings which give Barrow its special historic character and appearance.

Barrow's most celebrated resident was John Harrison, who is famous for his invention of the marine chronometer. His family moved to Barrow from Wakefield in 1693, and John is reputedly to have lived in a cottage in Barton Street from 1726. This cottage was demolished and redeveloped in 1968.

## **4.2 Archaeology**

There is only one Scheduled Ancient Monument in Barrow, the village cross in the Market Place. The cross is made from limestone with a square, two-course plinth, with a somewhat weathered shaft above. Some documents refer to this as the stocks, and the hollowed out seat on one side is possibly where wrongdoers were made to sit as punishment. A similar structure can be found in the churchyard, but it was converted into a sundial by James Harrison in 1731.

Although not within the conservation area, Barrow Castle, situated to the north of the village at Barrow Haven, is also a Scheduled Ancient Monument. This is an earthwork fortification, probably constructed in the 11<sup>th</sup> century under the auspices of Drogo de Beuvriere, with the other enclosures or 'baileys' added later.

It is likely that this motte and bailey was constructed on the site of a pre-existing Anglo-Saxon fortification.

In 1977 – 8 archaeological investigations were undertaken in the St Chad area to the north end of Barrow. These works revealed the foundations of an early 10<sup>th</sup> century church, possibly a manorial foundation associated with the predecessor of nearby Down Hall. Pre-10<sup>th</sup> century burials were also found which might have been associated with the 7<sup>th</sup> century monastery "*ad Barvae*" mentioned by Bede.

## **5 CHARACTER OF THE CONSERVATION AREA**

### **5.1 Plan Form**

Barrow is a linear settlement, the High Street forms a central spine, with more nucleated development at the north and south ends. Historically, the area to the north, around Holy Trinity Church and the early Anglo-Saxon settlement in St Chad, was developed first (7<sup>th</sup>-10<sup>th</sup> centuries) and the area to the south, around the Market Place, from the 11<sup>th</sup> century onwards. The curved street plan, informally set out, demonstrates this early establishment, contrasting sharply with the rectangular field patterns and straight roads of the late-18<sup>th</sup> century which surround the village.

Although many of the village centre buildings date to the 18<sup>th</sup> and 19<sup>th</sup> century, the layout of these buildings clearly show the medieval origins of their sites, with a typical burgage plot arrangement with the buildings fronting the street, with long rear gardens behind. Generally, the small two storey properties sit close together on the edge of pavement, creating a tightly-knit townscape with an intimate, enclosed character.

Some breaks in the tight urban form are created by an overlay of late Victorian and Edwardian building, which changed the relationship of the buildings to the street with the provision of front gardens and more spacious plots.

The properties around the church and the Market Place have a similar layout to the High Street, although as the village permeates into the neighbouring fields, at the edge of the village, the plots become larger and trees more numerous, giving these areas a slightly more spacious rural quality.

## **5.2 Activity/uses**

Barrow is essentially a dormitory village with residents commuting to nearby towns for employment. There is a little light industry on the edge of the village in Beck Lane and an automobile engineer on Barton Lane. Farming still provides some villagers with employment.

The Market Place area is still the focus of activity, with the Six Bells and Royal Oak Public Houses, supermarket, newsagents, video store, a take-away restaurant, hairdressers, butchers and Post Office in close proximity. There is a constant flow of customers using these local services which creates activity within the village centre.

The northern end of the village is generally more peaceful except at the beginning and end of the day when the children attending John Harrison primary school fill North Street. Some sporting facilities are provided in Thorngarth Lane, where an old barn has been converted into a squash courts. There is a sports field and bowling green at the end of the same road, outside the conservation area boundary.

There is a constant flow of local vehicular activity, but much of the traffic bypasses the heart of the village by taking the route along Wold Road. Alternatively, cars use the A1077, which avoids the majority of the historic core of the village.

## **5.3 Open spaces, trees and vistas**

There are a number of spaces within the conservation area identified in the Local Plan as "*Areas of amenity importance*" including the Holy Trinity churchyard, and an area to the rear of the Manor House in the High Street. The appearance of the churchyard was dramatically altered in the 1960's, when a number of trees were felled and the gravestones moved along a wall on the western edge. A small house used to occupy a site next to the

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entrance of the churchyard, but was demolished some time ago. Most of the churchyard is now a smooth, grassy bank, sloping down to the roadside, with the western edge now being enclosed by a wall between it and the adjacent vicarage. A well-used, tarmac path, with a low brick wall runs across the churchyard to North Street. The only remaining trees are some willows and yews, which flank the path to the church door, and a large mature sycamore on the north-west corner.

