

NEW FRODINGHAM CONSERVATION AREA APPRAISAL: ADOPTED FOR PLANNING PURPOSES AS SUPPLEMENTARY PLANNING GUIDANCE BY NORTH LINCOLNSHIRE COUNCIL 11TH NOVEMBER 2005.

NORTH LINCOLNSHIRE COUNCIL

NEW FRODINGHAM CONSERVATION AREA APPRAISAL ADOPTED DOCUMENT

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Contents

- 1 Introduction
- 2 Legislative background
- 3 Location and landscape setting
 - 3.1 Location
 - 3.2 Landscape setting
 - 3.3 Geology and building materials
- 4 History and Development
 - 4.1 History
 - 4.2 Archaeology
- 5 Character and Appearance
 - 5.1 Plan form
 - 5.2 Activity and uses
 - 5.3 Open spaces and trees
 - 5.4 Architectural styles and building materials
 - 5.5 Listed buildings and Buildings of Townscape Merit
 - 5.6 Other features of interest
 - 5.7 Summary of townscape features
- 6 Problems and Pressures
 - 6.1 General
 - 6.2 Buildings or structures which have a negative impact on conservation area
 - 6.3 Sites which have a negative impact on conservation area
 - 6.4 Buildings at Risk
 - 6.5 Alterations to existing historic buildings
 - 6.6 Street audit
 - 6.7 Summary
- 7 Recommendations
 - 7.1 General
 - 7.2 Preservation, enhancement and re-instatement of architectural quality
 - 7.3 Environmental and street improvements
 - 7.4 Boundary review
 - 7.5 Article 4 Direction

Useful names and addresses

Bibliography

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Maps

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

INTRODUCTION

New Frodingham is a small, late 19th century industrial settlement within the conurbation of Scunthorpe. It was established under the patronage of the Winn Family in response to the demand for new housing as the local iron and steel industry developed. The conservation area is composed of terraces of uniform artisan dwelling houses laid out in a grid pattern, with some public buildings providing the community with basic amenities including a school, the Coronation Club (originally a public hall, then hospital), a public house, Frodingham Church Institute, and the Library. This latter building has also served as Council offices, a hospital and more recently as a museum. The conservation area also includes a number of 20th century semi-detached houses.

This appraisal will assess the special interest, both architectural and historical, of New Frodingham. The history of the area, 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 are to be saved documents in the Council's developing Planning Framework and will be a planning consideration within that framework.

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

2 LEGISLATIVE BACKGROUND

The conservation area was designated by the former Scunthorpe Borough Council on the 7th August 1986 and covers the late 19th century planned settlement of New Frodingham. It was subsequently extended to include later, 20th century houses, in The Crofts.

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

In making decisions on future development within a conservation area, the Council must *pay attention to the desirability of preserving or enhancing the character or appearance of the area* (section 72 of the Act).

This should ensure that harmful change is not allowed, although some changes, normally not requiring planning permission (known as permitted development rights) can continue to erode the special interest of the conservation area. These rights, which affect dwelling houses, are controlled by an Article 4 Direction which enables the Council to require a planning permission for minor alterations such as replacement of windows and doors. Such a Direction has already been served on the family dwelling houses in New Frodingham and the properties affected by this Direction, and the types of alterations which are covered, are included in the Supplementary Planning Guidance booklet for New Frodingham.

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 also identifies the buildings that make a positive contribution as Buildings of Townscape Merit, and these are shown on the Townscape Analysis map at Figure 5.

3 LOCATION AND LANDSCAPE SETTING

3.1 Location

New Frodingham is a small conservation area within the town of Scunthorpe. The area is located close to the town centre on Rowland Road which is just west of the main steel works site, the A1029, and south of the railway.

3.2 Landscape setting

Although once a separate settlement, New Frodingham has been enveloped by residential development and is now part of the larger urban area of Scunthorpe. To the south and west the conservation area is surrounded by residential streets. To the north there is the open space occupied by the railway lines with a backdrop of the buildings in the town centre beyond. The tower of St John's Church is a distinctive landmark in these views northwards from New Frodingham. The area and views to the east are dominated by the industrial landscape with the tall chimneys, cooling towers and other industrial structures of the iron and steel works peppering the skyline.

