

Burton upon Stather Conservation Area Appraisal Adopted by North Lincolnshire Council as Supplementary Planning Guidance – 29th June 2005.

**North Lincolnshire Council
BURTON-UPON-STATHER
CONSERVATION AREA
APPRAISAL**

ADOPTED DOCUMENT

**Tony Lyman
HEAD OF PLANNING AND
REGENERATION.**

BURTON-UPON-STATHER CONSERVATION AREA

Contents

- 1 Introduction
- 2 Legislative background
- 3 Location and landscape setting
 - 3.1 Location and population
 - 3.2 Landscape setting
 - 3.3 Geology
- 4 History and development
 - 4.1 History
 - 4.2 Archaeology
 - 4.3 Effect of historical development on settlement pattern
- 5 Character of the Burton-upon-Stather Conservation Area
 - 5.1 General description
 - 5.2 Relationship to setting and views
 - 5.3 Activity and uses
 - 5.4 Open spaces and trees
 - 5.5 Building materials and architectural styles
 - 5.6 Listed buildings
 - 5.7 Buildings of Townscape Merit
 - 5.8 Public realm audit.
- 6 Detailed Analysis
 - 6.1 Introduction
 - 6.2 St. Andrew's Church and Stather Road
 - 6.3 *Area Summary*
 - 6.4 High Street
 - 6.5 *Area Summary*
- 7 Problems and pressures
 - 7.1 General introduction
 - 7.2 Buildings or structures that have a negative or neutral impact
 - 7.3 New development
 - 7.4 Unsympathetic alterations to historic buildings

- 8 Recommendations
 - 8.1 General
 - 8.2 New development
 - 8.3 Development control including Article 4 Directions
 - 8.4 Burton-upon-Stather Conservation Area boundary review
 - 8.5 Public realm.
 - 8.6 Listed buildings

Useful names and addresses

Bibliography

Maps:

Map showing Listed Buildings, Buildings of Townscape Merit; buildings which make a neutral or negative contribution to the character of the Burton-upon-Stather Conservation Area; important views; important public open spaces; important trees or tree groups; sites which have a negative effect on the character of the Burton-upon-Stather Conservation Area; and the conservation area boundary.

1 INTRODUCTION

Burton-upon-Stather is a small former market village dramatically situated on a steep, westwards-facing slope overlooking the River Trent valley. It lies some three miles north of Scunthorpe, and is made up of only two roads, High Street and Stather Road. The latter leads down to the river's edge and the site of the former ferry.

The principal building is St. Andrew's Church, listed grade I, and dating in part to the 12th century, although it was heavily rebuilt in the mid-19th century. Close by is Church Farm, the farm buildings now converted into houses, the elegant Regency former vicarage, with its listed front railings, and the Sheffield Arms, located on an ancient site but rebuilt in 1903.

The High Street contains a notable mix of possibly 17th, 18th and 19th century single and two storey houses, some former barns, which are built from ironstone or brick. Pantiled roofs, sweeping roof dormers, and a dense building form, with some private gardens visible, are the principal features. Of note is the orange colour of the pantiles, the light brown ironstone, and the various reddish brown shades of brick.

Improvements to the conservation area include the installation of traditional style streetlights, although regrettably overhead telephone wires remain. The trees and landscaped open space at the eastern entrance to the village, along Stather Street, are an important link to the countryside, as more recently modern housing has all but surrounded the village, separating it from its rural setting.

This appraisal will assess the special interest, both architectural and historical, of Burton-upon-Stather. 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 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 when carrying out other works in the Conservation Area which 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 Burton-upon-Stather.

2 LEGISLATIVE BACKGROUND

The Burton-upon-Stather Conservation Area was designated by the former Glanford Borough Council in 1970. It covers two streets, Stather Road and the High Street, and includes St. Andrew's Church, Church Farm, the former vicarage, and four listed 17th 18th and 19th century buildings along the High Street. Other buildings, of a similar date, also lie within the designated area and have been identified in this appraisal as "Buildings of Townscape Merit". This appraisal includes a proposal to alter the conservation area boundary by deleting the site of the modern vicarage, and adding gardens and backland sites on either side of the High Street.

