

Scawby Conservation Area Appraisal adopted as Supplementary Planning Guidance by North Lincolnshire Council on 29th June 2005.

NORTH LINCOLNSHIRE COUNCIL

SCAWBY CONSERVATION AREA APPRAISAL

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1 INTRODUCTION

Scawby lies within the Nelthorpe family estate, which is based at Scawby Hall, in the village centre. The growth of the village and the present appearance of the conservation area have been largely determined by the past patronage of the Nelthorpe family. Many buildings which still belong to, or function as, part of the estate form its historic core and include: -

- The Sutton Arms Public House.
- Several small estate cottages.
- St. Hybald's Church.
- An old and a new school.
- The Primitive Methodist Chapel of 1895.
- Several groups of farm buildings.

Some of these properties are located around the village green that is another important feature of the historic core, positioned slightly away from the main B1207 on Church Street.

Away from the green and outside the conservation area, modern linear development extends along Church Street to the east. Two important listed buildings, the Old Vicarage and Grove House, sit just within the conservation area boundary on this road however. Both make important contributions to the character and appearance of this part of the conservation area as do the well-treed mature gardens associated with them.

Whilst the historic setting of Scawby was provided by parkland and open fields, within the last thirty years there has been a rapid expansion of new housing on the peripheries of the village. These developments have changed the character and appearance of Scawby from an agricultural settlement to a dormitory village.

This appraisal will assess the special interest, both architectural and historical, of Scawby. The history of the village, and its present character and appearance will be described, its problems analysed, and an number of recommendations put forward which will be considered by North Lincolnshire Council for implementation after full public consultation.

This document together with a sister document giving guidance on development issues in the Conservation Area have been adopted by North Lincolnshire Council as Supplementary Planning Guidance. They will therefore be a material consideration when determining applications for development, defending appeals or proposing works for the preservation or enhancement of the area.

The documents will also inform and, be a good guide for those carrying out other works in the Conservation Area that do not necessarily require planning approval. Both documents will therefore be a useful source of information for owners, agents, applicants and members of the public who live or work in Scawby.

2 LEGISLATIVE BACKGROUND

The former Glanford Borough Council designated the Scawby Conservation Area in August 1985. It covered the historic core as described above. The appraisal resulted in a proposal to extend the conservation area boundary in four locations to include undeveloped land considered to be vital to the historic setting of the conservation area and its historic buildings.

A conservation area is *an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance* (section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). The Council is obliged by section 71 of the same Act *to formulate and publish proposals for the preservation and enhancement of any parts of their area, which are conservation areas*, and this appraisal fulfils this statutory duty.

In making decisions on future development within a conservation area, the Council must *pay attention to the desirability of preserving or enhancing the character or appearance of the area* (section 72 of the Act). This should ensure that harmful change is not allowed, although some changes, normally not requiring planning permission (known as permitted development rights) can continue to erode the special interest of the conservation area. These rights, which affect dwelling houses, can be controlled by the serving of an Article 4 Direction which enables the Council to require a planning permission for minor alterations such as replacement of windows and doors. The appraisal included a recommendation for such a Direction in Scawby.

3 LOCATION AND LANDSCAPE SETTING

3.1 Location

The River Ancholme in the east and Ermine Street in the west bound the parish of Scawby. The village itself is located on the B1207 midway between Broughton in the north and Hibaldstow in the south. As this road passes through the village its name changes from Vicarage Lane in the north to West Street in the centre.

3.2 Landscape setting

Located on the dip slope of the Lincolnshire Edge the village borders onto the Ancholme River valley that is topographically relatively flat and is surrounded by flat arable agricultural land. This is made up of large open fields, subdivided by ditches, with a few scattered historic hedges and ditches providing features of interest.

At the northern end of the village the landscape is identified in the North Lincolnshire Local Plan as being of high or historic landscape value. It includes the historic park associated with Scawby Hall.

