

**HERITAGE STATEMENT:**

**WATERSIDE ROAD, BARTON-UPON-HUMBER, NORTH LINCOLNSHIRE**

Planning Reference: PA/2023/1034

NGR: TA 0280 2275

AAL Site Code: BHWR 23



Report prepared for Keir Architecture

By

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## Document Control

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*Cover image: View of the proposed development site with Listed Buildings shown in the background, looking south*

## Executive Summary

- Allen Archaeology Limited was commissioned by Keir Architecture to undertake a Heritage Statement for land west of Waterside Road, Barton-upon-Humber, North Lincolnshire, prior to validation of a planning application for a residential development.
- Barton-upon-Humber has produced evidence of activity since the prehistoric period, becoming an important defended settlement and market centre in the Anglo-Saxon and medieval periods. The proposed development site is located along Waterside Road, which was formerly an industrial suburb that developed alongside the artificial waterway, Barton Haven.
- The proposed development site is located adjacent to 43-49 Waterside Road, which is a Grade II Listed terraced block of housing built in the 19<sup>th</sup> century. The proposed development will have no physical impact upon the building. The greatest contribution to its setting and significance is in the typical Georgian frontage facing Waterside Road, and these elements will also remain unaffected by the proposals.
- The site lies c.50m north of the Grade II Listed Hewson's Mill, a brick windmill tower of early 19<sup>th</sup> century date, with attendant house and outbuildings, which forms a prominent local landmark. The proposed development will not physically impact upon the structure, and the best views of the mill, for example, along Hewsons Lane and across the wider area of the town, will be retained.
- The current site is an unattractive derelict and overgrown plot of land, historically occupied by 19<sup>th</sup> century factory buildings and subsequently buildings marked as 'depot' on historic maps. A sympathetic development, using materials and design common to the area, would be beneficial to designated and undesignated heritage assets in the vicinity.

## 1.0 Introduction

- 1.1 Keir Architecture commissioned Allen Archaeology Limited (hereafter AAL) to prepare a Heritage Statement to evaluate the heritage potential of land at Waterside Road, Barton-upon-Humber prior to validation of a planning application for residential development.
- 1.2 The document has been completed with reference to current national guidelines, as set out in the Chartered Institute for Archaeologists 'Standard and guidance for historic environment desk-based assessment' (CIfA 2020), and the Historic England (HE) documents 'Historic Environment Good Practice Advice in Planning' (Historic England 2015a) and 'Management of Research Projects in the Historic Environment' (Historic England 2015b).

## 2.0 Site Location and Description

- 2.1 The proposed development site is in Barton-upon-Humber, in the unitary authority of North Lincolnshire. It is situated c.11km southwest of Hull and c.18km northeast of Scunthorpe. The site is approximately 0.81 hectares and is presently a disused brownfield site. The site is centred at National Grid Reference TA 0280 2275 and is c.6m above Ordnance Datum.
- 2.2 The bedrock geology comprises Chalk of the Ferriby Chalk formation, with superficial deposits of clay and silt from tidal flat deposits recorded (<https://www.bgs.ac.uk/map-viewers/geoindex-onshore/>).

## 3.0 Planning Background

- 3.1 This Heritage Statement has been prepared to allow for validation of a planning application that has been submitted for 34no three and four storey dwellings and their associated roads, driveways, gardens, landscaping, boundary treatments and services at land off Waterside Road, Barton-upon-Humber, North Lincolnshire (Reference PA/2023/1034). This is the first stage of archaeological investigation, intended to provide detailed information that will allow the planning authority to make an informed decision as to whether further archaeological investigations will be required prior to or following the determination of a planning application for the proposed development.

### **National Planning Policy**

- 3.2 The National Planning Policy Framework (NPPF) was first published in March 2012, the most recent update was in December 2023 (Department for Levelling Up, Housing and Communities 2023). The relevant sections of the NPPF concerning archaeological and cultural heritage assets, are Paragraphs 195 – 214 which is 'Section 16. Conserving and enhancing the historic environment'. Paragraph 200 has special relevance concerning the responsibilities of planning applicants:

*'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the*

*potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation’.*

### **Planning Practice Guidance**

- 3.3 The Department for Levelling Up, Housing and Communities and the Ministry of Housing, Communities & Local Government launched the planning practice web-based resource (<http://planningguidance.planningportal.gov.uk/>) in April 2014 (last updated 20<sup>th</sup> November 2023) accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled. This also introduced the Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF (Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities and Local Government 2019).
- 3.4 The PPG has a discrete section on the subject of ‘Why is ‘significance’ important in decision-making?’ which states that the consideration of ‘significance’ in decision taking is important and states: *‘Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals’* (ibid, Paragraph 007).
- 3.5 In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances, and it goes on to state: *‘In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting’* (ibid, Paragraph 018).

### **The Setting of Heritage Assets (2017)**

- 3.6 This document sets out guidance on managing change within the setting of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes. It provides detailed advice intended to assist Government policy (Historic England 2017).
- 3.7 Historic England state that *‘While consideration of setting is necessarily a matter of informed judgment, the aim of the guidance is to assist effective and timely decision making by ensuring it takes place within a clear framework and is as transparent and consistent as possible.’*
- 3.8 The document defines setting as *‘The surrounding in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surrounding evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’*
- 3.9 A development can potentially affect the setting of the heritage assets within its vicinity. The setting of a heritage asset is the surrounding in which it is experienced (not necessarily everything it is intervisible with). Furthermore, Historic England state that *‘development affecting the setting of a heritage asset is a direct environmental effect in terms of EIA definitions and may constitute a significant effect.’*

### ***Planning (Listed Buildings and Conservation Areas) Act 1990***

- 3.10 Part 1 sets out guidance for the listing of buildings and the authorisation of works affecting Listed Buildings. Section 16 states: *'the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'*

### ***Local Planning Policy***

- 3.11 The Local Development Framework is a suite of Development Plan Documents (DPDs) which set out the local planning policy for the area. The North Lincolnshire Core Strategy was adopted in June 2011 and serves as the policy against which planning applications and development will be assessed and determined.
- 3.12 A new single Local Plan for North Lincolnshire is currently being prepared and once adopted this will replace the current North Lincolnshire Core Strategy and the Housing and Employment Land Allocations Development Plan Documents (DPDs).
- 3.13 The relevant policy of the Core Strategy (North Lincolnshire 2011) concerning archaeological and cultural heritage assets is CS6:
- 3.14 Policy CS6: Historic Environment

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.

- 3.15 Barton-upon-Humber was put forward for a neighbourhood plan in October 2019 and the area was designated on 28<sup>th</sup> April 2020. The plan is yet to be completed at the time of this report.