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, and that new development is of the highest quality.

However, 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. Such a Direction already covers Burton, as an "Area of Special Control" has been in force in Burton since the designation of the conservation area. This should control details such as new windows, external doors, and roof materials, but inappropriate alterations continue to be made. This appraisal therefore includes a recommendation to review the existing Article 4 Direction in the Burton-upon-Stather Conservation Area.

Government policy is set out in Planning Policy Guidance Note No.15 (PPG15 – Planning and the Historic Environment). On demolition, this states, '*The general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area.*' This appraisal identifies the buildings that make a positive contribution as Buildings of Townscape Merit.

3 LOCATION AND LANDSCAPE SETTING.

3.1 Location and population.

Burton-upon-Stather is situated approximately five miles north of Scunthorpe on the limestone ridge known as the Lincolnshire Edge. It occupies a prominent position atop a steep slope that runs down to the River Trent. The current population is around 3,000.

3.2 Landscape setting.

The location of Burton-upon-Stather provides the town with its most notable topographical feature and results in dramatic views to the west over the River Trent and the wide flat valley of the Humber Head Levels beyond. To the east of the village, on the back slope of the Edge, is elevated open farmland. Here running down to the foot of Lincolnshire Wold escarpment, the fields are large, with low hedges for boundaries and few tree groups.

3.3 Geology.

The geology of Lincolnshire provides a number of different stones and clays suitable for building stone and for making bricks. The western scarp of the Lincoln Edge not far from Burton-upon-Stather is capped by Frodingham ironstone, and in a rubble form this material is used for walls and some of the buildings in the conservation area. Also found on the Lincoln Edge is the Middle Jurassic Lincolnshire limestone, which is variable in quality, but in some places can be carved and used for more prestigious building stone. St. Andrew's Church uses both types of stone in its external walling.

The limestone is overlain with deposits of clay and silt, with pockets of gravel and sand, providing other useful building materials. The 1907 Second Edition Ordnance Survey map shows brick works facing the River Trent just below Burton-upon-Stather, so many of the buildings in the Burton-upon-Stather Conservation Area are built using these local bricks and pantiles.

4 HISTORY AND DEVELOPMENT.

4.1 History.

It is likely that a village existed in the early medieval period as parts of St. Andrew's Church appear to be 12th century and a ferry crossing was probably established across the River Trent from an early date. In the reign of Edward II, the Earl of Lancaster obtained a charter for a weekly market and two annual fairs at Burton. These fairs continued to be held into the 19th century. The 1907 map

shows a moated enclosure to the north of Church Farm and it is possible that a medieval manor house was located on this site.

During the 18th and 19th centuries the Sheffield family of Normanby Hall owned much of the land and buildings in the area. At the time of the enclosure of Burton, between 1803-1806, Sir John Sheffield was awarded 350 acres, although a further 28 people also got land. During the 19th century Burton became a busy ferry crossing and centre of boat building, and in Kelly's Directory at the end of the century Burton was described as "*a small place at the riverside.... principally inhabited by shipwrights*".

The Sheffield family contributed to the development of Burton but did not dominate the village, although in 1846 they did provide funds for a new National School. In 1823 and 1840 new chapels were built for local non-conformists, but have since been demolished, however, the Methodist Church dated 1868 still remains in the High Street. In 1903 the old Sheffield Arms Inn was demolished and a new building provided, again paid for by the Sheffield family.

The economy of the village used to be based on agriculture and boat building, but more recently Burton has become a dormitory settlement for workers in Scunthorpe and other urban centres.

4.2 Archaeology.

There are no Scheduled Ancient Monuments in Burton-upon-Stather, but St. Andrew's Church retains 12th century fabric. On the north side of the church was once what appears to be a moated enclosure, which may have enclosed a medieval manor house. Burton-upon-Stather retains some of its early plot delineations, shown more clearly on the 1907 map as long, thin strips leading off at right angles to the High Street. Apart from St. Andrew's Church, none of the buildings appear to date to any earlier than the 17th century.

