

# HERITAGE STATEMENT

Proposed Development at Land off  
The High Street,  
Barrow-Upon-Humber,  
North Lincolnshire



# CONTENTS

INTRODUCTION

HERITAGE ASSETTS

HISTORICAL CONTEXT

MODERN CONTEXT

IMPACT ON HERITAGE ASSETTS

HISTORIC MAPS

## INTRODUCTION

The proposed, to which this statement forms part, is for the erection of a detached dwelling at land off High Street, Barrow-Upon-Humber.

The proposed dwelling will be two-storey, set behind existing buildings on the High Street and will be positioned in a location not visible from public land on the site of a former outbuilding.

The design intention is to place the building in a location that is not seen from the street and places the properties gardens in the areas most visible from the street. This is to preserve both the street scene and preserve views out of the conservation area into the countryside beyond.

## HERITAGE ASSETTS

The site is within the Barrow-Upon-Humber Conservation Area and is a short distance to several nationally listed buildings including The Manor House and its Outbuildings (Grade II) and the Papist Hall (Grade II)

The immediate area around the application site includes a series of non-designated assets as identified by the Barrow-Upon-Humber Conservation Area Appraisal as Buildings of Townscape Merit including:

- Lindum View and associated Shed,
- Forrester's House, Birchwood House & Birch Cottage with its corner shop frontage and Rose House as a group
- Forrester's Hall,

All of which have the potential to be affected by the proposed works and each are described in both the Barrow-Upon-Humber Conservation Area Appraisal and as individual records in the North Lincolnshire Historic Environment Record.

## HISTORICAL CONTEXT

The site falls within the Barrow-Upon-Humber Conservation area and is a piece of land not associated with any adjoining properties. The adjacent buildings, which are part of 18<sup>th</sup> Century dwellings including the former corner shop, now Birch Cottage, Franklea, which is now Birchwood House, the three storey Forrester's House, and the two storey Rose Cottage. The site also includes a relatively modern block of garages and historically there was a range of buildings to the Northern boundary of the site with the adjacent Forrester's House that were demolished in the late twentieth century. (See historic ordnance survey maps)

## MODERN CONTEXT

The terraced row fronting the site contribute to the character of the High Street along with a large number of other historic buildings that are set tight against the road side and retain a large number of original features such as timber windows and doors, eaves details and facings to walls and roofs.

The main other features of significance are trees to the site perimeter that provide a backdrop to the host property and

immediate neighbours as well as defining the edge of the village and conservation area from the West.

The adjacent semi-detached properties Acomb and Burncroft as set back from the road frontage and frame the view into the site along the existing access drive. The properties themselves retain most of their original features and add interest to the variety in the street scene.

The setting of the application site within the conservation area is concealed from the High Street to a large extent by the existing built form of the dwellings know as Birch Cottage and Burncroft. The view into the site from the existing access drive is limited and currently comprises the view of the existing garage block that is to be partly demolished.

The most significant views of the site are from the High Street in the context of the existing buildings that line the street and the strong sense of enclosure they create, retaining the streets 19th Century character.

## IMPACT ON HERITAGE ASSETTS

The proposal is for a two-storey dwelling built behind the existing buildings on the High Street and overall is considered to have a neutral impact on the setting of the conservation area as:

- The proposal will be low in scale and will be subordinate in mass and height to the dwellings on the High Street,
- The new dwelling will be positioned as far North as possible to conceal it behind dwellings on the High Street. This building size and location has an historical precedent as shown on the application drawing and in the historic maps appended to this report.
- The views into the site from the key vantages on the High Street are narrow and limited constrained by the retained section of the existing garage. The view created from the High Street will be of gardens and planting to complement the existing landscaping.
- The proposal retains the key trees on site including the largest trees to the site boundaries. The retention of the

perimeter trees is intended to retain the green back drop to the High Street dwellings and the village edge to the West.