The park is an example of an English “picturesque” landscape with grazed grassland, well-spaced mature trees, small strategically placed woods and an ornamental lake. A tree lined boundary to the park lies adjacent the road at the north end of the village. This gives a sense of enclosure on entering the village. The remains of the Victorian tree planting in the grounds of Grove House also perform a similar function at the southern end of the village.

Regrettable this parkland landscape has been compromised by the construction of the M180 motorway to the north. Fortunately the road is set in a cutting which helps to conceal the traffic and mute traffic noise.

3.3 Geology and building materials

The geology of Lincolnshire provides a number of different stone and clays suitable for building stone and for making bricks. The limestone outcropping along the Lincolnshire Edge is composed of Inferior Oolite or Lincolnshire Limestone. This is a stone of variable quality, but used locally for building stone.

Scawby contains many examples of limestone blocks in both buildings and walls, most notably St. Hybald’s Church and The Grove. Limestone walls are a special feature of the conservation area and two important examples are the front boundary wall to ‘The Grove’ and the wall to Scawby Hall. This exhibits later repairs carried out in red brick.

Limestone rubble is used to construct the walls of some early cottages such as ‘Church Cottage’ on Church Street, and limestone and brick can be found together in buildings such as ‘Linden Cottage’ also on Church Street.

Brick making in the area started relatively early compared with other parts of the country. Standing evidence of early brick buildings can be found at Thornton Abbey, at North Killingholme and at Bonby. It is known for example that a substantial brick making capacity in the area of the Humber was needed to rebuild the wall of Kingston upon Hull as early as 1311.

Generally however, bricks did not become the preferred construction material until the late 17th or early 18th century by which time most settlements of any size had access to brick yards and brick making. Clay was also used in the manufacture of orange and red clay pantiles that still predominate on the roofs of the area. Following the introduction of the railway in the 1850’s Welsh slate also became an important roofing material.

Red brick was used for Scawby Hall (first build c.1603) and in later estate buildings including ‘Gate Lodge’, a mid-19th century building which also includes sandstone ashlar dressings. In the 1930’s new houses were provided in West Street, opposite the Sutton Arms Public House, which are built from a very smooth faced local brick, bright red in colour. As in other villages in North Lincolnshire, brickwork is often used in a decorative way and the tumbled-in

brickwork to the gables of the 'Old School' in Church Street (1854) are good examples of this particular detail.

4 HISTORY AND DEVELOPMENT

4.1 History

Prehistoric remains have been found throughout the parish of Scawby but it is only in the Roman period when we start to see strong evidence for settlement. In 1816, the remains of a Romano/British villa with mosaics and hypocausts was discovered at Sturton, about half a mile from Scawby. Further Roman material has been found around the parish.

The place name *Scwaby* is Danish and means *Scalli's farmstead*. The name cannot have originated prior to a Danish settlement of AD 877. Scawby was recorded in the Domesday Book of 1086, when it had a population of about 140. Ownership of the land at that time was highly fragmented, and the parish was in the hands of seven lords.

The earliest surviving building in the village is the Church of St Hybald. The base of the tower is 13th century with a 15th century addition; the rest of the church was largely rebuilt in the 1840's and 1870.

The present day core of Scawby evolved under the patronage of the Nelthorpe family who had been major landowners in the village since the late 16th and early 17th centuries. Richard Nelthorpe commenced the construction of the Scawby Hall in c.1603 and the estate prospered and expanded over the following two centuries. Richard Nelthorpe was not only a country landowner but also a philanthropist and he founded the Free School in the village in 1705 as well as the Grammar School in neighbouring Brigg.

The family benefited greatly from the Enclosures Act in 1771 when they were awarded 1135 acres of land. The economic success of the estate led to the expansion of the village throughout the 18th and 19th centuries, with new houses and agricultural buildings being added to the existing settlement.

The second half of the 20th century up to the present day has been a time of rapid change and expansion for Scawby. In the 1960's buildings were demolished in West Street to make way for a road-widening scheme. In the last 40 years large housing estates have been developed to the west and south east of the village changing the landscape setting of the village by eating into the surrounding farmland.

