

NORMANBY CONSERVATION AREA APPRAISAL; ADOPTED AS  
SUPPLEMENTARY PLANNING GUIDANCE BY NORTH LINCOLNSHIRE COUNCIL  
FOR PLANNING PURPOSES 11<sup>TH</sup> JUNE 2004.

# **NORMANBY CONSERVATION AREA APPRAISAL ADOPTED DOCUMENT**

**North Lincolnshire Council 2004.**

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## Maps

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

## **1 INTRODUCTION**

Normanby is a small estate village attached to the house and grounds of the Sheffield Family Estate, Normanby Hall. It is composed of a collection of early 19<sup>th</sup> and early 20<sup>th</sup> century buildings related to the running of the estate: the home farm, estate yard and offices and workers' cottages.

This appraisal will assess the special interest, both architectural and historical, of Normanby. 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.

Following public consultation this document together with a sister document have been adopted by North Lincolnshire Council as Supplementary Planning Guidance, and 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. Both documents will therefore be a useful source of information for owners, agents, applicants and members of the public who live or work in Normanby.

## **2 LEGISLATIVE BACKGROUND**

The conservation area was designated in August 1985 and covers the village of Normanby; Home Farm and, adjoining land.

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

In making decisions on future development within a conservation area, the Council must *pay attention to the desirability of preserving or enhancing the character or appearance of the area* (section 72 of the Act). This should ensure that harmful change is not allowed, although

some changes, normally not requiring planning permission (known as permitted development rights) can continue to erode the special interest of the conservation area. These rights, which affect dwelling houses, can be controlled by the serving of an Article 4 Direction, which enables the Council to require a planning permission for minor alterations such as replacement of windows and doors.

### **3 LOCATION AND LANDSCAPE SETTING**

#### **3.1 Location**

Normanby is a settlement situated directly north of Scunthorpe on the B1430. The village is located to the west of the Normanby Hall and park where the road changes direction to the northeast towards Burton-Upon-Stather.

#### **3.2 Landscape setting**

The village is located on the dip slope of the western escarpment of the Lincolnshire edge. The topography of the area is relatively flat with some gentle undulations and in the immediate surroundings of the village are small flat fields and woods giving way to larger open fields in the distance.

There are a few hedges; consequently hedgerow trees are few as are small woods. Those that do exist however, give points of interest in the relatively flat agricultural land.

On the eastern border of the village is the naturalistically designed parkland surrounding Normanby Hall. The grounds of the park bordering the village are heavily wooded with many mature trees. These trees combined with the presence of the road give a definitive boundary to the east end of the village. The woodland surrounding the Home Farm at the western end of the conservation area lends a sense of enclosure at this end of the settlement.

#### **3.3 Geology and building materials**

The geology of this area of Lincolnshire provides a number of different stones and clays suitable for building stone and brick making. The western scarp of the Lincolnshire Edge on which Normanby is located is

capped by Frodingham ironstone, a rough rubble stone used in the construction of vernacular buildings.

Lincolnshire Limestone an inferior Oolite is also found on the Lincolnshire Edge and although of variable quality is used as a local building stone. Brick and tile making in the area was well in advance of the of elsewhere in Lincolnshire were its commonly stated mass use date is the beginning of the 18<sup>th</sup> century. In the vicinity of the Humber local brick and tile pits were common well in advance of this date with both Brigg and Barton being the main centers of manufacturing, This, together with the maritime links to the Low Countries through the Humber has resulted in clay pantiles being the predominant vernacular roofing material. However, as building stone was available in the local vicinity it is not until the 19<sup>th</sup> century that the use of brick became more readily used in the Normanby area.

## **4 HISTORY AND DEVELOPMENT**

### **4.1 History**

Normanby Hall was seat of the Sheffield Family who moved there in the 16<sup>th</sup> century from the low lying Isle of Axholme, but it was not until the early 19<sup>th</sup> century that the village began to be developed as the estate prospered. Between 1825 and 1830 Normanby Hall was demolished and replaced by a new house in the cubic idiom of Georgian country house design to a design by Sir Robert Smirke. The barn at Home Farm and some of the cottages in the village date from this period of estate expansion.