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 limestone ridge which runs to the east of Scunthorpe is composed of Inferior Oolite or Lincolnshire Limestone, which can be used as a building stone. Ironstone is found close to New Frodingham, which was not only exploited for iron but could also be used as a building material, as in St. John's Church in Scunthorpe. Brick started being made in Lincolnshire at the beginning of the 14th century and Brigg and Barton were the local brickmaking centres in the area. Clay was also used in the manufacture of roof materials and orange clay pantiles predominate in this area.

The railways came to the area prior to the building of New Frodingham and therefore at the time of its construction building materials could be easily transported. The School was one of the first buildings to be built, and also one of the first to use the local ironstone as a building material. This was cut into square blocks, and a clay tiled roof added. All the other buildings in the conservation area are built using a local red brick with orange pantile roofs or clay tiled roofs.

4 HISTORY AND DEVELOPMENT

The history of New Frodingham is inextricably linked to the foundation and expansion of the iron and steel industry in North Lincolnshire.

Up till the mid 19th century the area now occupied by the town of Scunthorpe was rural in character, and although the sandy subsoil was of relatively poor quality, agriculture was the main occupation. There were five small villages in the locality: Crosby, Frodingham, Brumby, Scunthorpe and the larger Ashby. These villages and surrounding lands were largely owned by two wealthy estates. The Sheffield family of Normanby owned Crosby, whilst most of Frodingham was the property of the Winns of Nostell Priory in Yorkshire. This family also owned nearby Appleby Hall.

The re-discovery of ironstone in the mid 19th century and the establishment of the iron and steel industry led to the rapid expansion of the villages which eventually became amalgamated into one town, Scunthorpe, in the first half of the 20th century.

The Winn family, particularly Rowland Winn, later Lord Oswald, exploited the opportunity presented by the ironstone found on their land, and the family subsequently became a major force in the iron and steel industry of Scunthorpe. In July 1864 the Dawes brothers of Elsecare in Yorkshire took out a lease on some of Winn's land at Appleby and started mining the iron ore. The ore was transported by horse and cart, then by boat along the Trent to their works in Yorkshire for smelting, a time-consuming and expensive business. To supply a cheaper and more efficient form of transport, Winn promoted the construction of the Trent, Ancholme and Grimsby railway, built between 1861 – 1866. To take advantage of this, in 1864 the Dawes brothers built their Trent Iron Works next to this line and other companies soon followed suit. The new works required a large manual labour force which could not be supplied locally and workers therefore needed to be brought in from further afield. This led to a demand for new housing and small, terraced workers' cottages were built in the village of Scunthorpe. Additionally, Charles Winn's son Rowland, who was by now in charge of the family estates, constructed the settlement of New Frodingham on his land situated in close proximity to the works. New Frodingham was therefore a totally new settlement, built on agricultural land, and was designed along the lines of other model industrial settlements of the period. The Infants' School, now listed, was built in 1867, and extended in 1874, and was set slightly apart from the four streets of houses built at the same time.

The 1890 First Edition Ordnance Survey map (Figure 1) shows how the villages were still very separate entities with Crosby to the north, Scunthorpe growing slightly to the south, and the Lindsey Iron Works, Trent Iron Works and Frodingham Iron Works to the east, along the line of the railway. Quite separate are New Frodingham and New Brumby to the south, surrounded by fields. By this time, New Frodingham was composed of four streets with the school and community hall, but in 1890 steel production began at the

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adjoining iron works, and further growth was therefore inevitable. Local government reorganisation soon followed, with the formation in 1894 of two new councils - the Scunthorpe Urban District Council and the Brumby and Frodingham Urban District Council. The present library in Trent Street was built soon after to accommodate the new council offices.

The slightly later 1908 Second Edition Ordnance Survey map (Figure 2) shows further growth, although New Frodingham continued to remain a self contained isolated settlement up till the first half of the 20th century when the rapid housing expansion of Scunthorpe led to the physical amalgamation of the areas of New Frodingham and New Brumby. The map also shows just how much Frodingham had expanded in just under thirty years, with the addition of the Frodingham Church Institute next to the school and the conversion of the community hall into a hospital. To the north of Rowland Road, more terraced houses had been added in The Crofts, and the Queens Hotel built. These now form the area added to the original conservation area. In Trent Street, offices for Brumby and Frodingham Urban District Council (now the library) had been added in 1903.

