

WINTERTON CONSERVATION AREA APPRAISAL ADOPTION DRAFT –  
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ADOPTED NOVEMBER 11 2005.

# **WINTERTON CONSERVATION AREA APPRAISAL**

**ADOPTED DOCUMENT  
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**NORTH LINCOLNSHIRE  
COUNCIL**

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## **1. Introduction**

Winterton is a small town towards the north end of the Lincoln Edge, close to Ermine Street. In the 18<sup>th</sup> century, remains of a Roman settlement were discovered nearby but the evidence in the town points to Saxon and medieval origins. For example, there is Saxon masonry in the tower of All Saints Church, while burgage plots (long narrow strips of land) are common. These are though date from the Middle Ages and to be necessary to achieve a compact town plan.

In the late 18<sup>th</sup> and early 19<sup>th</sup> centuries as a result of the prosperity brought about by agricultural improvements, Winterton expanded dramatically to become a market town of regional significance. Eclipsed by the even more dramatic rise of Scunthorpe in the late 19<sup>th</sup> century it lost function and status, for instance, the Regional Headquarters of the Lincolnshire Constabulary was moved from Winterton to Scunthorpe in 1895.

By then the physical form of the town was “loose-knit “ with a distinct emphasis on east-west streets. During the 20<sup>th</sup> century much has been infilled by successive phases of development and the town is now more a provider of local housing needs rather than an employment centre as in the past. However, a good deal of evidence survives of earlier uses and customs.

This appraisal assesses the special interest, both architectural and historical, of Winterton. The history of the town, and its present appearance and character are described, its problems analysed, and a number of recommendations put forward. These have been the subject of a 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 Winterton.

## **2. Legislative background**

A conservation area for Winterton was designated in 1986 by the former Glandford Borough Council. It covers the historic town centre and some early 20<sup>th</sup> century housing but excludes the more recent residential developments. Following a review of the conservation area boundary as designated by the previous authority, the boundary will be altered to including further buildings on West Street and the Cemetery to the east. More recent housing to the south of Low Street is to be excluded the open character of the land upon designation by the previous authority having been lost to development.

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 family houses, can be controlled by the serving of an Article 4 Direction, which enables the Council to require a planning application for minor alterations such as replacement windows and doors. This appraisal therefore includes a recommendation for an Article 4 Direction in the Winterton Conservation Area.

## **3. Location and landscape setting**

### **3.1 Location and population**

Winterton lies close to the steep west-facing scarp of the Lincoln Edge on land that falls gently eastward towards the Ancholme valley about 7.5 Km north of Scunthorpe. The A15 Ermine Street (originally the line of a Roman road from London to York), runs immediately to the east of Winterton.

Winterton saw rapid population growth and a subsequent expansion in both its physical extent and service centre functions during the first half of the 19<sup>th</sup> century. By 1851 the population had increased to 1,665 people from 773 in 1801. During this fifty year expansion the town became an important market centre of regional importance. Population numbers peaked at 1,780 in 1861 with a decline that lasted into the 20<sup>th</sup> century. In the later 20<sup>th</sup> century Winterton became a significant target for house building and it now accommodates a population of about 5,000.

### **3.2 Landscape setting**

The area north of Scunthorpe, in the angle of the Trent and Humber, is characterised by two ridges running from north to south, each with a steep scarp to the west and a gentle dip slope to the east. The easterly ridge is part of the Lincoln Edge that runs from Lincoln to the Humber. To the south of the District, settlements such as Kirton-in-Lindsey tend to be located on or below the scarp, but further north, Winterton is one in a line of places on the more gentle dip slope. These include Winteringham and Appleby.

Much of the surrounding farmland is arable with minimal hedges and only occasional groups of trees. This openness allows extensive views north towards the Humber and east to the Lincolnshire Wolds.

In the North Lincolnshire Local Plan, much of the landscape to the south of Winterton is protected in order to safeguard the ironstone reserves and to the west, the landscape of the scarp slope of the Lincoln Edge is designated for protection and enhancement.

### **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 two escarpments are made of oolitic limestone which, being close to the Frodingham ironstone measures, is sometimes stained with iron salts to give a rusty brown colour. The local limestone was graded according to quality and used in a descending hierarchy for carved dressings, coursed walling, random rubblestone walls and for drystone boundary walls.

This simple geology is complicated by overlays of glacial boulder clays and alluvial silts from the river estuaries, which provided the materials for brick and tile making. Bricks and brick making have a long tradition in North Lincolnshire and the industry was well advanced at a local level prior to a more general expansion in brick making at the beginning of the 18<sup>th</sup> century. Though buildings of all types were undoubtedly constructed of either stone or timber, that little evidence of any timber building survives in the area may be attributed to the relatively early use of brick and tile in the area.

The stone tradition persisted in settlements close to the Lincolnshire edge however, and brick dressings to strengthen openings and corners were common, until industrial production and improved transport made brick more universal from the mid-19<sup>th</sup> century onwards.

