

OLD CROSBY CONSERVATION AREA: ADOPTED AS SUPPLEMENTARY
PLANNING GUIDANCE BY NORTH LINCOLNSHIRE COUNCIL FOR
PLANNING PURPOSES 11TH NOVEMBER 2005.

NORTH LINCOLNSHIRE COUNCIL

OLD CROSBY, SCUNTHORPE, CONSERVATION AREA ADOPTED DOCUMENT

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Useful names and addresses

Bibliography

Maps:

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

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INTRODUCTION

Old Crosby is one of the five agricultural villages which, as a result of the success of the iron and steel industry in the 19th century, became amalgamated to form the town which is now called Scunthorpe.

The conservation area was designated on 14th January 1976 by the former Scunthorpe Borough Council and covers the area between Frodingham Road and Normanby Road occupied historically by the village of Crosby.

The road layout, and nine of the late 18th and early 19th century cottages and two small stone sheds of the old village, form the core of the conservation area. The rest of the village was redeveloped as part of the housing expansion of Scunthorpe at the end of the 19th century and into the 20th century. Also included as part of the Old Crosby Conservation Area are therefore, late Victorian semi-detached houses, Edwardian terraces houses, a public house of 1912, late 20th century houses, and a modern Sikh temple. covers the area of land between Frodingham Road and Normanby Road which formed the historic village of Crosby.

This appraisal will assess the special interest, both architectural and historical, of Old Crosby. The history of the area and its present appearance and character will be described, its problems analysed, and a number of recommendations put forward. These 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

As previously stated the conservation area was designated in 1976 by the former Scunthorpe Borough Council.

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

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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.

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.*'

3 LOCATION AND LANDSCAPE SETTING

3.1 Location

Old Crosby now forms part of Scunthorpe, and is located on the northern edge of the town just west of Normanby Road. Scunthorpe is the main administrative centre for North Lincolnshire, and is located centrally within the district, sandwiched between the valleys of the rivers Trent and Ancholme.

3.2 Landscape setting

As a small, sub-area of Scunthorpe, Old Crosby has an urban setting. It is surrounded on all sides by buildings: to the south and west are formal grids of Edwardian terrace housing, and, to the east, the boundary is defined by the dual-carriageway of Normanby Road and a recently modified main road junction now laid out as a roundabout. Further north lies more housing, dating to the 20th century.

This part of the town has relatively flat topography, and this, coupled with the dense urban nature of the surroundings, results in limited views out of the area to the wider townscape and landscape. The area to the east of Old Crosby is more open, and there are more distant views over the low buildings in the foreground. To the north-east there is a backdrop of gently undulating, agricultural land. To the south and east the wider setting is more urban, with the tower blocks of central Scunthorpe dominating 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 through this part of the county is composed of Inferior Oolite or Lincolnshire Limestone, which can be used as a building stone. To the north and east of Old Crosby were the quarries where ironstone was extracted for

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iron ore, and this stone was also suitable for boundary walls and the more vernacular buildings. Bricks started being made in Lincolnshire at the beginning of the 14th century and Brigg and Barton were the local brick-making centres in the area. There were however, other important centres of brick manufacture, notably at Crowle and South Ferriby. The major expansion of Scunthorpe was during the latter half of the 19th century into the early 20th. Most building constructed during this period is in brick either from the several local sources or, following 1850, imported into the area by rail. Clay was also used in the manufacture of roof materials and orange clay pantiles predominate in this area, as in other parts of Lincolnshire.

Early photographs show the existence of a number of stone buildings in Crosby, but most of these were demolished at the turn of the century, apart from no. 29, Old Crosby, not listed but identified as a Building of Townscape Importance. Stone was also employed in the construction of front garden walls, and houses on the north side of Old Crosby retain this boundary treatment.

Today, the predominant building material is brick, with the earlier houses employing the local handmade soft reddish-brown brick, and the later, early 20th century properties, using a harder, machine-made red brick. In the late 20th century properties a buff brick has been used which is thought to have been brought in from another part of the country. There is however, now some evidence to suggest that some buff brick was available from local sources also. As in the surrounding area of North Lincolnshire, clay pantiled roofs are predominant.