5 CHARACTER OF THE CONSERVATION AREA

5.1 Plan Form

The 1907 map shows that Scawby was at that time a nucleated village based around the green, almshouses and the church with some ribbon development along the main road, and the larger houses in their more substantial grounds located to the north and south. The historic core is Church Street, the eastern approach road from Brigg.

This east-west route divides in two, Church Street and Chapel Lane, around the almshouses, and then they continue in a parallel line until they both junction with West Street. Also shown is Park Lane, a small country lane that runs northwards from Church Street to a gate that gives access to the public footpath across the parkland of Scawby Hall.

Comparing this map to the plan today the morphology of the village as a whole has changed although the historic core remains intact.

The conservation area covers the historic core; includes the area around Church Street, and; extends north and south along Vicarage Lane and West Street.

The widened B1207, West Street, forms a central spine with the 20th century development along Messingham Road extending westwards and the more sparsely spaced buildings of the historic core of the village running eastwards towards Brigg. There is a further extensive area of new development to the south of Church Street along Mill Lane and then west across once open farmland to connect with West Street opposite the school.

This layout of the new development has left an area of open space between the historic core of Scawby and this recent intensive development. Of note are the many limestone boundary walls that provide cohesion to the village centre.

Buildings within the area are usually located on the edge of the pavement or road although some of the later 19th and 20th century buildings have small front gardens. Most of the properties face the road although there some low ranges such as the almshouses and stables which run at right angles to the street and extend back into long plots.

As the buildings are detached or semi-detached the townscape has a spacious quality created by soft landscaping and views to rear gardens. The deep rear gardens provide an area of private amenity space for each property with the fields beyond contributing to the rural character of the village.

Recently some of these small fields close to the historic centre have been lost due to the extensive new development on the peripheries of the village. The larger houses such as 'Scawby Hall', the 'Old Vicarage' and 'Grove House' have generous grounds with mature planting enclosed by high walls or hedges.

5.2 Activity and Uses

Whilst the long established agricultural activity associated with the Scawby estate continues today, its influence of the functioning of the estate and on life and activity in the village, has substantially diminished. Consequently and in line with national tendencies, Scawby has become a residential community with most of the inhabitants working in the towns nearby.

The church and chapel remain the religious focus of the village. Both appear reasonably well frequented and the fabric of each is in reasonable condition.

Educational provision has moved Church Street (two schools now converted to residential uses), to the southern end of village where there is a more modern facility. Grove House next to the present school has been converted from a house into an educational establishment.

In terms of daily pedestrian and vehicular activity West Street is the hub of the Scawby. Not only is it the main through route but it also the location for the Post Office, two village shops, the fish and chip shop, hairdressers, public house, garage workshop and village hall. These provide the basic amenities for village life. The 'Sutton Arms' Public House is a hive of activity attracting customers from a wide catchment area. There is speculation that the guesthouse opposite was once a coaching inn, and in its more recent past it was the Post Office.

5.3 Open Space/Vistas/trees

Spaces and trees associated with the development of Scawby from a small rural estate community continue to play an important part of the character and appearance of the village.

In the historic core The Green; churchyard,; fields and copses, and; the legacy of the tree planting schemes implemented by the Estate and its precursors give a distinct rural and spacious quality to the character of the village.

The public has access to the parkland of the Scawby Estate and the former grounds of 'Grove House', an important public amenity at the periphery of the village.

The centre of the historic village is focused on the triangular Green, a grassed area planted with a few specimen trees and flowers. This was originally the village pond but was infilled in 1953 and renamed Coronation Gardens.

A hand pump still exists, now fenced about, on the western boundary of the green. To the west in front of the almshouses is a further area of open ground enclosed by brick wall and used for allotment gardens.

The area between Church Street and the southern boundary wall to 'Scawby Hall' is composed of a line of small intimate spaces that provide a tranquil setting to the church and centre of the village.

