



Heritage Statement

Planning Application for the retention of the existing Use Class B1 and the Change of Use to Class D1 at 39 Wrawby Street, Brigg, North Lincolnshire. PROJECT REF - 1090

Brigg is a small market town situated on an ancient crossing of the river Ancholme. Today, the appearance of the town centre is dominated by a rich variety of 18th and 19th century buildings, sitting attractively around a wide market place and along the principal streets

The conservation area was designated by the former Glanford Borough Council in 1971 and has subsequently been slightly extended. It covers the historic town centre and some early 20th century housing but excludes the more recent residential developments on the peripheries.

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).

CHARACTER OF THE BRIGG CONSERVATION AREA

General description

The Brigg Conservation Area is composed of five main elements : Bridge Street with its mainly 18th and early 19th century houses and commercial buildings leading up to County Bridge, over the Old River Ancholme; the Market Place, with its important open space, surrounded by buildings dating to the 18th, 19th and 20th centuries; Wrawby Street and Bigby Street - these being the principal commercial streets; the mainly mid-19th century cottages and smaller houses in the Queen Street area; and the more open townscape around the War Memorial, including the Edwardian houses facing Wrawby Road, A18 at the eastern edge of the town, some of which are included within the present conservation area.

There are no formal terraces in Brigg – rather, the buildings are of different heights and widths, with a pleasing jumble of roofs and traditional dormers. The streets also are varied in their layout with differing widths and soft curves, all suggesting a medieval origin.

Buildings and architectural styles.

The vast majority of the buildings in Bridge Street, around the Market Place, and along Wrawby Street and Bigby Street are grade II listed and date to the late 18th and early 19th centuries. The buildings commonly lie parallel to the street, at the back of the pavement, without front gardens or areas. The buildings are almost always built from brown brick or brick with render with the secondary buildings in rear courts being brick, often a pinkish-red in colour.

The roofs of these buildings are steeply pitched (between 45 and 55 degrees) and covered in pantiles with simple gable ends. The pantiles are generally pink or red in colour but sometimes are glazed a black or bluey-black. A local feature are the small dormers which spring almost from

the ridge line and are fenestrated in small Yorkshire casements, generally painted white. Chunky brick stacks are usually positioned on the ridge, with pink clay pots. Sometimes these houses have a modillion brick eaves cornice. The multi-paned sash windows are almost unvaryingly painted white or cream and usually composed of six lights to each sash.

Some of the buildings (where later shopfronts have not been inserted) retain attractive Georgian doorcases.

There are no formal terraces in Brigg town centre, rather, each house is an individual building, on three or more usually two floors, but despite this the townscape has a pleasant cohesion with in places (such as Bridge Street) a Dutch character. This is provided by the tall, very steeply pitched pantiled roofs and long, sloping dormers, and no doubt the Dutch settlers in the 17th and 18th centuries who moved to Brigg influenced local architectural styles. Gables on houses are sometimes decorated with curved ogee copings, or with stepped brickwork, both very "Dutch" details which occur throughout North Lincolnshire.

Description - The property known as 39 Wrawby Street comprises an attractive Grade II Listed end terraced office property which is arranged to provide ground and first floor office accommodation with a basement below.

The property is of traditional solid brick construction under slate covered roofs. There is an entrance to the front of the property which is accessed directly from Wrawby Street with a second entrance to the rear of the property.

The property comprises of three ground floor offices with a well fitted kitchen, bathroom and storage/boiler room. Two offices are situated on the first floor, a basement area provides additional storage accommodation. The property does not require any building work to be undertaken as the premises are already fit for purpose.

Conclusion - The proposal is to provide a dedicated therapeutic space for vulnerable children with emotional, behavioural and associated learning difficulties. By relocating this facility from the current one within the Bigby Street property will not only improve the lives of the children but will allow the school to provide a better level of service in other areas of development and help to elevate the schools profile. It also provides a dedicated facility that can be accessed by the surrounding Local Authorities.

North Lincolnshire Council is urged to support this Application.

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