4 HISTORY AND DEVELOPMENT

4.1 History

The name Crosby has Old Scandinavian origins, meaning “the village with a cross” and “*Cropesbi*” is mentioned in the Domesday Book of 1086. The early history of Crosby is sketchy, with little surviving documentary or physical evidence. None of the existing buildings pre-date the late 18th century.

Until the mid 19th century the area now occupied by the town of Scunthorpe was a largely rural landscape sub-divided into small fields. There were five small agricultural villages: Crosby, Frodingham, Brumby, Scunthorpe and the larger Ashby, mainly owned by a few wealthy estates. The Sheffield family of Normanby owned most of Crosby, the Winns of Nostell Priory in Yorkshire most of Scunthorpe, and land and property in the remaining villages were split up between the two.

The fields surrounding Crosby were not enclosed until 1812, mainly because the poor agricultural land was not greatly sought after and the 1890 OS map for the area shows Crosby as a small isolated linear settlement.

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Despite the development of the iron and steel industry in the mid-19th century at nearby Frodingham, Crosby remained relatively untouched by change until the early 20th century. At this point the continued expansion of the steel industry led to further demand for housing and the rapid growth of Scunthorpe. The Sheffield family released land in Crosby for new housing, partly for the workforce of the Lysaght's Normanby Park steelworks, which was constructed on a greenfield site to the north of Crosby between 1910 and 1912. This led to the rapid construction of the terraced streets of "bye-law" houses in the area.

This physical connection was sealed by the official amalgamation of the five villages into one urban district in 1919, with the formation of the Scunthorpe and Frodingham Urban District Council. However, despite the physical connection to Scunthorpe and Frodingham, Crosby remained an identifiable area within the suburban development. Since the beginning of the 20th century the historic village of Crosby has been slowly disappearing as a result of demolition and new development.

4.2 Effect of Historical Development on the plan form of Old Crosby

On the 1890 map the small linear settlement shown appears to be composed of small, detached cottages scattered along a single street, located on the pavement edge facing the road. A school is shown at the western end of the village, and at either end the courtyard plan of the buildings suggests farmyards.

It is interesting to note that there are no large houses nor a church. A small road branches off the main street to the south and terminates in a footpath, which in turn leads across the fields to Frodingham. A cluster of houses, a Methodist Chapel, and a pinfold (stock enclosure), are shown located in the central section of this road, setting them slightly apart from the main settlement. The layout and form of Crosby in the late 19th century was therefore, similar to Normanby, a village to the north of Scunthorpe which was also owned by the Sheffield family estate.

The 1908 map shows few changes to the layout and buildings of Crosby in the intervening period, but soon afterwards the 19th century houses on the south side of Old Crosby were replaced by new buildings, and by 1948 Crosby was no longer an independent village settlement. During the second half of the 20th century more of the village was demolished and replaced with bungalows or blocks of flats. Today, the village of Crosby remains just identifiable by its collection of 19th century houses and their more random layout, compared to the formality of the newer terraces.

5 CHARACTER OF THE CONSERVATION AREA

5.1 Plan Form

As stated above Crosby was a linear village development, and Old Crosby road which formed the backbone of the village remains central to the character and appearance of the present conservation area. Both sides of the road are lined with houses, although each side has a different layout and appearance. On the north side the houses are detached or semi-detached with narrow spaces separating the plots. The majority of the properties are set slightly back from the road, with small front gardens enclosed by low stone walls. To the rear, each house has a long narrow garden. The southern side of the road is more densely built up, with the continuous building line of the Edwardian terraces dominating the streetscape. These houses have small front gardens and long narrow private areas at the rear.

5.2 Activity and uses.

Old Crosby is a residential sub-area of Scunthorpe, and is composed of detached, semi-detached and terrace housing. The only non-residential buildings are The Grosvenor Public House, a funeral directors, a garage showroom and the Sikh temple.

There is little pedestrian activity in the area but there is a regular flow of vehicular traffic along Old Crosby road, to and from the more heavily trafficked junction with Normanby Road at the eastern end of the conservation area.

5.3 Open spaces, vistas and trees

Old Crosby is a small, densely built-up area with no public amenity space and few trees. The only visible landscaped area is in front of George Abey Court. This is an area of grass with a silver birch as the centrepiece, which provides a setting for the building and some visual interest. However, it has limited amenity value.

The only other areas of soft landscaping are the private gardens to the rear of the older properties on the north side of Old Crosby, but these are very enclosed and not visible from public viewpoints.