It is known that the Romans quarried for ironstone in Lincolnshire but it was not until 1859 when a friend of Sir Robert Sheffield, Rowland Winn (later Lord St. Oswald of Appleby Hall) noticed that the local stone on the Sheffield Estate was ironstone, suitable for smelting for iron. Lord Oswald and Sir Robert Sheffield embarked on the quarrying of the rock, although initially the rock was transported by horse and cart, and by water along the River Trent, to Elsecar near Barnsley for smelting. This soon proved uneconomic and the decision was made to smelt the ore locally, with the Trent Iron Works in Scunthorpe beginning production in 1864. From these modest beginnings came the establishment of the steel industry in Scunthorpe.

The development of Normanby continued into the first half of the 20<sup>th</sup> century with the addition of offices and workers' cottages. This may be related to the fourfold expansion of Scunthorpe during the period 1900 – 1939. Normanby Hall and surrounding parkland has been leased to the Council since 1963 and is open to the public. The Sheffield family continue to own the property and farm the estate lands, and apart from the conversion of the estate offices into houses, the construction of the large new house to the north of the village, the appearance of Normanby has changed very little in the last sixty years.

## **5 CHARACTER OF THE CONSERVATION AREA**

### **5.1 Plan Form**

Normanby has a linear form typical of many estate villages throughout the country. The single Main Street runs in a west-east direction, meeting the Scunthorpe-Thealby road at a roundabout junction outside the main gates to Normanby Hall.

Most of the houses are located along Main Street apart from one pair, slightly separated by the bend at the end of Main Street. The buildings are laid out in a ribbon development on both sides of the road, with the front walls of the earlier houses abutting the highway whereas the 1930's properties are set back from the north side of the road. Their plots are on slightly raised ground giving them an elevated position with small front gardens.

The houses are either detached or semi-detached and set in generous plots. An exception to this pattern is the converted Estate Yard, where the houses are closely grouped and look inwards to a central space.

A new house constructed on the north side of Main Street totally disregards the established building line and is set back behind the line of the earlier buildings.

The Home Farm is located off the western entrance to the village in its own woodland and agricultural land but is included as part of the Conservation Area.

## **5.2 Activity and Uses**

Normanby is a quiet estate village, where the activity and uses are all related to the smooth running of the estate. Most buildings are residential, constructed as accommodation for estate workers. The Estate Office and Home Farm are still in their original use.

## **5.3 Spaces/Vistas/Trees**

As Normanby is a very small linear development with no public buildings and there are no areas of public open space within the conservation area, except for the road and verges either side. However neighboring Normanby Park is open to the public and provides a valuable open amenity and recreational space for local residents, and for visitors from further a field. An entrance fee is levied however, and many residents of the village consider this an imposition given the historic links of the village to the hall and its grounds and vice versa.

The cottages in the village have generous plots. Gardens are attractive and well planted. The spaces between buildings break up the building line and views of the gardens, trees and open fields beyond gives permeability to the street frontage.

The conservation area includes small fields and copses to the rear of the cottages as well as the area of woodland surrounding the Home Farm. These areas of agricultural land contribute to the character of Normanby as a small village within a rural setting. The trees around the Home Farm and in Normanby Park create a “bookend” effect enclosing both ends of the village.

The development of the village on the northern side of the street stops short of the main entrance to the Hall and instead there is an open field beyond which, in the distance, can be seen a distinctive row of poplars.

The most important view within the village is eastwards along the Main Street to the grand wrought iron gates with stone piers at the entrance to Normanby Hall. The village is in effect an extension of the tree-lined drive of the main house. The central drive to the Home Farm also has an avenue of trees creating a more formal approach route while its two other entrances weave naturalistically through the woods.