Water reed and long straw would have been used to thatch roofs into the 18<sup>th</sup> century however, there is also a long tradition of clay tile manufacture in the area. Early use of clay pantiles as the preferred roofing material for domestic property can be traced to the early 17<sup>th</sup> century and to trading and cultural links with the Low Countries. This may also partly explain why there is now no original thatch in North Lincolnshire. In the conservation area clay for roofs, either as pantiles or plain tiles, is the established tradition for roofing although some later buildings have blue Welsh slate, which became more fashionable with the railway age from the 1840s.

## **4 History and development**

### **4.1 History**

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

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

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

By the 1840s, Winterton had become a market town with two cattle fairs and a weekly corn market. Under the governance of a local board of health, it thrived as a regional centre through the mid-19<sup>th</sup> century, providing agricultural machinery manufacture and repair, quarrying and lime manufacture, chapels, shops, a court and police station, and even a gas works, until it was overtaken by the industrial growth of Scunthorpe. In 1895 the Regional Constabulary moved to Scunthorpe, agriculture declined and so did the population of Winterton.

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

## **4.2 Archaeology**

Much of the archaeological interest in Winterton lies in its potential. With a known Roman villa to the west and Ermine Street to the east, there is clearly the possibility of further finds within the town.

Similarly, there is potential for more evidence of medieval Winterton to emerge. The earliest structures are the Saxon fabric of All Saints Church and the nearby medieval stone cross, but then there is a significant gap until the 17<sup>th</sup> century when the oldest surviving houses were built.

There are no scheduled ancient monuments in the conservation area.

## **4.3 Historic landscapes, parks and gardens**

There are no formally registered parks or gardens in the area. However, the churchyard, the grounds of Dents Cottage, remodelled as the Park in the 1830s, and the cemetery, laid out in 1876, are clearly important historical spaces.



#### **4.4 Effect of historical development on the plan form of Winterton**

At the heart of the town is the marketplace with the church to the northeast and the High Street running to the west. High Street was flanked by Low Street and West Street to the south and north and a series of narrow plots between them were developed to provide the compact medieval centre. While there are routes north to Winterringham and south to Roxby, King Street provided a major connection to Ermine Street and development gravitated along this road from the 17<sup>th</sup> century.

King Street extended as Park Street after the remodelling of Dents Cottage in 1830, and West Street extended as Cemetery Road after the cemetery opened in 1876. The two join at the eastern extremity of the town giving it an elongated east-west shape.

Throughout the 20<sup>th</sup> century, infill development steadily increased the density of the town creating north-south links and culs-de-sac off Park Street and Cemetery Road. There were also massive expansions to the north and west that have more than doubled the size of the town.

### **5 Character of the Winterton Conservation Area**

#### **5.1 General description**

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

The conservation area can be divided into three distinct parts: the central area, including Market Street, Church Side, High Street and Low Street; the northern fringe along West Street and into Queen Street and Hart Lane; and the southern fringe from South Street along King Street and Park Street. Each of these areas is described in detail in Section 6 below.

#### **5.2 Relationship to setting**

Winterton is set in relatively flat farmland, so outward views are not particularly notable. There are, however, transitional areas of open space between town and country, such as the Park and the cemetery. Even more

significant are the instances where the country comes right into the town in gaps along King street and Park Street, for instance, and at the end of South Street.

### **5.3 Activity and uses**

While there is still evidence of farming activity on King Street and Park Street, Winterton is primarily residential and, with few sources of employment within the town, this means there is inevitably a substantial element of outward commuting.

Other uses provide for the immediate needs of a wider area than just the town itself with convenience shopping, churches and public houses.

### **5.4 Open spaces and trees**

Public open space in the conservation area is limited to the Marketplace, the churchyard and the playground between High Street and West Street. On the edge of the area there is also the cemetery. However, this is amply compensated by the visual enjoyment of open space in private ownership, such as the Park, the long plots running south from King Street and Low Street, and several extensive gardens.

These spaces provide opportunities for trees, which range from the full-grown forest trees of Central House in King Street to the formal line of yews in the playground. The landscape of Winterton is more urban than in some of the villages in the area and the trees punctuate, rather than dominate, the townscape.

### **5.5 Building materials and architectural styles**

Local limestone is the primary building material in the conservation area. It appears as ashlar, coursed walling and rubblestone. As noted at 3.3 above, the development of brick making led to the use of bricks to strengthen openings and corners, and the combination of limestone with red brick dressings has become characteristic of the area. Later buildings are often wholly of brick and some are rendered to disguise inferior materials or to add architectural embellishment.

The urban nature of Winterton tends to preclude the early vernacular forms found across North Lincolnshire. There are just three examples of single storey stone houses with 17<sup>th</sup> century origins. No.10 High Street has

modern render and windows, Tate Cottage in Market Street was probably finished in roughcast in the 19<sup>th</sup> century, and No101 Park Street is perhaps the closest to the original form.

From the late 18<sup>th</sup> century and into the early 1800s, a series of substantial townhouses were built, some financed by William Marris' lottery win. These include Blakeney House and the much-modified Beech House in Low Street, 32 King Street, and Marris' own house, the Hall. The latter broke with the limestone tradition by having a classical stucco front. This period also saw several more double-fronted houses, such as Weir House in Market Street, and stone cottages often in pairs.

