

WINTERINGHAM CONSERVATION AREA APPRAISAL: ADOPTED AS
SUPPLEMENTARY PLANNING GUIDANCE FOR PLANNING PURPOSES BY NORTH
LINCOLNSHIRE COUNCIL 29TH JUNE 2005.

WINTERINGHAM CONSERVATION AREA APPRAISAL ADOPTED DOCUMENT

North Lincolnshire Council

**Tony Lyman
Head of Planning and Regeneration**

WINTERINGHAM CONSERVATION AREA APPRAISAL: ADOPTED AS
SUPPLEMENTARY PLANNING GUIDANCE FOR PLANNING PURPOSES BY NORTH
LINCOLNSHIRE COUNCIL 29TH JUNE 2005.

WINTERINGHAM CONSERVATION AREA APPRAISAL

Contents:

- 1 Introduction
- 2 Legislative background
- 3 Location and landscape setting
 - 3.1 Location and population
 - 3.2 Landscape setting
 - 3.3 Geology and building materials
- 4 History and development
 - 4.1 History
 - 4.2 Archaeology
 - 4.3 Historic landscapes, parks and gardens
 - 4.4 Effect of historical development on the plan form of Winteringham
- 5 Character of the Winteringham Conservation Area
 - 5.1 General description
 - 5.2 Relationship to setting
 - 5.3 Activity and uses
 - 5.4 Open spaces and trees
 - 5.5 Building materials and architectural styles
 - 5.6 Shopfronts
 - 5.7 Listed buildings
 - 5.8 Buildings of Townscape Merit
- 6 Area Analysis
 - 6.1 General
 - 6.2 West End to the Church
 - 6.3 Western Green
 - 6.4 High Burgage
 - 6.5 Low Burgage
 - 6.6 West End

WINTERINGHAM CONSERVATION AREA APPRAISAL: ADOPTED AS
SUPPLEMENTARY PLANNING GUIDANCE FOR PLANNING PURPOSES BY NORTH
LINCOLNSHIRE COUNCIL 29TH JUNE 2005.

- 6.7 Silver Street

- 7 Problems and pressures
 - 7.1 General introduction
 - 7.2 Buildings that have a negative impact on the conservation area
 - 7.3 Buildings-at-risk
 - 7.4 Sites that have a negative impact on the conservation area
 - 7.5 New development within the conservation area
 - 7.6 Alterations to existing historic buildings
 - 7.7 Street audit
 - 7.8 Summary

- 8 Recommendations
 - 8.1 General
 - 8.2 Buildings-at-risk survey
 - 8.3 Development control including Article 4 Directions
 - 8.4 Environmental improvements
 - 8.5 Streetworks
 - 8.6 Winteringham Conservation Area boundary review

- 9. Useful names and addresses

- 10. Bibliography

Maps:

Map showing the conservation area boundary; Listed Buildings; Buildings of Townscape Merit and other features of the conservation area.

1. Introduction

The village of Winteringham sits on the scarp slope at the north end of the Lincoln Edge, overlooking the Humber estuary. It is close to where the Roman road, Ermine Street, veers eastwards to an historical ferry point on the coast. Remains of an Iron Age settlement have been found at the north end of Ermine Street and there was a Roman fort that was succeeded by a larger Roman settlement. The village, however, is slightly to the west of this and the evidence points to Norman and medieval origins.

There are two parts to the village: In the west, the earlier settlement was associated with All Saints' Church, which has 11th and 12th century work in its tower and nave, and to the

east, a planned market town was laid out in about the 13th century. The two areas are now linked by subsequent development.

With land improvements in the 18th century, agriculture became a major source of employment locally and, in Winteringham itself, there were many of the supporting trades such as shoemakers, blacksmiths and wheelwrights. The proximity of Winteringham Haven meant that the village was more readily accessible by water than by road, and the combination of farming and trade led to the development of flourmills and warehouses in the 19th century. Increasing prosperity also resulted in a number of houses being upgraded to a higher status.

Now, the village has been added to and infilled by successive phases of development, well into the 20th century, to become a provider of local housing needs rather than employment. However, a good deal of evidence survives of earlier uses and customs.

This appraisal will assess the special interest, both architectural and historical, of Winteringham. The history of the village, and its present appearance and character will be described, its problems analysed, and a 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 will be adopted by North Lincolnshire Council as Supplementary Planning Guidance, and they will become a material consideration when determining applications for development, defending appeals or proposing works for the preservation or enhancement of the area. Both documents will, therefore, be a useful source of information for owners, agents, applicants and members of the public who live or work in Winteringham.

2. Legislative background

The former Glandford Borough Council designated the original Winteringham Conservation Area. Unusually, the designation is in two separate parts covering the two historic centres. It also includes some early 20th century housing but excludes the more recent residential developments on the periphery.

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 family houses, can be controlled by the serving of an Article 4

Direction, which enables the Council to require a planning application for minor alterations such as replacement windows and doors. This appraisal therefore includes a recommendation for an Article 4 Direction in the Winteringham Conservation Area.

3. Location and landscape setting

3.1 Location and population

Winteringham is a modest village about 7 miles (11 Km) north of Scunthorpe. It lies at the northern end of the west-facing scarp of the Lincoln Edge. To the north and west, the land falls steeply to the flat areas of marshland bordering the Humber estuary. To the south and east, there is a gentler fall towards the Ancholme River. Ermine Street, the Roman road from London to York, approaches the east side of Winteringham before turning sharply to the east, apparently to meet the coast at an historical ferry point on the Humber.