## **5.4 Architecture and Building Materials**

The uniform appearance of the buildings in Normanby is the clue to the fact that this is an estate village developed by a single land owner. The buildings fall into two categories based on the two main phases of construction, each having its own distinctive appearance. The earliest cottages date from the first half of the 19<sup>th</sup> century and the later ones are early 20<sup>th</sup> century.

The first group are Nos. 5, 6, 7, 10 and 19, listed grade II. These are all rectangular single storey stone cottages with attic rooms built in the local vernacular style. They are constructed of coursed ironstone rubble, with brick window surrounds and quoins, and clay pantiled-pitched roofs. On each of the front elevations there are three timber Yorkshire sliding sash windows and a timber-boarded door. Although individually these cottages are simple modest houses, as a uniform group they give the village a distinctive character and appearance.

Two other listed buildings, nos. 16 and 18 fall within this group as they date from this period and are of similar construction and architectural style. However these two houses have differences, that mark them out from the rest of the group. Firstly they are located at right angles to the Main Street whereas the other properties face the road. No.18 is of two storeys with double hung sash windows and a canted ground floor bay. No. 16 is not unlike the other cottages but has been altered and now has modern casement windows and two dormers.

The second group of properties is located in a line at the west end of the village on the north side of the high street. These are semi-detached pairs of houses of two storeys, built in an Arts and Crafts Style of a dark brick, they exhibit prominent gables, round brick columns to the porches, stone mullioned window and clay pantiled roofs with overhanging eaves. Each of the houses has a stone tablet into which is carved the boar's head of the Sheffield Estate and the date of the house.

The houses were constructed over a period of time, the first being nos. 28 and 30 and dated 1905, and the later, more ornate buildings, dating to the 1930's. Set amidst these houses is the single storey Estate Office in a similar Arts and Crafts style with a finely carved ashlar surround to the front door. Unlike the earlier group all these houses have different floor plans and elevations. Although they appear as a unified group and the differences in form enriches the appearance of the group as a whole.

At the Home Farm these two building periods and styles are brought together in the construction of the houses, barns and stable block, creating an interesting and important group. The 19<sup>th</sup> century farm buildings are stone with brick detailing arranged around a central courtyard. On the east side is the two storey barn and lower stable block, and, on the west, are more stables and small sheds with a two storey cottage. In the centre are low open sheds, one of which is now used as welding workshop.

All these buildings have remained relatively unaltered except the barn roof, which is now covered with corrugated asbestos. The south side is left open.

In the Edwardian period a second farm courtyard was added providing more stabling and a coach house. The later period work is easy to distinguish, as it has red brick construction with ashlar stone detailing. The large house, cottage and dairy were also built at this time in the Arts and Crafts Style.

The increase in mechanisation and agricultural efficiency probably lead to the creation of the Estate Yard on the south side of Main Street, close to the gates of the park. The house at the entrance to the yard is dated 1893 and is built of the same materials (a dark brown ironstone with moulded brick detailing) as those within which suggests a similar date for the whole complex.

New housing erected in the yard has incorporated some of the old buildings providing a cohesive and successful scheme, and fortunately it is still possible to distinguish the original central building with its prominent lantern light and gable clock. The present appearance of the whole yard is very different from the working yard of shown in a 1907 photograph when it was muddy area full of building materials. It is now somewhat sanitised with neat brick paved roadway and well manicured gardens.

## **5.5 Listed buildings and buildings of townscape merit**

The early 19<sup>th</sup> century stone cottages are all included on the Secretary of State's List of Buildings of special Architectural or Historic Interest. These buildings are identified on the map and described within the text above, and further brief list description of these properties can be obtained from North Lincolnshire Council. These buildings are not only

important locally but they are also of national significance and there are policies in place to conserve these buildings for future generations.