The open space to the rear of the Manor House is a more wooded area. The entrance gates and piers on the High Street approach to this area, indicate that some of this land was once part of the garden to the Manor House. It is bisected by a public footpath to Palmer Lane, and is a popular area for dog walking and for children to play in. The mature trees are visible from many viewpoints within the village, and are an important part of the character and appearance of the conservation area.

Adjoining the wood, but outside the conservation area boundary, is a more extensive open area. This space is important to the setting of the conservation area, as it provides a visual and physical break between the historic High Street and the more modern developments to the east. Once farmed, its somewhat neglected appearance is regrettable. It would benefit from the removal of rubbish, increased planting and the creation of a more managed wildlife habitat.

The Market Place is the most important public open space in Barrow, with an important role in the townscape of the village, as well as providing a valuable community facility. Green Lane, Lord's Lane and Town Street all converge on the Market Place. A row of mature trees, reportedly planted for Queen Victoria's Jubilee, protects the pavement from the road. The space has recently been relandscaped, with central parking area resurfaced in Tegula blocks and granite setts, and the paths and pavements with York stone. A cast iron bus shelter has been positioned facing the High Street, with two wooden benches provide seating. The area is lit by tall, "heritage" street lights.

Throughout the Barrow Conservation Area, private gardens provide a spacious setting for buildings and private amenity space for residents. Many of the larger gardens contain a number of mature trees, such as around the Old Vicarage, which play an important part in the character and appearance of the conservation area. In Palmer Lane, Vine House and The Mount have large spacious gardens, with many mature trees which are visible from the street.

Barrow House also has mature trees in the rear garden, rising above the surrounding buildings. Combined with the woodland surrounding The Grove on the southern boundary, these trees provide a rural woodland character to this part of the conservation area.

Within Barrow there are a few, individual trees, which have a dramatic visual impact on the area as a whole. For example, there is a large copper beech in

the garden of Church View, which is has a particularly prominent location on the corner of Churchside and North Street. Similarly, in views down the High Street from the north the two monkey puzzle trees, in front of Ribstone House, have a distinctive sculptural form.

#### **5.4 Architectural style and building materials**

The conservation area contains buildings dating, predominately, from the late 18<sup>th</sup> and the 19<sup>th</sup> centuries. There are variety of buildings types from small cottages, to larger detached houses, farm buildings and places of worship.

The majority of these buildings are small two storey brick houses fronting the main street. The gable ends of many show them to be originally single storey houses, with tumbled brickwork gable detail, that have been raised to two storey and in some cases refronted. Another local feature found on the gable ends are small, round headed windows.

Most of the houses have timber sash windows, with rendered flat arched lintels, and there are some cases of bricked up windows with a *trompe l'oeil* window painted into the recess. These sash windows are a very important feature of the conservation area, and modern replacements in plastic or metal totally fail to replicate their details or overall design.

The buildings usually have clay pantile roofs although properties dating from the latter half of the 19<sup>th</sup> century tend to have natural slate roofs.

#### **5.5 Listed Buildings and Buildings of Townscape Merit**

A number of buildings in the Barrow Conservation area are included in the Department of Culture, Media and Sport's List of Buildings of Special Architectural or Historic Interest. The most important of these building is the Church of Holy Trinity, listed grade I.

Outside the conservation area is Barrow Hall in Wold Road, also grade I.

Other properties within the conservation area are all listed grade II and include The Nook in Barton Street, its near neighbour Sconer House, Beck Farmhouse and barn, Church View, The Manor House, Papist Hall, the Old Vicarage, Glebe Farmhouse, Banner House, the Congregational Chapel, the Market Cross, Scrivener's Cottage in North Street, Vine House, Wate Garth, the Priory, and Holly House. These are somewhat dispersed throughout the conservation area, with a concentration of listed buildings around the church.

A number of smaller structures are also included: two K6 telephone boxes, one sited on The Island, and the other in the Market Place; and the War Memorial and sundial in the churchyard.

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Listed buildings have both local and national significance, and there are Local Plan and central government policies in place to conserve these buildings for future generations.