In 1801, some 53% of the working population were employed in agriculture and, by 1851, Winteringham had 824 inhabitants in 184 households. Migration to the cities in the late 19th century saw a decline that has been more than compensated by a large increase in the number of houses during the 20th century. In 1995, the population of Winteringham was estimated to be 970.

3.2 Landscape setting

The area north of Scunthorpe, in the angle of the Trent and Humber, is characterised by two ridges running from north to south, each with a steep scarp to the west and a gentle dip slope to the east. The easterly ridge is part of the Lincoln Edge that runs from Lincoln to the Humber. To the south of the District, settlements such as Kirton-in-Lindsey tend to be located on or below the scarp, but further north there is a line of places, such as Appleby, Winterton and Winteringham, built on the higher ground. Indeed, Winteringham is on the end of the Lincoln Edge where the Humber cut it through. In recent centuries the line of the river has receded so that the village, which was once at the water's edge, now looks out over an apron of flat marshland.

Much of the surrounding farmland is arable with minimal hedges and only occasional groups of trees. This openness allows extensive views of the Humber estuary and east to the Lincolnshire Wolds. To the southwest, the landscape of the scarp slope of the Lincoln Edge is designated for protection and enhancement under the provisions of the North Lincolnshire Local Plan.

3.3 Geology and building materials

The geology of Lincolnshire provides a number of different stones and clays suitable for building stone and for making bricks. The two escarpments are made of Oolitic limestone

which, being close to the Frodingham ironstone measures, is sometimes stained with iron salts to give a rusty brown colour. The local limestone was graded according to quality and used in a descending hierarchy for carved dressings, coursed walling, random rubblestone walls and for drystone boundary walls. All Saints' Church is largely limestone, but it also includes several recycled blocks of gritstone first used in Roman buildings and probably imported from Yorkshire.

The limestone geology is complicated by overlays of glacial boulder clays and alluvial silts from the river estuaries, which provided the materials for brick and tile making. Bricks started to be made in Lincolnshire at the beginning of the 18th century with buildings pre-dating this time being either stone built or timber, although little evidence of any timber building survives in the area.

The stone tradition persisted, with the gradual introduction of brick dressings to strengthen openings and corners, until industrial production techniques and improved transport made brick more universal from the mid-19th century onwards.

Water reed from the Ancholme valley would certainly have been used as a roofing material however, there is also evidence of the early manufacture and use of clay pantiles in the area which has persisted from the 17th Century when clay pantiles became more widely available in the area. Clay for roofs, either as pantiles or plain tiles, is now the established tradition for roofing although some later buildings have blue Welsh slate, which became more fashionable with the railway age from the 1850s.

4 History and development

4.1 History

It is known that an Iron Age settlement existed to the east of Winteringham and that this was followed by a Roman fort marking the end of Ermine Street, before it continued north of the Humber to York. This was succeeded by a more substantial Roman settlement close to the present Winteringham Grange.

Winteringham itself is a short distance to the northeast. The earliest evidence is the 11th and 12th century masonry of the tower and nave of All Saints' Church, which incorporates re-used Roman stonework. The rest of the church is 13th and 14th century with restorations carried out in the mid-19th century. The early village grew up around the church although nothing survives that is any older than the remains of the Old Rectory, built in 1649.

East of the early village, a planned settlement was laid out in the 13th century, characterised by High Burgage and Low Burgage. In Medieval town planning, the burgages are the plots of land defining the main streets, which allowed all those with a landholding interest to have a street frontage and sufficient space behind for outbuildings, stables and subsistence gardening. Typically, the burgage plots would have a rear service access and, here, Back Lane and Ferry Lane perform the function. There was also a market space on Market Hill.

Outwardly, little survives of Medieval Winteringham apart from its plan. The earliest house is Gate End Farm, which appears to date from the 16th and 17th centuries. However, evidence of timber framing suggests the possibility of earlier material.

In the late Middle Ages, Winteringham was apparently a marshy place with a depressed economy but, with land drainage and farming improvements in the 17th and 18th centuries, prosperity increased. This is reflected in the substantial remodelling of large houses, such as the Manor House, and new buildings like Scarborough House and The Hollies. By 1831, there were 28 farms in the village.

Winteringham relied, for communications, on river traffic more than the roads almost until the 20th century. The Haven, a small inlet at the north end of Low Burgage, provided all the facilities for shipbuilding and the landing or despatch of commodities. The urban expansion of Hull in the 19th century also provided a ready market and small industries, such as flourmills, maltings, breweries, brick kilns and warehouses flourished in and around the village.

However, little evidence is left of this industrial activity. Improvements to road transport throughout the 20th century have taken the trade away from the river and The Haven is now used for recreation. Centres of employment outside the immediate area are now more accessible to Winteringham and this has led to outward commuting and significant increases in housebuilding, particularly in recent years. The lack of local employment has meant a decline in local services so that, although there are still two shops and a public house, Winteringham is no longer the self-sufficient community that it was.

4.2 Archaeology

The archaeological interest of Winteringham lies in its relationship with the known Iron Age and Roman sites to the east. There is clearly the possibility of further finds within the village.

There is also potential for more evidence of Medieval Winteringham to emerge. The earliest structures are the Norman fabric of All Saints' Church and the post-Medieval Gate End Farm, but the evidence of the early plan suggests that there may well be some medieval fabric subsumed within the later buildings.