Queen Street was added after World War I with a terrace of two storey, red brick houses being constructed, similar in detailing to houses in Scawby which are dated 1933.

In the 1960's New Frodingham was owned by the British Steel Corporation who implemented works to the artisan terraces in order to improve the standard of the accommodation. Rear extensions were added to provide kitchens and internal bathroom facilities, replacing the outdoor privies at the end of the gardens. These works of upgrading were relatively temporary, and soon the condition of the properties deteriorated and the properties were transferred into the Council's ownership in the 1970's. The Council considered demolishing the decaying properties, although fortunately a lack of finance for redevelopment resulted in a reprieve.

(Insert photos of before and after 1995)

In the 1980's New Frodingham was recognised as an important part of the industrial heritage of the area and therefore worthy of conservation, and in 1986 the core of the model housing settlement was designated as a conservation area. This recognition of the local historic and architectural interest of New Frodingham, combined with the demand for small scale housing, led to grants and partnership funding being found for a restoration scheme of the small terraces. Extensive works were carried out and the quality of the completed scheme was recognised by being awarded the Europa Nostra Award in 1995 for the enhancement it made to the built heritage.

5 CHARACTER OF THE CONSERVATION AREA

5.1 Plan Form

The settlement of New Frodingham is laid out in a grid-like pattern with parallel lines of terraces running in a north-south line either side of Rowland Road, the main route through the conservation area. The area of land between Rowland Road and the railway is triangular in shape so the length of the terraces increases towards the east. This stepped layout of the northern ends of the terraces can be seen most clearly in view looking east along Alexander Road and makes an attractive piece of townscape. Initially the streets were named Second, Third, Fourth, Fifth and Sixth Street North, and Third and Fourth Street South. This layout pattern and naming is similar to other such artisan dwellings of the period, such as the Queen's Park Estate in London. Between 1917 and 1923 these names were subsequently changed to William, Winn, Lindsey, Redbourne, Trent and Cliff Streets, which were the names of the works and mines in which the workers were employed. The houses are closely packed with front doors opening directly on to the street and small rear yard areas. The enhancement scheme completed in 1995 converted all the main streets, except William Street, into communal garden areas, with car parking in the back streets.

Running east west through the centre of the conservation area is a wider thoroughfare, Rowland Road. It is on this street that the public 19th century buildings such as the public house, Coronation Club, the school and the parish church institute are located. These buildings have more generous plots than the terraces giving a more open nature to the street. The open spaces between the public buildings were developed in the first half of the 20th century with semi-detached houses. These houses have small front gardens and gaps between each pair giving Rowland Road a spacious suburban character.

5.2 Activity and uses.

New Frodingham was built as a result of housing demand and is still a residential community with a few public community buildings. The 19th century terraces were built to provide accommodation for the employees of the iron works and remained in ownership of the steel works until the 1970's. The houses were then owned by the Council but are now managed by housing associations. The individual public buildings have had a variety of uses, changing to meet the requirements of the community at the time. The present library was constructed as municipal offices, converted to a maternity hospital between 1919 and 1937, and then used as a museum. It became a library in 1953.

Similar changes have taken place in the Coronation Club, which was originally built as a public hall. Due to the nature of the industry, and an initial lack of protective clothing, a number of workers were injured at the iron works, and in

order to treat them locally the hall was converted into a hospital in 1886. It was not until 1937 that its present use as the Coronation Club commenced. The school, garage, Frodingham Community Centre (the former Frodingham Church Institute) and The Queens Public House have remained in their original uses and the conservation area also contains a shop, post office and take-away restaurant.

As New Frodingham is residential community, the level of noise and physical activity is low. The main area of physical activity is the steady flow of through traffic along Rowland road and both vehicular and pedestrian movement around the school at the start and end of the day. At the west of the conservation area is the Frodingham Footpath, which runs northwards, over the concrete bridge above the railway, and into the centre of Scunthorpe. This is also a popular pedestrian route and contributes to the overall activity within the conservation area.

5.3 Open spaces and trees

When New Frodingham was constructed it was located within a rural area, surrounded by fields and therefore little consideration was given to provision of public open space and trees. In the 20th century the agricultural land was further developed to create what is now an urban area with few trees or open space.

