

WINTERTON CONSERVATION AREA

SUPPLEMENTARY PLANNING GUIDANCE

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SECTION 1 – BACKGROUND INFORMATION

1.1 Introduction

Winterton is a small town towards the north end of the Lincoln Edge, close to Ermine Street. Remains of a Roman settlement were discovered nearby in the 18th century, but the evidence in the town points to Saxon and medieval origins. There is Saxon masonry in the tower of All Saints Church, while the long narrow plots, necessary to achieve a compact plan, date from the middle ages.

In the late 18th and early 19th centuries, Winterton expanded dramatically, as a result of the prosperity brought about by agricultural improvements, to become a market town of regional significance. However, it was eclipsed by the even more

dramatic rise of Scunthorpe in the late 19th century so that, for instance, the Regional Headquarters of the Lincolnshire Constabulary was moved from Winterton to Scunthorpe in 1895.

Now, the loose-knit town, with a distinct emphasis on east-west streets, has been 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.

A conservation area is an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. This is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 which also requires local authorities to publish proposals for the preservation and enhancement of their conservation areas and to ensure that all development within such areas is assessed very carefully.

A conservation area appraisal for Winterton has already been written, taking into account the views of local residents and other interested parties. This document, which follows on from the appraisal and which has also been the subject of public consultation, has been adopted by North Lincolnshire Council as Supplementary Planning Guidance. It provides detailed guidance on the management of the Winterton Conservation Area and will be used by the Council when determining planning and listed building consent applications within, and near, it's boundaries.

1.2 North Lincolnshire Local Plan

The North Lincolnshire Local Plan Revised Deposit Draft was published in December 2000 and should be consulted in conjunction with this document.

Winterton is defined in the Local Plan as a medium growth settlement where there is the capacity to absorb some additional development although most of this is likely to be outside the conservation area. A healthy rural economy is promoted via the retention of the existing level of services. The Local Plan seeks to address housing need through the development of previously developed land and re-use of vacant buildings, and to safeguard the greenfield sites of the locality

Within the Plan are detailed policies, which seek (among other objectives) the protection of listed buildings and the preservation and enhancement of conservation areas. These are included in the chapter on "The Historic Environment".

Briefly, the following policies are relevant:

Policy HE1 Conservation Areas.

This policy states that the Council will continue to protect areas of special quality and character by designating new conservation areas, and by reviewing existing conservation areas.

Policy HE2 Development in Conservation Areas.

This policy states that all new development within a conservation area, or which might affect the setting of it, should preserve or enhance the character and appearance of the area and its setting. Detailed guidance is also included on how this should be achieved.

Policy HE3 Demolition in Conservation Areas.

This policy provides the criteria by which applications for demolition will be considered.

Policy HE4 Shopfronts, Canopies and Blinds in Conservation Areas.

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

Policy HE5 Development affecting listed Buildings.

This policy describes how the Council will seek to secure the preservation, restoration and continued use of listed buildings.

Policy HE6 Demolition of Listed Buildings.

This policy outlines how applications for the demolition of listed buildings will be assessed.

Policy HE7 Advertisements and Listed Buildings.

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

Policy HE8 Ancient Monuments

This policy states that the Council will protect Scheduled Ancient Monuments and other nationally important monuments, and their settings, from adverse development.

Policy HE9 Archaeological Evaluation

This policy outlines the requirements for archaeological evaluations of certain sites and buildings. This policy is consistent with central government advice in PPG16, which stresses the importance of understanding and recording sites and buildings prior to development.

1.3 The development of Winterton

The existence of a Roman villa at Winterton has been known since the 17th century, but this was to the west of the present settlement at the edge of the escarpment. It was excavated in the 18th century when William Fowler, a noted local builder and antiquarian, made engravings of the tessellated floors.

In the town itself, the earliest evidence is the 11th century Saxo-Norman masonry of the tower and nave of All Saints Church. The rest of the church is 13th and 14th century with later restorations. The plan of the central area – the pairing of High Street and Low Street fronted by long narrow plots – would also appear to be medieval.

During the 18th century, the village began to grow with the agricultural revolution that was beginning to affect the surrounding landscape. This process was boosted at the end of the 18th century when William Marris won a £10,000 lottery prize, which he invested in the town, building the Hall and several other houses of quality. William Fowler also had a considerable influence on local development.

By the 1840s, Winterton had become a small market town with two cattle fairs and a weekly corn market. It thrived as a regional centre through the mid-19th century, providing chapels, shops, a court and police station, and even a gas works, until it was overtaken by the industrial growth of Scunthorpe. In 1895 the Regional Constabulary moved to Scunthorpe, agriculture declined and so did the population of Winterton.

