

BARROW UPON HUMBER CONSERVATION AREA SPG ADOPTED BY NORTH LINCOLNSHIRE COUNCIL AS SUPPLEMENTARY PLANNING GUIDANCE 11TH NOVEMBER 2005.

NORTH LINCOLNSHIRE COUNCIL.

**BARROW UPON HUMBER
CONSERVATION AREA**

**SUPPLEMENTARY PLANNING
GUIDANCE ADOPTED DOCUMENT
11TH NOVEMBER 2005.**

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SECTION 1 BACKGROUND INFORMATION

1.1 Introduction

Barrow Upon Humber is a small, rural settlement situated on the south side of the River Humber, close to the larger town of Barton. It contains an important medieval church, an attractive High Street linked to a small Market Place, and a somewhat dispersed number of listed buildings, many of which date to the 18th and early 19th centuries.

The Barrow Upon Humber Conservation Area was designated by the former Glanford Borough Council in 1974 and extended in 1986. The boundary covers the historic village core.

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 Buildings and Conservation Areas) Act 1990, which requires local authorities to publish proposals for the preservation and enhancement of conservation areas and to assess all development proposals within such areas very carefully.

This document builds upon an appraisal of the character of the conservation area, which is published as a sister document, by providing detailed guidance on the management of the area. Both documents have been the subject of a consultation with local residents and other interested parties and have been amended as a result. North Lincolnshire Council has adopted both as Supplementary Planning Guidance to be used to inform and guide its decision making 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 was adopted in May 2003 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.

Barrow Upon Humber is defined as a medium growth settlement in the Local Plan. Development in such settlements should be compatible with their scale, character, location, facilities and existing environmental quality. Medium growth settlements often provide an important service role for surrounding smaller towns and villages.

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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.

Policy LC11 Areas of Amenity Importance

This policy describes how the Council will seek to protect Areas of Amenity Importance.

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 North Lincolnshire Development Framework.

The Council is progressing with a new development framework that will replace the Local Plan in due course. Conservation area SPG will be retained as part of the framework.

1.4 The development of Barrow upon Humber

The first known settlement in the area of Barrow was the Anglo-Saxon monastery founded by St. Chad in the 7th century. This was destroyed in the 9th century by Danish raiders, but the early fabric in Holy Trinity Church, and the remains of a castle, motte and bailey at nearby Barrow Haven, indicates 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 also 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.

Probate inventories of the 17th 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 Glebe Terrier of 1606 refer to houses made of wood, earth and straw. During the next three centuries Barrow depended economically on agriculture, and gradually the old mud-and-stud buildings were replaced with newly fashionable brick. Further changes to the land around Barrow occurred in the late 18th century when the old strip fields and commons were enclosed.

In the 19th century Barrow became important for basket making, with the cultivation of osiers on the marshy ground close to the River Humber. At the same time, brick making became more profitable and a local industry using clay dug from alluvial deposits on the River Humber, many of the bricks were transported across the river to Hull. More recently, Barrow has become a dormitory settlement, providing new homes for the many commuters who work in Hull, Barton, Scunthorpe and Grimsby, Despite the amount of new development many of the 18th and 19th century buildings which give the village its specific historic character and appearance remain.

1.5 The character of the Conservation Area

Barrow is now largely a dormitory village, at its core are historic buildings with new development surrounding and in close proximity.

The St. Chads area around the medieval church, the High Street, and the Market Place, contain the best examples of 18th and 19th century architecture.

Holy Trinity Church sits on a small mound at the northern end of the village, and the High Street connects it to the Market Place at the southern. Around the church are some important listed buildings, most notably the Old Vicarage and the Manor House.

The High Street has a tight, closely-knit townscape of mainly two storey, 18th and 19th century houses and shops, interspersed with a few larger houses and chapels. The Market Place, now used for car parking, is surrounded by terraced houses of a similar age. Within the village are several farm buildings, now converted into residential uses (one farm operates as a centre for agricultural contract work)..