#### 4.0 Archaeological and Historical Background

- 4.1 The Humber Wetlands are well known for the discovery of several Bronze Age and Iron Age boats, most notably the Ferriby boats. However, previously recorded prehistoric activity within Barton-upon-Humber is limited and is primarily restricted to a number of isolated findspots.
- 4.2 Romano-British evidence for Barton is dispersed and limited although evidence has shown that, following the invasion, the region was controlled by Roman forces who established an early frontier on the Humber by c.AD 47. A number of Romano-British settlements have been uncovered in the area, including in the environs of St Peter's Church, located c.970m southeast of the proposed development site (Bryant 1994).
- 4.3 Barton-upon-Humber developed as a major settlement during the Anglo-Saxon period, and this is reflected in the provenance of the Old English 'Bær-tun' (Cameron 1998). Barton provided an attractive area for settlement due to its location on the banks of the river Humber, acting as a highway for continental population influx into eastern Britain (Rodwell and Atkins 2011). The Anglo-Saxon core of Barton is focussed on the St Peter's Church and East Acridge area, over 950m southeast of the proposed development site. The artificial waterway Barton Haven is believed to have originated in the Anglo Scandinavian period to facilitate waterborne trade (Bryant 1994).
- 4.4 Barton-upon-Humber has two entries in the Domesday Book of 1086: '*Bertone*' and '*Bertune*' (Morgan and Thorn 1986) from the Old English meaning 'the barley farm or outlying grange' (Cameron 1998). The town existed within the '*Bartuna*' Wapentake. The town was prosperous at this time with a ferry across the Humber as well as a weekly market. There were two main landowners at the time of the survey, Gilbert of Ghent, who took over from Ulf (Fenman) and Earl Hugh who took over from Earl Harold (Morgan and Thorn 1986). Gilbert of Ghent held two mills and a church, presumably that of St Peter's which is still present in the town today (Rodwell and Atkins 2011).
- 4.5 The town expanded in a piecemeal fashion during the 12<sup>th</sup> and 13<sup>th</sup> centuries with some streets showing signs of formal planning such as Fleetgate and Newport (Rodwell and Atkins 2011). This also led to the creation of a marketplace for the weekly market. Towards the end of the medieval period, Barton underwent a period of economic stagnation, partly due to the rising prosperity of the town of Kingston upon Hull, established by King Edward I in 1293 (Allison 1969). This became the principal town and port of Humberside. However, Barton still played an important role in the area due to its port and local market centre although agricultural economies became increasingly important (Rodwell and Atkins 2011).
- 4.6 Despite the expansion and popularity of nearby Kingston-upon-Hull, Barton continued to expand during the post-medieval period with the construction of many dwellings, predominantly along King Street, Queen Street, Newport Street, and Finkle Lane, adding and expanding the existing medieval grid street pattern layout.

- 4.7 Major landscape changes occurred at the end of the 18<sup>th</sup> century in the form of the enclosure of the medieval common fields between 1793 and 1796 (Russell and Russell 1982). A map of Barton before enclosure shows that the proposed development site was situated north of the main settlement within a 475-acre area named '*The Ings*' (Figure 3). The artificial waterway Barton Haven is depicted east of the site aligned north to south from the river Humber, this was maintained as a navigable waterway at this time. A map of Barton after enclosure shows the large areas have now been divided into smaller holdings. The proposed development site is situated within one enclosed field at this time (Figure 4). The enclosure of Barton completely changed the parish as it meant that its inhabitants could move away from agricultural practices somewhat and into manufacturing and service trades. This is particularly evident in the Waterside area within which the proposed development site is situated, which became home to a diverse range of industries, including ropeworks, brickworks, maltings, tanneries and mills. These are depicted on the 1887 Ordnance Survey (OS) map (Figure 5). Several buildings are present within the southern extent of the proposed development site at this time, given the surrounding buildings these were most likely industrial/commercial in nature. The buildings are labelled '*Whiting Works*' on the 1906 OS map, they appear to be the same buildings with some alterations (Figure 6). By 1932 the works had grown considerably and extended into the northern part of the site, three chimneys are also depicted at this time (Figure 7). By 1945 the works had been demolished and only a small rectangular building remained on the site (Figure 8). A further 'works' of an undetermined type had been constructed by 1976, this consisted of a large rectangular building within the southeastern extent of the site fronting waterside Road and a small rectangular building to the west (Figure 9). The 1983 OS map depicts three large rectangular buildings on the site, now labelled '*Depot*'. These buildings remained were demolished at some point between 2017 and 2019.

## 5.0 Site Visit

- 5.1 The site was visited by Jack McDonald on Wednesday 9<sup>th</sup> August 2023. Selected photographic images taken during the site visit are reproduced below and their locations indicated on Figure 2.
- 5.2 The site is accessed via a locked gate on Waterside Road. The site is enclosed by modern metal fencing along the road frontage and a combination of brick walls and metal fences on all other sides (Plate 1).



*Plate 1: View of site entrance, looking west*

- 5.3 The site is a disused brownfield site that has concrete or tarmac covering the area, with vegetation growing through gaps in the concrete (Plate 2).



*Plate 2: General view of the site, looking west*

- 5.4 There is some scattered evidence of the buildings that previously occupied the site, such as in situ coursed brickwork and pipes (Plate 3).



*Plate 3: The remains of a building on site, looking southeast*

- 5.5 The Grade II Listed terrace houses of 43 to 49 Waterside Road directly border the site, as do the grounds of the nearby Grade II Listed windmill (Plate 4).



*Plate 4: View of Grade II Listed Buildings bordering the site, looking southwest*

- 5.6 There are further 19<sup>th</sup> century properties to the north of the site including a large house on the site boundary and a row of terraces, plus a modern 3 storey property.
- 5.7 The Listed Buildings can currently be seen from most of the site with sparse vegetation only occasionally obscuring the view (Plate 5).



*Plate 5: View of Listed Buildings, looking southeast*

5.8 The Old Dispatch House can also be seen from the south of the site (Plate 6).



*Plate 6: View of The Old Dispatch House, looking east*

## **6.0 Assessment of Significance and Impact**

6.1 The assessment of significance and impacts has been undertaken in accordance with 'Conservation Principles' (Historic England 2008), the Historic England Good Practice Advice 3 'Setting of Heritage Assets' (Historic England 2017) and Historic England Advice Note 12 'Statements of Heritage Significance' (Historic England 2019). The assessment methodology and criteria for understanding the significance of heritage values is described below, taken from Statements of Heritage Significance (*ibid 2019*):

- Archaeological interest

*There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*

- Architectural and artistic interest

*These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.*

- Historic Interest

*An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

- 6.2 The NPPF para 194 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.* Significance is one of the guiding principles running through the historic environment section of the NPPF. The NPPF defines significance as ‘the value of a heritage asset to this and future generations because of its heritage interest’. Such interest may be archaeological, architectural, artistic or historic’ and it may derive ‘not only from a heritage asset’s physical presence, but also from its setting (Ministry of Housing, Communities and Local Government 2021).