There are no scheduled ancient monuments in the conservation area.

4.3 Historic landscapes, parks and gardens

There are no formally registered parks or gardens in the area. However, there are several important historical spaces, such as the churchyard and the greens at West End and Western Green. These are identified as Areas of Amenity Importance in the North Lincolnshire Local Plan.

4.4 Effect of historical development on the plan form of Winteringham

The two parts of Winteringham form an east-west axis running along the northern edge of the scarp before it falls away to the marshland bordering the Humber to the north. At the extreme west end, the church may once have been the focus of Medieval and earlier buildings, but it is buildings of the 17th and 18th centuries that have shaped the irregular squares of Meggitt Lane and Western Green. Marsh Road connects this area to the south by Hewde Lane and to the north.

To the east, 19th and 20th century houses line West End as it joins the church with the planned Medieval part. Here, the original buildings very much determined the plan form, as described at 4.1 above, with High Burgage leading to the agricultural land to the south, and Low Burgage leading directly to The Haven.

Now, although the buildings have been replaced, the relationship continues and the basic rhythm of the houses is still determined by the layout of the burgage plots.

During the 20th century, infill development has steadily increased the density of the village and expanded it to the south between Hewde Lane and High Burgage creating culs-de-sac rather than a network of streets. Modern houses also tend to be set in the middle of their plots rather than defining street frontages.

5 Character of the Winteringham Conservation Area

5.1 General description

The buildings of Winteringham span several centuries, but they are united by a predominant use of local limestone, brick and tiles. The informal streets are defined by historical properties fronting directly onto them, but this is less apparent with more recent building. With the demise of the 19th century industrial buildings, there is now a domestic scale throughout the area.

The two parts of the conservation area can be further divided into several distinct sub-areas: in the west there is the West End to the church, and Western Green, while in the east, there are the four limbs of the planned settlement. Each of these areas is described in detail in Section 6 below.

5.2 Relationship to setting

Set at the end of the Lincoln Edge, Winteringham has a commanding position with dramatic views across the marshlands to the Humber estuary. These are particularly apparent from the churchyard and down Marsh Road and Lower Burgage. There is also a spectacular view eastwards to the Humber Bridge from the top of High Burgage.

There is a constant reminder of the connection between Winteringham and the surrounding countryside in the evidence of farms within the village, both those in current use and those now purely residential.

5.3 Activity and uses

Farming is still a primary activity, although with increasingly sophisticated mechanisation it has decreased in employment terms. The service and processing industries – the smithies, the flour mills and maltings – have all disappeared except for shreds of evidence, such as the walls of a maltings that now edge the carpark behind the modern Methodist church in Low Burgage.

The main land-use in Winteringham is now residential and, with few sources of employment within the village, this means there is inevitably a substantial element of outward commuting. Other uses provide for the immediate needs of the village with convenience shopping, churches and public houses.

5.4 Open spaces and trees

With a setting of open countryside, there is perhaps less of a premium on open space within the village than there might be elsewhere. Nonetheless, the conservation area does include a series of important spaces. In the western part, there is the churchyard, Western Green and the paddock at the junction of West End and Marsh Road. In the eastern part, there are the greens on West End, the space at the main crossroads opposite the War Memorial, the Community Garden adjacent to Scarborough House and the open area at the junction of Market Hill and Back Lane.

An important aspect of the village's character is the relatively low density, which allows for significant gaps between buildings. This enables the major buildings to be more widely appreciated and there are constant glimpses of views and gardens.

Throughout the area there are mature trees that punctuate views and provide settings for buildings. This is in significant contrast to the surrounding countryside, which is largely devoid of trees. Tree species are extremely varied although traditional forest types predominate. Bushy conifers, more commonly found in suburban landscapes, such as those at the junction of West End and Hewde Lane, are more incongruous.

5.5 Building materials and architectural styles

Local limestone is the primary building material in the conservation area. It generally takes the form of coursed walling and rubblestone although some ashlar was used on the church. As noted at 3.3 above, the development of brick making led to the use of bricks to strengthen openings and corners, and the combination of limestone with red brick dressings has become characteristic of the area. In the 18th century frontages wholly of

WINTERINGHAM CONSERVATION AREA APPRAISAL: ADOPTED AS
SUPPLEMENTARY PLANNING GUIDANCE FOR PLANNING PURPOSES BY NORTH
LINCOLNSHIRE COUNCIL 29TH JUNE 2005.

brick were built as a matter of prestige. By the 19th century, with advances in industrial production and transport, brick building is the norm, although some are rendered to disguise inferior materials or to add architectural embellishment.

Winteringham has, clearly, experienced a good deal of remodelling and rebuilding over the last three centuries and urbanisation has tended to preclude the early vernacular forms found across North Lincolnshire. The 17th century Spring Cottage has been raised and Gothicised, for instance, and cottages of a similar age in Silver Street have also been dramatically altered. Gate End Farm, in Low Burgage, is a remarkably rare survival of 16th century timber framing.

From the mid-18th century and into the early 1800s, a series of substantial houses were built. These include Spring House (1740 – enlarged in 1816), Scarborough House (1775), The Hollies and the New Rectory (1847). There was some early experimentation with brick as the main material, as for example with the early 19th century yellow brick at Spring House. However, as brick became more available, its use was almost universal for buildings in Winteringham after the late 19th century. Then, in the 20th century, the building forms themselves become universal so that, for instance, the 1980s red brick bungalows in West End have detailing that is distinctive of the period but not of the locality.