Improvements to transport throughout the 20th century have made centres of employment outside the immediate area more accessible to Winterton and this has led to dramatic increases in housebuilding, particularly in recent years. However, the lack of local employment has meant a decline in local services so that, although there are still several shops, Winterton can no longer be described as the self-sufficient town that it was in its heyday.

1.4 The character of the Winterton Conservation Area

The buildings in the Winterton Conservation Area span several centuries, but they are united by a predominant use of local limestone, brick and tiles. The informal streets are defined by the properties, which generally front directly onto them.

Winterton is set in relatively flat farmland, so outward views are not particularly notable. There are, however, transitional areas of open space between town and country, such as the Park and the cemetery. Even more significant are the instances where the country comes right into the town in gaps along King street and Park Street, for instance, and at the end of South Street. While there is still evidence of farming activity, Winterton is primarily residential and, with few sources of employment within the town, this means there is inevitably a substantial element of outward commuting.

The urban nature of Winterton tends to preclude the early vernacular forms found across North Lincolnshire, although there are a few houses from the 17th century. There was a particular phase of building from the late 18th century and into the early 1800s, funded by the development of agricultural prosperity. This produced several notable townhouses and a series of symmetrical three-bay houses with central panelled doorcases. A second phase in the late 19th century tends to use red brick rather than stone because, by then, brick making had developed as an industry and so had the means to transport them.

Roofs are generally clay pantiles, although some blue slate was imported from the mid-19th century. More recently, the consistency of clay roofing has been eroded by the use of concrete and fibre cement products.

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. Generally these changes have not maintained the character of the conservation area.

A high proportion of the shops in Winterton still have their original 19th and early 20th century shopfronts although, as with domestic doors and windows, they are vulnerable to insensitive change.

SECTION 2 – POLICIES

2.1 General information

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

2.2 Listed buildings

The expansion of Winterton in 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 26 list entries for the conservation area.

The most important listed building is the Church of All Saints with its Saxo-Norman tower and nave, medieval aisles, chancel and transepts, and a series of restorations from the mid-17th century to that of 1904 by CF Fowler. It is listed Grade I.

Of the significant houses in the town, the Hall is Grade II* and others, such as The Chains, Beech House and Blankney House are Grade II. While listing extends to other structures within the curtilage of a house, the list entries in some cases make it clear that they include other items – the railings to No.6 Park Street, for instance. At The Elms in King Street, the railings are sufficiently well regarded to justify their own list entry. Other non-residential listings are the medieval cross shaft at All saints Church, two public houses and a tombstone at Dent's Cottage in memory of Jonathan Dent, a celebrated Winterton eccentric.

Policies relating to listed buildings can be found in the North Lincolnshire Local Plan Revised Deposit Draft dated December 2000 (Policies HE5, HE6 and HE7). Broadly, these seek to prevent the demolition of listed buildings or their unsympathetic alteration.

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

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

Like-for-like repairs usually do not require Listed Building Consent. Owners of such buildings are encouraged to use traditional materials for roof repairs including lead for flashings and pantiles (or occasionally slate) for roofing repairs. Brickwork and stonework should only be repointed when necessary, using traditional lime mortars with a brushed flush joint (not weather-struck). Cleaning of masonry is not necessary in Winterton. Windows should always be repaired *in situ* rather than replaced wholesale. Traditional sash or casement windows can easily be upgraded to provide dramatic improvements in sound and heat insulation without either replacing the window or resorting to secondary double glazing, which sometimes has an impact on internal features such as shutters. Front doors should also be repaired whenever possible but where replacement is needed, the new door must match the original exactly.

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

The importance of historic details must be recognised when dealing with listed buildings. The listed buildings in Winterton tend to have their original windows with moulded glazing bars and front doors which retain their planked or paneled design. Inside, they sometimes retain original features, such as skirtings, cornices, fireplaces and tiling. All such features should be preserved and protected from loss or damage.

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

When considering altering a listed building, it is important that the original plan form is protected. Opening-up previously separated rooms or removing chimney breasts and moving staircases are all changes which are unlikely to receive Listed

Building Consent. Similarly, extensions to listed buildings should be carefully designed to reflect the scale and detailing of the original building. Extensions to the rear should be lower than the original building and secondary in scale. Material and details should match the original examples within the listed building, including windows and eaves and roof details. Applications for such changes should therefore provide enough detailed information for the Council to assess the impact of the scheme on the character of the existing building. Usually, the Council will require plans, sections and elevations at 1:50 scale with larger scale drawings illustrating details such as new windows and doors.