The refurbishment works completed in 1995 did make attempt to introduce some amenity space for residents. Winn, Redbourne, and Lindsey Street were closed to cars and communal front gardens were created. The tarmac and pavements were replaced with a front area composed of both hard and soft landscaping. New paving, trees, lighting and planters containing a variety of shrubs were introduced. To the rear of the properties the later extensions were removed and rear boundaries were improved to provide a small area of private garden for each property and car parking on the re-landscaped back streets. Trees were introduced as part of the landscaping scheme between the car parking spaces at the rear of the properties, but unfortunately a few of the trees have since disappeared. Planting was also introduced along Alexander Road, and likewise some of the trees have been cut down. Reinstatement of these lost trees and further planting to screen the unsightly metal railway line barrier would further enhance the appearance of the area.

In Rowland Road a small area of grass and trees beside the Post Office provides a welcome visual break in the built up nature of the street as well as an outdoor community area. The Infant School has a small enclosed front garden with areas of lawn, roses beds and mature trees, providing a landscape setting to the school.

The open space of the railway lines to the north of the conservation area gives New Frodingham an open northerly aspect and a physical break in the urban townscape. To the west of the conservation area boundary, opposite

the school, is a walled playing field which is available as a recreational space for public use.

5.4 Architectural style and building materials

The majority of the buildings in the conservation area are small, terraced cottages of the 1860's and 1870's constructed to house the workers from the nearby steel works. A small number of grander public buildings - the Infants School, Frodingham Church Institute and Coronation Club – are located on Rowland Road and date from the same period. In addition to these late 19th century buildings, the area also includes a row of terraced houses in Queen Street of c.1907, with 20th century semi-detached houses situated in The Crofts and along Rowland Road.

19th century housing.

The artisan dwellings are relatively modest in size, being low, two storey, houses occupying small plots. They are constructed of brick with simple timber boarded doors and multi-paned timber sliding Yorkshire sashes set flush with the front face of the buildings. An element of decoration is provided by a stringcourse of two rows of projecting bricks, the gauged brick arched lintels and orange clay pantiled roofs. The longer terraces are broken into sections by a change in the overall height and floor levels. In the centre of the terraces there are low wide arched alleyways giving access through to the rear of the properties. The rear elevations have similar design to the front except for the doors which are half glazed.

The present day uniform appearance and good condition of these groups of properties is a dramatic change from their 1970's appearance. The scarring of some elevations by the insertion of new brickwork is the only indication of the extensive restoration work. Before the 1970's, many of the buildings had been rendered, windows and doors had been replaced using modern materials such as plastic, and they had an assortment of large, rear additions. Restoration work in the 1990's included the reinstatement of doors and windows based on the original designs, and the removal of paint, render and rear additions. Additionally, the roofs were totally recovered using clay tiles, to form a coherent group with a uniform appearance.

Queen Street, by contrast, was not part of the 1990's restoration scheme, and although built as a uniform, two storey brick terrace, probably in the 1920's, the buildings have lost many of their original features. As built, these had timber casement windows, timber projecting ground floor bay windows and recessed entrance doors. At the time of the survey for this appraisal it was found that the original terrace had been considerably altered. Some of the bay windows have been removed, many windows have been replaced by new ones, with a variety of designs and materials, and the original porches have been enclosed by the addition of new doors. Some of the elevations have been painted and no. 11 has had stone cladding applied. The rear elevations are masked by substantial extensions and the attics have been converted to bedrooms by the addition of large front dormer windows. Despite its poor

state no.27 is one of the only buildings which retains most of its original features.

Public buildings.

Although most of the public buildings were built under the same patronage, they are all individually designed for specific uses, and employ different materials and architectural elements. Each building therefore has unique details and is varied in its appearance.

Arguably the most architecturally distinguished of the public buildings is the grade II listed Frodingham Infants School and School House located at the west end of Rowland Road. The school was also built in 1867 by Charles Winn, with further extensions in 1874 under the patronage of Rowland Winn. By providing educational facilities for workers' children Winn demonstrated there was a philanthropic aspect to his character. The building is arranged around a courtyard plan with single storey ranges on each elevation with projecting gables at either end. The School House on the east elevation is a storey higher. The architectural style is Gothic Revival, which was the dominant form at the time, especially for educational buildings. It is constructed of rock faced square coursed ironstone walls, with brick dressing to the quoins, windows, doors and cornice, and plain clay tiled roof. The windows have three- or four-light lancet style lights with flat chamfered arches. The front door is timber boarded, with elaborate decorative hinges. The school is set back from the road with a small front garden, enclosed by a green painted cast iron arrow head railings set in a low stone plinth.