There was some early experimentation with brick as the main material, as for example with the early 19<sup>th</sup> century grey brick at Norton House in Market Street. However, as brick became more available, its use was almost universal for buildings in Winterton after the late 19<sup>th</sup> century. Then, in the 20<sup>th</sup> century, the building forms themselves become universal so that, for instance, the houses of about 1970 in Hart Lane have detailing that is distinctive of the period but not of the locality.

Early windows were either simple casements or horizontally sliding 'Yorkshire' sashes. In the 18<sup>th</sup> and 19<sup>th</sup> centuries, vertically sliding sash windows became the standard for most windows, although casements were retained for lesser situations, such as dormers or industrial uses. Replacement joinery in the 20<sup>th</sup> century has often broken with tradition by introducing functional variations of fixed and top-hung lights, imitation sashes, and the use of plastic frames instead of the previously universal softwood.

There is no surviving evidence for the use of thatch in Winterton, even though it must have been in general use before the development of clay products (but see above 3.3). Clay tiles are, therefore, the predominant roofing material in plain, pantile and Roman tile forms, although the late 20<sup>th</sup> century has also seen the rise of concrete imitations.

Welsh slate may have been imported by sea for use in prestigious cases, such as All Saints Church, the Hall and the Chains. It then became more readily available after the railways had been established in the 1840s and can be seen on the former Police Station, the cemetery chapels and on much of the Edwardian and inter-war housing.

## **5.6 Shopfronts**

A high proportion of the shops in Winterton still have their original 19<sup>th</sup> and early 20<sup>th</sup> century shopfronts. These include, Tate House and Thompsons in Market Street; the Optometrist, Napoli Two and Hunts, in High Street; and, in King Street, the King's Gallery, Master Snips and a former arcaded shopfront, now in residential use at No.21 King Street.

There are also several simple and unobtrusive shopfronts, but in some cases, such as the Post Office, the Happy Shopper and the Salon (all in High Street), the use of overlarge or garish fascias is a negative element. In a few cases, the shopfronts do detract from the quality of the conservation area, the roller shutter at No.17 King Street for instance, and Nos.4-10 King Street where improvements would be worthwhile.

## **5.7 Listed buildings**

The expansion of Winterton in the late 19<sup>th</sup> century means that there are many well-detailed buildings that do not qualify for statutory listing, which becomes more rigorous for buildings after the mid-1800s. Nonetheless, there are 26 list entries for the conservation area.

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

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

## **5.8 Buildings of Townscape Merit**

This appraisal has identified a significant number of Buildings of Townscape Merit, which are noted on the Townscape Analysis Map at Figure 4. These are buildings which, although not listed, are considered contribute positively

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to the character of the Winterton Conservation Area. They date from the 18<sup>th</sup> to the early 20<sup>th</sup> century, although some have been added to since. Most of these buildings, however, are generally unaltered or, could with some restoration, be easily reinstated to their original appearance.

Their age and architectural interest is considered to provide sufficient justification for them to be given special 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 the Supplementary Planning Guidance for Winterton.

## **6 Area Analysis**

### **6.1 General**

This section examines the buildings and spaces within the conservation area in greater detail by considering it in three sub-areas. The aim is to identify the special character of the area that provides Winterton with its particular “sense of place” and to summarize the details and features that matter. The three areas are *the central area*, including Market Street, Church Side, High Street and Low Street; *the northern fringe* along West Street and into Queen Street and Hart Lane; and *the southern fringe* from South Street along King Street and Park Street.

### **6.2 The central area**

#### **Market Street and Churchside**

The market place, now known as Market Street, is a rectangular space that has been made triangular by the provision of carparking for the supermarket in the southeast corner. The remaining area has been further sub-divided into tarmac carriageways, a small public carpark surfaced with concrete setts and a triangular island paved with square concrete flags. The addition of trees and decorative planters, dated 1996, is not enhanced by a prominent steel cabinet for electrical switchgear.

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On the west side of Market Street is Weir House, an early 19<sup>th</sup> century symmetrical limestone house with an ornately panelled door and doorcase and pantiled roof. A low stone boundary wall carries a fence of decorative cast-iron panels. Downhill, to the south, is Blankney Court, a mid-20<sup>th</sup> century development of pinkish brown brick.

On the opposite side there is an early single-storey rough rendered cottage and then Tate House, which appears to be a stone building that was refronted with buff brick in the 19<sup>th</sup> century. It has a particularly good shopfront. Further north are two heavily altered properties before the market place opens out. The side elevation of No.8 has a mural depicting North Lincolnshire and the Humber Bridge, which forms the southern edge of the space. The east side continues with the modern supermarket and two rendered houses, one with a large shopfront.

Two houses on the north side of the market place have a commanding position when viewed up the slope of Market Street. The Old Vicarage retains a highly detailed trellis porch, but has plastic windows and a concrete tiled roof. The adjacent Norton House was built of grey brick in the early 19<sup>th</sup> century. It has a dramatic doorcase supported on Tuscan pilasters and large sash windows. To the right is a poorly detailed mid-20<sup>th</sup> century house and shop, and then a range of cottages with modern shopfronts leading into Churchside.

