



Heritage Impact Assessment

Works	4no. New 3 Storey Dwellings
Site Address	Nelthorpe Arms 1 Bridge Street Brigg North Lincolnshire DN20 8LN
Client	Sue Rainton & Philip Harrison
Reference	852BRIG
Date	March 2019

Heritage Impact Assessment

- 1st March 2019 Planning Issue
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852BRIG – 4no. New 3 Storey Dwellings, at Nelthorpe Arms, Brigg.

Assessment

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Assessment

1.0 Introduction

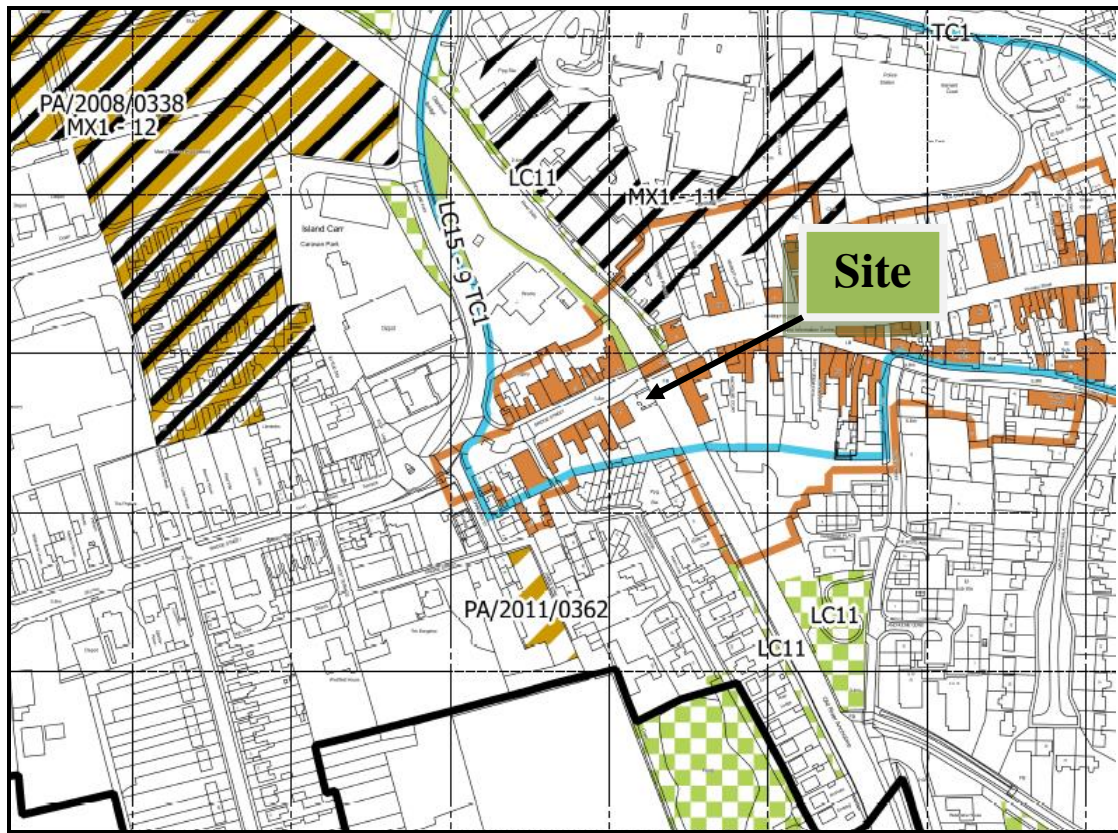
- 1.1 keystone**architecture** have been instructed by the Applicant to produce this Heritage Impact Assessment in support of a Planning and Listed Building Consent Application for a new block of 4no. 3 storey dwellings, on land of the former public house, the Nelthorpe Arms, 1 Bridge Street, Brigg.
- 1.2 The proposed site, known as The Nelthorpe Arms, 1 Bridge Street, Brigg, is located on the edge of the centre of the market town. The site is located to the corner of the site bounded by Bridge Street and the River Ancholme, level with the street, but elevated above the river.
- 1.3 The site is located centrally in the town of Brigg, South off Bridge Street, and is in a highly visible location. There is also a Grade II Listed building directly to the West on the Application site. It is therefore important that any proposals for the new building are of the highest standards.
- 1.4 The immediate area surrounding the site is a mix of private domestic dwellings and commercial properties, with domestic accommodation over. All of the properties are located on the back of the footpath and are of original form. There are a number of public houses and shops further afield. The centre of the town itself consists primarily of commercial buildings, which originate from over the centuries, mainly from the 18th and 19th Centuries, many of which are Grade II Listed.
- 1.5 The site is located centrally within the Brigg Conservation Area and the property adjacent on the site, is a Grade II Listed Building. The Listing Text can be found below:

“Mid C18. 3 storeys in local brick with pantile roof with stone coped gable ends with brick stacks. Good small wood dentil eaves cornice. Painted band below top floor and a painted band above ground floor. 3 windows, stucco lintels, wood cases, no glazing bars. Plain door of 6 panels with glazed top panels. Plain doorcase with pilasters, frieze and cornice.”
- 1.6 The proposals seek to create a block of 4no. dwellings to an existing unused area of land.
- 1.7 This document will assess the implication of the application on the significance of the heritage asset.

2.0 Site Description & Description of Heritage Asset

- 2.1 The proposed site, known as The Nelthorpe Arms, 1 Bridge Street, Brigg, is located on the edge of the centre of the market town. The site is located to the corner of the site bounded by Bridge Street and the River Ancholme, level with the street, but elevated above the river.
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- 2.5 There are 5 mature trees (Weeping Willow, Birch and Ornamental Plum) on the wider site, and three within the Application site (1no. Weeping Willow and 2no. Birch), which are proposed to be removed. These three trees are over-mature and the accompanying Tree Report identifies details.

2.6 The map below shows the location of the site in relation to the North Lincolnshire Council Local Development Framework Inset Map. The site is identified as within the Development Boundary and Conservation Area of Brigg:



North Lincolnshire Boundary	C6 Cemetery
Inset Area (with relevant Inset no.)	R1 Playing Field
IN10 Wharf Location	MX1 Mixed Use
IN11 Burton upon Stather Wharf	Minerals Inset Area
LC1 Ramsar/SPA	M12/M19 Area for Future Sand Extraction
LC2 SSSI	M15 Clay Protection Area
LC3 Local Nature Reserve	M17 600m Protection Zone
LC4 Site of Importance for Nature Conservation	Ironstone Gulleys Development Boundary
LC11 Area of Amenity Importance	IG5 Footpath/Cycleway
LC14 Area of Special Historic Landscape Interest	IG8 Proposed Non Inert Waste Tipping
LC15/IN6 Landscape Proposal/Defined Industrial Area Buffer	IG9 Area Safeguarded from Future Development
LC20 South Humber Bank Landscape Initiative Area	Humber Deep Water Channel
RIGS	IG3 Water Based Motor Sport
S6 Local Shopping Area	IG4 Informal Recreation
Conservation Area	IG6 Proposed Motorised Recreation
HE5 Listed Building	IG7 Proposed Geological Research
HE8 Ancient Monument	IG10 Area of Oil Extraction
T7 Cycle Route	
T16/17 Protected Future Highway Scheme	
C1 Proposed Education Facility	

- 2.7 Brigg is a small market town situated on an ancient crossing of the river Ancholme, with archaeological evidence for Bronze Age settlement. 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 lack of an early church is explained by the fact that Brigg did not become a separate parish until 1872.

More recently, the town has suffered an economic decline and this is reflected in the poor condition of some of the buildings and the neglected appearance of some of the town centre sites.

- 2.8 The Brigg Conservation Area is composed of main elements including:

- 1) Bridge Street - with its mainly 18th and early 19th Century houses and commercial buildings leading up to County Bridge, over the Old River Ancholme;
- 2) The Market Place - with its important open space, surrounded by buildings dating to the 18th, 19th and 20th Centuries;
- 3) Wrawby and Bigby Streets - the mainly mid-19th Century cottages and smaller houses in the Queen Street area;
- 4) The more open townscape around the War Memorial, including the Edwardian houses facing Wrawby Road.

- 2.9 The Brigg Conservation Area is considered one of the Heritage Assests, the other being the Grade II Listed property adjacent to the site itself. Below are a series of photographs of the property and surrounding street in detail:



Looking South West at the North Eastern Corner of the Front Elevation of the Nelthorpe Arms



2 storey rendered properties to the North of the site.