Next to the School is the brick-built Frodingham Community Centre (the former Frodingham Church Institute), built in 1905. This building has a church-like form with gabled ends and a two storey front elevation with two rows of pointed arched windows and a projecting entrance porch. Old photographs show that the original windows were subdivided into eight panes with a bottom hung, internally opening central panel. These have been replaced with less elegant, plastic windows, with heavy sectioned glazing bars.

Further east on the south side of Rowland Road is the imposing building of the Coronation Club. This is another property built with funds provided by Rowland Winn and cost £100 in 1871. The large two storey Victorian Gothic brick building has three gables punctuating the front elevation. The left bay is clearly influenced by ecclesiastical architecture in its form and detailing, although regrettably the windows have been bricked up. The elevation is enriched by a variety of decorative elements, including contrasting tumbled brickwork in the gable, carved ashlar stone lintels and cills, and decorative brickwork relieving arches and string courses.

The Queens Hotel, now a public house, is a two storey brick building with timber sash windows on the upper level. It dates to 1898 and was originally called Queen Hotel, after Queen Victoria. The ground floor has sashes and triple, fixed light windows, with transom lights. There are stucco bands at

lintel level, which are joined together to give a horizontal banding detail. The Hotel was not built until after the death of Rowland Winn, probably because of his strong temperance views.

The 1950's Community Centre lies at the eastern end of the conservation area, and is a single storey, rendered building, with concrete pantiled roof. It has a ramped entrance covered by a thin curved canopy supported by plain thin iron columns. The building has little decorative detailing, giving it a rather utilitarian appearance.

The Library occupies a corner site at the junction of Trent Street and Cottage Beck Road. It was designed as municipal offices for Brumby and Frodingham Urban District Council by the architect J.M. Dosser in 1903. Between 1919 and 1937 it was used as a maternity hospital, after which it became a museum. In 1953 it was again refurbished and re-opened as Frodingham branch library.

The building style reflects the national move at the turn of the century, away from Victorian Gothic, to a more Arts and Crafts style. It is a red brick building but the gables, on each of the street elevations, have been rendered. The roof is covered in clay tiles, and the tall and narrow multi-paned timber windows give the elevations an elegant, vertical accent. The original front entrance is located on the corner and is recessed under a porch composed of three classical arched openings. Above the entrance is an hexagonal shaped turret, with foliage plasterwork on its curved projecting base, and a decorative curvaceous lead cupola for a roof. This corner turret is a landmark feature in views along Cottage Beck Road.

20th Century housing.

The Crofts is composed of a group of matching 20th century semi-detached houses. These are two storey brick buildings, with either plain or pantiled clay roofs. A small projecting roof runs the full length of the elevations covering the projecting ground floor bays and providing a canopy over the front door. The original windows were timber casements, divided into tall panes with a transom lights above, but most of the windows have been replaced with a variety of new window designs. Many of these new windows have fewer vertical sub-divisions than the original examples, resulting in a more horizontal emphasis to the design. This quite subtle change radically alters the composition of the elevations.

The semi-detached properties in Rowland Road are similar in design, although each house has a two storey curved projecting bay, with scalloped tile hanging to the gables, and aprons between the windows. The standard design of the elevation was adapted for the Post Office and Newsagents which have simple ground floor shop display windows. The groceries store, at 121 Rowland Road, although at present boarded up, has an attractive timber shop front with a fascia supported by console brackets.

5.5 Listed Buildings and Buildings of Townscape Merit

The Frodingham Infant School and School house are included on the Department of Culture, Media and Sports List of Buildings of Special Architectural or Historic Interest. These buildings are described in the text above; a further description accompanying the listing can be obtained from North Lincolnshire Council. These buildings are important locally, and also have some national significance, reflected in the grade II listing. Policies provided by central government and by North Lincolnshire Council seek to preserve and enhance all listed buildings in the area.