The most significant vista within the area is the view up Grosvenor Street to the north, which is terminated by no. 53 Old Crosby, an attractive red brick early 19th century house.

Otherwise the lines of vision are limited to views along Old Crosby with the two small alleyways running southwards providing glimpses of the grid of terraces beyond.

5.4 Architectural style and building materials

Old Crosby contains a variety of houses dating from the late-18th to the end of the 20th century. The earliest building is no. 29, which appears to be shown on a Sheffield estate map of 1778. Another early group of buildings is nos. 39 – 53, dating to the late 18th century. These brick cottages are detached or semi-detached, two storeys high, with pantiled roofs and timber sash windows. No. 53 was once the “Ship Inn”, and is said to retain internal features of this use.

Along the south side of the street are some Edwardian, two storey terrace houses, with ground floor bay windows. The later 20th century buildings are of lesser architectural merit and include 1960’s bungalows and George Abey Court.

Old Crosby (north side).

This side of the road is composed of a number of detached and terraced cottages with long back gardens, with the modern garage terminating the group to the east.

To the western end, the form of no. 11 suggests it is one of the original two storey, 19th century village cottages, although its external elevation has been substantially altered. The changes include the replacement of the original windows and front door; the addition of external shutters and a door surround composed of pilasters supporting a pediment; rendering of the front elevation; and re-cladding the roof with concrete pantiles.

Set back from the historic building line of the road is Abey Court, built in the late 1960’s. This block forms part of a larger complex of flats in Chatterton Crescent, however Abey Court is the only element which lies within the conservation area. It occupies a relatively large plot and although only two storeys high, it has a much greater mass and bulk than the neighbouring houses. The design of Abey Court makes little reference to the smaller, more domestic buildings which form the bulk of the buildings in Old Crosby.

Progressing eastwards, no. 21 is a red brick 1960’s bungalow, with a pitched concrete pantile roof. In the rear garden there are two notable stone and timber sheds with clay pantiled roofs, survivors from Crosby’s agricultural past.

No. 29 is a two storey, 19th century ironstone cottage with brick quoins, window dressings and moulded brick hood moulds. Except for one, six-pane casement, all of the windows are modern with large panes.

Nos. 31 and 33 and nos. 35 and 37 are two pairs of semi-detached, brick houses, dating to the 1930’s. These are two storey houses, with paired gables dominating the front elevations and timber projecting ground floor bay

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windows. Some of the original windows with their decorative leaded lights survive, while others have been replaced with modern plastic windows.

Nos. 39 – 53 are a distinctive group of modest, two storey cottages, which formed part of the historic village of Crosby, and which are the most interesting buildings within the conservation area.

They date to the late 18th and early 19th century, with no. 43 being slightly later. It appears that both buildings were originally detached cottages, which have subsequently been sub-divided into two smaller properties in each. The plaque nos. 47 & 49, which is grade II listed, suggests that the house was altered in c.1900. All of these properties are simple, two storey, red -brown brick cottages, with double-hung sliding sash windows, timber doors and clay pantiled roofs. Unfortunately no. 41 has had its original timber sashes replaced with plastic replicas and no. 43 has concrete pantiles. No. 53 stands slightly apart from the group by being set forward on the pavement edge. This house has two doors on the front elevation, one of which abuts a large display window, indicating that at one time this property housed a shop as well as being a former public house.

At the end of the road is the large garage showroom and associated car parking, part of which falls within the conservation area. This is a white concrete and glass building with a large footprint. This building bears no relationship in design, materials or use to the character and appearance of the rest of the Old Crosby Conservation Area.

Old Crosby (South side).

On the east end of the conservation area, opposite the garage showroom, is a row of houses and a Sikh temple, dating from the mid to late-20th century. This group of buildings is of differing heights, materials and architectural designs, and presents a fragmented appearance with limited design quality. Although of little architectural merit, the Sikh Temple has cultural and community value in the multi-cultural society of Scunthorpe at the end of the 20th century.

The rest of the south side of Old Crosby Road is dominated by a long terrace of Edwardian houses with the notable exception of nos. 42 and 45 and 46 and 48, two pairs of Victorian semi-detached houses.