A characteristic feature of Winteringham is the use of Gothic pointed windows in the gable ends of houses. This device is seen to great effect on the north side of West End.

Early windows were either simple casements or horizontally sliding 'Yorkshire' sashes. In the 18th and 19th centuries, vertically sliding sash windows became the standard for most windows, although casements were retained for lesser situations, such as dormers or industrial uses. Replacement joinery in the 20th century has often broken with tradition by introducing functional variations of fixed and top-hung lights, imitation sashes, and the use of plastic frames instead of the previously universal softwood.

There is no surviving evidence for the use of thatch in Winteringham, even though it must have been in general use before the development of clay products. Clay tiles are, therefore, the predominant roofing material in plain, pantile and Roman tile forms, although the late 20th century has also seen the rise of concrete imitations.

Welsh slate may have been imported by sea for use in prestigious cases, such as Spring House, but its use is rare in Winteringham even though it became more readily available after the railways had been established in the 1840s.

5.6 Shopfronts

Shopfront are a minor issue in Winteringham. There are only the post-office in High Burgage and the butchers in West End, neither of which cause offence. It is important, however, that the relationship of fascia, window and stall-riser is maintained in any future alterations.

Also of note is the former post-office at No.5 West End. Although this is now in residential use, it still retains an important early 19th century shopfront with a central door flanked by bowed windows with brick panels below.

5.7 Listed buildings

The rebuilding and expansion of Winteringham into the late 19th century means that there are many well-detailed buildings that do not qualify for statutory listing, which becomes more rigorous for buildings after the mid-1800s. Nonetheless, there are some 17 list entries for the conservation area.

The most important listed building is the Church of All Saints with its Norman tower and nave, and medieval aisles, chancel and transepts. William Fowler made repairs and alterations in 1827 and then there was a major restoration in 1849-51 possibly by Sir George Gilbert Scott, who was working at Saxby All Saints at the time. George T Andrews of York, the architect responsible for the New Rectory, supervised the work.

The church is listed Grade I while all the other entries are Grade II. Also included are the rare timber framed Gate End Farm and cottages from the 17th century, such as Spring Cottage, Whitegates and Silver Cottage, and the disused cottage in Silver Street. Most of the substantial houses of the 18th and 19th centuries are listed as well as the picturesque cottage at Orchard House, Nos.3&5 West End and the dovecote at the Manor House. There are several other houses that might have been listed but for the degree of alteration that has taken place particularly to doors and windows. The K6 telephone kiosk in West End is also listed.

5.8 Buildings of Townscape Merit

This appraisal has identified a significant number of Buildings of Townscape Merit, which are noted on the Townscape Analysis on the map of the conservation area. These are buildings which, although not listed, are considered to contribute positively to the character of the Winteringham Conservation Area. They date from the 17th to the early 20th century, although some have been added to since. Most of these buildings, however, are generally unaltered or, could with some restoration, be easily reinstated to their original appearance.

Their age and architectural interest is considered to provide sufficient justification for them to be given special protection and the Council will resist their demolition unless the applicant can prove that the building is beyond the point of economic repair. 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. Policies to help achieve their preservation and enhancement are provided in the Supplementary Planning Guidance for Winteringham.

6 Area Analysis

6.1 General

This section examines the buildings and spaces within the conservation area in greater detail by considering it in six sub-areas. The aim is to identify the special character of the area that provides Winteringham with its particular “sense of place” and to summarize the details and features that matter. Of the six areas, two are in the western part of the conservation area and the other four correspond to the four limbs of the central crossroads in the eastern area.

6.2 West End to the Church

At the junction of West End with Hewde Lane and Marsh Lane, there is a collection of significant buildings. First the tall red brick gable end of the 1891 Wesleyan Chapel, built when the congregation outgrew its previous premises in Low Burgage. Then, the early 19th century West End Farm, which closes the westward view despite a tall wall and even taller hedge.

The house is red brick with sash windows and the typical Winteringham detail of a gothic window in the gable end. It also has later dormers with highly decorative bargeboards. The farmyard leads up Hewde Lane, which is immediately more rural, lined with trees and soft verges.

Across the road, Nos.50 and 52 are heavily altered houses of stone and brick respectively, but now with plastic windows. Then West Farm, on the corner of Marsh Lane, commands views towards the church. Original railings on a rendered wall survive, but not the windows. The farmyard has a mixture of traditional stone barns and modern steel buildings.

A square paddock provides an important open space, although this has been eaten into with a recent bungalow. Next to the road there is the long low pantiled roof of a farm building and beyond, the modest and altered Orchard house with a listed early 18th century cottage attached. These are recommended for inclusion in the conservation area.

The road passes out of the area as it descends to the junction with Shoemaker Lane, which is marked by the double-piled Old School House. This early 19th century brown brick house includes earlier stonework, but all its windows have been replaced with modern casements. West End is then flanked by late 20th century bungalows until, shortly before the churchyard, there are two properties on the north side at right angles to the road. Rookery Cottage has late 18th century stonework, while The Rookery is early 19th

century brick with a later Victorian extension. Between them is a distinctive panelled brick wall with stone-capped piers.

On the south side of West End, the conservation area resumes with the National School, which opened in 1845. This red brick gabled building is now in residential use. There is a modern house between it and the extensive grounds of the Old Rectory, a large house of squared limestone built by George T Andrews of York in 1846.