This appraisal has identified a large number of *Buildings of Townscape Merit*, all of which are marked on the Townscape Analysis Map. These are 18<sup>th</sup> and 19<sup>th</sup> century houses and places of worship which are considered to make a positive contribution to the character of the Barrow Conservation Area, and although they may not be of sufficient age or architectural interest to merit statutory listing, they are still worthy of retention.

The Council will therefore resist applications for their demolition unless the applicant can prove the building is beyond the point of economic repair. Additionally, because these buildings are an important part of the character of the Barrow Conservation Area, the Council will pay special attention to applications for alterations and extensions.

The sister document to this appraisal is titled *Supplementary Planning Guidance*. It has also been the subject of public consultation and contains further, more detailed advice, for owners of listed buildings and “Buildings of Townscape Merit” in Barrow.

## **5.5 Other features of interest**

Throughout the conservation area, the streets and pavements have a simple more rural treatment, with tarmac surfacing and concrete kerbs. In the Market Place, however, recent improvements are more urban in character, with the use of York stone paving and Tegula blocks (modern concrete setts) for the parking area. The High Street is lit by modern aluminium lighting columns.

There are a some free standing historic structures in the conservation area. The two listed K6 telephone boxes have already been mentioned - one is located on the northern end of The Island, and the other in the Market Place. The Market Cross in the Market Place is of note, and there is a similar base of a medieval cross in the churchyard, but it was converted into a sundial by James Harrison in the 18<sup>th</sup> century.

The churchyard also contains the listed War Memorial of 1921. This is constructed in the style of a Saxon cross from polished grey granite.

## **6 AREA ANALYSIS**

### **6.1 General introduction.**

The Barrow Conservation Area is linear in shape, stretching from the St. Chad's area in the north, along the High Street, to the Market Place in the south. Recent additions to the designated area have furthered this elongated shape, particularly beyond the Market Place. The boundary excludes the surrounding modern housing developments which constrain the historic core on most sides, although some open fields to the north-west and to the south-east of the High Street properties do still remain.

The conservation area divides conveniently into four areas:

- St. Chad's and Holy Trinity Church to the north.
- The High Street.
- The Market Place.
- The southern edges.

### **6.2 St. Chad and Holy Trinity Church to the north.**

This area includes North Street, Barton Street, St. Chad and the church and churchyard. It contains 13 listed buildings or structures, interspersed with a number of Buildings of Townscape Merit and other buildings whose impact on the conservation area is largely considered to be neutral. The area, to the north of the church, is composed of small 18<sup>th</sup> and 19<sup>th</sup> cottages, farm buildings and modern infill development, with spacious plots and gardens, providing a strongly rural character.

The earliest, most prominent and architecturally important building within the whole of Barrow is the grade I Church of the Holy Trinity. The circular site suggests an early foundation, and it may have been the successor to the 10<sup>th</sup> century church discovered during excavations in the St. Chads area. It certainly contains some 13<sup>th</sup> century fabric, with 14<sup>th</sup> and 15<sup>th</sup> century additions. It was heavily restored in the 19<sup>th</sup> century by Kirk and Parry of Sleaford. Built from local limestone, with some fine Gothic detailing, its square tower has an embattled parapet and corner pinnacles and carries a memorial clock for the war dead. The tower is visible from many viewpoints in the conservation area and beyond, making it an important landmark.

The townscape in the immediate vicinity of the church is very open, with Churchside encircling the churchyard and church. The Old Vicarage is located to the west of the church, and is a listed house, built in 1805, and designed by Robert E Johnson of Barton, with alterations by D W Aston of Hull in 1857. Many of the buildings of Barrow have similar simply detailed front elevations, and it is likely that Robert Johnson may have had a hand in their design as well.

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On the north side of the churchyard lie the listed 19<sup>th</sup> century Church View and its similar neighbour High View. These are two storey brick houses, with double hung timber sash windows, timber central doorcases and clay pantile roofs. High View also has a barn attached to the side, and a number of farm buildings to the rear. Properties of similar age and style are found in Thorngarth Lane, including Holly House and Nos. 1 – 3. At the end of the road is Manor Farm, a rendered late 19<sup>th</sup> century house with slate roof and modern casement windows. The main barn, a 19<sup>th</sup> century brick building, is attached to the farm and has been converted for use as a squash court.

North Street contains a combination of 18<sup>th</sup> and 19<sup>th</sup> century brick cottages set on the back edge of the pavement.