# HISTORIC MAPS

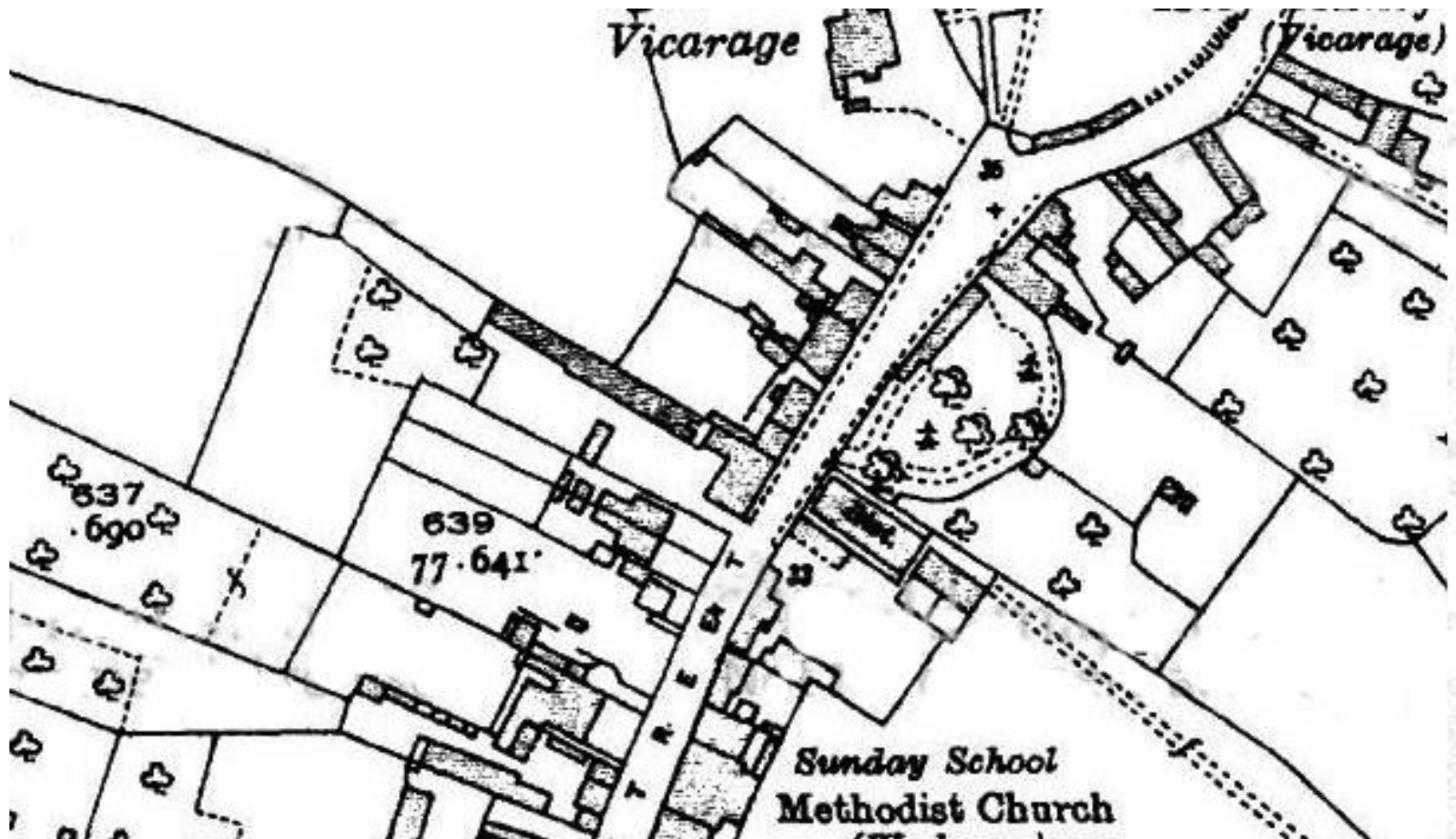


Figure One – 1887 Ordnance Survey Map – NTS