3 storey brick properties to the West of the site.



2 storey rendered properties to the North of the site

- 2.10 The adjacent Nelthorpe Arms is a prominent building on Bridge Street, built in brown brick dating from the mid to late 18th Century. The building, like most others, has a clay pantile roof. The walls include a projecting banding stone course, painted white. The windows are timber vertical sliding sash, painted white, but with no glazing bars
- 2.11 The buildings in the Bridge Street area of the Conservation Area 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. The buildings are almost always built from brown brick or brick with render. The roofs of these buildings are steeply pitched and covered in pantiles with simple gable ends.
- 2.12 Bridge Street lies along the original route of the historic crossing across the valley of the Old River Ancholme. It is wide and lined with two and three storey buildings, nearly all of which date to the 18th and early 19th Century and are Grade II Listed. The buildings are mainly in commercial uses or are houses, with some ground floor shops. Views along this street towards the Market Place are of note, and the way in which the road rises over the hump-backed bridge which forms the natural boundary to this section of Brigg. The buildings on Bridge Street are notable for their pantiled roofs, facing the street, gabled ends, and sashed windows with painted rendered surrounds.
- 2.13 Stone is not much used in Brigg. Limestone / ashlar are used to dress the windows, doors and corners, and sometimes are used for projecting string courses. Buildings are mainly brick, in brown or red and made locally. Brickwork is usually laid in Flemish bond with examples of “tumbling” on gables, which provided decoration and strength.

- 2.14 The use of a grey or a yellow brick is a particular feature of parts of Brigg, mainly in the Market Place, which distinguishes it from other market towns in the region. Such brick is used in some of the town's most significant and fashionable Georgian and early Victorian buildings.
- 2.15 Within the conservation area are also a large number of both smooth and rough rendered buildings of the 18th and 19th Century which may well have rubble stone walls concealed beneath the render facing. Despite significant rebuilding in 1979, the Old White Hart opposite the Application site on Bridge Street, is still partly of limestone rubble beneath the render.
- 2.16 Roofs before the 1850's were almost comprehensively covered with Lincolnshire clay pantiles. Welsh slate became popular in the 19th Century and most of the buildings to the Eastern end of the Conservation Area have slate roofs.
- 2.17 Windows and doors on the 18th and 19th Century buildings within the town centre are inevitably sashed and made from timber.
- 2.18 Below are a series of photographs of the site, showing the original building which was located in the same position as the proposed development, and was demolished as late as the late 1980's, losing a vital part of the historic street scene.



The white gable fronted building with smaller warehouse unit to the rear



The white gable fronted building adjacent to the Nelthorpe Arms



The building running eaves parallel along the riverside

2.19 In summary, the architectural value derives mainly from its 18th and 19th Century building stock, with dominant architectural styles prominent within the town centre which should be considered when assessing new additions to the Conservation Area:

- Buildings are built close to the street.
- Buildings are two or three stories.
- Walls are constructed in brown or red brick in Flemish bond with common use of render, in white, grey or cream.
- Tumbled Gables
- Dominant use of clay pantiles.
- Stone appears in projecting string courses and to dress windows etc.

3.0 Proposed Development

- 3.1 The proposals seek to create a block of 4no. 3 storey townhouses, and associated access and boundaries, to the footprint of an original building on the site, previously demolished
- 3.2 This Planning and Listed Building Consent Application is for the creation of 2no. 3 Bedroom and 2no. 2 Bedroom Dwellings and associated access. The proposals require Planning Permission, but as the works are within the curtilage of the Listed building, Listed Building Consent is also required.
- 3.3 The site is currently a vacant area of hardstanding, where a former warehouse building once stood. The land was formally a small beer garden when the pub was still open. There are no alternative proposals for the use of the site at present.
- 3.4 The proposals will see the brownfield site utilised for development where at present it remains unoccupied and attracts trespassing and other activities unsuitable for the town centre.
- 3.5 The site is a sustainable urban location, and the high quality, market affordable houses are ideally located to prevent urban spread whilst regenerating central locations, which can often be neglected. Developing central locations is not only sustainable, but highly sort after in areas where support is required for smaller, local shops and services, rather than developments on the edge of town, which support larger, out of town developments
- 3.6 It is important to retain the original character of the Conservation Area and the adjacent Listed buildings. No original features or heritage assets will be changed or lost as a result of the proposed development.
- 3.7 The proposal for the development has been carefully designed and arrived at taking into consideration the information resulting from this Heritage Impact Assessment.
- 3.8 The proposed works primarily consist of single 3 storey block of 4no. houses, with minor works to the access and boundary treatments. Any areas where the final appearance is concerned, have been designed to reflect original designs and materials as closely as possible. All as identified in the Heritage Impact Assessment.
- 3.9 The detailing and materials chosen for the building, shall be reminiscent of those found on the adjacent buildings, for example the pale grey rendered walls and natural clay pantile roof.