All Saints Church was built in local limestone with Welsh slate roofs in several stages from the Saxo-Norman tower and nave to the medieval chancel and transepts. There were several phases of Victorian restoration, which notably added the south porch and the pinnacled silhouette to the tower. The church has a rectangular churchyard bounded by a buff brick wall with a stone coping. Gravestones have been moved to the edge of the churchyard, which is grassed with a few trees and the remains of the medieval cross.

Houses on the south side of Churchside front onto a narrow pavement. They have been heavily altered, but Yorkshire sashes survive in one bay of No.1 and there are large tripartite sash windows to the upper floors of Nos.4-6. A three-bay rendered house with plastic windows leads back to the market place and the late 18<sup>th</sup> century George Inn built of narrow coursed squared limestone.

### **High Street**

The High Street extends eastwards from the top of the market place to the boundary of the conservation area at Northlands Road. Most of the older

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property fronts directly onto the pavement. It is relieved by significant gaps in some of which, newer development is set back.

A low two-storey house, dating from the early 19<sup>th</sup> century, forms the corner with Market Street. It has large sash windows to the ground floor and Yorkshire sashes above and a hipped pantile roof. It also has an inserted shopfront in the left hand bay and an integral coach house and stable to the right. To the west is a taller building with an intact 19<sup>th</sup> century shopfront and plastic windows above. Then the rendered and slated Butchers Arms, which has modern casement windows. A gap with views through to mature trees in the background is followed by a white-painted brick pair, now a house and a shop with modern timber windows.

Further west, a tall brick wall fronts another gap with more views of trees and a mid 20<sup>th</sup> century house. Then there is the large 2-3 storey bulk of Gilbey House, a retirement home with late 19<sup>th</sup> century stone bays and a porch supported on Tuscan columns. Next to this is a former coach house, which now has a small inserted shopfront, with a large fascia. Then a stone wall forms the front boundary of the 1970s vicarage. The building line returns to the pavement with Earls cott, a large mid-19<sup>th</sup> century brick-fronted house with four bays of 16-paned sash windows and a panelled door set in a stucco doorcase. Finally, an inter-war red brick house is set back from the junction where the conservation area boundary turns left down Leek Hill.

On the north side, the corner with Northlands Road is marked by a much altered limestone house. After a gap fronted by a garden wall, a series of houses follow, faced in brick or render, all of which have modern replacement windows. The right hand one has an equally insensitive shopfront. Next, a pair of stone houses with red brick dressings and a hipped slate roof. They are set back behind a low stone wall that once carried cast-iron railings. Adjacent is a playing field, which stretches back to West Street. It is fronted by hooped steel railings with a line of six yew trees behind and groups of larger deciduous trees to either side.

East of the playing field, No.22 is a white painted brick house, two windows wide and four windows deep. It has a stucco doorcase similar to that of Earls cott. A hipped roof stone terrace of four houses follows, with all doors and windows modernised. Then an early single storey cottage with a halfhipped pantile roof, modern render and replaced door and windows. It carries a plaque to commemorate John Wesley preaching at Winterton on 8 August 1761.

No.8 is a tall, slightly asymmetrical, late 19<sup>th</sup> century building in office use. It is built in red brick using English Bond, which is more usually associated with Tudor brickwork. It has two double casements to the left of the door and three to the right. A string course has dentil bricks and the upper floor

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breaks through the eaves with three catslide dormers. Beyond is the post office, the rebuilt and much altered half of a pair of stone houses. Then, faced in a hard red brick, a larger pair of houses of which the left hand has a poor inserted shopfront, but an impressive mid-to-late 19<sup>th</sup> century panelled doorcase, and the right hand house has a fully detailed shopfront of late 19<sup>th</sup> or early 20<sup>th</sup> century date.

### **Low Street**

As the name suggests, Low Street runs eastwards from the lower end of Market Street, parallel to the High Street for which it was originally the service road. It has the character of a lane with soft grass verges, rather than an urban street.

On the corner with Market Street is the imposing late 18<sup>th</sup> century Blankney House probably built by William Marris of the Hall out of his lottery winnings. A stucco band divides the two storeys of limestone and the centre bay of the front breaks forwards under a small pediment. The panelled and pedimented doorway is reached by a double flight of stone steps with fleur-de-lys finials to the cast-iron railings. To the west, there is a large garden bounded by a stone wall with a pantile coping, which contains a number of mature trees. Then there is a series of mid-20<sup>th</sup> century houses built on the end of plots running down from the High Street.

Nos.28/30 appear to be a 17<sup>th</sup> century stone farmhouse that was raised in brick in the 18<sup>th</sup> century and divided into two dwellings. The 12-pane sashes of the right hand half have been badly replicated in the replacement windows of the left hand half. Behind these houses, on Leek Hill, there is a pair of houses from the 1960s or '70s. Opposite are the walled grounds of Leek House, a mid-19<sup>th</sup> century of buff brick, three bays wide with eared architraves to the sash windows. Beyond, is a short terrace of rendered and much altered houses at right angles to the road with a brick outhouse behind.

