

NORTH LINCOLNSHIRE COUNCIL

OLD CROSBY, SCUNTHORPE, CONSERVATION AREA

SUPPLEMENTARY PLANNING GUIDANCE ADOPTED DOCUMENT

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SECTION 1 BACKGROUND INFORMATION

1.1 Introduction

Old Crosby is one of the five agricultural villages, which as a result of the success of the iron and steel industry in the 19th century became amalgamated to form the town which is now called Scunthorpe. The conservation area covers the area between Frodingham Road and Normanby Road, occupied historically by the village of Crosby. The road layout, and nine of the late 18th and early 19th century cottages and two small stone sheds of the old village, form the centrepiece of the conservation area. The rest of the village was redeveloped as part of the housing expansion of Scunthorpe at the end of the 19th century and into the 20th century. This more recent development has resulted in the inclusion of late Victorian semi-detached houses, Edwardian terraced houses, a public house of 1912, some late 20th century houses, and a modern Sikh temple as part of the Old Crosby Conservation Area.

The Old Crosby Conservation Area was designated by the former Scunthorpe Borough Council on 14th January 1976. 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.

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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.

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.

1.5 The development of Old Crosby

The name Crosby has Old Scandinavian origins, meaning “the village with a cross” and “*Cropesbi*” is mentioned in the Domesday Book of 1086. The early history of Crosby is sketchy, with little surviving documentary or physical evidence. None of the existing buildings pre-date the late 18th century.

Until the mid 19th century the area now occupied by the town of Scunthorpe was a largely rural landscape sub-divided into small fields. There were five small agricultural villages: Crosby, Frodingham, Brumby, Scunthorpe and the larger Ashby, mainly owned by a few wealthy estates. The Sheffield family of Normanby owned most of Crosby, the Winns of Nostell Priory in Yorkshire most of Scunthorpe, and land and property in the remaining villages were split up between the two.

The fields around Crosby were not enclosed until 1812, possibly because the poor agricultural land was not greatly sought after. A map of 1890 shows Crosby as an isolated linear settlement composed of small cottages along a single road. The courtyard plan of the buildings at the east and west ends suggests that they were farmyards.

Despite the re-discovery of ironstone in the mid 19th century, and the subsequent establishment of the iron and steel industry at nearby Frodingham, Crosby remained relatively untouched by change until 1912, when new housing was provided for workers at the nearby Lysaght’s Normanby steelworks. The physical connection to Scunthorpe was sealed by the official amalgamation of the five villages into one urban district in 1919. Despite this, Crosby remained an identifiable area within the suburban development until the last century when new buildings, and alterations to the existing properties, resulted in a gradual loss of individual character.

1.6 The character of the Conservation Area

Despite the amalgamation of Old Crosby with the five other villages to create the town of Scunthorpe, the survival of some late 18th and 19th century cottages in Old Crosby indicates its original village form. These brick buildings are two storeys high, with clay pantile roofs and timber double hung sash windows, and are set back from the street with small front gardens. Old Crosby road follows the line of the original village street and is the backbone of the conservation area.

The conservation area also includes a number of Edwardian terraced houses on the south side of Old Crosby road. When originally constructed these terraces had timber bay windows and panelled front doors set in porches decorated with tilework. Unfortunately much of this original detail has been lost and modern replacement windows and doors have been inserted. However, these could be reinstated and the uniformity of the group restored.

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

Nos. 47 and 49 Old Crosby are included in the Department of Culture, Media and Sport's *List of Buildings of Special Architectural Interest*.

"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 its is structurally necessary (such as where build up of dirt or lichen is causing the bricks or stone to break down). Windows should be always repaired *in situ* rather than replaced wholesale. A good joiner can repair rotting timber windows by piecing in new sections and there are many companies who can upgrade timber windows to provide much improved sound and heat insulation. Doors should also be repaired whenever possible but where replacement is needed, the new door must match the original exactly.

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

The importance of the interior as well as the external appearance must be recognised when dealing with listed buildings. It is important that the original plan

form and features are protected. Opening up previously separated rooms 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 which are of use in relation to Old Crosby.

The Old Crosby Conservation Area is located within the Scunthorpe and Bottesford Urban Area which is the primary focus for new housing development. It contains half of the total population and 60% of all jobs within North Lincolnshire.

Design

Old Crosby is a densely built-up urban area with no vacant development sites, although there may be some sites which come up for redevelopment in the future. The late 18th and early 19th century cottages which were part of historic Crosby should act as the cue for any new development. These are modest, two storey brick buildings with clay pantiled roofs, timber sash windows, occupying a small footprint but including substantial private garden space to the rear.

- *New development should be of the highest architectural quality and its form including its height, bulk, scale, materials, and building line 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 Old Crosby.*

Materials

Materials for new development in Old Crosby will usually be chosen to match existing buildings in the area, so walls should be red or brown brick. Roofs should be covered in Lincolnshire clay pantiles, and windows should be made from timber and be traditionally detailed. 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 Old Crosby.*

2.6 Alterations to windows and doors

The introduction of modern windows and doors replacing original timber versions has had an adverse impact on the appearance of properties in Old Crosby, in particular the Edwardian terraced houses on the south side of the road. Some examples of the original design of windows and doors still exist, and should act as a template for future alterations. The replacement of original painted timber sash windows with uPVC or stained hardwoods should therefore be resisted, and where possible, the original design should be reinstated.

In carrying out changes to houses within the conservation area residents will be encouraged to retain original detailing and materials and, if replacing modern windows or doors, to base the design and materials of the new work on historic precedent.

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.

2.6 Trees

Trees play a minor role in the character and appearance of the Old Crosby Conservation Area, but designation does give 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 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.*

2.7 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.

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

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

2.8 Bibliography:

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| <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> |
| <i>The Isle of Axholme:
Historic Landscape Characterisation Project</i> | <i>Keith Miller</i> |