These earlier properties are located forward of their neighbours, on the back edge of the pavement, and are dated 1898 and 1899 on the front elevation. The two storey, brick elevations have been substantially altered by the insertion of modern doors and windows, and in the case of no. 46 the front door has been removed and blocked up, and the ground floor rendered. These alterations have destroyed the symmetry of the group, so the semi-detached houses no longer read as a matching pair.

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The Edwardian terraced houses are also built from red brick, with pantiled roofs and timber windows. Each two storey house has a projecting timber ground floor bay window with a timber moulded cornice. Most of the original doors and windows have been changed although a few examples still survive.

No. 38 has an original door, with three narrow raised and fielded panels at the base, and two glazed panels above, recessed into a porch which is lined with original decorative tilework. The bay window has all of its decorative cornice detailing, but the windows have been altered although no.32 still has its original detailing. Nos. 36 and 34 interrupt the group, as they are a pair of houses with small gables over the first floor windows, and a pebbledash render to the upper floor. Nos. 24 – 16 are built to a slightly different design, with shallower and curved bay windows, and the front doors are set inside a wider arched opening and are flanked by fixed side lights. No. 18 has the only surviving original door of the group, as the other porches have been enclosed by the insertion of a new door in line with the outer opening.

Further westwards, the townscape becomes more neglected and fragmented. No. 14 is a bungalow with a curious random stone effect cladding, which is unduly prominent in views along the street. The adjacent properties, nos. 2 – 6, which form one half of a pair of bungalows, and a semi-detached pair of Edwardian houses, are vacant and boarded-up. This creates a negative character to the surrounding area.

The final building in the conservation area is The Grosvenor Public House, a large Edwardian two storey building, located on a prominent corner at the junction of Frodingham Road and Old Crosby.

The corner gable contains a painted shield with the date 1912. The ground floor is brick and the first floor is rendered with brick quoins and cornice. The roof is covered in plain clay tiles with decorative terracotta ridge tiles.

5.5 Listed Buildings and Buildings of Townscape Merit.

Nos. 45 and 47 are the only listed buildings in Old Crosby and date to the late 18th or early 19th century.

This grade II property was originally one house, but was altered in c.1900 to form two cottages, the insertion of a new front door being the only external alteration. This building is constructed from brick, with six-over-six double hung sashes, and a newly replaced orange clay pantile roof.

This appraisal has identified a number of Buildings of Townscape Merit - unlisted buildings which it is considered contribute positively to the character of the Old Crosby Conservation Area.

In this case, they are the 19th century cottages which were part of the village of Crosby prior to its physical amalgamation with Scunthorpe, and they all lie on the north side of Old Crosby road. The buildings are generally unaltered, or could be restored relatively easily to their original appearance. Their age

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and architectural interest is considered to provide sufficient justification for them to be given protection, and the Council will resist their demolition unless the applicant can prove that the building is beyond the point of economic repair. Additionally, because these buildings are an important part of the character of the conservation area, the Council will pay special attention to applications for alterations and extensions. Policies to help achieve their preservation and enhancement are provided in Supplementary Planning Guidance for Old Crosby.

5.6 Other features of interest.

The treatment of the public highway is in keeping with the rural origins of Crosby, with simple details using modern materials including the tarmac road and the pavements edged with concrete kerbs. The main street is lit by tall, modern aluminium lamp columns.

In Grosvenor North a tree has recently been planted on the central island with a metal railing enclosure to protect it from the traffic. This also encloses the "Crosby stone", a good luck stone that is part of Crosby's folklore, and a survival from its village days. In front of Abey Court it is a modern geometric wall sculpture protected by an integral canopy.

5.7 Summary.

- Old Crosby plan form suggests early origins
- Contrast with regimented layout of modern development around it
- Variety of buildings dating to between the late 18th and 20th centuries
- Best group nos. 39-53 on north side of Old Crosby
- Only listed building is nos. 45-47
- Buildings are two storey, detached or semi-detached, with brick elevations and clay pantiled roofs and end chimney stacks
- Timber sash windows (six panes-over-six panes) a special feature
- Notable stone boundary walls and small front gardens
- On south side of Old Crosby, are late 19th century terraced houses
- Two storeys with slate roofs
- Brick and rendered elevations, with attractive ground floor bay windows

6 PROBLEMS AND PRESSURES.

6.1 General.

Old Crosby has all but lost its individual village identity due to the surrounding developments of the 20th century. The houses on the north side of the street are the only remains of the 19th century settlement, and any demolition or redevelopment of the historic core is likely to further threaten the character of the area.