### **Listed Buildings**

- 6.3 43-49 Waterside Road is a terrace block of early 19<sup>th</sup> century housing that is Grade II Listed (HE reference: 1346818). It is described in the listing as the following:

*Early C19. 3 storeys in red brick with pantile roof, hipped. Stone band to 1st floor cills. 8 hung sash windows with glazing bars in reveals under carved keyblocks and rusticated flat arches. Central elliptical carriage entry with impost bands, rusticated archway with keyblock. No 45 has door of 6 fielded panels under oblong fanlight with geometrical glazing bars, panelled reveals. No 47 has similar doorway, modern door, and ground floor window. No 49 has C19 shop front with pilaster surround and 2 modern windows. Left-hand passage doorway with similar lintel (<https://historicengland.org.uk/listing/the-list/list-entry/1346818?section=official-list-entry>).*

- 6.4 This asset borders the proposed development site to the south. Arguably, the greatest contribution to its significance is in its frontage along Waterside Road, which retains the typical symmetrical design of the Georgian period, with regularly spaced sash windows and fairly simple ornamentation, as well as a probably later shop front (Plate 7). The proposed development will not adversely affect views of the asset along Waterside Road and as such its architectural significance will still be able to be appreciated by people travelling along Waterside Road. The proposed development should use materials and design in keeping with this stretch of Waterside Road in order to blend in with the surroundings. It is noted in

the design and Access Statement that *'It is proposed that the new dwellings will have a contemporary design which will be informed by the surrounding context'*, and will comprise a mix of three and four storey dwellings, similar in style to the Listed property, as well as to the recent development on Mill View, to the west of the site. The roof lines of the new development will sit lower than both the Mill View development and 43 – 49 Waterside Road (Figure 11).

- 6.5 Analysis of historic mapping shows that the road frontage on the proposed development site was largely undeveloped until the former depot building was added in the 20<sup>th</sup> century, the current disused site is unsightly and terraced housing would blend in more with the character of the street, with the Listed dwellings to the south and the row of unlisted 19<sup>th</sup> century properties to the north, which also includes a modern addition, reflecting a blend of house types and dates along Waterside Road.



*Plate 7: View of No. 43 – 49 Waterside Road, looking southwest*

- 6.6 Hewsons Mill is one of two surviving mills in Barton-upon-Humber and one of 20 redundant tower mills surviving in North Lincolnshire. It forms part of a regionally significant group of tower mills, important in understanding the location and distribution of such buildings across the region, as well as the architectural traditions employed in their construction.
- 6.7 The mill and attached buildings are Grade II Listed. They were granted this status in 1976 but have unfortunately suffered considerably because of neglect in the intervening decades, including a recent collapse of the internal floors and surviving internal workings in the mill tower. The mill complex nevertheless retains significant historic legibility, with much of its original plan form surviving. The methodology and materials utilised in the construction of the buildings on the mill site, were in keeping with the local architectural traditions of Barton-upon-Humber and the wider region. Consequently, the complex is considered to have value stemming from its evidential and architectural attributes.
- 6.8 As well as being Listed, the mill is a building of townscape merit, with the mill tower visible from some distance in several directions and is a reminder of the industrial heritage of the Waterside/Dam Road area of the town. The mill tower is currently visible across the

proposed development site from the northeastern corner, with other views across the site and further along Waterside Road being screened by existing foliage and intervening buildings. This view across the site from Waterside Road will be impacted on by the proposed development to a limited extent, but the proposed development will be subservient to the mill tower, and it will still be possible to appreciate the architectural and evidential values of the building. Existing and proposed street views are shown on Figure 10 to illustrate the good visibility of the mill. There is a clearer view of the full height of the mill tower from further south along Waterside Road looking down Hewsons Lane. This view will not be impacted upon by the proposed development. Wider views of the mill tower across the town will also not be affected by the proposed development.

- 6.9 The mill can also be seen from the site itself. There is a clear view of the mill from the southwest corner of the site (Plate 8), which will be retained. The proposed development will retain good permeability of views from within the site towards the tower, particularly along the western edge, but with views afforded across the central and eastern parts of the site as well (Figure 12).



*Plate 8: View of Hewsons Mill from the southwest corner of the site, looking south*

#### **Conservation Area**

- 6.10 The proposed development site is located c.220m north of the Barton-upon-Humber Conservation Area (CA). This CA was designated by the former Glanford Borough Council in 1972 and extended in 1982. An appraisal for the area was adopted on 8<sup>th</sup> December 2004 to serve as supplementary planning guidance.
- 6.11 There will be no intervisibility with the CA and the proposed development site due to intervening buildings, the proposed development will therefore have no adverse effect to the setting or significance of the CA.

## **7.0 Discussion and Conclusions**

- 7.1 The proposed development is situated within a post-medieval industrial area c.220m north of the edge of the historic core of Barton-upon-Humber.
- 7.2 Historic mapping shows that there were buildings on the site from at least 1887 onwards. These were Whiting Works which were demolished between 1932 and 1945 and subsequently several depot/works buildings, demolished between 2017 and 2019. The site has been empty since and is an unattractive, abandoned and overgrown open space.
- 7.3 The proposed development site is situated adjacent to no.43 – 49 Waterside Road, this is a Grade II Listed terraced block of houses. The proposed development site does not include this building and it will not be altered as part of the proposed development. The Listed Building is situated along Waterside Road and its frontage holds most of its significance. The best views of the asset will not be adversely affected by the proposed development. The proposed development will employ a mix of three and four storey dwelling similar in appearance to the adjacent Listed Buildings and will be beneficial to the street scene, in replacing an unsightly disused plot of land.
- 7.4 The site at present allows some views of the Grade II Listed Hewson's Mill from Waterside Road north of no. 43 – 49. This view will be impacted to an extent by the proposed development, but the layout of the development will retain good views of the mill from within the site. The mill can still be better observed at other locations further south down Waterside Road, as well as from several points across the town. Although it forms a prominent local landmark now, the original design intentions were functional rather than for the building to be seen.

## **8.0 Acknowledgements**

- 8.1 Allen Archaeology Limited would like to thank Keir Architecture for this commission.