- *The original plan form of a listed building should be preserved. Extensions should be secondary in scale to the original building and carefully detailed. Applications for alterations and additions will need to be drawn-up to 1:50 scale.*

Alterations which require Listed Building Consent are currently zero-rated for VAT but repairs to listed buildings are assessed at the usual VAT rate of 17.5%. Owners should contact the Customs and Excise Office in Scunthorpe (Tel:) for further details and a leaflet.

2.3 Buildings of Townscape Merit and demolition in conservation areas

Conservation Area Consent is required for the full or substantial demolition of buildings within the conservation area. In accordance with Government guidance in PPG15, there is a presumption in favour of retaining those buildings which make a positive contribution to the character or appearance of the conservation area.

This appraisal has identified a large number of Buildings of Townscape Merit. These are buildings which, although not statutorily listed, are considered to make a positive contribution to the character of the Winterton Conservation Area. Most of them date from the late 18th or early 19th century. The symmetrical three-bay stone house is a persistent building type. The assessment of townscape merit also includes a few late 19th century buildings, such as the pair of red brick houses at 33/35 King Street.

In general, the buildings retain their original appearance but for alterations, such as doors or windows, which could be restored relatively easily. Their age and architectural interest is considered to provide sufficient justification for the presumption in favour of retention to apply and the Council will resist their demolition unless the applicant can prove that the building is wholly beyond the point of economic repair and incapable of a beneficial use. Additionally, because these buildings are an important part of the character of the conservation area, the Council will pay special attention to applications for alterations and extensions.

- *North Lincolnshire Council will resist applications for conservation area consent to demolish all or a substantial part of any building identified within this appraisal as a “Building of Townscape Merit”. Additionally, alterations and extensions to these buildings will have to be particularly sensitively designed and take into account their historic and architectural interest and the retention of all existing architectural features.*

Consent for the demolition of buildings identified as having a neutral or negative impact on the conservation area will not be forthcoming unless applications are accompanied by acceptable and detailed plans for any new development.

2.4 New development.

Policies for new development in conservation areas throughout North Lincolnshire are included in the Local Plan in the chapter on the Historic Environment (policies HE2, HE3 and HE4). Additionally, the same Plan includes Supplementary Planning Guidance, which provides detailed advice on house extensions. While this is general advice, it is nonetheless relevant to Winterton.

The conservation area has a relatively dense historic core and lower densities elsewhere. The space between buildings is an important part of the area's historical character. This is particularly apparent in the large urban gardens and the remaining former farmyards. While these spaces have, in the past, provided opportunities for development, this has not generally reinforced that character. In future, when development opportunities do arise, the following criteria will apply to the new scheme:

Siting

Historically, most buildings in the village have been built at the front of the plots, giving a distinct building line at the edge of the pavement or set back slightly behind small front gardens. Where access was needed through to the rear of the plot, houses were sometimes built at right angles to the road. These simple rules tend not to have been observed in the 20th century, when houses have generally been built in the centre of their plots and in culs-de-sac. This has undermined the established character and lead to buildings intruding on significant views into the village from outside the conservation area.

- *New housing will generally be sited to conform with building lines at, or close to, the edge of the pavement*
- *New development will not be permitted where it will detract from the character of significant open spaces in the conservation area.*

Design

The principal aim of new development should be to assimilate into its surroundings rather than making a complete contrast. This is because the attractiveness of the town relies on the visual cohesiveness of the streetscape. It does not mean that new buildings have to be replicas of old ones, but rather that their forms should be determined by traditional building depths, spans and roof pitches. In this way, continuity can be maintained as history evolves.

A major problem with modern bungalows has been their considerable building depth. This requires large roof-spans, which in turn produce the uncharacteristic proportions of expansive roofs on relatively small buildings.

Further details of fenestration, eaves, verges or chimney stacks can also be borrowed from local examples to good advantage, for instance eaves detailing with exposed rafter feet rather than modern fascias and soffits.

- *The form of all new development should reflect the dimensions and rhythms of neighbouring property.*
- *Uncharacteristic detailing should be resisted.*
- *The addition of chimney stacks in some locations may be required, to ensure compatibility with adjoining properties.*

Materials.

Winterton's traditional character relies strongly on a restricted palette of materials. Walls are either roughly coursed local limestone, sometimes with contrasting red brick for details such as quoins and arches, or wholly of red brick. Roofs are clay Lincolnshire pantiles or Welsh slate.

Joinery is timber or iron. Departure from this norm, particularly the use of harsh bricks, renders and imitation materials, is a primary cause of discordance in the conservation area.

Modern, machine-made flat clay tiles will rarely be acceptable, neither will concrete tiles, artificial slate or plastic doors and windows. Windows should be traditionally detailed with vertically or horizontally sliding sashes, or casements fitted flush with their frames. Top-hung false “sashes” are not suitable. Front doors should be made from timber, planked or with recessed moulded panels. All timber should be painted not stained.