On the west, bordering West Street is a mature spinney enclosed by a low brick wall through which the tower of the church is clearly seen. The churchyard in the centre has a substantial well-tended area of grass and trees.

To the east of the Churchyard is a small walled paddock, lined on one side by a low stable range and having a few mature trees in the centre. To the north of these strips of land is a track that runs from Vicarage Lane along the boundary of Scawby Hall to the park gate. This is bounded on one side by a high wall and the other by mature trees giving it an enclosed woodland feel. The dark enclosed nature of the track makes the view west to the light open parkland beyond more dramatic.

The Church is set on higher ground than the properties to the south, and this rise in ground level is obvious when approaching the Church along the topiary-lined footpath from Church Street. To the south of Church Street is more grazing land. This runs southwards from Chapel Lane along the rear gardens of the properties in West Street.

From West Street there are views through to this open space, especially from the village hall car park. This area of grassland provides an important green space in the centre of Scawby between the houses on West Street and the modern cul-de-sacs in Mill Lane. The amenity value of this piece of land has already been identified and it is designated as important amenity space in the Local Plan.

The 1960's road schemes in West Street resulted in the creation of small areas of open spaces next to the highway. The largest areas are found at the Messingham Lane junction opposite the entrance to Scawby Hall, and in the central area between Church Street and Chapel lane. The Messingham Lane space was probably created to provide viewing lines for traffic. It is a grassed area with a rather poorly sited box housing an electricity substation. The area in the centre of the village is a more functional space with the post box, benches and planters, but is slightly at odds with the enclosed nature of the rest of the street.

The parkland and woods of 'Scawby Hall' and the original 'Grove House' provides the village with a designed landscape border as well as public amenity and recreational space.

On the northern approach to the village the road is lined on the east by a small wood in the grounds of 'Scawby Hall' and on the other side is the more ornamental planting in the grounds of the 'Old Vicarage'. Of particular note is the cedar tree on the boundary of the 'Old Vicarage' whose sculptural form is silhouetted against the sky.

There is a well-used public footpath across Scawby Park from the end of Park Lane or the church track towards Brigg.

Grove House at the southern end of the village originally had substantial wooded grounds. The area in the immediate vicinity of the house is still well planted and the remaining land has been separated off for playing fields and the new school. Therefore, the village now has a large recreational space composed of two football pitches, a cricket square as well as play equipment including swings.

In and around the approaches to the hall area a number of large and distinctive beech and chestnut trees of particular note are the ones framing the driveway and at the entrance to the park track.

The private gardens to the properties also contribute to the spacious green quality of Scawby. The majority of houses have long rear gardens and a few of the later building have front gardens as well.

5.4 Architecture and building styles.

General.

The influence of estate ownership has shaped the architecture and appearance of many properties in Scawby, the Hall itself setting the lead with features and detailing replicated in the cottages and farm buildings of the 18th and 19th centuries. Other historic buildings within the village follow the local vernacular, although the larger houses such as the Grove display a more national architectural style. There is some infilling between the historic buildings with more modern buildings of the 1960's and 1970's.

Scawby Hall.

The Hall is listed grade I and is essentially 17th century in style but overlaid with 18th and 19th century alterations with a substantial 1913 rear addition. It is brick construction with a slate roof and prominent clusters of diamond plan chimneys. The south front has two projecting gabled wings and the east entrance front is dominated by a narrow three-storey porch next to an external chimneystack and

surmounted by a crenellated parapet. The later wing is a simpler rectangular block with timber double hung sash windows and a pantile-covered roof. This wing connects with the earlier stable courtyard with its two long limestone ranges with pantiled roofs.

The grounds of the Hall are enclosed with a high limestone or brick wall along the public highways and 19th century iron railings to the parkland. The wall at the entrance from Vicarage Lane is red brick with large piers with stone ball finials flanking the entrance towards the church, although the earlier wall to one side is built from random limestone rubble.

Church Street.

