

NEW FRODINGHAM CONSERVATION AREA SUPPLEMENTARY PLANNING
GUIDANCE: ADOPTED AS SUPPLEMENTARY PLANNING GUIDANCE FOR
PLANNING PURPOSES BY NORTH LINCOLNSHIRE COUNCIL 11TH NOVEMBER
2005

NORTH LINCOLNSHIRE COUNCIL

NEW FRODINGHAM CONSERVATION AREA

SUPPLEMENTARY PLANNING GUIDANCE ADOPTED DOCUMENT

**TONY LYMAN
HEAD OF PLANNING AND
REGENERATION**

NEW FRODINGHAM CONSERVATION AREA SUPPLEMENTARY PLANNING
GUIDANCE: ADOPTED AS SUPPLEMENTARY PLANNING GUIDANCE FOR
PLANNING PURPOSES BY NORTH LINCOLNSHIRE COUNCIL 11TH NOVEMBER
2005

Contents

Section 1: Background Information

- 1.1 Introduction
- 1.2 North Lincolnshire Local Plan
- 1.3 North Lincolnshire Development Framework.
- 1.4 The development of New Frodingham
- 1.5 The character of the New Frodingham 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 New development in New Frodingham Conservation Area
 - Design
 - Materials
- 2.6 Article 4 Direction
- 2.7 Protection of open space and views
- 2.8 Trees
- 2.9 How residents can help

Useful names and addresses
Bibliography

Maps

Townscape Analysis Map

Proposals Map

SECTION 1 BACKGROUND INFORMATION

1.1 Introduction

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

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

A conservation area 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.

NEW FRODINGHAM CONSERVATION AREA SUPPLEMENTARY PLANNING GUIDANCE: ADOPTED AS SUPPLEMENTARY PLANNING GUIDANCE FOR PLANNING PURPOSES BY NORTH LINCOLNSHIRE COUNCIL 11TH NOVEMBER 2005

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 New Frodingham.

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

NEW FRODINGHAM CONSERVATION AREA SUPPLEMENTARY PLANNING GUIDANCE: ADOPTED AS SUPPLEMENTARY PLANNING GUIDANCE FOR PLANNING PURPOSES BY NORTH LINCOLNSHIRE COUNCIL 11TH NOVEMBER 2005

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

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

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

1.5 The character of the Conservation Area

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

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

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

SECTION 2 POLICIES

2.1 General information

The following sections contain a number of policies and guidance for preserving or enhancing the 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

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

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

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

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

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

NEW FRODINGHAM CONSERVATION AREA SUPPLEMENTARY PLANNING GUIDANCE: ADOPTED AS SUPPLEMENTARY PLANNING GUIDANCE FOR PLANNING PURPOSES BY NORTH LINCOLNSHIRE COUNCIL 11TH NOVEMBER 2005

- *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.

NEW FRODINGHAM CONSERVATION AREA SUPPLEMENTARY PLANNING GUIDANCE: ADOPTED AS SUPPLEMENTARY PLANNING GUIDANCE FOR PLANNING PURPOSES BY NORTH LINCOLNSHIRE COUNCIL 11TH NOVEMBER 2005

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

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

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

Materials

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

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

2.6 Article 4 Direction

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

The properties currently included within the Article 4 Direction are those comprised in the new settlements of the 1860's and 1870's.:

NEW FRODINGHAM CONSERVATION AREA SUPPLEMENTARY PLANNING GUIDANCE: ADOPTED AS SUPPLEMENTARY PLANNING GUIDANCE FOR PLANNING PURPOSES BY NORTH LINCOLNSHIRE COUNCIL 11TH NOVEMBER 2005

Work requiring planning permission includes the following:

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

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

2.7 Protection of open spaces and views.

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

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

2.8 Trees

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

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

NEW FRODINGHAM CONSERVATION AREA SUPPLEMENTARY PLANNING GUIDANCE: ADOPTED AS SUPPLEMENTARY PLANNING GUIDANCE FOR PLANNING PURPOSES BY NORTH LINCOLNSHIRE COUNCIL 11TH NOVEMBER 2005

“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 is also currently producing Supplementary Planning Guidance on “Trees and development”, and is looking to a long term tree strategy which will involve new planting and additional Tree Preservation Orders.

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

2. 9 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.

NEW FRODINGHAM CONSERVATION AREA SUPPLEMENTARY PLANNING
GUIDANCE: ADOPTED AS SUPPLEMENTARY PLANNING GUIDANCE FOR
PLANNING PURPOSES BY NORTH LINCOLNSHIRE COUNCIL 11TH NOVEMBER
2005

Useful names and addresses.

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

**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

NEW FRODINGHAM CONSERVATION AREA SUPPLEMENTARY PLANNING
GUIDANCE: ADOPTED AS SUPPLEMENTARY PLANNING GUIDANCE FOR
PLANNING PURPOSES BY NORTH LINCOLNSHIRE COUNCIL 11TH NOVEMBER
2005

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

Bibliography:

<i>The Buildings of England:Lincolnshire</i>	<i>N Pevsner and J Harris</i>
<i>North Lincolnshire: A Pictorial History</i>	<i>North Lincolnshire Council</i>
<i>Landscape Assessment and Guides</i>	<i>Estell Warren Landscape Architects</i>
<i>Countryside Design Summary</i>	<i>Estell Warren Landscape Architects</i>