This lower end of the conservation area, including the churchyard to the north, is more densely treed with a wide variety of species. In the grounds of the Old Rectory are the remains of the earlier rectory built in 1649 for Edward Boteler, who subsequently became Chaplain to Charles II. This long, two-storey stone buildings was unoccupied for over 100 years until it was converted to modern residential use recently.

From the Old Rectory and the churchyard, there are extensive views over the flat open fields of the low marshes. Between the churchyard and the Rookery, Meggitt Lane leads north and east, doubling back as Western Green. The boundary follows this, enclosing an area of modern bungalows where the main contribution to the conservation area is the survival of a rural character defined by hedges, trees and informal verges. On the north side, West End House is an isolated 19th century brick house with modern windows.

6.3 Western Green

At the junction of Meggitt Lane and Western Green, Shoemaker Lane leads back to West End by the Old School House. Here, the Green is a significant grassed open space punctuated by trees. It is fronted by Hillcrest Cottage and the Haven in stone and brick respectively. Both properties are older than they appear, the Haven having been refronted in 1830. There is also Towler Place, which carries plaques recording dates of 1756 and 1861, the latter being possibly the date of its division into two houses. The left hand house was brutally altered in the 1950s or 60s with panels of render and steel windows in enlarged openings.

West of Towler Place, there is a pair of modern houses and then a range of three properties that have suffered severe alterations. In particular, No.22 would appear to be a 17th century single-storey three-room cottage, a relatively rare survival in Winteringham, but it has had three large dormers added and all external joinery replaced in plastic.

To the east, the Nest is a plain white-rendered house, set back behind a high hedge of *Leylandii*, and there is a brick barn and a cottage fronting Western Green before it joins Marsh Lane. The most significant building here is Spring House, originally built in 1740 for the Burkill family. With rising prosperity from extensive landholdings, Joseph and Isaac Burkill enlarged the house in 1816 to its present five-bay form, unusually in a pale yellow brick. They also added a second garden front with large bay windows either side of a Doric porch, which rather defies the description of Spring House in '*The Buildings of England*' as 'a dull encasing with pretensions only in size'.

The grounds of Spring House originally extended through to Shoemaker Lane and, although about half has now been developed with bungalows that do nothing to enhance the historic character of the conservation area, the landscape is still one of mature trees.

To the rear of the house, fronting Marsh Lane, there are two stone houses the second of which is Spring Cottage. This was built in the 17th century and remodelled with Gothic windows in the 1840s.

On the east side of Marsh Lane, there is a small group of 18th and 19th century cottages at the junction with Western Green with an orchard and two large agricultural 'sheds' to the south before Marsh Lane returns to West Farm. Northwards, there are dramatic views down Marsh Lane across the flat land towards the Humber.

6.4 High Burgage

The eastern part of Winteringham was laid out as a 'new' town in the 13th century. The burgages were the plots on which property was built. They tend to be narrow in order to provide plenty of frontages, although some properties used more than one burgage plot. The legacy of this is a continuous townscape of buildings fronting directly onto the street with a visual rhythm that derives from the original division of the land even though the original buildings have been redeveloped over time.

On the west side of High Burgage, the principle is demonstrated by a series of largely 19th century houses, including the Ferry Boat Inn, which are interrupted by the set-back of No.30 and the bungalow at No.40. The plots run through to Back Lane on which there are still some of the rear service buildings. Between No.12 and the Ferry Boat Inn there are three commercial buildings that include the site, and perhaps some remains, of the former Primitive Methodist Chapel of 1837. Today, the blank frontages do little to enliven the street.

Before the frontage culminates in the Victorian brickwork of the Post Office at the main crossroads, Market Hill leads westwards up a short incline to join Back Lane and School Road. Here, Willden House is modern 'Georgian' and beside it is a series of former agricultural buildings behind Earls gate Farm.

The east side of High Burgage is less coherent. The top end provides extensive views eastwards of the river estuary and the Humber Bridge. Then the buildings tend to be more freestanding: a modern brick house, a large pebble-dashed house with fragments of earlier stone and brick, a highly altered stone pair, and then a bungalow and a pair of mid-20th century houses set back.

The townscape returns to the pavement with the 18th century stone front of No.19, followed by the Victorian bays and rusticated door surround of No.17, which is slightly set back behind a gravelled front area and steel railings. Areas of render and stonework on the side elevations suggest that this may be a re-fronting of an earlier building. No.15 is a heavily altered bungalow, but its alignment along the street may well mean that it has 17th century origins.

After three further houses, the street is completed by a modern public open space at the crossroads created by the demolition of a former farm.

6.5 Low Burgage

Views down High Burgage are closed by the white render of the Bay Horse public house because Low Burgage is slightly offset. The interest of Low Burgage is increased by the slight double curve and a gradient that makes the final fall from the Lincoln Edge to the marshlands bordering the Humber. Looking down the street, the roofscape becomes particularly important and, on clear days, the hills to the north of the estuary provide the backdrop.

On the west side, there are conifers in the yard behind the Bay Horse and then a series of two- and three-bay brick cottages, some with stone copings and kneelers to the verges of pantiled roofs. Many of the sash windows and panelled doors have been replaced in steel, plastic and uncharacteristic hardwoods. No.9 is a good survival, but top-hung windows with imitation leaded lights and non-functioning shutters have disfigured a larger house at No.15. Brick slips above each window approximate to the arches covered up by rendering.