## 9.0 References

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**Cartographic Sources**

Map of Barton before Enclosure – Reconstructed from enclosure award and surveyor's plan, By Rex Russell (Russell and Russell 1982)

Map of Barton after Enclosure - Reconstructed from enclosure award and surveyor's plan, By Rex Russell (Russell and Russell 1982)

1887 Ordnance Survey Map – [promap.co.uk](http://promap.co.uk)

1906 Ordnance Survey Map – [promap.co.uk](http://promap.co.uk)

1932 Ordnance Survey Map – [promap.co.uk](http://promap.co.uk)

1945 Ordnance Survey Map – [promap.co.uk](http://promap.co.uk)

1976 Ordnance Survey Map – [promap.co.uk](http://promap.co.uk)

1983 Ordnance Survey Map – [promap.co.uk](http://promap.co.uk)

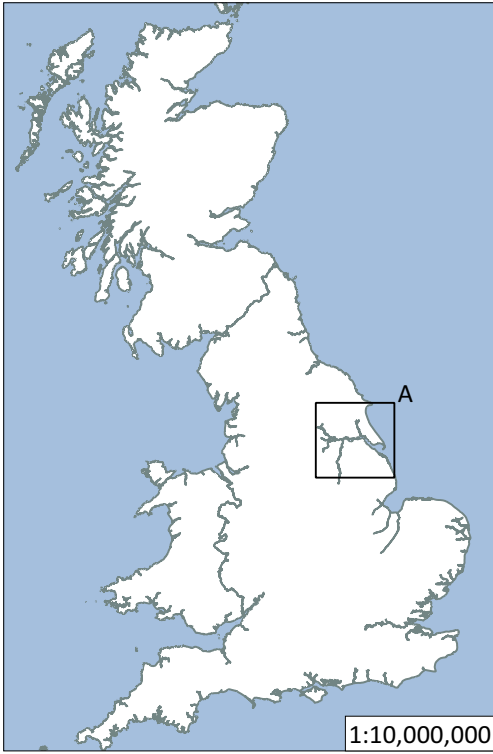


Figure 1: Site location outlined in red

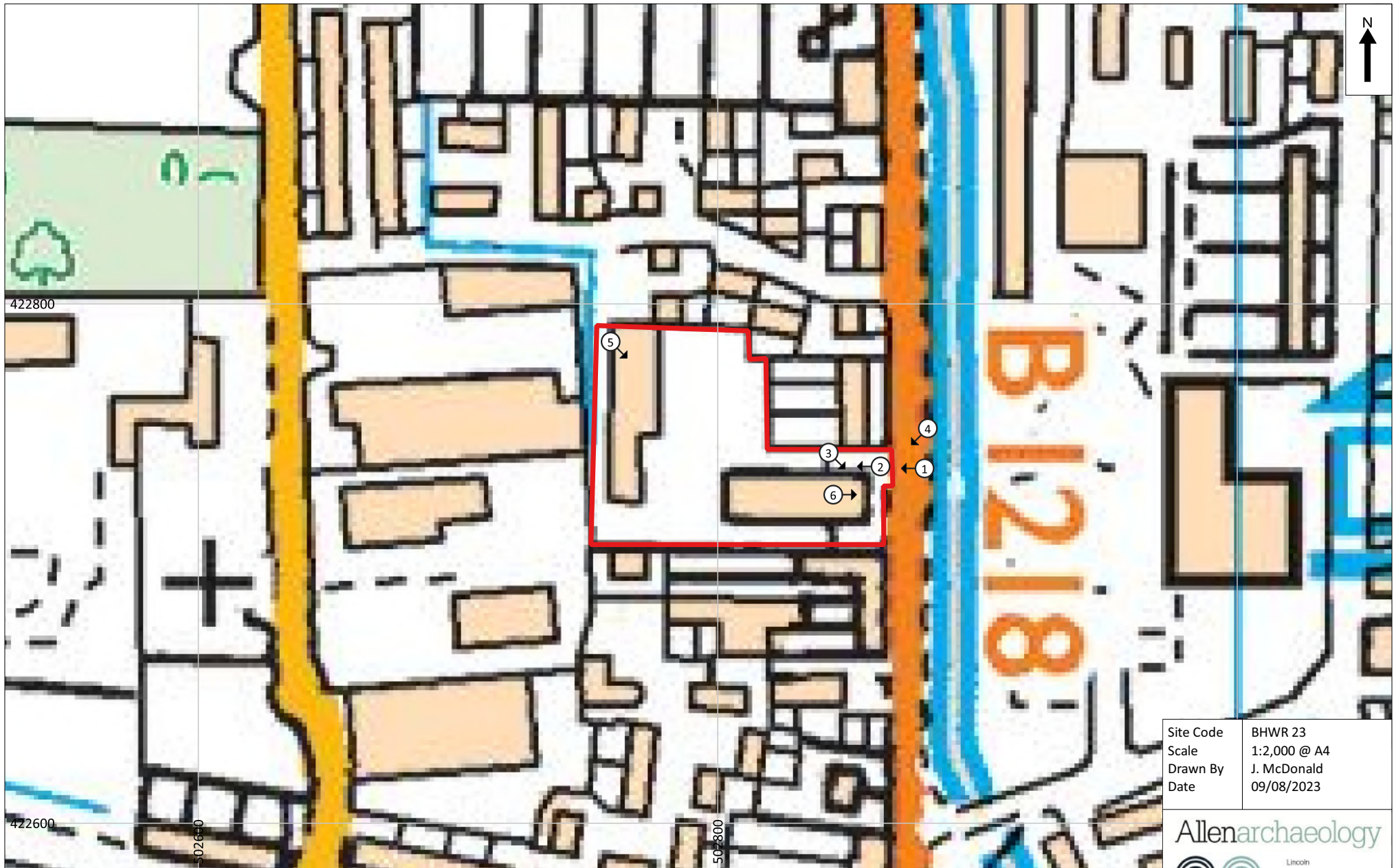
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Site Code	BHWR 23
Scale	1:10,000,000 1:1,000,000 1:25,000 @ A4
Drawn by	L Clempson
Date	05/09/2023

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Site Code	BHWR 23
Scale	1:2,000 @ A4
Drawn By	J. McDonald
Date	09/08/2023