4.0 Heritage and Planning Assessment Use

4.1 National Planning Policy Framework 2012

4.2 The National Planning Policy Framework (NPPF) was issued on 27 March 2012 and replaced PPS5. The NPPF provides a full statement of Government planning policies with regard to the protection of all heritage assets.

4.3 Importantly the NPPF sets out the level of information that would be required in support of applications affecting heritage assets. Para 128 states:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.'

This Heritage Impact Assessment identifies the importance of the heritage asset, which is taken as the Grade II Listed building known as The Nelthorpe Arms, and its setting within the Brigg Conversation Area.

4.4 Paragraph 129 then sets out the assessment that an LPA should undertake when determining applications affecting heritage assets, and states:

'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.'

It is clear from the proposals that the impact on the proposed works will not have a detrimental impact on the Listed property or the Conservation Area, mainly as the building is detached from the Listed building, and is sited on the site of an original warehouse building, in the same location.

- 4.5 Paragraph 131 then confirms the issues that the LPA should take account of when determining the application; and states:

'In determining planning applications, local planning authorities should take account of:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.'*

The proposals provide enhancements to the site, which is a brownfield site, currently vacant and which attracts anti-social behaviour, as it is still accessed (illegally) by the public. The proposals will enable the site to be utilised to its full benefit, offering market affordable homes in a highly sustainable location.

- 4.6 Paragraph 132 continues the pattern of reiterating the importance of conservation based on the significance and importance of the heritage asset.

'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional.'

The proposed scheme seeks to reinstate a missing building in the most sympathetic manner, following the footprint, roof relationships and external materials of the original and adjacent buildings. There is no loss to the heritage asset proposed as part of these works.

- 4.7 Paragraph 134 states the understanding LPA's should take when balancing the proposed works to a heritage asset against the importance of securing its continued use or occupation.

'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.'

As stated above, the proposed works will secure the optimum viable use of the site.



4.8 **Regional Policy and Guidance:**

4.9 The Yorkshire and Humber Plan: Regional Spatial Strategy to 2026.

This document has now been revoked.

4.10 Local Policy and Guidance:

4.11 The following local policy for North Lincolnshire Council is a relevant consideration for the application proposals on the site:

4.12 North Lincolnshire Local Development Framework 2011.

4.13 The Local Development Framework (LDF) adopted in June 2011 has replaced the for North Lincolnshire Local Plan from 2003.

4.14 With regards to development within conservation areas, Policy CS6: Historic Environment, states:

“The council will promote the effective management of North Lincolnshire’s historic assets through:

- *Safeguarding the nationally significant medieval landscapes of the Isle of Axholme (notably the open strip fields and turbaries) and supporting initiatives which seek to realise the potential of these areas as a tourist, educational and environmental resource.*
- *Preserving and enhancing the rich archaeological heritage of North Lincolnshire.*
- *Ensuring that development within Epworth (including schemes needed to exploit the economic potential of the Wesleys or manage visitors) safeguards and, where possible, improves the setting of buildings associated with its Methodist heritage.*
- *Ensuring that development within North Lincolnshire’s Market Towns safeguards their distinctive character and landscape setting, especially Barton upon Humber, Crowle and Epworth.*

The council will seek to protect, conserve and enhance North Lincolnshire’s historic environment, as well as the character and setting of areas of acknowledged importance including historic buildings, conservation areas, listed buildings (both statutory and locally listed), registered parks and gardens, scheduled ancient monuments and archaeological remains.