As part of this appraisal, a number of unlisted buildings have been assessed as being "Buildings of Townscape Merit". These include the 19th century artisan dwelling houses, the Coronation Hall, Library and Frodingham Community Centre. These buildings are considered to be of local importance and contribute *positively* to the character or appearance of the area. Additionally, because these buildings are an important part of the character of the conservation area, the Council will pay special attention when considering planning applications for alterations and extensions which may affect these buildings or their settings.

5.6 Other features of interest

The predominant road and pavement surface material is black tarmac with concrete kerbs. In the recently pedestrianised streets a combination of grey paviers, setts and paving has been introduced with some judicious use of red paviers. The range and colour of the new materials has been deliberately limited, creating attractive hard landscaping which does not conflict with the simple terraced houses on either side. Rowland Road is lit by tall, modern concrete and aluminium lighting columns, whereas new cast iron "heritage" lighting is used in the intimate pedestrian areas in Alexander, Winn, Lindsay and Redbourne Streets.

The footpath running along the eastern boundary of the school is enclosed on one side by the stone wall of the school grounds, and on the other by a concrete panelled wall. The path leads to the concrete bridge over the railway. This is a well used path, and could be enhanced by improving the design of the boundary treatment, lighting and entrance barriers.

5.7 Summary of townscape features.

- Good example of late 19th century "model" industrial settlement
- Most original buildings in William Street, Winn Street, Lindsey Street, Trent Street and Cliff Street
- Uniform terraces of houses built on grid pattern of roads
- Use of red brick and orange clay pantiled roofs important
- Chimney stacks and clay pots a feature in transverse views
- Small wooden casements, with glazing bars, add interest

- Simple boarded front doors also typical (in Article 4 streets these are all painted a uniform red, blue or green)
- Notable collection of “social” buildings: Coronation Club; Frodingham Church Institute (now the community centre); Frodingham Infants school (grade II listed) and Frodingham Library
- Views to St. John’s Church and across Scunthorpe to the chimneys of the steel works are important

6 PROBLEMS AND PRESSURES

6.1 General

The biggest threat to the character and appearance of the New Frodingham Conservation Area are minor, incremental changes to the houses. Both the 19th and the 20th century terraced houses were designed to be part of a uniform group, but over the years many of the occupants have wished to “personalise” their houses by adding unsuitable details such as modern doors and windows. This has eroded the character and visual cohesion of the groups. The 1995 restoration scheme demonstrates how these alterations can be reversed, and the achievements of this work can still be appreciated today.

6.2 Buildings which have a negative impact on conservation area

The garage on Rowland Road is a standard design, petrol- filling station with little architectural merit or relationship to the surrounding context. The buildings are white painted concrete boxes, with an ageing canopy over the forecourt area. The demolition and redevelopment of this building, with an appropriately-designed scheme, would be advantageous to the street scene.

The houses in Queen Street once had architectural merit and integrity, although the modern alterations have eroded the uniformity of the terrace with a substantial loss of architectural detail. The use of some front garden areas as a dumping ground for rubbish (such as at number 27) has had a further adverse effect on the overall appearance of the street. It may be possible to rectify the situation by a comprehensive restoration scheme, like the one implemented in the adjacent streets, but this would involve a unified agreement by all the owners.

6.3 Sites which have a negative impact on conservation area

The sites which have a negative impact on the conservation area are mainly used for car parking. These are shown on the Townscape Analysis map, but include the garage forecourt area and land to the rear, adjacent to Lindsey Street; the car parking area next to the Coronation Club; and the boarded area to the rear and side of no.121 Rowland Road.

All of these areas are surfaced in tarmac, with poor boundary treatments, giving no sense of enclosure and definition to private and public land.

6.4 Buildings at risk

No.121 Rowland Road is vacant and boarded-up, although it appears to be wind and weather-tight and reasonably secure. Its continued neglect gives a poor impression to the whole area, and its repair and re-use would be welcomed.

6.5 Alterations to existing historic buildings

Nearly all the houses in the conservation area have been altered over time, the most common changes being the replacement of the original timber windows and doors, with modern examples. As all of the houses are either part of a terrace of similar houses, or half of a pair of matching semi-detached houses, such alterations to the appearance of one property has an adverse impact on the group. In Queen Street, changes to windows, doors, front elevation and addition of extensions has dramatically altered the appearance of this once uniform Edwardian terrace. Many of the windows and doors have been replaced with new designs which lack quality of design detail of the originals.