The 18th century workman's cottages and estate outbuildings scattered throughout the Church Street area of the village are all simple vernacular buildings. These are one or two storey buildings with limestone rubble walls, and brick detailing and orange clay pantiled roofs. The gable ends have a distinctive brick tumbled detailing. Windows are small multi-paned casements or horizontal (Yorkshire), sliding sashes.

The group of buildings fronting onto Church Street at the end of Park Lane are also examples of this building type and their overall layout and form creates a pleasing piece of townscape.

A rhythm is established with the gable end of the forge and neighbouring two workers cottages being repeated in the next group of buildings composed of a workshop and two further cottages.

Similar well considered juxtaposition of the built form is found in the prominently located 'Old Almhouses'. This group has a three bay, two storey central section with slightly lower set back two storey bays either side and single storey wings at the ends. The changing heights and building line on either side of the central core creates an interesting overall composition. The centre of the building has 18th century origins and is constructed in limestone rubble. Alterations were made in the 19th century in the estate style with brick being used for walls and the windows have sliding sashes beneath hood mouldings.

The estate farm buildings include a long low stable block next to the church and a couple of small open sheds at the entrance to the sawmills, and barns and sheds at the farm itself. All these are built in limestone with some brick detailing and attractive pantile roofs.

There is another group of barns in Chapel Lane although these have now been converted to houses. Recent cleaning and repair work has resulted in these building having unusually straight lines and a rather scraped appearance that contrasts unfavourably with the older buildings.

The 19th century estate cottages are more formal architectural compositions with an estate rather than local vernacular appearance. These are two storey detached or semi-detached houses of brick construction and slate roofs. They are easily identified by their cream and green paintwork, diamond shaped chimneys, green hood window mouldings and timber bargeboards with simple cusped detailing.

The Victorian picturesque cottage ideal is evident in the overall appearance of these cottages. They are all located within their own gardens with either a brick wall or hedge boundary and entered by green picket gates.

The school also benefited from patronage of the Nelthorpe family and was built in 1854, replacing an earlier school on the same site. The front elevation is composed of two twin gables, each having a large three light Gothic arched window flanked by two projecting arched entrances with boarded doors. The red brick construction with contrasting yellow brick detailing for quoins, window surrounds, entrances and tumbling, carved stone tablets with the Nelthorpe arms, and fish scale slate roof, all give this building a decorative appearance.

On the opposite side of the almshouses is the Primitive Methodist Chapel dated 1895 on the front pediment. This also has multi-coloured decorated brickwork and very good quality original cast iron front boundary railings.

The south side of Church Street and the two plots on the north side at the corner with Park Lane are occupied by modern single or two storeys detached houses. Although the houses are not of particular architectural merit or local distinctiveness they are set with generous gardens with front boundary walls. These buildings have a neutral impact on the conservation area.

Vicarage Lane and West Street.

As most of the buildings along Vicarage Lane and West Street were not in estate ownership they have a less unified appearance than those do in Church Street. In the north the buildings are set in large wooded gardens. Towards the southern end of the village however, the buildings are more densely packed and architectural quality and detailing begins to decline due to alterations, loss of original features and mediocre modern infill development.

Approaching Scawby from the north the first building is the grade II 'Old Vicarage'. The 18th century house faces the road but is set well back in a mature garden setting. It is three storeys high and built from limestone with canted bays to either side of the entrance.

Continuing along the west side of the street are two modern bungalows and then the 19th century Vicarage. This is a square rendered house designed to take advantage of the sun with a main garden elevation with canted bays facing south. Unfortunately part of the garden has been developed with a new house the design of which is rather incongruous due to the colour and texture of

bricks, boundary treatments, the large area of hard landscaping and, the absence of mature planting.

By contrast, the two modern buildings flanking the Messingham Lane junction sit more comfortably in the streetscape, and are located within well-planted gardens.

South of Messingham Lane the townscape takes on a slightly different character and appearance, the woodland setting gives way to more densely built form. The building plots reduce in size and the front building line follows the back edge of the pavement.