The Cottage, Llaregyb and no.7 are examples of single storey, 18<sup>th</sup> century cottages, with very steep roofs, perhaps once thatched. These have been substantially altered by the painting and rendering of the elevations, the insertion of modern windows, and the addition of large dormers to provide accommodation in the roof space. The 19<sup>th</sup> century cottages are typically two storey, with sash windows and clay pantiled roofs. All of the end gables have the characteristic local detail of tumbled brickwork. Scrivener's Cottage at the northern end of North Street is a listed building, of note because it is an unusual example of a combined farmhouse and barn. The date stone above the door is inscribed *Thomas Scrivener 1797*. The barn is a brick structure with three vertical slit vents to each floor. Ivy Dene, also in North Street, does not follow the same form of the rest of the buildings in the immediate area. This house replaced the old Temperance Hall and is now occupied by the Methodist minister. It is a two storeys high, dates to c.1920, and is set back from the street. The front elevation is built from brick to a symmetrical design, with projecting two storey timber bay windows either side of a central entrance door. These bays have small, projecting gable roofs, supported by timber brackets. Although different in character and appearance from the rest of the street, the building does make a positive contribution to the townscape.

Turning the corner into Barton Street, the character of the area changes slightly with modern bungalow development on a raised ridge on the southern side of the street. These buildings are built from brick, with shallow pantiled roofs, and as they are low in height they have a neutral impact on the conservation area. However, the planting and landscaping around the buildings, such as the leylandii hedges and concrete slabs used for pathways, provides a contrast to the rural character of this part of Barrow.

On the north side of Barton Street, the historic streetscape remains intact with a series of small brick houses, some of which are listed, with barns and outbuildings to the rear. The gable wall of The Willows shows that this property has been raised and re-fronted. Chadhurst, next door, is a double-pile house with a modern clay pantile roof, and a 19<sup>th</sup> century front elevation, indicating that this is also a re-fronting of an earlier house. The Nook with its distinctive tumbled brick gable facing the street, is a 17<sup>th</sup> century timber framed building which was later encased in brick. Homeleigh is a typical 19<sup>th</sup> century two storey cottage, but has been unsympathetically altered by the

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addition of a front extension and entrance, as well as the insertion of modern, single pane windows instead of traditional horizontally-sliding sashes. Sconer House is a mid-late 18<sup>th</sup> century farmhouse with large barn to the rear. This house is set back from the street, behind a low brick wall with stone coping and small front garden.

The views eastwards along Barton Street are terminated by the front elevations of The Priory and Banner House, once forming one property, and grade II listed. The buildings date to c.1800, with later alterations, such as the addition of a gable to the Priory, and the insertion of early 20<sup>th</sup> century windows to Banner House. This building has a store at second floor level, with small hatch-like openings with pairs of boarded doors.

The conservation area extends northwards to include a few cottages on the western side of St Chad. These are two storey brick houses, with pantile roofs and altered windows. No. 11, although rendered, retains more of its original features including a date stone of 1761. The conservation area also continues a short distance southwards down Beck Lane to include Beck Farmhouse, an early 19<sup>th</sup> century grade II listed building with a threshing barn which has recently been converted into a house. The front elevation of the house is two storeys high and built from brick, with timber sash windows set below stucco arches and surmounted by a concrete tile roof. Holly bushes along the front boundary are of some note.

Cross Street runs from Barton Street back to the church. The west side of the street contains mainly 19<sup>th</sup> century houses, and is included within the conservation area. The east side is excluded, as it forms an area of land called The Island which remained almost totally undeveloped until the mid 20<sup>th</sup> century, apart from a row of 19<sup>th</sup> century cottages on the east side facing on to Beck Lane, and nos. 3 and 5 on the west. Most of the historic properties in Cross Street are brick, two storey houses, located at the back edge of pavement, with timber windows and pantiled roofs. Unfortunately, many have been altered with addition of render, changes to the windows and new roofs in modern materials. Glebe Farmhouse, grade II listed, is located in the middle section of the street, and occupies a slightly elevated position, set about a metre back from the pavement. The house has a symmetrical front elevation, with a bay on either side of the front entrance door. The central window is a painted *trompe l'oeil*, a feature found on a number of properties in Barrow. Mount Villas is a pair of early 20<sup>th</sup> century semi-detached houses on the corner of Cross Street and Churchside, which have a significantly elevated position on a bank. Beyond the road slopes downwards towards the Church. The footpath along this section of road is also raised, cutting through the bank and creating a pleasant space for strolling.