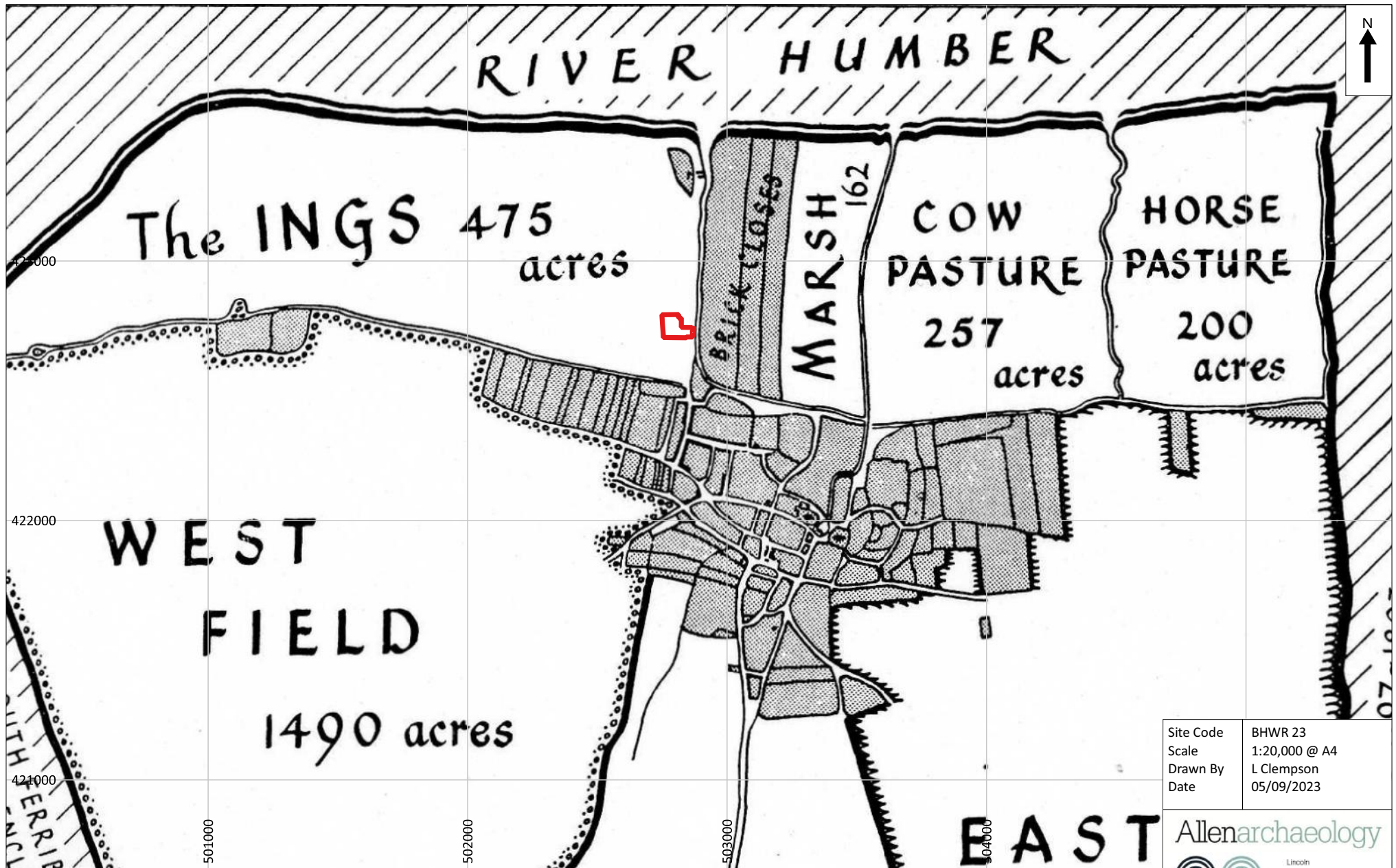
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Figure 2: Location and direction of site visit photographs with site outlined in red

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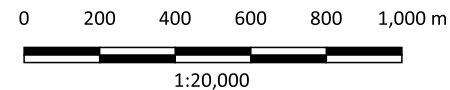
Site Code	BHWR 23
Scale	1:20,000 @ A4
Drawn By	L Clempson
Date	05/09/2023

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Figure 3: Extract of the map of Barton-upon Humber before enclosure which took place between 1793 and 1796, with site outlined in red



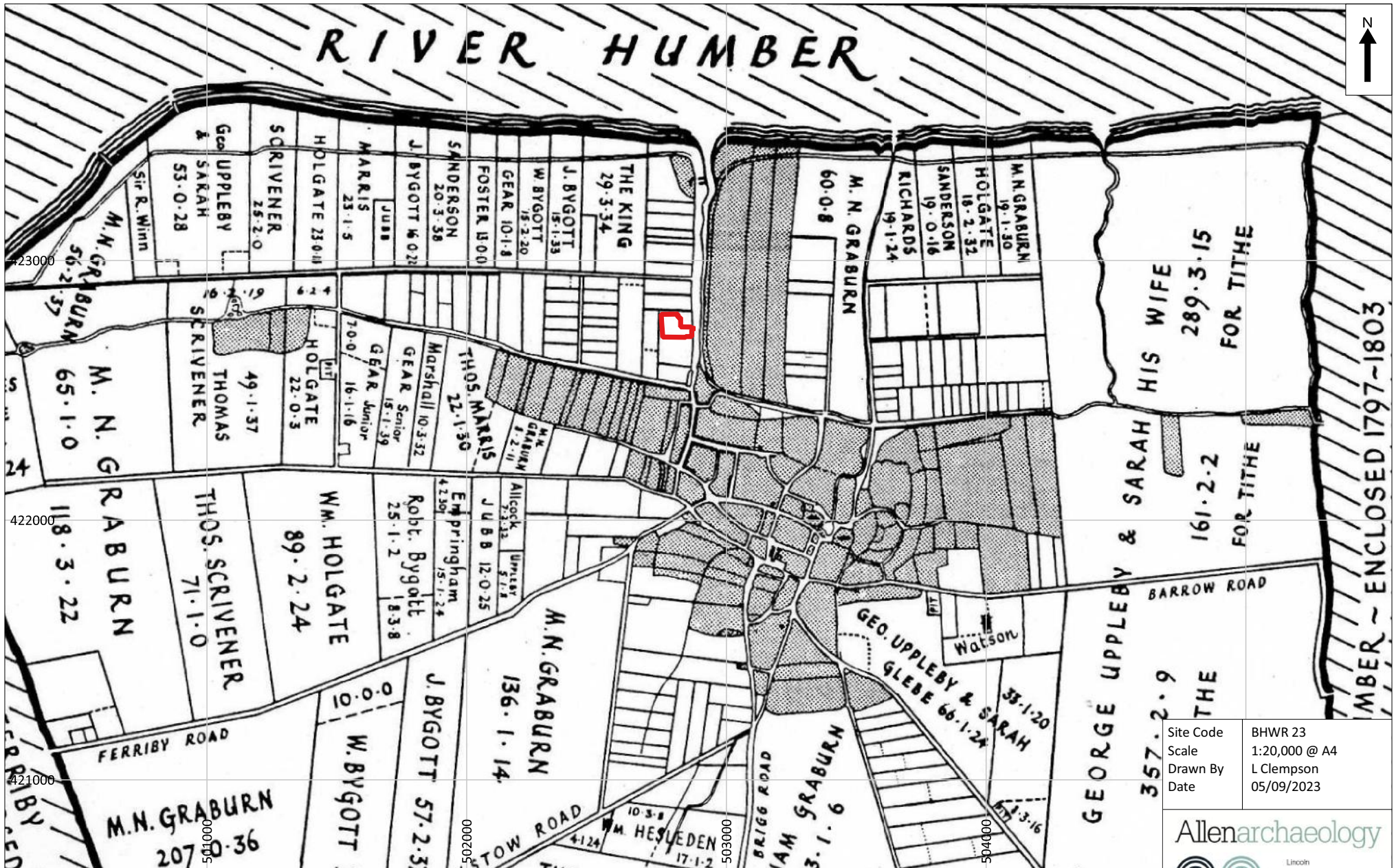


Figure 4: Extract of the map of Barton-upon Humber after enclosure which took place between 1793 and 1796, with site outlined in red

