

**NORTH LINCOLNSHIRE
COUNCIL
BRIGG CONSERVATION
AREA**

**SUPPLEMENTARY
PLANNING GUIDANCE
ADOPTED DOCUMENT
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**TONY LYMAN
HEAD OF PLANNING AND
REGENERATION**

Contents

Section 1: background information

- 1.1 Introduction
- 1.2 North Lincolnshire Local Plan
- 1.3 The development of Brigg
- 1.4 The character of the Brigg Conservation Area

Section 2 : policies

- 2.1 General information
- 2.2 Listed buildings
- 2.3 Buildings of Townscape Merit and demolition in conservation areas
- 2.4 Other buildings – Neutral buildings and negative buildings in their present form.**
- 2.5 The Article 4 Direction.**
- 2.6 New development
 - Design
 - Materials
 - Shopfront
 - Uses
- 2.7 Protection of views and focal points
- 2.8 Trees
- 2.9 Environmental improvements
- 2.10 How residents can help

Useful names and addresses
Bibliography

Maps:

Map showing Conservation area boundary and listed buildings

Townscape Analysis map

SECTION 1 BACKGROUND INFORMATION

1.1 Introduction.

Brigg is a small market town, which is located about five miles to the east of Scunthorpe on a flat river valley with the steep slope of the Lincolnshire Wolds just a few miles further to the east. Within the town are a large number of 18th and 19th century listed buildings and a central Market Place, where the weekly market is a major attraction. The many historic buildings provide an attractive backdrop to the setting on the Old River Ancholme and the two main streets, Wrawby Street and Bigby Street, are of special note with their almost continuous frontages of good quality listed buildings. Bridge Street and the Market Place similarly contain a variety of listed buildings with County Bridge, and the attractive views along the river, providing a very special character to the conservation area.

The Brigg Conservation Area was designated by the former Glanford Borough Council in 1971 and covers the historic town centre and some of the early 20th century housing to the east of the town. 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 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 Brigg 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 Brigg 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”.

Brigg (population 5,300) is described in the Local Plan as an important retail and commercial centre, recently improved by the addition of a large supermarket to the north of Wrawby Street. For the purposes of long-term strategic planning, it is defined as a “principal growth settlement”. Brigg and Barton-upon-Humber are the two most important towns in the North Lincolnshire district, apart from Scunthorpe.

Briefly, the following policies within the Local Plan 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 HE4 Shopfronts, Canopies and Blinds in Conservation Areas.

This policy provides guidance on the control of shopfronts and advertising within conservation areas.

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 HE7 Advertisements and Listed Buildings.

This policy describes the standards that will be applied when considering applications for signs or advertisements on listed buildings.

Archaeology.

Further policies consider archaeology and include the requirements for archaeological evaluations of 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 Brigg.

Brigg developed on slight ridge of land which provided a way across the marshes of the River Ancholme. Although not mentioned in the Domesday Book, in 1225 Brigg received a charter to hold a fair, indicating that the settlement had started to develop and in the 1330's Adam Paynell established a hospital for the poor in Brigg.

Between 1635 and 1639 the New River Ancholme was cut to assist the proper drainage of the marshes which then covered the river valley, and this undoubtedly helped Brigg to develop as a port with valuable connections with Hull to the north. Regrettably, only two buildings relating to this period still remain in Brigg – the Sir John Nelthorpe school and parts of the Angel Hotel in the Market Place.

The coming of the railway in 1848 provided an impetus to build new houses in Albert Street and Queen Street and Brigg reached its peak during the second half of the 19th century when it became a centre for agricultural produce. Springs Jam factory next to County Bridge was an important local employer and the building of a new sugar beet factory just outside Brigg in 1928 also contributed to the local economy.

Sadly these businesses have now closed and in the last few years Brigg has suffered from a degree of economic blight, although the building of the new by-pass in 1993, and the associated pedestrianisation of the Market Place and Wrawby Street, have helped to make the town centre more attractive to visitors and residents.