South of the church, on the eastern side of Churchside, there is a collection of barns, which were originally part of Emmersons Farm. These have now been converted into houses, with one prominent gable end elevation facing the street. In between the barns is Ropery Cottage, a curious free standing narrow building with a very tall and steeply pitched roof.



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- Holy Trinity Church, on its circular mound, the most important and dominant building
- Around the church are mainly detached buildings with strongly rural character
- Farm buildings still evident, although now in residential uses
- Small 18<sup>th</sup> and 19<sup>th</sup> century cottages predominate, with gardens
- Brick elevations, sash windows, and pantiled roofs are the most common details
- End gables have tumbled brickwork details

### **6.3 The High Street.**

The High Street runs from the south side of the Church down a slight incline to the Market Place. This street has a more urban character than the area around the church, due to the almost continuous properties which line both sides of the road. Many of these retain their 19<sup>th</sup> century sash windows, providing a strong vertical emphasis to the front elevations when viewed obliquely along the street.

These are in a mixture of uses including houses, shops, chapels, and some community facilities. The buildings date from the 17<sup>th</sup>, 18<sup>th</sup> and 19<sup>th</sup> centuries, and are mainly two storey brick buildings, some of which are colour-washed. Windows are generally traditional sashes or casements, in timber, and roofs are covered in clay pantiles. The similarities in height, bulk, and materials creates a cohesive townscape, however each of the buildings are individually designed, and these differences provide the High Street with a somewhat varied appearance. Overall, the northern end of the High Street is more spacious, with larger buildings, but closer to the Market Place the buildings become smaller and more compact. Most of these buildings have been assessed as being Buildings of Townscape Merit.

The Manor, grade II, occupies a large site close to the churchyard. This house has been dated to the 18<sup>th</sup> century, with 19<sup>th</sup> century alterations, but probably contains earlier fabric. Of note is the Dutch gable facing the street, with a moulded brick coping and stone kneelers. This elevation also has a projecting 19<sup>th</sup> century canted bay on two storeys. The front elevation of the house is hidden from public view by a single storey outbuilding, built from chalk, and has a clay pantiled roof, surmounted by a small timber dovecote.

To the south is the Foresters Hall of 1864, a simple brick building with a slated roof. It has a gabled front elevation facing the street, with yellow brick detailing to the quoins, lancet windows, and four-centred arched entrance door. Unfortunately, the hall is no longer in use, and the boarded windows give an air of dereliction. Parallel to the Hall, is an open cartshed built from timber with a pantiled roof, which is still used for the storage of farm machinery.

On the opposite side of the street, the buildings are predominately two storey, brick houses (some are whitewashed), with timber sash windows, and either

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pantiled or slate roofs. There are two taller, three storey, houses at the southern end of this group which date from early 18<sup>th</sup> century. A small shop occupies the end of plot, and turns the corner very satisfactorily. As the neighbouring group of Victorian properties are set back from the street, both the side and front elevations of this shop are visible in views along the street from the south. To maximise advertising each elevation therefore has a display window, with the entrance to the shop on the chamfered corner.

The four Victorian buildings to the south of the corner shop are set back from the pavement edge and raised up on higher ground. Ribstone House is the most notable of this group, being a three storey detached house, with an elevated position and distinctive monkey puzzle trees in the front garden. The front elevation is a symmetrical three bay design, with canted bays on the ground floor.

The central section of the High Street contains the 17<sup>th</sup> century Papist Hall and two Methodist chapels. The Hall remained vacant for many years and has now be restored and converted into holiday flats. Grade II listed, it is a seven bay, two storey brick building, with three entrance doors, a pantiled roof with small 19<sup>th</sup> century dormer, and a catslide roof. The timber sash windows and timber panelled doors are set within openings with raised brick surrounds. As part of the restoration scheme the colourwash was removed.

A roadway next to Ribstone Cottages leads to the rear of the Papist Hall and Baptist Hall Mews. Ribstone Cottages are a row of three, two storey brick cottages, which have also been refurbished. A number of barns in this backland area have been converted into houses. Baptist Hall Mews is an attractive enclave, with granite sett and Yorkstone paved roadway, and a cast iron water pump.