The number of shops in the centre of the village has declined but the remaining shops and public houses at the southern end of Barrow provide a valuable local facility and vibrancy to the centre. Outside the more densely built-up area, are more detached properties set within large spacious gardens with trees and some wooded areas. These provide a contrast to the more urban form of the village centre.

SECTION 2 POLICIES

2.1 General information

The following sections contain a number of policies and guidance for preserving or enhancing the Conservation Area. Included is information about controls on listed building and about improving buildings that contribute positively to the character of the conservation area. Further sections deal with the design of new development, and the protection of important views and focal points. Included at the end of this section is a list of various organisations which publish additional guidance, including details of where to obtain Central Government policies and guidance on listed buildings and conservation areas. Further guidance on planning in conservation areas can be obtained from the Council's Planning and Regeneration Service.

2.2 Listed Buildings

The most important listed building in the settlement is the church of Holy Trinity which is listed grade I. The other properties are all listed at 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. A number of smaller structures are also included, namely: two K6 telephone boxes, one sited on The Island, the other in the Market Place; the War Memorial and the Sundial in Holy Trinity churchyard. All of the listed buildings in the village are identified on the map.

"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.

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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 or moving staircases, removing chimneybreasts, fireplaces, original doors and decorative plasterwork are all changes that 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 the conservation area. 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. Additional information may be requested as required.

The English Historic Towns Forum is producing an informative guide on the making of better planning applications for proposals affecting conservation areas and listed buildings which is copyright to that body until October 2003. Applicants will find this of assistance in making applications (The English Historic Towns Forum – ISBN 1 898261 51 2 – Tele 0117 9750459 – e-mail: ehtf@uwe.ac.uk).

- *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% and all but 5% of the VAT levied in repairs on listed places of worship can be reclaimed. Owners should contact the Customs and Excise Office (Tel: 0845 0109000) for further details and a leaflet.

2.3 Buildings of Townscape Merit and demolition in Conservation Areas

Conservation Area Consent is required for the 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, buildings which make such a contribution but have not been included in the national statutory list of building of architectural or historic interest have been identified and are shown on the map as Buildings of Townscape Merit.

These buildings are considered to be of local importance and contribute positively to the character of the conservation. The demolition of such buildings will erode and dilute the existing character of the Conservation Area and adversely affect its appearance. Additionally, because these buildings are an important part of the character of the conservation area, special attention needs to be paid to applications to alter and extend these properties.

- *North Lincolnshire Council will resist applications to demolish all or a substantial part of any building identified 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.*
- *Every effort should be made to retain all existing traditional architectural features of these buildings the removal or loss of which will need to be fully justified within the context of any adverse impacts which this loss will have on the character and appearance of the Conservation Area. Alterations will need to incorporate matching designs and materials appropriate to the age and character of the building.*

2.4 Other buildings – Neutral buildings and negative buildings in their present form.

Neutral buildings are older buildings, which have been altered or modern buildings the design of which is considered to be reasonably in keeping with the surrounding area.

Negative buildings are buildings, which, *in their present form*, conflict with the traditional character of the Conservation Area as identified in the character appraisal document for it. Whilst these buildings do not contribute as much to the area character as buildings of townscape merit they can be renovated sympathetically incorporating traditional designs and materials appropriate to the conservation area.

- *Alterations to neutral buildings and negative buildings shall incorporate traditional materials and designs that are associated with the key buildings in the conservation area (listed buildings and buildings of townscape merit.)*
- *Demolition of these buildings would only be considered replaced with a quality building that has been specifically designed to preserve and enhance the character of the conservation area.*

2.5 New Development in the Conservation Area.

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.

Design

The principal aim of new development should be to marry-in the new with the existing, rather than making the new building completely different. This is because the character of the centre of Barrow relies on the visual cohesiveness of the streetscape.

All new development should reflect the scale and materials of adjoining property. The form of any new building, including its height, relationship to the street, and any rear extensions, should be sympathetic to the surrounding buildings. Because most new development will be within existing terraces or groups of buildings, rooflines, eaves heights and details, windows and shop fronts (or front doors) should match or reflect adjoining properties.