1.4 The character of the Brigg Conservation Area.

Brigg lies on slightly elevated land above the valley of the River Ancholme, which flows through the conservation area, with flat fields separated by deep ditches providing its setting.

The conservation area is composed of five main elements:-

1. Bridge Street with its mainly 18th and early 19th century houses and pubs leading up to County Bridge, over the Old River Ancholme.
2. the Market Place, with its important open space, surrounded by buildings dating to the 18th, 19th and 20th centuries.
3. Wrawby and Bigby Streets (the former being the principal commercial street) with many listed buildings.
4. The mainly mid-19th century unlisted cottages and smaller houses in the Queen Street area.
5. The more open townscape around the War Memorial, including the Edwardian houses facing Wrawby Road A18 at the eastern edge of the town.

There are few formal terraces in Brigg – rather, the buildings are mainly of different heights and widths, with a pleasing jumble of roofs and traditional dormers. The streets also are varied in their layout with differing widths and soft curves, all suggesting a medieval origin.

Materials include Lincolnshire limestone for St. John’s Church and County Bridge, but more universally a red or brown brick, made locally from the beginning of the 18th century and sometimes rendered and/or, painted.

Early roofs are usually steeply pitched and covered in clay pantiles, although from the 1840’s onwards Welsh slate became more fashionable. On the 18th and 19th century buildings windows are also sashed or, on cottages and upper floors, examples of “Yorkshire” sliding casements can be found.

SECTION 2 POLICIES

2.1 General information

The following sections contains a number of suggestions for preserving or enhancing the Brigg Conservation Area, including information about the control and improvement of listed buildings as well as unlisted buildings which contribute positively to the character of the conservation area; design guidance for new development; and guidance on the protection of important views and focal points within the conservation area. Further detailed information can be obtained from the various organisations listed at the end of this section, particularly Planning Policy Guidance Note 15 (PPG15) which sets out central government’s policies in relation to listed buildings and conservation areas, and the Planning Section at North Lincolnshire Council.

2.2 Listed buildings.

Listed buildings within the Brigg Conservation Area are mainly brick built and date to the 18th and 19th centuries. They are usually two or sometimes three storeys high with pantiled roofs and gabled ends. Substantial brick stacks sit on the central ridges. The buildings tend to sit on the back of pavements, without front gardens, and because they form continuous development along the street, their backs are not usually visible from the public viewpoint. The windows are usually sashed although at ground floor level most of the buildings have inserted shopfronts.

Polices relating to listed buildings can be found in the North Lincolnshire Local Plan Revised Deposit Draft dated December 2000 (Polices HE56, HE57 and HE78). Broadly, these seek to prevent the demolition of listed buildings or their unsympathetic alteration including the insertion of unsuitable shopfronts and other advertising.

“Listing” covers both the interior and exterior of a listed building, and all structures within the curtilage which predate 1947. “Listed Building Consent” is needed to alter or extend a listed building, and sometimes, with extensions over a certain size, planning permission will be needed as well. Alterations to listed buildings which may need consent include relatively minor changes like inserting a new window; removing an internal wall or fireplace; adding a chimney or flue; removing panelling or fitted cupboards; and inserting a new bathroom where new drainage is required.

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

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 (or occasionally slate) for roofing repairs.

Brickwork should be carefully repointed using traditional lime mortars with a brushed flush joint (not weather-struck) and cleaning should only be undertaken where it is structurally necessary (such as when a build-up of dirt is causing the bricks below to break down).

Windows should always be repaired *in situ* rather than replaced wholesale. There are many companies which can upgrade sash windows to provide much improved sound and heat insulation without either replacing the window or resorting to secondary double glazing, which sometimes has an impact on internal features such as shutters.