On the east side of the street is the Wesleyan Sunday School, dated 1838. This is a tall, single storey brick building, with large double height arched windows on either side of the central entrance door. It is somewhat overshadowed by its immediate neighbour, the Wesleyan Methodist Chapel of 1868. The front elevation of the chapel is composed of a double row of tall, arched windows, enclosed by double height white painted pilasters, supporting brick arches. The two entrance doors at either end have well detailed, prestigious timber doorcases. A number of the small brick houses in this section of the street also have high quality timber doorcases, and some also have traditional timber shopfronts. These contrast with the Village Hall, which has lost its original doorcase and window surrounds.

At the southern end of the High Street, close to the Market Place, the buildings are smaller and more closely packed. There are also more shops, including a hairdressers, a butchers, a fish and chip shop and the Post Office. These are typically two storey brick buildings, most of which have been rendered or colourwashed, with timber sash windows. Unfortunately, the Old Red Lion Inn, a grade II listed building, was demolished in the early 1980's. It has been replaced by two detached houses, which have been built using traditional materials.

- More urban character than around the church
- Almost continuous two or three storey properties along either side of the street
- Examples from the 17<sup>th</sup>, 18<sup>th</sup> and 19<sup>th</sup> centuries
- Brick walls, many of which have been painted, the most common finish to the front elevations
- The Manor, a detached grade II house, the most important building
- Foresters Hall (1864), Papist Hall, the Wesleyan Sunday School (1838), and two Methodist chapels the other most notable buildings
- Closer to the Market Place the buildings are smaller and more densely packed, with some ground floor shops

#### **6.4 The Market Place.**

The Market Place is enclosed on the west, north and east sides by two storey, brick terraces with clay pantile roofs and timber sash windows, set below rendered flat arches. The square itself is now used as a small car park, with mature trees defining the boundary and the remains of a stone market cross in one corner.

The buildings around the square give a formal, intimate character. Regrettably, the appearance of a group of three properties on the north side of the Market Place has been harmed by the addition of render, and the insertion of new horizontal casement windows, to the central property.

Another discordant element in the buildings surrounding the square is an early 1970's block of flats, Cross Hill View, occupying the corner site where Green Lane joins the wide lower section of the High Street. The building does not seem to have been designed for this particular location, as its height, bulk, building line, proportions and materials are totally inappropriate, and its rather bland side elevation and functional rear block are uncomfortably juxtaposed on the corner of the Market Place. By contrast, Tobias House lies on the corner with Green Lane, and its hipped roof, curved shopfront and corner windows create an attractive corner to the Market Place.

The lower section of the High Street where it meets the Market Place is very wide but narrows towards the south. This short section contains more two storey brick houses and shops, mainly 19<sup>th</sup> century in date. A couple of good timber shopfronts have been retained, although the properties have been converted to residential use. The two buildings flanking the junction with Barton Lane are both historic corner properties. The building on the south side is presently vacant, while the building opposite which was once part of the garage repairs to the rear, is now used as a second-hand shop. These properties have a neglected appearance, and the render in particular is in need of some repair.

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- Market Place is surrounded by mainly 19<sup>th</sup> century two storey, brick terraces on three sides
- Clay pantiled roofs and sash windows important
- North side has been adversely affected by inappropriate alterations to some of the buildings
- 1970's block of flats on corner of Green Lane also discordant
- Some buildings have ground floor shops

## **6.5 The southern edges.**

The four streets which radiate outwards from the Market Place – Green Lane, Lords Lane, the continuation of the High Street (which later becomes Thornton Street), and to the south, Barton Lane, contain a number of tightly packed, 18<sup>th</sup> and 19<sup>th</sup> century rows of cottages. However, towards the peripheries of the village the houses become more sparsely spaced, and include a number of small farm complexes. The conservation area boundary therefore includes groups of good quality historic properties, excluding modern development which has been inserted into the backland sites around the edges of the older settlement.

Green Lane and Palmer Lane join the market Place with the east side of Barrow. Nos. 1-11 Green Lane continue the building style of the properties in the Market Place, being 19<sup>th</sup> century, two storey, with pitched pantiled roofs. No. 11 is an 18<sup>th</sup> century building, with timber sashes and a very steeply pitched roof. However, the render has been removed, leaving the brickwork and bressumer beam exposed. Nos. 12-23 are a group of 1930's, Council built, red brick houses with slate roofs, with altered windows.

Palmer Lane leads north-eastwards from Green Lane, and has a more rural character and appearance as the buildings are more openly spaced, with a soft, grass verge and no pavements on the east side.