As part of this appraisal, a number of unlisted buildings have been identified as Buildings of Townscape Merit. These include the 1930's cottages, which were designed for the estate, and their form and design contributes to Normanby's particular character as an estate village. Of special note is the collection of agricultural buildings at the Home Farm, which are relatively unaltered examples of this building type. These buildings are considered to be of local importance and contribute positively to the character of the conservation area and their demolition or substantial alteration would harm 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 to applications for alterations and extensions.

## **5.6 Other Features of Interest**

The treatment of the public highway is in keeping with the rural character of the village, with tarmac roadway and pavements and grass verges. Street lamp columns on the Main Street are simply designed and fabricated from aluminum.

Low stone walls with small white picket gates enclose the front gardens to most of the houses, although nos. 34 to 40 at the west end have low privet hedges. At the east end nearest the Hall no. 1 has simple wrought iron park railings to the front garden, a section of which is also found opposite at No. 6. The new house to the north of the Main Street is surrounded by high brick wall with piers surmounted by ball finials and a solid timber entrance gate. This design and materials is in stark contrast to the uniformity of the rest of the conservation area.

There are few items of street furniture: there is a timber seat and a pole mounted post box which is also serves as the bus stop adjacent to the old post office. Close to the roundabout is a brick bus shelter with pantiled roof and a modern metal telephone box.

## **6 PROBLEMS AND PRESSURES**

### **6.1 General**

As Normanby is a small estate settlement, and closely controlled by a single ownership, there are not many threats to its character and appearance. Due to its size and rural setting any new development will have a significant impact on the appearance, as is confirmed by the new house on the north side of the village, which although hardly visible from the street has set a regrettable precedent for backlands development. As nearly all the properties are dwelling houses many external alterations are “permitted development” and therefore do not require planning permission, but can still cumulatively have a negative impact. For example, most of the 20<sup>th</sup> century cottages have uPVC windows.

### **6.2 Buildings at Risk**

Generally buildings in the village are well maintained and none of them are presently at risk. The farm buildings associated with Home Farm are still used for stabling and other purposes but appear somewhat neglected; several could now be considered in urgent need of repair.

### **6.4 New Development**

Demand for new housing puts pressure on small villages to expand. In Normanby any more new development is likely to have a detrimental impact on the spaciousness and linear form of the village or else encroach on the surrounding open countryside.

### **6.5 Alterations to existing historic buildings**

Most of the houses dating from the 1930’s have been had original windows replaced with uPVC windows that lack the subtlety in details that the originals would have had. Such incremental change is beginning to have a detrimental impact on the character and appearance of the conservation area.

## **6.6 Street audit**

The addition of visual street clutter such as signs and unnecessary street furniture can have a detrimental effect. Fortunately Normanby is not adversely affected in this way, although in the future there may be more requirements for additional signage and road markings.

## **7 RECOMMENDATIONS**

### **7.1 Preservation, enhancement and re-instatement of architectural quality**

- Encourage reinstatement of original features where they have been removed for example replacement of windows in the cottages.
- Agree list of Buildings of Townscape Merit shown on map 3.
- Monitor works to properties and if further erosion of character occurs consider removal of permitted development rights by serving of an Article 4 (2) Direction.
- Put forward the following buildings to the Department of Culture, Media and Sport for possible listing:
  - Barns and outbuildings, Home Farm

### **7.2 Street improvements**

- Maintain the existing surface treatments to roadway and pavements. Any new work should match the existing black tarmac. (materials such as red brick paviors are inappropriate replacement)
- Signage and road markings related to traffic control and information should be kept to a minimum.

### **7.3 Trees**

A woodland management strategy is required to ensure the retention of the wooded environment of the village.

### **7.4 Views and Open Space**

The views and shown on the map are to be protected.

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**Useful Information.**

**For information on conservation areas contact:**

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

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

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

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

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

**For “Care of Victorian Houses” leaflet, contact:**

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

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**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:**

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North Lincolnshire: A Pictorial History	North Lincolnshire Council
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