'Ivy Cottage' is a two storey brick house with double hung sash windows which has been rather divorced from its context due to the open car parking area on its north side and a bungalow to its south.

'Prestwood Cottage' and 'The Reading Room' were originally pair of single storey early 19th century limestone cottages with pantiled roofs. They are now much altered. The windows have been replaced and in the case of the Reading Room an extra floor has been added in brick.

Adjacent to 'The Reading Room' is a two storey stone cottage with a gable end to the street, followed by a whitewashed row of cottages in Old Manor Lane. On the south side of Old Manor Lane is another of the Nelthorpe estate's 19th century cottages.

South of Church Street is the commercial centre of West Street with buildings on both sides of the road. The two storey whitewashed guest house and the cream rendered Public House the Sutton Arms are both 19th century vernacular buildings. The pebble dashed 1930's shop, the 1960's Post Office and chip shop, and the Tudor-style shop are a more eclectic group of buildings. To the south residential properties prevail, with some more cottages in the local vernacular on the West Side. These are similar to 'Prestwood Cottage' but slightly later and two storey.

On the east is a group of three matching brick semi-detached houses in bright smooth red brick with stone detailing to lintels and cills dated on the front elevation 1933. The brick theme continues in the single storey village hall. On the southern boundary of the village hall car park is a terrace of limestone cottages with cream and green painted timber double hung sashes, although unfortunately patching in different materials scars the elevations.

Towards the conservation area boundary are a few houses dating to the second half of the 20th century of little architectural quality, including some two storey cottages which have been substantially altered. No. 35, within this more modern group, has fake stone cladding.

The last historic building within the conservation area is the grade II listed 'Grove House' set in a mature garden surrounded by a high wall. This large Jacobethan

style house was built in 1890 for Joseph Cliff, an ironmaster who owned the Frodingham Iron Works in Scunthorpe. It is constructed from rock-faced limestone ashlar with smooth ashlar dressings, with a Westmoreland slate roof, and is important as an example of the use of the local limestone for a large and impressive house. Also of interest is the use of steel casement windows as original.

5.5 Listed Buildings and Buildings of Townscape Merit

The Church, 'Scawby Hall', 'The Old Vicarage', 'The Grove', and most of the estate cottages, school and almshouses are all included on the Department of Culture Media and Sport's List of Buildings of Special Architectural or Historic Interest. These buildings are identified on the map and described within the text above, and further brief list descriptions of these properties can be obtained from North Lincolnshire Council. These buildings are important both locally and nationally and there are policies in place to conserve these buildings for future generations.

As part of this appraisal, a number of unlisted buildings have been assessed as "Buildings of Townscape Merit". These include the 18th and 19th century buildings such as the vernacular stone cottages on the Main Street, the Methodist Chapel, some of the agricultural buildings and the 19th century Vicarage now called the 'Old Parsonage'. These buildings are considered to be of local importance and contribute positively to the character of the conservation area and their demolition or unsuitable alteration would harm the character or appearance of the area. The Council will therefore pay special attention to applications for extensions or external alterations to these buildings.

5.6 Other Features of Interest

The treatment of the public highway is in keeping with the rural character of the village with tarmac roadway and pavements edged with concrete kerbs. Simple aluminium lamp columns to a modern pattern light the central area.

Boundary walls and hedges play an important part in the appearance of Scawby as well as demarcating the public and private spaces. The walls are either limestone rubble walls or dark red brick with curved brick copings. Hedges are less common but where they do occur are privet, beech or hawthorn. There is a copper beech hedge lining the approach road from Brigg.

There are some examples of historic street furniture worthy of mention: the brick pinfold in Church Street; the village pump and railings; a K6 telephone box on the Green; the historic post box on West Street; and; the cast iron three fingered signpost at the end of Old Manor Drive.

The special character of Scawby

Scawby Conservation Area is special because of the combination of:

- The 18th and 19th century farm buildings made limestone and old red bricks
- The suburb woodland setting created by the estate planting over the years
- The open spaces and gardens that give a distinctive spacious rural quality to the character of the village
- The boundary walls that are either limestone rubble or red brick with curved brick copings.