On the south side, opposite Blankney House, is Beech House. This is a substantial late 18<sup>th</sup> century stone building with red brick dressings, which was altered 100 years later by the addition of projecting bay windows in brick and a slate roof. The central doorcase has a window and dormer above with margin glazing. The high brick walls of the garden to the west now enclose a bungalow and then three 1970s houses. A short and heavily altered terrace follows, the exception being No.13, which retains its brickwork, rather than render, its sash windows and its panelled door and doorcase.



At the end of the terrace, a low former farmhouse is slightly set back. It has rough render and hood moulds to the casement windows. A white painted brick house follows and then an immaculately presented mid-19<sup>th</sup> century buff brick house (No.21) with flush sash windows and a panelled door. Two bungalows are set back behind a surviving stone and brick stable building, then Nos.25/27 are a heavily altered pair of once stone houses with two further bungalows beyond. To the rear of these last four houses, a recent extension has been built to the modern housing development to the southwest.

### **6.3 The northern fringe**

#### **West Street**

Like Low Street, West Street was a service road to the long plots fronting the High Street and it is also less formal and less urban. At present, the north side includes just four properties. Nos.80 and 82 are double-fronted brick houses with imitation sash windows of plastic and timber, but they are set back behind original cast-iron fences on stone plinths. To the right is a brick building with double doors to an arched opening and then a painted stone terrace, part veterinary clinic and part boarded up. There is a case for extending the boundary westwards to include late 19<sup>th</sup> century houses on Northlands Road that close views along West Street. Another extension would include the former school and chapel opposite the church.

At the corner with Northlands Road, Nos.67/69 were once a single 19<sup>th</sup> century brick house, as the fragment of a sash window above the doors demonstrates. In the 20<sup>th</sup> century they have been altered almost beyond recognition. To the left on this south side of West Street, there is a pair of late 19<sup>th</sup> century red brick houses and then a spacious gap as two bungalows are set well back into plots that historically fronted onto High Street. They are followed by the northern boundary wall of the playing field with six trees behind. Beyond are a 1930s house and a bungalow before The Chains.

The Chains is the eclectic late 18<sup>th</sup> century house built for himself by William Fowler a celebrated local builder, engraver and antiquarian. The rendered house has a low central bay flanked by three-storey bays, the upper floors of which project over coved jetties. These overhangs have been partly underbuilt since in order to give more support. The house gives a striking punctuation to a rather unordered street. It has a single-storey range to the east beyond which there is a glimpse of the long plots running down to the high Street. Then there is a square stone house, the modern and uneventful brick premises of a funeral director and a double-fronted stone house before a small builder's yard and the churchyard.

The churchyard forms a corner with Queen Street, which runs south to join King Street. The buildings of Queen Street are varied from the run-down timber garage/workshop opposite the churchyard to No.20, a mid-19<sup>th</sup> century double-fronted red brick house that closes views along Churchside. Off Queen Street, Chapel Lane includes the red brick Liberal club of 1910, now part of the junior school.

West Street continues with a derelict 19<sup>th</sup> century stone industrial building, at right angles to the road, and a redundant petrol station followed by a brick wall and the entrance to the junior school, which is flanked by round stone gatepiers. The school buildings continue in brick and stone. Then there is a short run of inter-war houses – a single and two pairs – before a winding alley runs back to Chapel Lane.

From here to Hart Lane, the south side of West Street has a wide grass verge at the back of which is the high brick boundary wall of The Hall. This is the stucco pedimented house that William Marris built for himself out of his £10,000 lottery winnings in the late 18<sup>th</sup> century. It has since been converted into two houses.

The conservation area includes the 19<sup>th</sup> century properties turning into Hart Street, and the modern houses to the south. It might also extend to include the similar property on the opposite corner with North Street.

## **6.4 The southern fringe**

### **King Street, north side**

At the junction of King Street and Market Street is the rare survival of a commercial stable yard, its brick buildings running back behind Tate Cottage. From this point King Street snakes eastwards to provide the main connection between the town and Ermine Street.

On the north side, a stone building and two late 18<sup>th</sup> century houses lead to the Cross Keys public house of similar date. Then there is a pair of very utilitarian mid-20<sup>th</sup> century red brick houses before Queen Street.

On the corner of Queen Street, No.13 is a double-fronted stone-built house with sash windows and a panelled doorcase. This is followed by a narrower stone house with altered windows, a brick house with a roller-shuttered shopfront and a double-fronted brick house with a panelled doorcase but modern replacement windows.

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Slightly set back from the road, Nos.21/23 are a late 19<sup>th</sup> century pair of houses that include elements of an arcaded shopfront. While No.23 is painted, No.21 has chequer patterned brickwork resulting from the use of red headers and yellow stretchers. Adjacent is Central House, a large stone house of 17<sup>th</sup> century origins set well back in extensive gardens. It is largely screened by trees and shrubs behind a low rendered wall with a stone coping topped by elegantly slender spearheaded railings with urn finials to the principal uprights.