4.3 Effect of historical development on settlement pattern.

Burton-upon-Stather is notable for the churchyard and the area around St. Andrew's Church, with the adjoining Church Farm complex of buildings, set on the summit of a cliff overlooking the River Trent. To the south, a short High Street contains 17th, 18th and 19th century buildings. The location, close to the early ferry crossing, provided an impetus for development and the granting of market charters confirms that Burton developed during the Middle Ages as a small market village. The High Street and Stather Street therefore both appear to be medieval in origin.

5 CHARACTER OF THE BURTON-UPON-STATHER CONSERVATION AREA

5.1 General description

The Burton-upon-Stather Conservation Area is composed of two roads with very different characters. Stather Road is notable for its sharp bend on entering the village from the east, for its steep drop down the side of the hill to the River Trent, and for its more open, rural character with many trees and green spaces. This area also contains the highest concentrations of historic buildings including the parish church.

By contrast, the High Street is more urban in form, with mainly single or two storey houses set along the backs of the pavement with some breaks in the built-up frontage provided by private gardens or small lanes which lead to the backland sites. The greatest damage to the street scene has been caused by the insertion of Norfolk Way, a modern road leading to a small residential estate to the east of the High Street, which has destroyed the enclosed character of the historic street frontage. Of note is the use of stone and brick for the walls, and clay pantiles for the roofs, providing a particularly cohesive quality to the buildings.

5.2 Relationship to setting and views.

Burton-upon-Stather sits on a steep, west-facing scarp slope of the Lincoln Edge, overlooking the River Trent valley. The flatter land to the north, east and south, forming part of the Lincolnshire Edge plateaux, seems somewhat remote from the village, and is separated from the conservation area by modern housing. Whilst views over the river valley and the farmland beyond are dramatic, they can only be seen from Stather Road or from the churchyard, as the almost continuous form of building along the west side of the High Street, and the long plots behind which are often planted with mature trees, prevent views out from the conservation area.

5.3 Activity and uses.

Burton-upon-Stather was once a market village and the centre of an agricultural and boat-building community. It is primarily now a commuter town with a few commercial premises, including a Post Office, a village shop, two small shops selling metal-detecting equipment and flowers, and a take-away restaurant, all located in the High Street. In Stather Road is the Sheffield Arms Public House, clearly the social centre of the village.

There are two religious buildings of which St. Andrew's Church is the most important, with the Methodist Church in the High Street also significant. Several former barns have now been converted into houses, most notably the group now called Church Farm Mews.

The village is generally quiet although there is busy traffic during the rush hour and the passage of heavy goods vehicles going to and from portage on the Trent frontage is an issue.

There is no longer a street market as Scunthorpe is close by and provides a wide range of national chain stores and other shops.

5.4 Open spaces and trees.

Important public open spaces in Burton-upon-Stather are limited to the village green, on the eastern side of the village, and St. Andrew's Churchyard. The green is a very visible feature as the main road curves around it and it is planted with trees, providing a pleasant open space to sit and relax. The churchyard is positioned somewhat higher than Stather Street to the rear of the Sheffield Arms Public House. This coupled with stone wall which surrounds lends a private feel.

Other private gardens and trees that are important to the existing character and appearance of the area can be glimpsed to the west of the buildings in the High Street. However, making a major contribution is the garden to no. 26 High Street, visible from the main road over the front boundary wall.

Trees are particularly important on the corner of the back entrance to the inn and church, opposite the former vicarage. These create a notable feature when entering the village from the northeast. Individual trees of merit are somewhat scattered throughout the rear gardens of the properties facing the High Street. Also of note as a Victorian curio is the monkey-puzzle tree in Todds Lane.