All these elements need conserving with vigour and protected from unsympathetic development in order to conserve the historic character of Scawby.

6 PROBLEMS AND PRESSURES

6.1 General

The historic core of Scawby has remained relatively well preserved although there are some potential threats to the retention of its special character and appearance. New development on the peripheries of the village has impacted on the setting of the conservation area and the village structure as a whole.

Further development pressures will need to be controlled and managed in order not to compromise the character and appearance of historic Scawby. As many of the properties are dwelling houses there is the possibility that alterations, which are usually “permitted development” and therefore do not require planning permission, may cumulatively have an adverse effect on the character of the conservation area. Some erosion of historic character has already taken place, including the insertion of inappropriate doors and windows.

6.2 New Development

The current demand for new housing puts pressure on small villages such as Scawby to expand. The lack of vacant sites or sites for redevelopment within Scawby is putting the pressure for development on the amenity spaces within the village and within the surrounding countryside. If further new development is allowed in the open spaces in the centre of the village this will result in the erosion of the spacious rural quality of historic Scawby. The use of standard designs and housing layouts for such new development could erode the unique character and local distinctiveness of Scawby.

6.3 Buildings at Risk

In general the buildings in Scawby are well maintained and at the time of survey Scawby Hall roof was being repaired. The change in agricultural technology has resulted in some buildings being no longer required for their original use and therefore vulnerable. The buildings which particularly at risk are the stables flanking the paddock next to the church, and many of the small outhouses in the rear gardens of some of the earlier buildings which require more minor repairs.

6.4 Negative spaces

There are a number of areas between the buildings on West Street, which at present detract from the character and appearance of the streetscape. These include: -

- The car park next to the village hall that is not screened or enclosed from the street.
- The area next to the garage with the large modern building on the rear of the site and car parking on the forecourt.
- The area around the electricity buildings.

The main problem with these spaces is that they include areas of car parking which are not enclosed or screened from the street by a boundary.

6.5 Alterations to Houses

It is particularly evident in West Street the impact of small changes such as altering original windows can have on the appearance of a building. Further incremental changes of this nature would have a cumulatively negative effect on the character and appearance of Scawby. It is therefore recommended that an article 4 Direction be considered to manage such changes.

6.6 Trees

Many of the trees within the area have reached maturity and will be lost through the natural decay process. Without the planting of new trees the village in the future could soon be denuded of its wooded and rural character.

6.7 Traffic

Due to the expansion of the village and the fact that there is a major route passing through the Scawby traffic is increasing and becoming more of an issue. This will put pressure on the highways agencies to implement some form of traffic management scheme. Often traffic calming schemes are designed to a standard specification with little regard to the local context and there is therefore a potential conflict between retention of an attractive environment and highway safety. Careful design, responding to local details and materials, will help to avoid such problems.

6.8 Summary of problems and pressures.

- Modern development around the edges of Scawby has had a negative impact.
- Unsympathetic alterations to single family dwelling houses are beginning to spoil the character of the village.
- Spacious quality of the layout means there is pressure for infilling with new development.
- Negative sites: car park next to the village hall; forecourt to garage; and the area around the electricity sub-station.
- Busy traffic through the village needs to be controlled.

7 RECOMMENDATIONS

7.1 General

This section contains a number of recommendations that have been subject to public comment. Further recommendations may be added, or existing ones deleted, as part of the public consultation exercise.