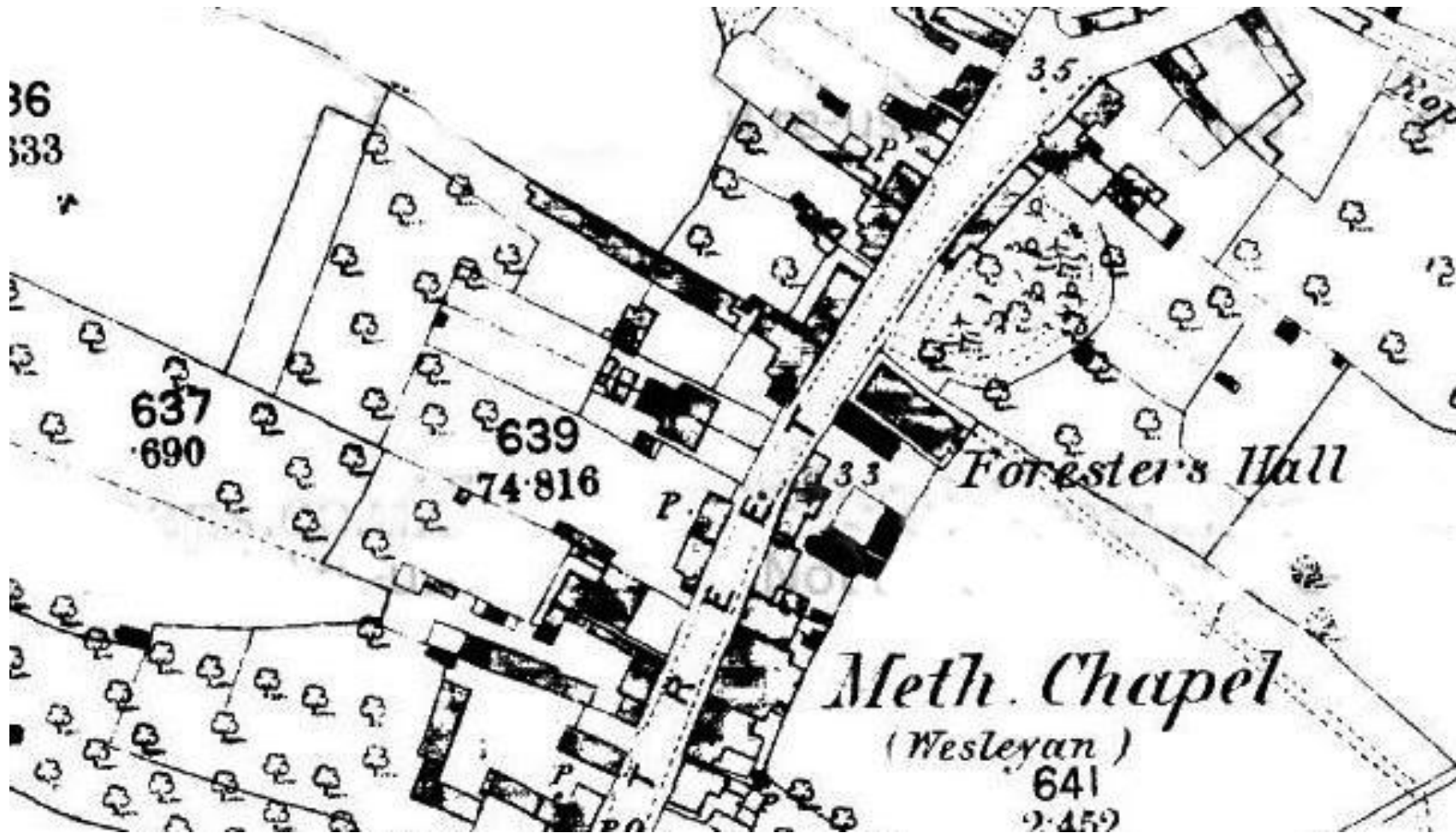


Figure Two – 1907 Ordnance Survey Map – NTS