The junction with Chapel lane is flanked by a painted brick house with an inserted modern shopfront, and a stone double fronted house, which has a dramatic chamfer to the corner. Both have modern replacement windows. They are followed by Elm Villas, a pair of late 19<sup>th</sup> century houses fronted in dense red brick and roofed in slate. They have elaborate moulded stucco architraves above the openings, coloured margin lights to the sash windows above the doors, and a cornice of decorative moulded brick. Next is an earlier double fronted stone house with sash windows and a panelled doorcase. It has a single storey range to the left with modern dormers set in the pantiled roof. To the right is a long partly rendered stone wall with mature trees behind. The wall conceals an early 20<sup>th</sup> century house and a slightly later bungalow both of which are set well back in large gardens.

### **South Street**

This short street leads south from King Street to the open fields at the edge of the town. Now a quiet cul-de-sac, it was once a route through to nearby Roxby and it is significant for the large police station, now in residential use, which was the headquarters of the Regional Constabulary until 1895. Also in residential use is the adjacent former telephone exchange. On the west side, No.4 is a three bay house of painted stone with 19<sup>th</sup> century detailing although it evidently has 17<sup>th</sup> century origins as the datestone of 1659 suggests. South Street also has a number of recent bungalows and a prominent Leyland cypress tree.

### **King Street, south side**

From South Street, there are four shops with poorly detailed fronts. The first three have a single altered floor above, while the fourth is part of a three storey mid-19<sup>th</sup> century pair of houses in buff brick with plate glass sashes. The shop element of the left hand house has been converted to residential use. After a small gap with a modern stone-built garage in it, there are two listed 19<sup>th</sup> century stone houses, with sash windows and a former shopfront, and then No.18, a painted brick house with a largely intact late 19<sup>th</sup> century shopfront. This range is completed by a late 18<sup>th</sup> century house of squared limestone with an inserted 19<sup>th</sup> century shopfront and a small relocated

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Georgian bow window in the end elevation. To the rear is a yard with a range of semi-derelict stone buildings and a significant yew tree.

To the east of this yard is a rough-rendered house with a sash window and shopfront to the ground floor and Yorkshire sashes above. This was the premises of Edwin Skelton's carriage hire business in the late 19<sup>th</sup> century illustrated in *North Lincolnshire: A pictorial history*. After another gap with a modern building set back, there is a late 19<sup>th</sup> century red brick house and shop with the original pilastered shopfront.

The Trinity Methodist Church by Derek Brown was built in 1961-2 in buff brick with white fascias to a series of flat roofs. It is relieved by tall windows and a skeletal tower of steel. The similarly flat roofed nursery adjacent is less convincing, particularly in the way its timber and concrete boundary fence presents its back to the street.

By contrast, an elegant iron fence fronts The Elms, a substantial five bay 18<sup>th</sup> century house built in coursed limestone by William Marris. The central door, with a semi-circular arch set in a pedimented doorcase, is similar to that at Blankney House. Four houses of the 1920s and '30s follow, with a farm gate beyond giving direct access to fields beyond the building plots.

### **Park Street, south side**

The continuation of King Street becomes less urban, integrating the remains of farmyards and agricultural engineering into the residential uses of the street. On the south side, wider three-bay houses predominate with dramatic glimpses between them to the countryside nearby or to farmyards, such as that behind No.6. This house is a well-preserved example of a late 18<sup>th</sup> century farmhouse, although the rainwater hopper dated 1775 is probably older than the house. The adjacent house is less fortunate, having altered window openings with modern casements set in a pebbledashed finish, all at odds with an historic doorcase.

After a large gap and another altered farmhouse, the conservation area is interrupted by the modern housing development of Crakedale Road. The area resumes with an eight-house terrace substantially altered with new windows and doors. From this point, the buildings are a more fragmentary mix of houses, farm buildings and semi-industrial buildings until a consistent quality of 19<sup>th</sup> century stonework is seen in the last few houses. The last two are boarded up but, glimpsed through a gap, there is a magnificent brick barn behind with ornately gothic bargeboards. Then the south side ends

with the gothic detailing of Dents Cottage and a long brick wall enclosing the Park

### **Park Street, north side**

The corner with Hart Lane has an area of grass where there was once a house. From No.1 to No.49, there is a series of largely stone 19<sup>th</sup> century houses of either two or three bays wide. There are also four modern houses set back into gaps in the frontage. It is notable that in this section very few historical doors or windows survive.

The north side is interrupted by the new development of Parkhill Rise and then the conservation area resumes with two stone houses, radically converted from a terrace of four, and then the petite Lions Head public house. A range of houses follow, defining the slight curve of the street. These include late 19<sup>th</sup> century red brick as well as earlier stone and the occasional rendered house. Again, the original joinery at Nos.61 and 69 stand out from the generality of modern forms and materials.

After the single storey row at Nos.79-83, a concrete wall and hedge front the site of four early-to-mid 20<sup>th</sup> century houses set back from the road. No.93, opposite Dents Cottage, is a substantial early 19<sup>th</sup> century farmhouse of coursed limestone with brick arches to the openings, while No.101 is largely a 17<sup>th</sup> century single storey house that was raised in the 18<sup>th</sup> century with tumbled brick details in the gable ends. It is flanked by modern houses set back.