- *A limited range of traditional materials and details should be specified for new development in Winterton.*

Shopfronts.

Any new shopfronts in Winterton should reflect the prevailing 19th century character of the existing shopfronts in the town. They should therefore be constructed of timber with a sloping fascia, supported on pilasters or corbels, with a panelled stall-riser beneath. If security shutters are required, they should be positioned inside the shopfront. All shopfronts should be painted not stained. Shop signs should be limited to a simple painted fascia, although traditional hanging signs may be considered acceptable. If external lighting is required, it should be provided by individual spotlights, carefully positioned above the fascia. Internally illuminated letters or plastic fascia signs will not be usually be accepted.

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

Uses.

The buildings of Winterton are almost entirely in residential use but the Council accepts the case for alternative uses where they can be shown to meet definite local needs.

2.5 Protection of views and focal points

The Church of All Saints is the primary landmark in the village. Standing in its churchyard, it is seen from the market place and from the northern approaches.

Other significant views are those towards the market place, along King Street and Park Street, and between buildings towards the farmland south of the town.

- *The Council will protect the existing views within Winterton, principally of the church from the streets that radiate from it and views along the townscape of the main historical streets. Views out of the conservation area, particularly to the south, will also be safeguarded. The churchyard and the market place will continue to be the focal points of the town.*

2.6 Trees

Trees are very important to the character and appearance of the conservation area and designation gives the Council powers to control what happens to them.

- *If you wish to lop, top or fell a tree in the conservation area that is not already covered by a Tree Preservation Order (TPO), the Council must be given six weeks written notice. During that period tree have legal protection equivalent to a TPO and the Council may make an order if it is considered appropriate. Proposals to prune a tree should clarify what is envisaged and*

the extent of the work. The removal of dead wood with secateurs or hand shears does not require consent.

Trees which, whilst remaining healthy, have reached a stage in their development where the crown spread begins to get smaller are now generally regarded as ‘veteran’. Such trees may not necessarily be particularly old, but the onset of old age may have been brought about by the tree’s response to the surrounding environmental conditions (soil, air, water and nutrient availability). They may, therefore, exhibit increasing die-back of branches and their bark and trunks may contain significant amounts of dead wood. Whilst the removal of dead wood will not generally require consent from the Council, the treatment of older trees does need careful consideration and the Council can provide free advice. The Council is also producing Supplementary Planning Guidance on ‘Trees and Development’ and is looking to a long-term tree strategy that will involve new planting and additional Tree Preservation Orders.

- *The Council will seek to promote the dissemination and use of best practice techniques for the proper management of trees, particularly those regarded as ‘veteran’.*

2.7 Environmental and street improvements

The Council is committed to retaining the simple rural character of the conservation area by keeping street furniture and planting to a minimum. There is a case, however, for re-visiting the layout of the market place and the reintroduction of stone paving in the main streets, such as High Street, Market Street, Churchside and King Street. These works will be considered as resources permit.

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 Winterton, there will be a need for a street lighting scheme using plain modern fittings mounted on simple columns or 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.

- *The Council will seek the removal of overhead wires and will promote a sensitive scheme for street lighting.*

2.8 How residents can help.

The character of the Winterton Conservation Area comes not only from the physical appearance of the town but also from the community who live and work in the area. The retention and enhancement of the character and appearance of Winterton can therefore only be achieved by the residents and the Council working together.

An owner is responsible for the continued maintenance of their property and garden, and regular repair with traditional materials can help to retain the quality of the townscape. Local residents and amenity groups can also help by recording the local history and features of the area, and by passing on information about good local builders and suppliers of traditional materials and skills.

If you are considering undertaking any repairs or alterations to your property or land, the best approach is always to contact the Environment Team at North Lincolnshire Council for free advice before starting work.

2.9 *Useful names and addresses.*

For specific information about the Winterton Conservation Area, please contact:

Edward Rychlak,
Environment and Public Protection Department,
North Lincolnshire Council,
Church Square House,
P O Box 42,
Scunthorpe,
North Lincolnshire DN15 6XQ
(tel: 01726 297396)

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

English Heritage,
23 Savile Row,
London W1X 1AB.
General telephone inquiries: 020 7973 3000
Customer Services 020 7973 4916.

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

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

For “Care for Victorian Houses” leaflet, contact:

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

For an excellent range of technical advice leaflets, contact:

The Society for the Protection of Ancient Buildings (SPAB),
6 Fitzroy Square,
London W1P 6DY.
Tel: 020 7377 1644

2.10 Bibliography.

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| <i>Countryside Design Summary</i> | Estell Warren Landscape Architects |
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