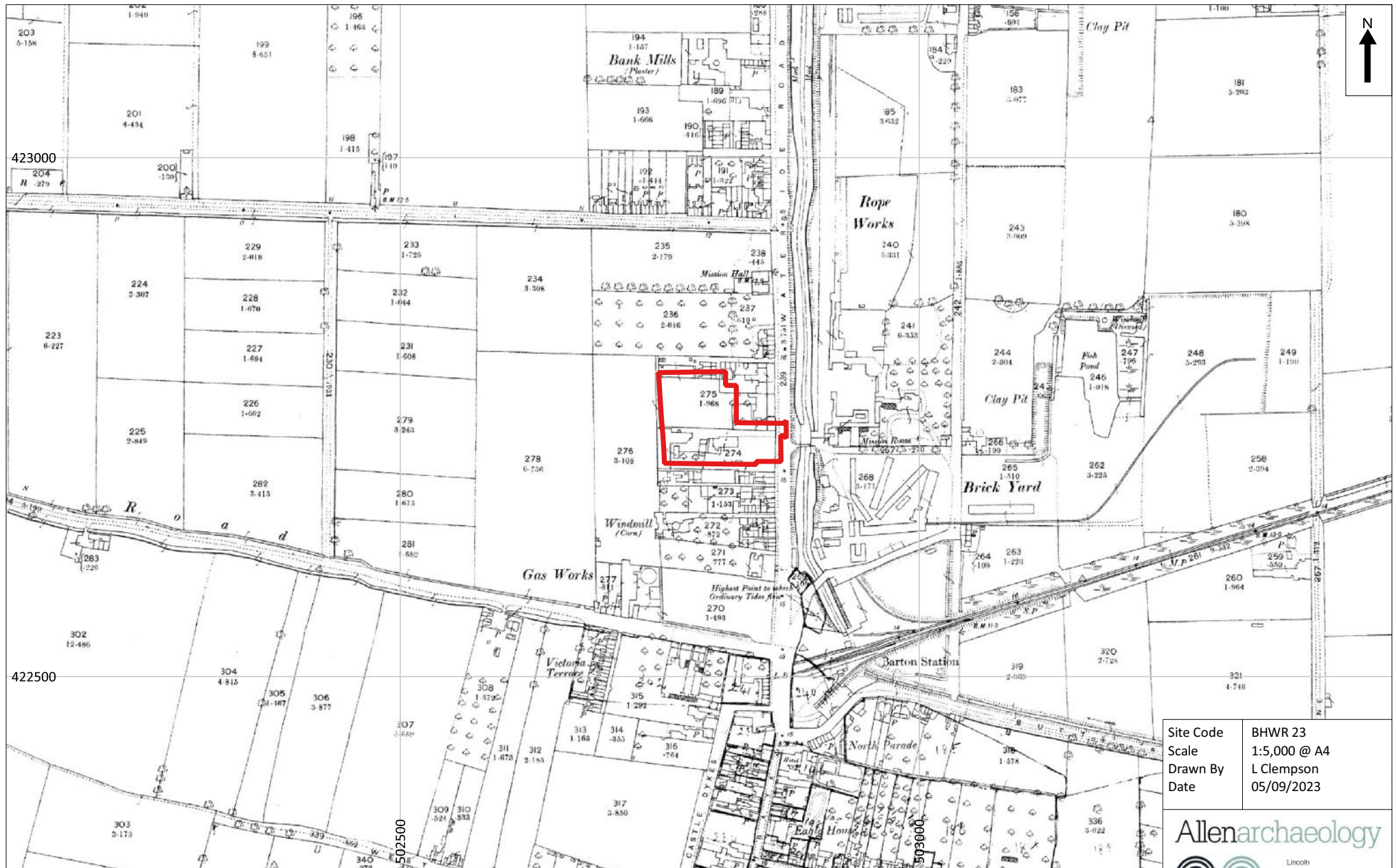
Map by Rex Russell (Russell and Russell 1982)

Site Code	BHWR 23
Scale	1:20,000 @ A4
Drawn By	L Clempson
Date	05/09/2023

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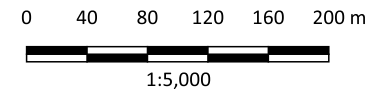
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Scale	1:5,000 @ A4
Drawn By	L Clempson
Date	05/09/2023