5.5 Building materials and architectural styles.

The majority of the buildings in Burton-upon-Stather Conservation Area are therefore, modest single or two storey houses or cottages and date to the 17th, 18th and 19th centuries, with either red brick, ironstone, or rendered facades. Often, brick and stone are used on the same building, with red brick dressing providing the quoins to window and door openings. Most of the older buildings in the conservation area are covered in clay pantiles, although imported Welsh slate is used for the roofs of St. Andrew's Church, the former vicarage, and for the village newsagent (no. 21 High Street), a building which dates to c.1900. Modern concrete tiles are a regrettable intrusion on many roofs and appears to date from reproofing following the Flixborough disaster in the 1970's, the blast from which damaged many roofs in the surrounding area.. Earlier buildings in Burton-upon-Stather may have been simple mud-and-stud structures, but none of these appear to remain although it is possible that they have been subsumed within later structures.

Many of the buildings are just one room deep and single storey, with long roof dormers that follow the local vernacular style. These dormers usually spring from just below the ridge and sit on the eaves line of the cottage. Their shallow pitched roofs are softer in outline than the flatter dormers more commonly constructed and although they must represent a more recent improvement to the

original single storey building, they are well detailed and fit comfortably within the street scene. Examples include no. 18 High Street, nos. 47 and 49 High Street, and no. 17 High Street, which are all from light brown ironstone. No. 7 Normanby Road, on the edge of the conservation area, is built from brick.

Slightly more prestigious houses are two storeys high, usually three windows wide, with end stacks and a steeply pitched pantiled roof facing the road. These largely date to c.1800 and examples include no. 43 High Street, with its horizontally-sliding first floor windows, above six-over-six ground floor sashes; no. 23 High Street (although this has a hipped roof), and nos. 9-11 High Street (unlisted but recently restored as one house).

There are several examples of possibly 17th century buildings in the conservation area. No. 7 High Street (The Old House) sits at right angles to the road, on the corner of the High Street and Stather Road. This building is both stone and brick, clearly of several building periods, with a fine pair of wrought iron gates somewhat over-elaborate for this modest building. No. 20 High Street, somewhat compromised by the insertion of Norfolk Avenue through what was presumably once part of its garden, is a substantial, three-window-wide two storey house. This faces the street but its central chimney stack and very steeply pitched roof suggests a pre-1700 date. Of note are the two or three-light casement windows to the front elevation.

Somewhat by contrast to these very “Lincolnshire” cottages and houses, the former vicarage in Stather Road was built at the end of the 18th century and is rendered with an original mansard roof, and tripartite ground floor windows. The roof is slated and the principal feature is a trellised porch facing the road. To one side is a lower, two storey extension, presumably the service wing and now in separate ownership.

More recently, in 1903, the rebuilding of the Sheffield Arms in an “historic” style appropriate to the village must have been relief to the local inhabitants. Brown brick walls, sitting on a stone plinth, merge with the surrounding buildings to such an extent that it is possible that old materials were re-used for the construction work, although the windows (in a neo-Georgian style) and more clearly of the 20th century. Twin gables are decorated with stone plinths commemorating the Sheffield family. This building sits at the top of the High Street and is particularly important in views from the south.

Windows in the conservation area are usually timber sashes. Typically the casements of these windows are divided by glazing bars into six panes over-six. Horizontal sliding sashes can be found also, as can more conventional side-hung examples.

5.6 Listed buildings.

There are only nine listed buildings in the Burton-upon-Stather Conservation Area, of which St. Andrew's Church is the most important one, being listed grade I. It is particularly notable for the use of uncoursed ironstone for the walls, with gritstone (possibly Roman?) dressings and local limestone quoins. Dating to the 12th and 14th centuries, it was substantially rebuilt in the mid-19th century.

All other listed buildings in the settlement are Grade II and are in residential use. Of these the former vicarage, already described, is unusual in that it does not utilise local materials or details. Its front wall and delicate wrought and cast iron railings (separately listed grade II) are important features. All other listed houses exhibit vernacular traits in the use sledge dormers and/or the use of local stone and/or brick.