- *The form of all new development should reflect the dimensions and rhythms of neighbouring property that is characteristic of the character of the conservation area as identified in this document and the conservation area appraisal document.*
- *Uncharacteristic detailing should be resisted.*
- *The addition of chimneystacks in some locations may be required, to ensure compatibility with adjoining properties. Some sites may benefit from the reintroduction of the historic building line to enclose the street.*

Materials

Materials for new development in Barrow Upon Humber will usually be chosen to match existing buildings in the area, so a carefully chosen brick to closely match that used in nearby historic buildings would be the most appropriate. Roofs should be covered in clay pantiles or natural slate. Windows should be made from timber and be traditionally detailed vertical sliding sashes or horizontally sliding sashes or casements. Top hung false sashes or plastic windows or not suitable. All timber should be painted not stained.

- *Traditional materials and details should be specified for new development in Barrow Upon Humber.*

Shop fronts

Existing historic shop fronts in Barrow should be retained whenever possible, and should be carefully repaired using traditional materials and building techniques. New shop fronts in Barrow should reflect the prevailing 19th and early 20th century shop fronts in the town. They should therefore have a sloping fascia, supported on pilasters or corbels, with a panelled stallriser underneath. If security shutters are needed, they should be positioned inside the shop front.

All shop fronts should be painted not stained. Shop signs should be limited to a simple painted fascia, although traditional hanging signs may be considered acceptable. If external lighting is required, it should be provided by individual spotlights, carefully positioned above the fascia. Internally illuminated letters or plastic fascia signs will not usually be acceptable.

- *The Council will, in dealing with applications involving shop fronts, place a high priority upon retaining them.*
- *New shop fronts should be built in timber, traditionally detailed and painted, and carefully illuminated.*

2.5 Protection of open spaces and views.

The churchyard and the wooded area on the east side of the High Street to the rear of the Manor House are identified as *areas of amenity importance* and are already protected by policies LC 11 in the North Lincolnshire Local Plan.

- *The Council will protect areas identified as having amenity importance or importance as recreational space from development which will adversely affect their open character, visual amenity, wildlife value.*

This appraisal has identified important vistas and landmarks within Barrow upon Humber, and also views to the surrounding area. These have are shown on the Townscape Analysis map.

- *The Council will protect existing views in Barrow Upon Humber, most notably views to the church tower and market cross, by considering the impact of proposed development upon them. New development should respect existing vistas and landmarks.*

2.6 Trees

The trees in Barrow play an important part in the character and appearance of the conservation area and designation gives the Council added powers to control what happens 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 with secateurs or hand shears 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, but the onset of old age has been brought about by the tree’s response to the surrounding 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 from the Council, the treatment in older trees requires careful consideration, and the Council can provide free advice. The Council has also produced 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.

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

2.7 How residents can help.

The character of the Conservation Area comes not only from the physical appearance of the town but also from the community who live and work in the area. Retaining and enhancing that character can only be achieved through residents, the Council and other service providers 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 live in the Conservation Area and are considering undertaking any repairs or alterations to your property or land, the best approach is always to contact the Council for advice on whether any permissions or consents are required and, if they are, how best to obtain these.

Advice on such matters is part of the service paid for by local charge payers and is available by contacting the Council's Planning and Regeneration Service which is based at Church Square House in Scunthorpe. Tele: 01724 297420.

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For specific information about the Conservation Area, please contact:

Edward Rychlak,
Planning and Regeneration ,
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

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For information on contemporary approaches to the management of conservation areas and historic towns in general, contact:

English Historic Towns Forum
P.O. Box 22
Bristol BS16 1RZ
Telephone: 0117 975 0459

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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| <i>North Lincolnshire: A Pictorial History</i> | <i>North Lincolnshire Council</i> |
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| <i>The Isle of Axholme:
Historic Landscape Characterisation Project</i> | <i>Keith Miller</i> |