As the slope eases, the houses tend to be larger with gaps giving glimpses of former agricultural and industrial buildings on the backland. An exception, perhaps, is No.25, which may have been a characteristic North Lincolnshire single-storey cottage of the 17th century until it was altered almost out of recognition with harsh render, modern windows and overblown dormers. Nos.27 and 31 are modern examples of the tendency for housing to colonise the backlands.

The north-east corner of the crossroads is marked by the granite cross of the War Memorial. This took land from the former farmyard of Gate End Farm. The farmhouse, fronting onto Low Burgage, appears to be the oldest surviving house in Winteringham. Its timber frame, dating from the 16th century or earlier, is encased in roughly coursed limestone on the ground floor with roughcast render above. However, it is also one of the few houses in the village to be roofed with slate.

To the north, the modern Methodist Church, a plain and functional building, is set back from the road. Behind it is a carpark flanked by a building and a boundary wall that survive from one of the 19th century maltings. The adjacent house (No.8) is an early 19th century three-bay brick building that now has top-hung imitation sash windows. It is set back behind a small garden bounded by modern railings but, from this point, the building line returns to the pavement with a range of three 18th century stone cottages.

These are followed by a stone house (No.18) that appears to have been twice refronted in brick, most recently in the early 20th century, using stretcher bond and soldier courses to the windows. The white render and modern windows of No.20 may conceal an older house. This is attached to a series of red brick farm buildings, which continue to define the street as the pavement gives way to a green verge.

6.6 West End

From the enclosure of the Post Office and the Bay Horse, West End widens considerably with important greens on the south side sloping up to buildings that command the higher level. No.3 of about 1800 is unusually of three storeys; No.5, also of brick, has a rare 19th century double-bowed shopfront; Nos.7 and 9 are a pair of late 18th century stone houses, the right hand half painted; and then there is Earlsgate Farm, which bears a datestone of 1683. It was refronted in the 18th century and the windows have an unusual Edwardian glazing pattern in the upper sashes. Beyond are two bungalows set back behind a prominent stand of trees.

The north side of West End is less well defined. A wide gap behind the Bay Horse gives views of agricultural buildings behind. Then there is a small mid-20th century butcher's shop followed by a stone house that has recently been extended to the corner of Ferry Lane.

At its junction with West End, Ferry Lane is wide. The west side is taken up with a recent development of five detached houses which, being set back from the road, increase its apparent width. On the east side, Ferry Lane Farmhouse is a substantial mid-18th century brick building at right angles to the road with large tripartite sashes. In front of it is a modern house of harsh red brick and to either side of both buildings there are extensive ranges of stone and brick barns.

West End continues towards the western part of the conservation area. Modern houses on the south side are not included, but the north side has an important range of high quality houses. The loose definition of the Ferry Lane area is recovered by the stable and dovecote of 1853, which closes views down the first part of West End. This stone building with red brick dressings abuts the grounds of the Manor House whose 17th century origins are belied by 18th century sash windows above an early 20th century porch and bay windows.

It is set back behind a substantial brick wall with stone copings. The building line then returns to the pavement with a row of four altered cottages and Laurel Bank, a large four-bay stone house refronted in brick. It retains its sash windows and has the Winteringham characteristic of a Gothic window in the gable end. The line continues with Silmar House, which has a similar Gothic gable window, but plastic windows to the front, and finally Oakdene, a 19th century yellow brick refronting also with plastic windows.

6.7 Silver Street

Silver Street connects Winteringham with Ermine Street and is, therefore, a principal entrance to the village. The conservation area boundary extends to the edge of the village and the rural character of the road continues into the built-up area with soft informal grass verges, particularly on the south side. The mix of sophisticated houses, working buildings and walled yards is a reminder that in 1831 there were 28 working farms in Winteringham.

On the north side, there is a tarmac footpath behind which a grass bank and a beech hedge obscure a modern buff brick house set back from the road. In contrast with the

WINTERINGHAM CONSERVATION AREA APPRAISAL: ADOPTED AS
SUPPLEMENTARY PLANNING GUIDANCE FOR PLANNING PURPOSES BY NORTH
LINCOLNSHIRE COUNCIL 29TH JUNE 2005.

surrounding countryside, the approach is well provided with trees. Historical buildings fronting the road start with a long range of stone and brick barns, a house with modern render and joinery, and then the Hollies. This is a mid-18th century house of coursed limestone with brick quoins, sash windows and blocked Gothic openings in the gable ends. It is set back slightly amid trees, including hollies, behind a brick wall with stone copings. To the rear is a stable in poor condition.

Further west, the townscape opens up with two bungalows beside an area that has become a community garden. This adjoins Scarborough House, an imposing five-bay red brick house built in 1775 for Lord Scarborough. A battlemented porch was added in the 19th century, projecting into a small front garden bounded by brick walls with stone copings. This house also has the characteristic Winteringham Gothic windows in the gables.

Barns and stables follow and then No.7 where the datestone of 1772 evidently refers to the stone building behind what is clearly a late 19th century refronting in brick. A recent bungalow largely hidden behind a high brick wall has added to the roofscape of service buildings in the adjoining yard. No.3, a brick house set back at right angles to the road, fronts the west side of this yard behind a tall yew tree and yew hedge. The road is then fronted by a long stone barn that disguises the low buildings of an hotel behind. The stone and brick walls marking the entrance to the hotel adjoin the granite cross of the War Memorial set behind a low steel fence at the corner of the crossroads.