5.7 Buildings of Townscape Merit.

This appraisal has identified a large number of Buildings of Townscape Merit, some of which may be of listable quality. These are mainly located in the High Street and it is considered that they all contribute positively to the character of the Conservation Area. They largely date to the 18th and 19th centuries, and are generally unaltered or, could with some restoration, be easily reinstated to their original appearance.

The age and architectural interest in these buildings, is considered to provide sufficient justification for them to be given special protection. The Council will resist their demolition therefore, unless it can be proven that the building is beyond the point of economic repair and a suitable replacement can be agreed upon.

Additionally, because these buildings are an important part of the character of the conservation area, the Council will pay special attention to applications to alter or to extend them. Policies to help to achieve their preservation and enhancement are provided in the Supplementary Planning Guidance for Burton-upon-Stather.

5.8 Public realm audit.

Within Burton-upon-Stather the only examples of the use of paving are the footpath between the churchyard and Stather Road, and some red stable brick paviors outside the Sheffield Arms Public House. Pavements and road surfaces in the area are therefore of black tarmacadam. This material is at least simple and does not detract from the surrounding historic buildings. However, in places it requires repairing.

"Traditional" streetlights, based on a 19th century design, were installed along the High Street recently. These are an attractive addition to the conservation area. Less attractive are the wooden or metal posts that support telephone wires.

These are a negative feature within the conservation area. Undergrounding these wires, and removing the poles, would greatly improve view along the High Street and Stather Road.

6 DETAILED ANALYSIS

6.1 Introduction

This section seeks to describe in greater detail the townscape and spaces within the Conservation Area. The aim of the townscape analysis has been to identify its special character; that which gives the area its particular “sense of place”.

The small conservation area divides neatly into two different areas; St. Andrew’s Church and Stather Road, and; the High Street.

6.2 St. Andrew’s Church and Stather Road.

This part of Burton has a more open, rural character than the High Street. Its location on top of the scarp slope, and views out over the river valley from the churchyard and the western end of Stather Road, are the most important features of this part. Also of note are the two bends in the road which frame the Village Green with dramatic curves.

The Green with its winding pathways, mature trees, and open vistas, also forms part of the relatively large amount of public open space in this part of the area. The churchyard makes a further contribution to this although as described above it is not readily part of the common street scene. Open space in this part is therefore, an important local amenity and is well used by residents.

Opposite the green is the large private garden to no. 1 Stather Road (perhaps once the location of the village pond). This contains mature trees, and is crucial to the setting of the village.

Attractive views over the former vicarage, Church Farm Mews, and, in the distance, the square tower of St. Andrew’s Church are evident from the Green. The mature yew trees in the churchyard, close to the boundary facing the rear courtyard of the inn, make a valuable contribution.

The grouping of various substantial buildings and their pantiled roofs, is a special feature. Of note also is the use of ironstone for the boundary walls, for the walls of the frontage building to Church Farm Mews, and for the walls of the church itself. Overall, the soft brown of the stone, enlivened by red brick dressings, and separate red brick walls, provides a strong identity to the area.

The rear courtyard to the Sheffield Arms Public House was once surrounded by a number of brick outbuildings, one of which has been demolished. The courtyard is currently in need of some improvement.

St. Andrew's Church sits on the top of the cliff with a large churchyard around it, approached by a notable lychgate. Of interest are the "boxy" square tower, and; the combined use of ironstone, grit and limestone.

Views of Church Farm Mews, now converted into houses, are somewhat marred by the many modern alterations, including a conservatory, which can be seen from the churchyard. However, in the other direction are spectacular views looking down the steep escarpment to the River Trent, and; long distance views over the Isle of Axholme and Humber Head Levels to the west.

No. 4 Stather Road is a 19th century house that sits just below the church. The brown brickwork and pantiled roofs are interesting features, but regrettably the historic value of this building has been reduced by the insertion of modern windows (and window openings), and doors.

After the junction with the High Street, The Stather Road drops down hill to Burton Stather, with the narrow Yorkstone pavement below the churchyard of special note (see above). The modern bollards and railings are a disappointing addition.