The buildings include two barns, some unlisted houses of townscape merit, and two listed houses with attractive gardens. Vine House, on the corner with Green lane, is an late 18<sup>th</sup> century brick house, with a gable end to Palmer Lane, and a large front garden to Green Lane. The garden, enclosed by a low brick wall and railings, contains mature planting, including a notable beech tree. At the northern end of Palmer Lane is another large house, set in large spacious garden containing more mature trees. Called Mount House, this dates to the 19<sup>th</sup> century, with substantial Edwardian alterations. Wate Garth is a small, listed, mid-18<sup>th</sup> century cottage, with a steeply pitched roof with tumbled brick gables. The other buildings in Palmer Lane are mostly small houses from the 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> centuries.

Lords Lane leads in a south-easterly direction and contains somewhat dispersed buildings, some of which are modern. The best group is close to the junction with Green lane - a terrace of 19<sup>th</sup> century cottages, one of which was being substantially rebuilt at the time of survey. On the opposite side of

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the street are two cottages, of which no.7 is a good example of a particularly intact, two storey, three bay brick house, with timber sashes. The Congregational Chapel is a late 18<sup>th</sup> century square brick building with a hipped, almost pyramidal, pantile roof. The front elevation contains a pair of Gothic-glazed timber sashes either side of the timber entrance door. The chapel appears to be in a good state of repair but currently not in use. Nos. 14-16 are a terrace of new bungalows on a formerly open site. In the vicinity there is more mid-20<sup>th</sup> century bungalows, situated in what used to be fields and are excluded from the conservation area. At the end of Chapel Close is a row of 19<sup>th</sup> century houses, and opposite these is Lords Lane Farm. Although no longer a working farm, the extensive range of 19<sup>th</sup> century farm buildings remain to the rear, including a two storey barn and a former stable block.

The High Street curves gently around into Thornton Street, the southern entrance to the town, which slopes gently downhill to Town Street. On entering the village the small, timber roofed, pedestrian entrance gate to Barrow House provides an important focal point. Barrow House, a modest Georgian detached property, is located on high ground with a brick retaining wall to the street. The garden to the rear contains a number of mature trees which give a green backdrop to the building.

Further along Thornton Street are a number of brick 19<sup>th</sup> century houses and cottages. Stamford House has a small stained-glass arched window in its gable end, but unfortunately the windows on the front elevation are modern timber casements with fake leaded lights. Cobweb Cottage has a curiously diminutive front elevation with curved brick corners. Nos. 1-9 is a terrace of cottages, but unfortunately nos. 5 and 7 are the only ones to retain their original painted sliding sashes.

Elder House is located on the approach to the bend in the road, and was once used as a meeting house by the Plymouth Brethren. Originally, it had a joiners shop in one end. The Firs is located at the end of Thornton Street where it joins Silver Street. This building once had a sweet shop on the corner, with display windows on both elevations. The right hand section of the Silver Street building was once occupied by a butchers. Silver Street has lost many of its historic buildings, although some remain and are included within the conservation area. The 19<sup>th</sup> century barn opposite Blacksmiths Close has been converted into a house. Forge Cottage, located at the end of the lane, forms part of a 19<sup>th</sup> century terrace of small two storey houses with timber sash windows. Lynn House is an attractive late Victorian house with canted timber ground floor bays.

- Close to the Market Place, the four radial roads contain tightly packed, 18<sup>th</sup> and 19<sup>th</sup> century rows of cottages
- Towards edges of historic settlement, more dispersed properties dominate, with former farm complexes
- Brick elevations, sometimes rendered and painted, predominate, with sash windows
- Pantiled roofs common, sometimes very steeply pitched
- Congregational Chapel in Lords Lane a notable building

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- Curves in the High Street, and slight changes in level in Thornton Street, important
- Attractive gardens and mature trees more important in this part of the conservation area

## **7 PROBLEMS AND PRESSURES**

### **7.1 General**

The historic core of Barrow Upon Humber has remained relatively well preserved although there are some potential threats to the retention of its special character and appearance, particularly the loss of original features such as 19<sup>th</sup> century sash windows and front doors, the rendering or painting of brickwork, and the replacement of pantiles with modern concrete tiles.

### **7.2 Buildings which have a negative impact on conservation area**

The greatest blight on the townscape of centre of Barrow is the block of flats called Cross Hill View at the south of the Market Place. This building is in a key location in the centre of the settlement, and its redevelopment with a building which respects the historic building line and materials, and which presents a formal elevation to both streets, would dramatically enhance the appearance of the centre of the conservation area.