Front 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 historic details must be recognised when dealing with listed buildings. Many of the listed buildings in Brigg have their original sash windows with moulded glazing bars and front doors which retain their four or six panelled design. Inside, they sometimes retain their original cornices and fireplaces, with panelled rooms and attractive fireplaces. All of these features should be preserved and protected from loss or damage.

- *It is important to retain internal features such as fireplaces when altering a listed building.*

When considering altering a listed building, it is important that the original plan form is protected. Opening-up previously separated rooms or removing chimney breasts and moving staircases are all changes which are unlikely to receive Listed Building Consent. Similarly, extensions to listed buildings should be carefully designed to reflect the scale and detailing of the original building. Extensions to the rear should be lower than the original building and secondary in scale. Material and details should match the original examples within the listed building, including windows and eaves and roof details.

Applications for such changes should therefore provide enough detailing information for the Council to assess the impact of the scheme on the character of the existing building. The Council will require plans, sections and elevations at 1:50 scale with larger scale drawings illustrating details such as new windows and doors.

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).

- *The original plan form of a listed building should be preserved. Extensions should be secondary in scale to the original building and carefully detailed. Applications for alterations and additions will need to be drawn-up to 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 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 those 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 maps as Buildings of Townscape Merit. Demolition of these buildings 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.

This appraisal has identified a large number of Buildings of Townscape Merit. These are unlisted buildings which it is considered contribute positively to the character of the Brigg Conservation Area. They largely date to the 19th century although some 20th century examples (such as the Edwardian houses along Wrawby Road A18 and Bigby Road) are also included. The buildings are generally unaltered or, could with some restoration, be easily restored to their original appearance. Together with listed buildings the buildings of townscape merit are key to the special character of the conservation area and the Council will pay special attention to applications for alterations and extensions to these buildings.

- *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 particularly sensitively designed and take into account their historic and architectural interest.*
- *All existing traditional architectural features will be retained on these buildings. 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, which have been altered or modern buildings the design of which is considered to be reasonably in keeping with the surrounding area.

Negative buildings in their present form are buildings the design of which conflicts with the traditional character of the conservation area.

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 in their present form 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 Brigg conservation area.

2.5 The Article 4 Direction.

An Article 4 Direction was served by the former Glanford Borough Council which removed “permitted development” rights from unlisted family dwelling houses in the Conservation Area. This “Area of Special Control” does not cover the whole conservation area but includes the Town centre and all of the buildings which make up the core of the settlement. The purpose of the Direction is to protect the architectural and historic interest of the conservation area by preventing the use of modern materials and details.

The Direction means that owners of unlisted houses in single family occupancy must apply for planning permission for a variety of alterations including:

- New windows and doors
- Changing the roof materials
- Small extensions
- New garden walls

If you own a property in the Conservation Area and wish to alter or extend it, please contact the Council to see if planning permission is required before you start work.

2.6 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 Brigg.

However, because of the built-up nature of Brigg town centre, and the large number of listed buildings within the commercial core, development opportunities are extremely limited.

The following criteria will apply to any new scheme:

Design.

Where sites for development do occur, 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 attractiveness of the town centre 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, window details and shopfronts (or front doors) should match or reflect adjoining properties. The addition of chimney stacks in some locations may be required, to ensure compatibility with adjoining properties.*

Materials.

Materials for new development in Brigg will usually be chosen to match existing buildings in the area, so brown or red brick, or in some locations, a rendered finish, will be appropriate. Roofs should be covered in clay pantiles or Welsh slate. Modern concrete tiles will rarely be acceptable neither will artificial slate. Windows should be made from timber and traditional detailed with vertically or horizontally sliding sashes. Top-hung false “sashes” are not suitable. Front doors should be made from timber, with four or six recessed moulded panels. All timber should be painted not stained.

The use of materials other than timber for windows, doors and conservatories is unacceptable because the large scale use of such materials will seriously comprise the character of the Brigg Conservation Area. This is because design standards of modern replacement features fail to match the detailing of traditional windows and doors. Designed to meet different standards of use the best that can generally be achieved in the use of such product are rather crude pastiches of authentic features.

