



## Heritage Impact Assessment

<b>Works</b>	Remodelling to create 1No. additional flat.
<b>Side Address</b>	at 8 Bigby Street Brigg North Lincolnshire DN20 8EJ
<b>Client</b>	Mr M. Bhangu
<b>Reference</b>	529BRGG
<b>Date</b>	May 2016

# Heritage Impact Assessment

- 25<sup>th</sup> May 2016

Planning Issue

**529BRGG –Remodelling to create 1No. Additional Flat at  
8 Bigby Street, Brigg, North Lincolnshire, DN20 8EJ.**

Normanby Gateway, Lysaghts Way, Scunthorpe, DN15 9YG

**Tel:** 01724 230 122 **Mob:** 07837 603 071

**E-Mail:** [info@keystonetechnical.co.uk](mailto:info@keystonetechnical.co.uk)

[www.keystonetechnical.co.uk](http://www.keystonetechnical.co.uk)

## Assessment

To assess the impact of the proposed works on the character of the Conservation Area, an analysis of the character is identified below.

The proposed site is known as 8 Bigby Street, Brigg DN20 8EJ. The town of Brigg is sited approximately 9 miles East of the town of Scunthorpe, and 10 South of Barton upon Humber.

The immediate area surrounding the site is predominantly private dwellings, with the adjacent buildings on the South side of Bigby Street being terraced private dwellings circa 19<sup>th</sup> Century and the neighbouring buildings on the North side being commercial premises converted from circa 19<sup>th</sup> Century buildings with the exception of the Parish Church of St. John the Evangelist (1843) and The Exchange Hotel (1760)



**Adjacent Buildings of Townscape Merit**

Normanby Gateway, Lysaghts Way, Scunthorpe, DN15 9YG

Tel: 01724 230 122 Mob: 07837 603 071

E-Mail: [info@keystonetechnical.co.uk](mailto:info@keystonetechnical.co.uk)

[www.keystonetechnical.co.uk](http://www.keystonetechnical.co.uk)



The site itself has no dominant features, and as in the Conservation Area. The site consists of the partial ground floor of a larger period building.

There are no trees or hedges on the site, nor any adjacent to the site which will be affected by the scheme.



**South Elevation (property not visible from road)**



**West Elevation (from adjacent car park)**

Normanby Gateway, Lysaghts Way, Scunthorpe, DN15 9YG

Tel: 01724 230 122 Mob: 07837 603 071

E-Mail: [info@keystonetechnical.co.uk](mailto:info@keystonetechnical.co.uk)

[www.keystonetechnical.co.uk](http://www.keystonetechnical.co.uk)

The variation in style of the adjacent buildings is typical of rural developments such as Brigg. It is often the case that these towns grow sporadically over centuries, and the properties vary vastly in appearance, scale and position, as seen below:

### **Adjacent Properties**



**Adjacent Properties**



**Adjacent Properties**



**Adjacent Properties**

Normanby Gateway, Lysaghts Way, Scunthorpe, DN15 9YG  
Tel: 01724 230 122 Mob: 07837 603 071  
E-Mail: [info@keystonetechnical.co.uk](mailto:info@keystonetechnical.co.uk)  
[www.keystonetechnical.co.uk](http://www.keystonetechnical.co.uk)

The location and setting of the site does very little to create the special character of the Conservation Area.

The proposals do not adversely affect the street scene appearance as the property is not directly visible from the main road.

The proposals are sympathetic to the existing building and externally are limited to the addition of one small window which will be in a white painted timber frame to match the rest of the property.

The Heritage Asset shall not be detrimentally impacted by the proposed works as they are mainly internal.