6.6 Street audit

The 1995 scheme involved substantial improvement to the public realm of much of the conservation area, as detailed in section 5.6, "Other features of interest". There appear to be few problems with the road surfaces and street furniture, although the footpath next to the school is well used and is beginning to appear rather careworn. This area could benefit from an enhancement scheme. A cycle route is proposed along Rowland Road and this needs to be carefully designed to integrate with the existing streetscape.

6.7 Summary.

- The greatest threat to New Frodingham is minor, incremental changes to features such as the windows and doors
- Modern materials (aluminium, uPVC and hardwood) can never satisfactorily replicate historic windows and doors
- New Frodingham has a number of negative features: the modern garage on Rowland Road, the very altered houses fronting Queen Street; the car park next to the Coronation Club; and the boarded site to the rear and side of no. 121 Rowland Road (a Building-at-Risk)
- Footpath next to school would benefit from new paving

7 RECOMMENDATIONS

7.1 General

This section contains a number of recommendations in order to preserve and enhance the character and appearance of New Frodingham in the future. These proposals will be subject to public comment prior to being formally adopted as Supplementary Planning Guidance. Further recommendations may be added, or existing ones deleted, as part of the public consultation exercise.

7.2 Preservation, enhancement and re-instatement of architectural quality

- Encourage reinstatement of original features where they have been removed.
- Agree list of Buildings of Townscape Merit shown on map 5.
- Encourage the re-use of number 121 Rowland Road

7.3 Environmental and street improvements

- Review the landscaping scheme and reintroduce trees where they have been lost, and consider further planting along the railway line.
- Seek improvements in the boundary treatment and landscaping in the car park area, adjacent to the Coronation Club.
- Investigate improvements to the surface treatment and boundaries of the footpath to the railway bridge, to make it both visually more pleasing as well as more secure. This could be achieved by the introducing a new lighting scheme and street surfaces, and by the removal of the concrete boundary wall, and its replacement with a higher quality boundary.
- Encourage the garage owner to improve the visual appearance and security of the area at the rear of the garage backing onto the terraces. Also seek improvements to the visual appearance of the forecourt and the introduction of some boundary treatment and landscaping.

7.4 Boundary review

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

Deletions:

Delete Queen Street and nos. 138 and 140 Rowland Road and the Frodingham Community Centre.

These buildings do not relate to the original industrial settlement created by Rowland Winn, and do not have the historic associations of the majority of other buildings in the conservation area. Apart from the community centre, all of these buildings have been substantially altered, and this has diminished their architectural merit.

The overall character and appearance of Queen Street has been eroded by alterations such as the insertion of large dormer extensions, the fixing of new cladding or rendering to the front elevations, the removal of bays, and by changes to doors and windows. Satellite dishes also abound. It is therefore difficult to justify its continued inclusion in the conservation area, as the special architectural or historic interest of the buildings has been lost.

Additions:

None.

7.5 Article 4 Direction

The Council has already served an Article 4 Direction on the earlier, 19th century terraces within the New Frodingham Conservation Area, which removes certain “permitted development” rights, and brings under planning control certain external alterations, such as replacing doors and windows.

Details of the Article 4 Direction, including the addresses of all of the properties affected, and the types of work which are controlled, are given in the accompanying Supplementary Planning Guidance for New Frodingham. In addition, the Council will continue to monitor alterations to these houses to ensure that planning applications are made where necessary, and will, where appropriate, instigate enforcement proceedings if work has been carried out without permission.

NEW FRODINGHAM CONSERVATION AREA APPRAISAL: ADOPTED FOR PLANNING PURPOSES AS SUPPLEMENTARY PLANNING GUIDANCE BY NORTH LINCOLNSHIRE COUNCIL 11TH NOVEMBER 2005.

For information on the New Frodingham 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 general information relating to listed buildings and conservation areas, contact:

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

For “Care of Victorian Houses” leaflet, contact:

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

For an excellent range of technical advice leaflets, contact:

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

Bibliography:

<i>The Buildings of England: Lincolnshire</i>	N Pevsner and J Harris
<i>North Lincolnshire: A Pictorial History</i>	North Lincolnshire Council
<i>Scunthorpe archive photographs</i>	Compiled by Reg and Kathleen
Cooke	