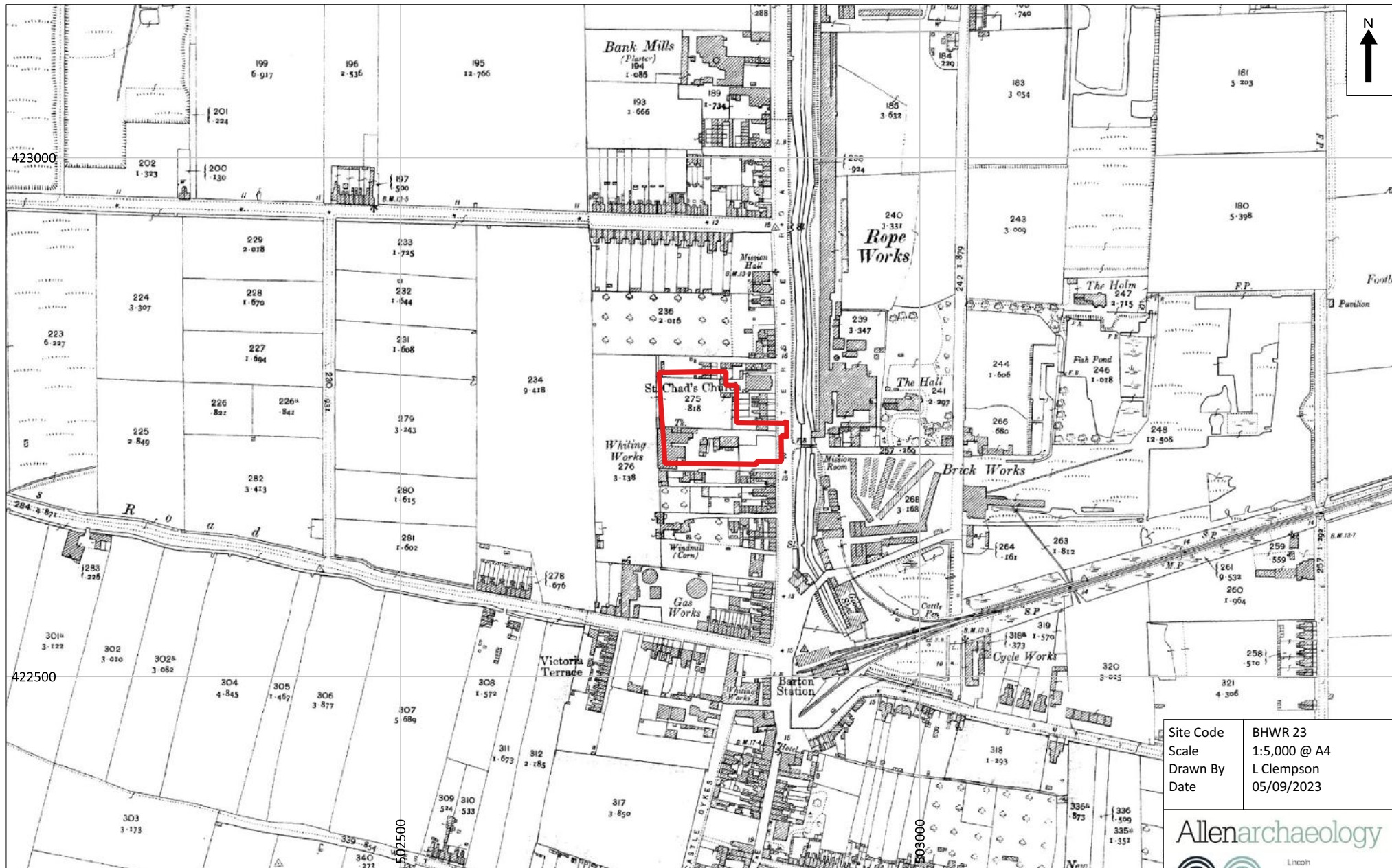
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Figure 5: Extract of 1887 Ordnance Survey map with site outlined in red





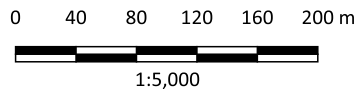
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Scale	1:5,000 @ A4
Drawn By	L Clempson
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Figure 6: Extract of 1906 Ordnance Survey map with site outlined in red





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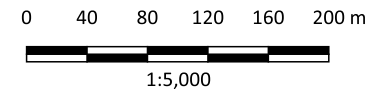
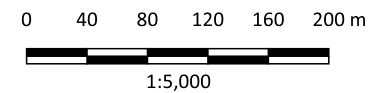