'The Old House' sits on the corner of High Street and The Stather Road and is a very important feature. Further west are two buildings, partly concealed from the road by foliage and a rise in the ground level. No. 1 is older, with some late 19th century features, but with some modern alterations. No. 3 is modern and of no special merit. It now "sports" a vast recently erected timber deck overlooking the view.

6.3 Area Summary.

Features of importance:

- Rural character
- Dramatic location on west-facing scarp slope
- Spectacular views over the River Trent and the Isle of Axholme
- Churchyard and village green important public open spaces
- Mature trees notable
- St. Andrew's Church (grade I) the most interesting building
- Use of ironstone, red brick and clay pantiles
- St. Andrew's Church, Church Farm Mews, and the former vicarage form a group

Detrimental features:

- Church Farm Mews : modern features
- Railings and bollards to pavement outside the churchyard
- Rear courtyard to Sheffield Arms Public House

6.4 The High Street.

The High Street is characterised by; the location of buildings on the back of the pavement; the use of ironstone, red brick and clay pantiled, and; examples of traditional sash or casement windows. There are five grade II listed buildings, and a high proportion of the remaining buildings are considered to be “Buildings of Townscape Merit”.

Narrow access lanes interrupt the streetscape, although the most modern addition, Norfolk Avenue, is as wide as the High Street and has created a break in the building frontage that is detrimental to the character of the conservation area.

Most of the older buildings are single or “just” two storeys high, some have traditional roof dormers, adding to the interest of the rooflines. A former barn (next to no. 32), now converted into a house alludes to Burton-upon-Stather’s agricultural past.

On the west side of the High Street, Todd’s Lane leads down to the village hall and clubhouse. Other driveways provide access to modern houses. Fortunately these have been set back from the historic buildings facing the High Street and have not therefore, seriously harmed the existing character. Large gardens with many mature trees and shrubs, are an important part of the character of this part. A recent regrettable change is a new driveway, roughly cutting across the garden of no. 37.

On the eastern side of the High Street, modern development has cut across the historic boundaries of the gardens to most of the properties. However, the buildings are located in an almost continuous form of development apart from the break caused by Norfolk Avenue and the more attractive garden to no. 26.

6.5 Area Summary.

Features of Importance:

- Good quality streetscape
- Five listed buildings and many 18th or 19th century “Buildings of Townscape Merit”
- Single or two storey buildings
- Use of red brick, ironstone and clay pantiles
- Rear gardens on west side important

Detrimental features:

- Break in development caused by Norfolk Avenue
- Modern windows in properties such as no. 25 (the Old Village Shop)
- Untidy development/new opening in the garden of no. 37

7 PROBLEMS AND PRESSURES.

7.1 General introduction.

Generally, the condition of the buildings and the space between these buildings in the Burton-upon-Stather Conservation Area is good. However there are a number of problems associated with inappropriate modern development, unsympathetic alterations to the existing historic buildings, overhead telephone wires, and poor quality paving/street details. Additionally, a number of buildings would appear to be of sufficient architectural or historic interest to merit listing.

7.2 Buildings that have a negative or neutral impact.

On the Townscape Analysis map buildings or structures that it is considered have a neutral or a negative impact on the surrounding conservation areas have been identified.

The neutral buildings are usually older buildings that have been altered fairly comprehensively or newer buildings the design of which is considered to be reasonably in keeping with area character. These include several buildings along the High Street, the rear section of Church Farm Mews, and several modern buildings that are relatively well screened from the public view.

Only four buildings have been identified which is considered have a negative impact: no. 39 High Street, a modern bungalow which is close to the High Street and which is therefore very easily seen; the modern vicarage; and nos. 2 and 4 Stather Road, modern detached buildings visible across the village green.

7.3 New development.

New development has intruded into the conservation area in a number of places, most notably on the edge of the village green and on backland sites to the west of the High Street. Many of these buildings appear to date from the 1960's or 1970's, are of a generic "mass house building" "design" and therefore, do not reflect the local building character or material usages. Design guidance for any further development will form part of the Supplementary Planning Guidance for Burton-upon-Stather.