The south side of Silver Street is more open. Walnut Farm is now a mid-20th century house set back from the road with a collection of agricultural buildings, some in poor or dilapidated condition. The road has a wide grass verge planted with occasional trees. Fronting this is an unoccupied and semi-derelict 17th century farmhouse. A single storey stone house follows with agricultural buildings to either side. Tall fir trees and a white rendered wall then provide a frontage to the grounds of No.14, a modern house set well back from the road.

The grass verge tapers as the building line returns to the street with Whitegates and Silver Cottage. These single-storey cottages with raking dormers were formed out of a single five-bay house, dated 1672, and a small added barn. Originally limestone with some alteration in brick, they are now painted and rendered. The adjoining pair of painted brick houses, one single and the other double fronted, bear the date 1700. They have pilastered doorcases but also modern casement windows in enlarged openings.

At this point the verge finishes and a footpath continues past a brick wall with a bungalow behind to the open space at the corner of the crossroads. As with High and Low Burgage, Silver Street is offset from its continuation as West End so that the decorative brickwork of the gabled Post Office forms a focal point for views into the village along Silver Street.

7 Problems and pressures

7.1 General introduction

The main threats to the character of Winteringham are the cumulative effect of uncontrolled alterations to historic property and the design of new development. Further issues are the maintenance of older buildings, particularly those not in residential use, and the treatment of public highways. These points arise in the analysis above and their effect is recorded in this Section.

Recommendations to address the threats and to enhance the distinctiveness of Winteringham follow in Section 8.

7.2 Buildings that have a negative impact on the conservation area

Buildings or structures considered to have a negative impact on the surrounding conservation area have been identified (see map). These are the buildings that use materials or detailing or are sited in a manner that is at odds with the prevailing character. Unfortunately, this means most of the development that has taken place since the 1950s.

Policies relating to these buildings are recommended in Section 8 below.

Additionally, other buildings that make a “neutral” contribution to the character of the conservation area have been identified and are also marked on the Townscape Analysis map. These are older buildings, which have been altered, or modern buildings whose design is considered to be reasonably in keeping with the surrounding area.

7.3 Buildings-at-Risk

There are buildings that have been savagely altered, and there may be one or two at any time that are vacant pending a sale, but there are few buildings in the village that are actually at risk. The most obvious is the disused listed cottage fronting the south side of Silver Street at Walnut Farm. The listed cottage attached to Orchard House would also appear to be vulnerable.

Other buildings in poor condition are farm buildings in Silver Street and Ferry Lane. These are buildings of traditional construction, which may no longer serve such a useful purpose as they have in the past, but which nonetheless contribute positively to the character of the conservation area.

7.4 Sites that have a negative impact on the conservation area

The appraisal also identified some sites that have a negative impact on the character of the conservation area. These are sites where more positive use or redevelopment would be welcome. In Winteringham there are several places where change may be expected, for instance where recent farm buildings are no longer needed, but only one site is recorded as having a negative effect and that is the garaging on the site of the former Primitive Methodist Chapel in High Burgage.

7.5 New development within the Conservation Area

There is little to commend in the recent developments in Winteringham. Houses tend to be set back from the road, rather than reinforcing the traditional building line at the back of the pavement. Where several are built at once, they are grouped around culs-de-sac even though most of the historical roads were connecting routes. In some cases, deeper floor plans have required greater roof spans producing uncharacteristically large expanses of roof.

The main problem, however, has been the introduction of non-traditional materials and detailing. Design guidance for any further development is included in the Supplementary Planning Guidance for Winteringham.

7.6 Alterations to existing historic buildings

Within the conservation area, a number of both listed and unlisted properties have suffered from the loss of original detailing and materials, such as the insertion of modern windows, the loss of original clay pantiles to concrete, and the insertion of unsympathetic shopfronts and dormers. Some guidance to avoid such change, which is detrimental to the overall character of the conservation area, is included in the Supplementary Planning Guidance for Winteringham. Further advice can be obtained from the organisations listed in Section 9.

7.7 Street audit

Historically, the carriageways in Winteringham were never more than rammed earth and stone, and it can be said that tarmac is a natural successor. It would appear that the pavements are a relatively recent introduction in most parts. Ideally, it would be an enhancement to distinguish the footways from the carriageway by using stone or concrete flags. Replacement of the concrete kerbs with stone or blue brick would also be more traditional.

More important, however, is the treatment of edges where there is no pavement, for instance in Ferry Lane and Hewde Lane. Here the soft informal verges reinforce the rural character and the tendency to edge the carriageway with concrete kerbs should be resisted.

Telephone services are supplied by overhead wires on wooden poles, which in some places intrude on the townscape of the conservation area. The effect is worst in Silver Street, where poles have additional outriggers, and it is in the long-term interest of the conservation area for the wires to be placed underground. At the same time, the provision of street lighting should be re-evaluated. Discreet wall-mounted lights would be less obtrusive than the existing galvanised steel columns.