All new development must respect and enhance the local character and distinctiveness of the area in which it would be situated, particularly in areas with high heritage value.

Development proposals should provide archaeological assessments where appropriate.”

4.15 The Brigg Conservation Area protects the town centre from adverse development which would impact on the Heritage Asset. The Asset is the Area as a whole, with its distinct architectural styles, estate cottages, farms and locations of properties.

4.16 Policy EN20 - Listed Buildings

Proposals affecting Listed Buildings will only be permitted where the character, appearance and setting of the building and its curtilage will be retained.

Sufficient details will be required to enable such an assessment to be made.

Proposals for alterations and extensions will only be permitted where they can be accommodated without the loss of the special interest of the building.

Proposals for demolition will only be permitted where this is no prospect of economic use.

- 4.19 Listed Buildings are a finite resource of significant national importance in the rural and built environment. To ensure their future, they need to be preserved and protected from insensitive alterations, extensions or development, and from the loss of specific qualities which contribute to their architectural and historic character.

The proposals seek to build a new building adjacent to the Listed buildings on Bridge Street and it is not considered that the proposals will have a detrimental impact on the character of the asset.

- 4.20 Any proposals involving demolition works must be supported with specific evidence justifying the need for irreversible action. A high standard of drawings and detailed information will normally be required to assess effectively the impact of any Listed Building Consent or planning permission for development which would affect the setting of a Listed Building and this will normally include details of the proposed design, scale, layout and materials. Details of a buildings interior may be required where proposals will affect an intrinsic part of the fabric of a Listed Building.

There are no demolition works proposed as part of this application.

- 4.21 Although Listed Buildings should wherever possible retain the function for which they were originally designed this is not always possible and new uses may need to be considered to help secure a building's future.

The proposals will no result in the loss or change to any Listed building.

4.22 The Brigg Conservation Area Supplementary Guidance

- All new development should reflect the scale and materials of adjoining properties. The form of any new building, including its height and relationship to the street, should be sympathetic to the surrounding buildings. Because most new development will be within existing terraces or groups of buildings, rooflines, eaves heights and details and window details should match or reflect adjoining properties.

This has been achieved by placing the property in the location of the previous building which occupied the site, in line with the existing adjacent buildings which are located along the back of footpath. The building is also suitably scaled alongside the existing 3 storey buildings on Bridge Street.

- The Council will protect the existing views in Brigg most notably along the Old River Ancholme and across the Market Place.

The proposed building does not negatively impact on views of the River or across the Market Place. It is considered that the views along Bridge Street are reinstated as they were originally with the reinstatement of the building which originally stood on the site.

4.23 Properties should avoid the use of non-traditional materials and detailing. By utilising the limited palette of materials, pale renders, brown / red brick and clay pantiles, will maintain unity with the original buildings.

4.24 The extensive research and consultation has resulted in the proposals which are in line with the local styles and forms, to ensure the development sits well in its location, and is considered an improvement over the existing derelict use of the site.

4.25 This Assessment assesses the proposals against the relevant National and Local Planning Policies, including the National Planning Policy Framework (NPPF) 2012.

4.26 In the context of the significance of the proposals within the Conservation Area, it is not considered to amount to substantial harm to, or loss of significance of the designated heritage asset (NPPF Para 133).

5.0 Conclusions and Summary

- 5.1 Having regard to the above and previous, it is considered that the proposed replacement dwelling and associated access and landscaping, fully accord with national, regional and local planning policies.
- 5.2 It is demonstrated as a result of the extensive research, and in this assessment, that the proposals submitted in this application, will provide a suitable and sensitive scheme for the proposed replacement building on the site.
- 5.3 In the context of the significance of the proposals within the Conservation Area, it is not considered to amount to substantial harm to, or loss of significance of the designated heritage asset (NPPF Para 133).
- 5.4 The proposals will see the reuse of a derelict site within the important Conservation Area, whilst retaining the original features of the adjacent Listed buildings. The new building is designed to follow the form, scale and styles of the historic buildings located in this part of the town, including the prominent location of the building close to the roadside. All additional external features have been designed to follow the form and style of existing features, such as the pale coloured render walls, natural clay pantile roof gable roof, and projecting string courses. The sensitive proposal will not have a detrimental impact on the existing Listed building or its character or setting.