The house next to Lindum View on the east side of the High Street is of little architectural merit and in terms of design, materials and location, does not relate to the character and appearance of the conservation area.

### **7.3 Sites which have a negative impact on conservation area**

The landscaping in front of the bungalows in Barton Street is very urban in its treatment with concrete slabs on the base of the bank and leylandii hedges. This detracts from the rural character and appearance of the conservation area and could easily be rectified by use of more native plant species and removal of the concrete slabs.

The wall and landscaping in front of the New Vicarage in Thornton Street, with its expanse of hard landscaping, would benefit from planting of native trees and shrubs.

#### **7.4 Buildings-at- risk.**

There are some vacant properties within the village, which can lead to a lack of maintenance and consequently the onset of decay. Of particular concern are the buildings which no longer seem to be required for their original use, such as the listed Congregational Chapel and the Foresters Hall.

The chapel is presently in good condition, whereas the Hall is showing signs of neglect. There are a number of houses which are vacant and appear to be in a poor state of repair namely Glendene, Burncroft and the property on the south corner of Town Street and Barton Lane. Some occupied buildings also show signs of a lack of maintenance, such as the shop (a former garage) on the opposite corner of Town Street and Barton Lane. This property has had its shop front surround removed and the render is beginning to fall off.

#### **7.5 Alterations to existing historic buildings**

The original part of the Barrow Conservation Area is covered by an Article 4 Direction, and therefore many minor changes to the family houses within these streets fall under planning control. This has meant that alterations have respected the original design and materials. It is noticeable that in the area not covered by the Article 4 Direction, adverse alterations such as insertion of plastic windows have occurred which have started to erode the visual appearance of the buildings.

#### **7.6 Trees**

Many of the trees within the conservation area have reached maturity and will eventually be lost through the natural process of decay. However, few new trees have been planted, and if this is not rectified the village in the future could soon be denuded of its woodland character.

#### **Summary of problems and pressures.**

- Loss of original windows and doors detrimental to the character of the conservation area
- Rendering of brickwork and loss of clay pantiles also has an adverse effect
- Negative buildings : Cross Hill View in the Market Place, and the house next to Lindum View in the High Street
- Landscaping of gardens in Barton Street rather urban in character
- Wall and landscaping in front of New Vicarage in Thornton Street detrimental
- A number of Buildings-at-Risk within the conservation area
- Existing trees need to be protected and new trees planted

## **8 RECOMMENDATIONS**

### **8.1 General**

This section contains a number of recommendations which seek to preserve or enhance the character and appearance of the Barrow Conservation Area. These proposals will be subject to public consultation, 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.

### **8.2 Preservation, enhancement and re-instatement of architectural quality**

- Encourage the re-instatement of original features on historic buildings where they have been removed, such as the missing door case and window surrounds on the Village Hall.
- Encourage the repair of existing historic shop fronts, using traditional materials and building techniques.
- Agree list of the Buildings of Townscape Merit shown on the Townscape Analysis Map.
- Put forward the Methodist Chapel for statutory listing:.
- Encourage the re-use and repair of buildings which are currently vacant and/or in a poor state of repair.
- Extend the Article 4 Direction to cover the whole of the conservation area.

### **8.3 Environmental and street improvements**

- Maintain the existing surface treatment to roadways and pavements, using matching materials, including black tarmac as appropriate.
- Ensure that any proposed highway works or traffic control measures area are based on an understanding of the local context, and are designed with minimum physical changes.
- Encourage the planting of new trees in the wilderness area to rear of The Manor and on the rear garden boundaries.



#### **8.4 Boundary review.**

Following a careful survey of the existing conservation area and its immediate environs, the boundary of the conservation area was amended to rectify some anomalies. This involved bringing into the conservation area buildings and land at Low Farm on Thornton Street and land adjacent to Manor Farm on Thorngarth Lane. A very limited amount of land associated with some later 20<sup>th</sup> century building development was removed from the conservation area on Lords Lane and fronting Town Street.

#### **8.5 Article 4 Direction.**

An existing Article 4 Direction covers the original conservation area in Barrow. This brings under planning control certain minor alterations to single family dwelling houses. These alterations include the replacement of doors and windows, usually considered to be “permitted development”. Article 4(2) orders will be made to extend the Article 4 coverage so as to include the whole of the area within the boundary as modified (see 8.4 above).

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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 more 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 detailed advice on repairing and restoring Georgian houses,  
contact:**

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

**For a "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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