7.2 Preservation, enhancement and re-instatement of architectural quality

- Encourage reinstatement of original features where they have been removed (e.g. replacement of windows).
- Monitor works to properties and if further erosion of the character occurs consider removal of permitted development rights by serving an Article 4 Direction.
- Agree list of Buildings of Townscape Merit (see map).
- Put forward the following buildings for statutory listing:
 - a) Abraham's Cottage, West Street
 - b) The Old Parsonage, Vicarage Lane
 - c) Primitive Methodist Chapel, Chapel Lane

7.3 Environmental and Street Improvements

- Maintain the existing surface treatments to roadway and pavements. Any new work should match the existing black tarmac.
- Remove the green litter bins from the Green and adjacent to the Post Office and replace with bins of a better design more in keeping with the character and appearance of the conservation area.
- Investigate the relocation of the electricity sub-station in Messingham Lane. If this is not possible look at ways of improving its appearance, perhaps by planting.
- Introduce more naturalistic planting into the seating area beside the Post Office to give this area a more rural character.
- Redesign the landscaping and boundary treatment around the village hall and car parks. Plant some trees in the grass areas and enclose and screen the car parks from the street by building a wall or planting a hedge.
- Improve the appearance of the open area in front of the garage workshop. This could be achieved by provision of a front boundary stone wall.
- Investigate reducing the number of overhead cables and supporting poles.
- Ensure that any proposed highway works or traffic control measures are based on an understanding of the local context and are designed with minimum physical changes.

7.4 Trees

Encourage the appropriate management of existing trees and planting of new trees as the existing stock becomes old.

7.5 Boundary review

Following a careful survey of the existing conservation area and its immediate environs, the following changes were recommended to the existing boundaries:

Additions:

Add Area A – These two fields with their tree-lined boundaries provide a landscape setting to the Old Parsonage. They also perform an important urban design function separating the historic linear development of Vicarage Lane from the more modern cul-de-sacs behind. As the fields are included as part of the Area of High or Historic Landscape value in the Local Plan this alteration would co-ordinate the two boundaries.

Add Area B – This addition is to include land that relates to the buildings on West Street. The new boundary is drawn to include the garden areas and rural setting to the buildings. The Local Plan recognises the importance of these areas of open space by excluding them from the development area and the conservation area boundary change would give another level of protection.

Add Area C – Land adjacent Nutshell House. Here the 1985 conservation area boundary takes a rather haphazard line across the field. It is suggested that the new line follow the field boundary in order to make a more accurate boundary and include the setting of Nutshell House. This area is also identified as Open Amenity Space in the Local Plan.

Add Area D - The pinfold on the road to Brigg marks the eastern entrance to Scawby. This brick structure is part of the agricultural history of the village and makes a positive contribution to the character and appearance of Scawby. Its inclusion within the conservation area would provide the structure with protection from demolition.

7.6 Article 4 Direction

The Council has some powers to control building works under its planning and development control powers although under the present legislation residents are entitled to carry out certain minor works to their houses as “permitted development” i.e. no planning permission is required. This freedom places a great responsibility on owners to consider the overall quality of the street and the area when carrying out alterations to their property. The cumulative effect of even apparently minor alterations overtime can have a major impact, which degrades the overall quality of an area. Examples of this type of change are replacement of original windows with uPVC versions, poorly designed additions, or the removal of original boundaries to gardens.

As has already been noted, a few of the houses within the conservation area have already been adversely affected by some unsuitable alterations. These include the insertion of modern windows and doors. It is therefore suggested that the situation is monitored, and if appropriate, that an Article 4 Direction is served to bring such alterations to buildings in use as a single family dwellings under planning control.

For information on the Scawby Conservation Area contact:

The Environment Team
North Lincolnshire Council
Church Square House
PO Box 42
Scunthorpe
North Lincolnshire
DN15 6XQ
Telephone

For further information relating to listed buildings and conservation areas, contact:

English Heritage
23 Savile Row
London
W1S 2ET
General telephone enquiries: 020 7973 3000
Customer Services: 020 7973 4916

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

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

For “Care of Victorian Houses” leaflet, contact:

The Victorian Society
1 Priory Gardens
Bedford Park
London
W4 1TT
Telephone: 020 8994 1019

For an excellent range of technical advice leaflets, contact:

The Society for the Protection of Ancient Buildings (SPAB)
37 Spital Square
London
E1 6DY
Telephone: 020 7377 1644

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