A cross roads is marked by a significant tree, which forms an end to easterly views along Park Street. The main road turns south to meet Ermine Street. To the north is the cemetery, which was opened in 1876. It has a pair of brick mortuary chapels, once linked by an arch, and a keeper's house of red brick with yellow brick dressings. The graves are laid out beside paths that follow a floral plan and the cemetery is bounded by a rendered wall with heavy stone piers and copings.

## **7 Problems and pressures**

### **7.1 General introduction**

The main threats to the character of Winterton are the cumulative effect of uncontrolled alterations to historic property and the design of new development. Further issues are the maintenance of older buildings, particularly those not in residential use, and the treatment of public

highways. These points arise in the analysis above and their effect is recorded in this Section and on the plan at Appendix 4.

Recommendations to address the threats and to enhance the distinctiveness of Winterton follow in Section 8.

## **7.2 Buildings that have a negative impact on the conservation area**

On the Townscape Analysis map (Figure 4), buildings or structures considered to have a negative impact on the surrounding conservation area have been identified. These are the buildings that use materials or detailing or are sited in a manner that is at odds with the prevailing character. Unfortunately, this means most of the development that has taken place since the 1950s.

Policies relating to these buildings are recommended in Section 8 below. Whilst these buildings do not contribute as much to the area character as buildings of townscape merit they can be renovated sympathetically incorporating traditional designs and materials appropriate to the conservation area

Additionally, other buildings that make a “neutral” contribution to the character of the conservation area have been identified and are also marked on the Townscape Analysis map. These are older buildings which have been altered or modern buildings whose design is considered to be reasonably in keeping with the surrounding area.

## **7.3 Buildings-at-Risk**

There are buildings that have been savagely altered, and there are always several that are vacant pending a sale, but there are few buildings in the town that are actually at risk. There are boarded up houses at Nos.72/74 West Street and Nos.82/84 Park Street, including the gothic barn to the rear.

There is also cause for concern about the stable yard between Market Street and King Street, and several of the agricultural buildings to the south of Park Street.

## **7.4 Sites which have a negative impact on the conservation area**

The Townscape Analysis Map, at Figure 4, identifies sites that have a negative impact on the character of the conservation area. These are sites where more positive use or redevelopment would be welcome. In Winterton, only one such site is recorded and that is the former garage and industrial site on the corner of West Street and Queen Street.

### **7.5 New development within the Conservation Area**

There is little to commend in the recent developments in Winterton. Houses tend to be set back from the road, rather than reinforcing the traditional building line at the back of the pavement. Where several are built at once, they are grouped around culs-de-sac even though most of the historical roads were connecting routes. In some cases, deeper floor plans have required greater roof spans producing uncharacteristically large expanses of roof.

The main problem, however, has been the introduction of non-traditional materials and detailing. Design guidance for any further development is included in the Supplementary Planning Guidance for Winterton.

### **7.6 Alterations to existing historic buildings**

Within the conservation area, a number of both listed and unlisted properties have suffered from the loss of original detailing and materials, such as the insertion of modern windows, the loss of original clay pantiles to concrete, and the insertion of unsympathetic shopfronts and dormers. Some guidance to avoid such change, which is detrimental to the overall character of the conservation area, is included in the Supplementary Planning Guidance for Winterton. Further advice can be obtained from the organisations listed in Section 9.

### **7.7 Shopfronts**

Good and less good shopfronts were noted at 5.6 above. In general, all surviving elements of historic shopfronts, such as pilasters, cornices and glazing bars, should be retained wherever possible and intrusions, such as overlarge fascias, should be minimised. The design of new shopfronts must take account of the prevailing character of the conservation area.

### **7.8 Street audit**

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Historically, the carriageways in Winterton were never more than rammed earth and stone, and it can be said that tarmac is a natural successor. However, it would appear that some of the footways, at least in the centre of the town, were paved with stone flags and would have had stone kerbs. Now, most of the kerbs are concrete and the pavements are surfaced with tarmac.

Traffic signs are generally old with signs of decay. There are also places, such as the corner of Churchside and Queen Street, where they have proliferated with detrimental effects. There are a few surviving blue and white enamel streetsigns.

The siting of street furniture can be an issue and the box of electrical switchgear in the centre of the market place is particularly insensitive.

Telephone services are supplied by overhead wires on wooden poles, which sometimes provide a mounting for unobtrusive streetlights. While the effect is not oppressive, it is in the long-term interest of the conservation area for the wires to be placed underground.

## **7.9 Summary**

- The repair and maintenance of older buildings should be encouraged
- Guidance should be given on alterations avoiding the use of nontraditional materials and detailing
- New building should generally follow the historical building line
- New development should generally be built on through routes
- A limited palette of materials – limestone, red brick, clay tiles or slate – will maintain unity between new and old buildings
- Reinstate stone kerbs and paving in the town centre
- Gaps between buildings are important for glimpses of trees and landscape
- Avoid the introduction of uncharacteristic species, such as Leyland cypresses
- Rationalise the siting of street furniture and traffic signs
- There is a limited need for specific programmes of enhancement of the conservation area beyond what can be provided in day-to-day planning practice

## **8 Recommendations**



## **8.1 General**

This section contains a number of recommendations that will be subject to public comment before parts of this appraisal are formally adopted by North Lincolnshire Council as Supplementary Planning Guidance. Further recommendations may be added, or existing ones deleted, as part of the public consultation exercise.