Figure 7: Extract of 1932 Ordnance Survey map with site outlined in red



Figure 8: Extract of 1945 Ordnance Survey map with site outlined in red

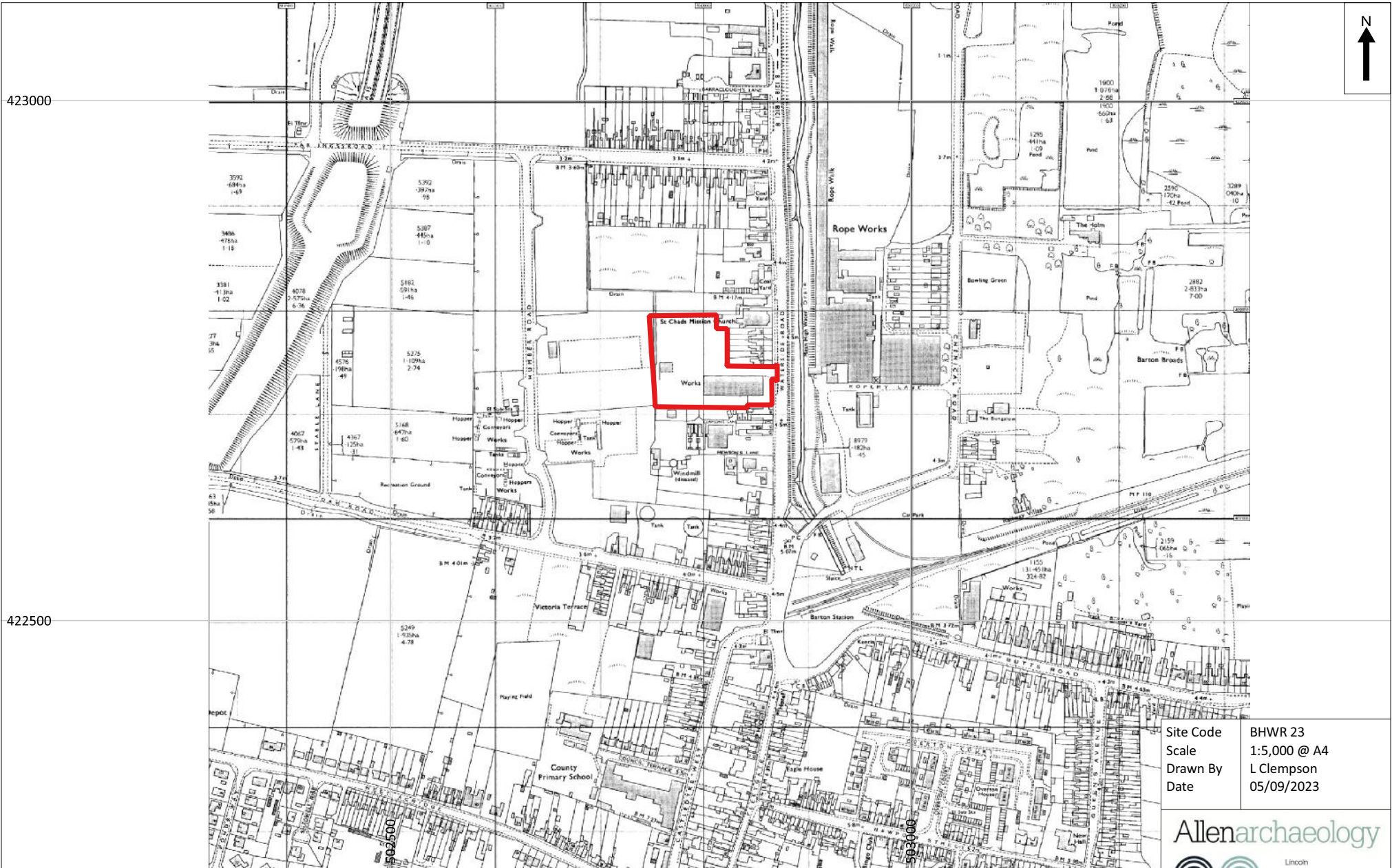


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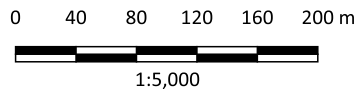
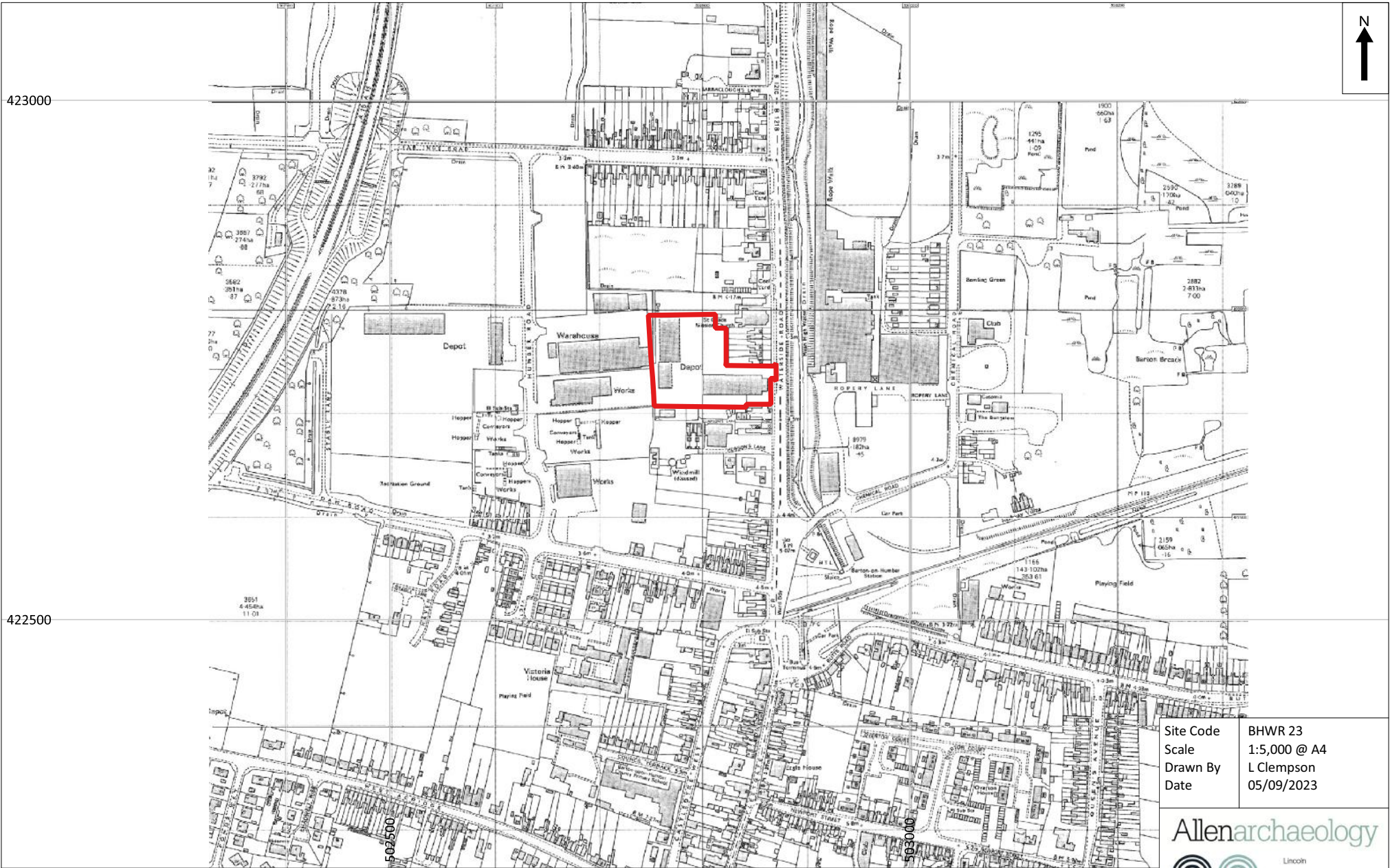


Figure 9: Extract of 1976 Ordnance Survey map with site outlined in red



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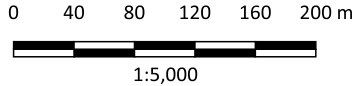


Figure 10: Extract of 1983 Ordnance Survey map with site outlined in red



Existing Waterside Road Elevation.

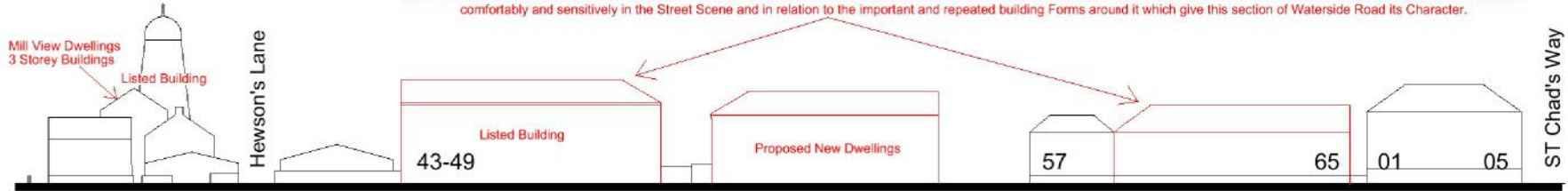


Proposed Indicative Waterside Road Elevation.

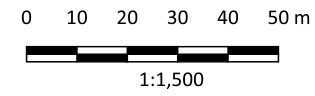


Proposed New Waterside Road Building "Scale": Note - Roof Line of all other new dwellings on site to be 650mm below roof line of adjacent listed building 43-49 Waterside Road.

The Form of the New Dwellings / Building is taken from the existing Buildings on either side of it, particularly that of the Listed Building adjacent 43-49 Waterside Road.....This allows it to then sit comfortably and sensitively in the Street Scene and in relation to the important and repeated building Forms around it which give this section of Waterside Road its Character.



Proposed New Waterside Road Building "Form":



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Figure 11: Proposed Indicative Waterside Road New Building Position, Scale and Form Analysis



Note - Anywhere inside Blue hatched area one can see Hewson's Mill. The Proposed Layout thus has good view permeability in relation to the Mill.

Figure 12: Views of Hewson's Mill From Inside Proposed Development

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