7.8 Summary

- The repair and maintenance of older buildings should be encouraged
- Guidance should be given on alterations avoiding the use of non-traditional materials and detailing
- New building should generally follow the historical building line
- New development should generally be built on through routes
- A limited palette of materials – limestone, red brick and clay tiles – will maintain unity between new and old buildings
- Reform tarmac footways with paving slabs and stone or blue brick kerbs
- The informal rural character of soft verges should be maintained
- Gaps between buildings are important for glimpses of trees and landscape
- Avoid the introduction of uncharacteristic species, such as Leyland cypresses
- There is a limited need for specific programmes of enhancement of the conservation area beyond what can be provided in day-to-day planning practice

8 Recommendations

8.1 General

This section contains a number of recommendations that will be subject to public comment before parts of this appraisal are formally adopted by North Lincolnshire Council as Supplementary Planning Guidance. Further recommendations may be added, or existing ones deleted, as part of the public consultation exercise.

8.2 Buildings-at-Risk survey

Although only a few buildings in Witheringham were identified at 7.3 above as being in any way at risk, their condition should be monitored and action to secure their repair and reuse should be promoted within a policy across all the conservation areas in North Lincolnshire.

8.3 Development control including Article 4 Directions

New development.

The scope for new development in Witheringham is limited. Indeed, the opportunities are virtually restricted to the possible replacement of buildings that do not make a positive contribution to the character of the conservation area and possible development at the

former garage site. Even then, the particular spatial characteristics, noted at 5.4 above and in the analysis, must be safeguarded.

The need has already been noted at 7.5 above for design guidance to address the problems of siting, detailing and choice of materials for new buildings. To an extent this will be provided in the Supplementary Planning Guidance for Winteringham to be published separately. In addition, however, there is a strong case for a more detailed guide to principles for design and development control across North Lincolnshire including and, in particular, advice on the detailing of traditional door and window joinery.

Existing buildings.

The erosion of the conservation area's character through the use of non-traditional materials and detailing, such as concrete tiles and plastic windows, is a recurrent theme in the analysis of Section 6. Most of these changes are alterations to single dwellings, which are normally, permitted development not requiring planning permission. An Article 4 direction has the effect of bringing alterations to the front elevation (such as new windows, doors, painting previously unpainted surfaces, and alterations to roof materials and profiles) under planning control.

Article 4 directions already apply in other conservation areas in North Lincolnshire. It is, therefore, recommended that a direction is made to cover the whole of the Winteringham Conservation Area, including any extensions that may be added, and that the effectiveness of development control practice for such areas is reviewed.

8.4 Environmental improvements

One of the qualities of Winteringham is that it is not the kind of place that needs dynamic changes to its public spaces. The scope for environmental improvements, therefore, is limited to the suggested upgrading of existing pavements and the streetworks at 8.5 below.

8.5 Streetworks

The long-term strategy of the Council is to seek the undergrounding of all overhead wires and the removal of telegraph poles in conservation areas. When this is achieved in Winteringham, there will be a need for a street lighting scheme using plain modern fittings mounted on simple columns or preferably on buildings. It will be important for the scheme to observe a lower level of lighting, appropriate to the rural character, rather than an urban brightness.

8.6 Winteringham Conservation Area boundary review

Following a careful survey of the existing conservation area and its immediate surroundings, five small changes are recommended to the existing boundaries. Most of these are a matter of making the existing areas more logical and precise:

WINTERINGHAM CONSERVATION AREA APPRAISAL: ADOPTED AS
SUPPLEMENTARY PLANNING GUIDANCE FOR PLANNING PURPOSES BY NORTH
LINCOLNSHIRE COUNCIL 29TH JUNE 2005.

i. Western Green

The existing boundary includes Old Barn Cottage, but cuts arbitrarily across its curtilage. The inclusion of the whole curtilage is recommended.

ii. Marsh Lane

The existing boundary cuts through one of the large modern agricultural sheds at the rear of West Farm. The inclusion of the whole building is recommended.

iii. West End

The inclusion of Orchard House and the important 18th century cottage attached is recommended.

iv. Silver Street (South side)

The existing boundary cuts through the area of Walnut Farm without definition. It is recommended that the paddocks behind should be included by following the footpath from High Burgage.

v. Silver Street (North side)

The existing boundary is not well defined – it even cuts through the bungalow, Sussex House. A more logical boundary following established property divisions is recommended.

These recommendations are shown on the Townscape Analysis Map.

WINTERINGHAM CONSERVATION AREA APPRAISAL: ADOPTED AS
SUPPLEMENTARY PLANNING GUIDANCE FOR PLANNING PURPOSES BY NORTH
LINCOLNSHIRE COUNCIL 29TH JUNE 2005.

Useful names and addresses

For further information on the Winteringham Conservation Area, contact Edward Rycklak in the Environment Team on 01724 297396, or write to:

The Environment and Public Protection Department,
North Lincolnshire Council,
Church Square House,
P O Box 42,
Scunthorpe,
North Lincolnshire DN15 6XQ.

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 a "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

WINTERINGHAM CONSERVATION AREA APPRAISAL: ADOPTED AS
SUPPLEMENTARY PLANNING GUIDANCE FOR PLANNING PURPOSES BY NORTH
LINCOLNSHIRE COUNCIL 29TH JUNE 2005.

Bibliography

<i>Winteringham 1761-1871</i>	WEA Winteringham Branch
<i>Hidden Lincolnshire</i>	Adrian Gray
<i>Landscape Assessment and Guidelines</i>	Estell Warren Landscape Architects
<i>Countryside Design Summary</i>	Estell Warren Landscape Architects
<i>The Buildings of England: Lincolnshire</i>	N Pevsner and J Harris
<i>North Lincolnshire Local Plan</i>	North Lincolnshire Council
<i>North Lincolnshire: A pictorial history</i>	Kevin Leahy and David Williams