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Many of the buildings in the conservation area have lost their original windows and doors, and the new inferior designs have eroded their architectural quality and design integrity. The accumulative effect of these incremental changes has adversely altered the appearance of the whole area. The dominant telephone wires are another discordant feature in the conservation area.

6.2 Buildings which have a negative or neutral impact on the conservation area

On the Townscape Analysis map, buildings or structures which it is considered have a negative impact on the conservation area have been identified. These include properties dating from the second half of the 20th century which have little inherent architectural merit, have been substantially altered, and are not part of the historic village of Old Crosby.

Other buildings, which have a less negative impact but which are not of sufficient interest or quality to be considered as Buildings of Townscape Importance, are also shown on the map as making a neutral contribution.

6.3 Sites which have a negative impact on the conservation area.

The Townscape Analysis map also identifies three sites which have a negative impact on the character of the conservation area. Most notable of these is the car parking area beside the garage showroom, with its display of cars for sale. The area in front of The Grosvenor Public House is also, at present, an unattractive area of tarmac and one section of the boundary wall has collapsed. The hard landscaping in front of the Sikh temple, and the various street signs and street lights on this corner, are also regrettable. The Council would welcome the development or enhancement of these sites.

6.4 Buildings at risk.

Nos. 2 – 6 Old Crosby are all vacant, boarded up and wind and weather tight. Although they are not in immediate danger of decay, long term vacancy of these properties may lead to their deterioration. The present visual appearance of these vacant properties has an adverse impact on the appearance of the conservation area, and their imminent re-use should be encouraged.

6.5 Alterations to existing historic buildings

Alterations to windows and doors of the existing properties within the conservation area have already had a negative impact on the character and appearance of Old Crosby. This is particularly evident on the properties on the south side of the street which were originally designed as a uniform group. Now, due to the diversity in materials, proportions, and design of new windows and doors, the cohesive quality of the original designs have been lost.

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6.6 New development within the Old Crosby Conservation area

Fortunately, there has been little new development within the Old Crosby Conservation Area since designation in 1976, although incremental changes to small elements, noted in Section 6.5 above, has continued.

6.7 Summary.

- Old Crosby has lost its village identity due to modern development around it
- Loss of original windows and doors in the unlisted but historic properties a major problem
- Three sites within the conservation require enhancement: the garage, the land around the Temple, and the land around the Grosvenor Public House
- Nos. 2-6 Old Crosby are Buildings-at-Risk

7 RECOMMENDATIONS.

7.1 General.

This section contains a number of recommendations in order to preserve and enhance the character and appearance of Old Crosby 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.

A number of initiatives could be undertaken:

- *Encourage reinstatement of original features where they have been removed.*
- *Agree list of Buildings of Townscape Merit shown on map 5.*
- *The Council could consider producing some design guidance on the appropriate design for replacement windows and doors.*

7.3 Environmental and street improvements.

A number of sites could be improved by:

- *Encouraging the owner of the Grosvenor Public House to repair the boundary wall and improve the visual appearance of the forecourt area perhaps by the introduction of some soft landscaping*

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- *Encouraging the owners of the Temple to improve the forecourt and boundary to their property*
- *Encouraging the garage owners to improve the appearance of their site*
- *Undergrounding overhead wires*

7.4 Boundary review.

Following a careful survey of the existing conservation area and its immediate environs, it is not proposed to make any changes to the boundary.

7.5 Article 4 Direction

The Council has some powers to control building works under its planning and development control powers although under the present legislation residents are entitled to carry out certain minor works to their houses as “permitted development” i.e. no planning permission is required. The accumulative effect of even apparently minor alterations over time has had a major impact on the appearance of Old Crosby and the overall quality of an area. These changes to windows and doors could be brought under planning control by the introduction of an Article 4 Direction. *In the case of Old Crosby nearly all the windows and doors have already been changed and therefore the serving of such a Direction is now too late.* However, the Council will encourage owners to carefully consider the detailing of external changes to their properties wherever possible.

For information on the Old Crosby 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
W1S 2ET
General telephone enquiries: 020 7973 3000
Customer Services: 020 7973 4916

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

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

For a “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

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