## **8.2 Buildings-at-Risk survey**

Although only a few buildings in Winterton were identified at 7.3 above as being in any way at risk, their condition should be monitored and action to secure their repair and reuse should be promoted within a policy across all the conservation areas in North Lincolnshire.

## **8.3 Development control including Article 4 Directions**

### **New development.**

The scope for new development in Winterton is very limited. Indeed, the opportunities are virtually restricted to the possible replacement of buildings that do not make a positive contribution to the character of the conservation area and possible development at the former garage site. Even then, the particular spatial characteristics, noted at 5.4 above and in the analysis, must be safeguarded.

The need has already been noted at 7.6 above for design guidance to address the problems of siting, detailing and choice of materials for new buildings. To an extent this will be provided in the Supplementary Planning Guidance for Winterton to be published separately. In addition, however, there is a strong case for a more detailed guide to principles for design and development control across North Lincolnshire including and, in particular, advice on the detailing of traditional door and window joinery.

### **Existing buildings.**

The erosion of the conservation area's character through the use of nontraditional materials and detailing, such as concrete tiles and plastic windows, is a recurrent theme in the analysis of Section 6. Most of these changes are alterations to single dwellings, which are normally permitted development not requiring planning permission. An Article 4 direction has the effect of bringing alterations to the front elevation (such as new

windows, doors, painting previously unpainted surfaces, and alterations to roof materials and profiles) under planning control.

Article 4 directions already apply in other conservation areas in North Lincolnshire. It is, therefore, recommended that a direction is made to cover the whole of the Winterton Conservation Area, including any extensions that may be added, and that the effectiveness of development control practice for such areas is reviewed.

#### **8.4 Environmental improvements**

Although a scheme for the market place was carried out as recently as 1996, the extent to which its concrete paving and evergreen planting relate to the distinctiveness of Winterton is open to question. This is the focal point of the town and its primary open space, yet the scheme only addressed a part of that space. There is a strong case for a further proposal that reinstated traditional materials and reinforced the shape of the space. This could also make the space more pedestrian friendly without necessarily losing parking places.

Similarly, there is a case for reinstating stone paving to the footways of High Street, Churchside and King Street, and for the reinstatement of enamel street nameplates.

#### **8.5 Streetworks**

Guidance is needed for those undertaking highway works for the sensitive location of street furniture. The same applies to traffic signs which, in Winterton, are showing signs of decay. A phased programme should be embarked on for the replacement of signs, taking advantage of the opportunity to maximise effectiveness and minimise clutter.

The long-term strategy of the Council is to seek the undergrounding of all overhead wires and the removal of telegraph poles in conservation areas. When this is achieved in Winterton, there will be a need for a street lighting scheme using plain modern fittings mounted on simple columns or on buildings. It will be important for the scheme to observe a lower level of lighting, appropriate to the rural character, rather than an urban brightness.

#### **8.6 Winterton Conservation Area boundary review**

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Following a careful survey of the existing conservation area and its immediate surroundings, four small changes are recommended to the existing boundary:

**i. Northlands Road**

The inclusion of Nos.1-5 and the adjoining barn. These properties close the view westwards along West Street.

**ii. West Street**

The inclusion of the former chapel and school on the north side at Nos.50-52 West Street.

**iii. North Street**

The inclusion of 19<sup>th</sup> century buildings at Nos.2-6 North Street.

**iv. Cemetery Road**

The inclusion of the Cemetery as defined by its boundary walls.

In addition, the easternmost boundary of the area, between the Cemetery and Park Street, follows an arbitrary line inside field No.7664. It is recommended that the boundary should be amended to follow the hedge at the edge of the field next to the road.

These recommendations are shown on the Proposals Map.

**9. Useful names and addresses**

**For further information on the Winterton Conservation Area, contact Edward Rycklak in the Environment Team on [REDACTED], or write to:**

The Environment and Public Protection Department,  
North Lincolnshire Council,  
Church Square House,  
P O Box 42,  
Scunthorpe,  
North Lincolnshire DN15 6XQ.

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

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English Heritage,  
23 Savile Row,  
London W1X 1AB.

General telephone inquiries: 020 7973 3000  
Customer Services 020 7973 4916.

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

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

**For a “Care for Victorian Houses” leaflet, contact:**

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

**For an excellent range of technical advice leaflets, contact:**

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

## **10. Bibliography**

<i>Winterton Conservation Area</i>	Glanford Borough Council
<i>Hidden Lincolnshire</i>	Adrian Gray
<i>Landscape Assessment and Guidelines</i>	Estell Warren Landscape Architects
<i>Countryside Design Summary</i>	Estell Warren Landscape Architects
<i>The Buildings of England: Lincolnshire</i>	N Pevsner and J Harris
<i>North Lincolnshire Local Plan</i>	North Lincolnshire Council
<i>North Lincolnshire: A pictorial history</i>	Kevin Leahy and David Williams