7.4 Unsympathetic alterations to historic buildings.

Despite the Article 4 Direction, and the presence of listed buildings, there are a number of buildings within the conservation area which have been altered unsympathetically, including:

- Nos. 1-5 Normanby Road – modern windows
- No. 4 Stather Road – fake leaded-light windows and doors
- Nos. 6 and 8 High Street – modern windows
- No. 14 High Street – modern windows and door
- No. 16 High Street – modern windows
- No. 33-36 High Street – modern windows
- No. 15 High Street – modern windows
- No. 25 High Street – modern windows
- No. 27 High Street – modern windows
- No. 41 - concrete roof tiles

Most of these changes appear to have taken place since the Article 4 Direction was served in 1970.

8 RECOMMENDATIONS.

8.1 General.

This section contains a number of recommendations for the Burton-upon-Stather Conservation Area that have been subject to public comment before parts of this appraisal were formally adopted by North Lincolnshire Council as Supplementary Planning Guidance

8.2 New development.

There may well be pressure for more development in the Burton-upon-Stather Conservation Area, particularly in the gardens of the properties facing the west side of the High Street. It is therefore proposed to provide detailed design advice, and to extend the conservation area boundary, to ensure that when new development is allowed, it is of a suitable scale, form and general design to be in keeping with the village centre. Further more detailed advice on this forms part of the Supplementary Planning Guidance for the Burton-upon-Stather Conservation Area.

8.3 Development control including Article 4 Directions

The cumulative loss to the historic character of the buildings within the Burton-upon-Stather Conservation Area has already been noted, particularly alterations to windows, doors, and roofs. All of these can already be controlled under existing planning legislation as they largely affect unlisted family dwelling houses (already covered by the Article 4 Direction), or commercial properties or those in mixed uses (such a shop with a residential flat above) in which such changes usually require planning approval.

Listed buildings are covered by different legislation. Generally there does not appear to be a problem with such buildings in the Burton-upon-Stather Conservation Area.

The Council will therefore, seek to reinforce the existing Article 4 Direction by publishing new guidance in the form of a publicity leaflet to owners of unlisted family houses in the Conservation Area. This will include information to owners of listed buildings and commercial properties.

8.4 Burton-upon-Stather Conservation Area boundary review.

A number of changes are recommended to the conservation area boundary:

Deletions:

(i) Delete the modern vicarage and its garden.

This is a 1970's building of no special merit, somewhat isolated from the rest of the conservation area.

Additions:

(i) Add the gardens of nos. 10-16 High Street.

These gardens follow an historic boundary on their eastern edge, which has been lost further south. The current boundary cuts the gardens in two and needs to be redrawn more widely.

(ii) Add gardens to west of the High Street.

The present boundary has been drawn too tightly and cuts through buildings and existing gardens. The proposal is to add the gardens that form part of the historic curtilages of several of the properties along the High Street. This land contains a number of mature trees and is important as part of the setting of the historic village.

8.5 Public realm.

Many of the tarmac pavements in the Burton-upon-Stather Conservation Area require simple repairs or resurfacing. The use of York stone would be advantageous. Existing historic kerbs should be reused or new sandstone or, granite kerbs, specified. A programme of undergrounding overhead wires is desirable.

8.6 Listed buildings.

It was noted at the time of survey that a number of buildings in Burton-upon-Stather may be of sufficient historic or architectural interest to merit listing. The following are therefore suggested for statutory listing (this is not an exhaustive list and further buildings may be added after public consultation):

Stather Road:

No.1
Sheffield Arms Public House

High Street:

The former barn, nos. 32-36 High Street, and nos. 1-7 Normanby Road all require careful evaluation
Nos. 9-11 (now one house)
No.17
No. 37
No. 41
Nos. 47-49

For further information on the Burton-upon-Stather Conservation Area contact Edward Rychlak in the Environment Team on [REDACTED], or write to:

The Environment and Public Protection Department,
North Lincolnshire Council
Church Square House
PO 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 “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

Bibliography:

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