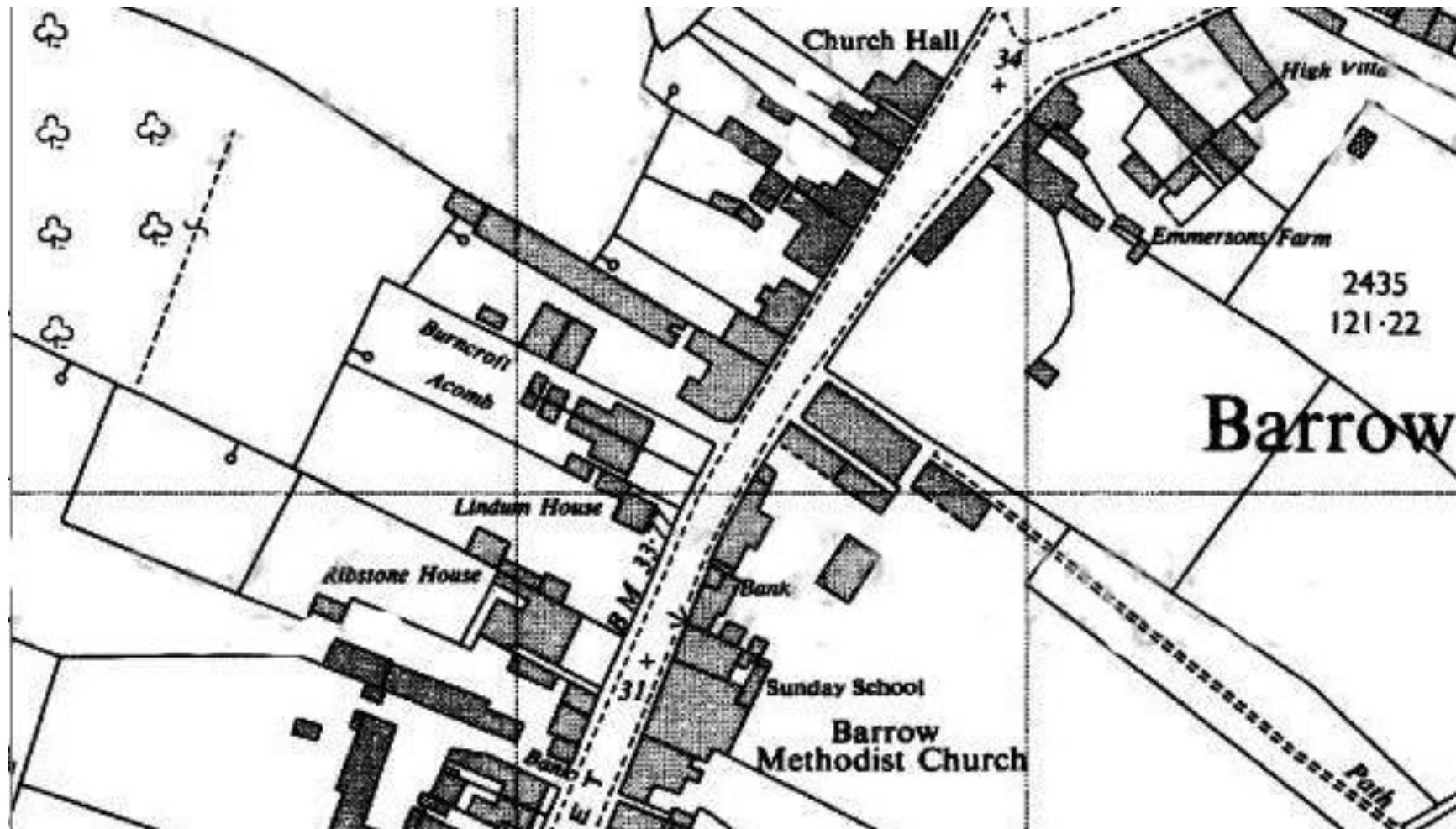


Figure Three – 1970 Ordnance Survey Map - NTS