Concerning windows; particular problems stem from the size of the rails and stiles commonly used in the manufacture of PVCu window systems. Because these systems use material with a large cross sectional area to achieve rigidity and allow for reinforcement such systems can at best only produce crude approximations of real sash components. This coupled with the “flatness” of modern float glass and the placing of false glazing bars placed within the cavity of double glazed units, do nothing to break up the flat shinny appearance of such products..

- *Traditional materials and details should be specified for new development in Brigg. The use of material other than timber is unacceptable for windows, doors and conservatories in Brigg conservation area.*

Shop fronts.

New shop fronts in Brigg should reflect the prevailing 19th century character of the existing shop fronts in the town. They should therefore have a sloping fascia, supported on pilasters or corbels, with a panelled stall-riser beneath. If security shutters are required, 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 be usually be accepted.

- *New shop fronts should be built in timber, traditionally detailed, and carefully illuminated.*

Uses.

The Council accepts that within the town centre there is a variety of uses including offices, shops, public houses, restaurants and residential. This variety is an important part of the character of the area and in Bridge Street, the Market Place, Wrawby Street and Bigby Street a number of uses could be considered for new development. Elsewhere, within the residential streets to the east, the assumption will be that residential uses are the most appropriate.

2.7 Protection of views and focal points.

Brigg is by its nature a very enclosed town with the almost continuous street frontages preventing views out towards the surrounding countryside. However this appraisal has identified important vistas within the Brigg Conservation Area although they all relate to small alleys or courts apart from the opportunities provided by views along the Old River Ancholme. To the east of the conservation area, the townscape is more open, with gardens surrounding the Edwardian houses along Wrawby Road and Bigby Road, and this does allow greater appreciation of wider vistas.

Part of the charm of the Brigg Conservation Area however lies in this sense of enclosure and the narrow alleys which link, for instance, Wrawby Street with the public car park to the north. These alleys or courts are an important part of the character of the town and the Council will seek their preservation and enhancement.

The Market Place is also of note as it provides the only public open space within the Brigg Conservation Area and as such is an important focal point. The views into it, across the bump of County Bridge, along the curve of Bigby Street, and along Wrawby Street past the corner block created by the National Westminster bank, are all of interest.

- *The Council will protect the existing views in Brigg most notably along the Old River Ancholme, across the Market Place, and along the various alleys and courts which lead off Wrawby Street and Bigby Street. The Market Place will also be protected from unsuitable development which would adversely affect its appearance or character.*

2.8 Trees

The trees in Brigg 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 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, 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.*

2.9 Environmental improvements.

The Council has already carried out a major landscaping scheme in the Market Place and part of Wrawby Street. Further improvements, using appropriate materials, will be carried out when funds permit. Additionally, it is hoped to replace the modern railings to County Bridge, and to improve street lighting and street signage within the conservation area. Undergrounding overhead telephone cables is also a desirable improvement.

- *The Council will continue to seek improvements to the appearance of the Brigg Conservation Area by the use of good quality materials and more appropriate street lighting and street furniture. Undergrounding overhead wires, and less obtrusive street signage, is also one of the Council's objectives. To this end the guidance on advertising signs is that internal illumination of these signs generally unacceptable as it detracts from the character and appearance of the conservation area.*

2.10 How residents can help.

The character of the Brigg Conservation Area comes not only from the physical appearance of the town but also from the community who live and work in the area. The retention and enhancement of the character and appearance of Brigg can therefore only be achieved if residents and the Council work 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 Brigg 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,
37 tanner Row
York YO1 6WP
York City
Telephone; 01904 601901.

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

The Georgian Group,
6 Fitzroy Square,
London W1P 6DY.
Telephone: 020 7377 1644

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 “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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<i>Brigg Town Trail</i>	Brigg and District Civic Society
<i>Around Brigg</i>	John and Valerie Holland
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