

WALTHAM CONSERVATION AREA



CONSERVATION AREA APPRAISAL 2016

CONTENTS

INTRODUCTION.....	3
PLANNING POLICY CONTEXT	4
HISTORIC DEVELOPMENT & ARCHAEOLOGY	5
Origins and Development	5
Archaeological Sites	8
Ancient Monuments.....	8
References	8
SPATIAL ANALYSIS	10
Key Views & Vistas.....	10
Setting	11
Public Realm	14
ASSESSING SPECIAL INTEREST.....	15
Summary	15
Location and context	18
Landscape setting	18
DESIGNATED SITES.....	19
Nationally Listed Buildings.....	19
Locally Listed Buildings	21
Non Designated Heritage Assets.....	22
LOCAL & TRADITIONAL BUILDING STYLES & MATERIALS	23
Walls	23

Roofs	24
Windows & Doors	24
EXISTING CHARACTER	25
CAPACITY FOR CHANGE	25
SITE & DESIGN APPRAISALS.....	26
COMMUNITY INVOLVEMENT	26
IDENTIFIED ISSUES.....	27
PROBLEMS & PRESSURES	28
SUGGESTED BOUNDARY CHANGES	29
RECOMMENDATIONS	30
KEY READING	31
CONTACTS.....	31
APPENDIX	32
1. Glossary	32
2. Heritage Statement Guidance	34
3. Local List Criteria.....	37
4. Waltham Conservation Area (1976).	38
5. 20 th Century Redevelopment Areas	45
6. Undesignated Heritage Assets.....	50
7. Management Plan	I
INTRODUCTION.....	iii
AIMS	iv
IDENTIFIED ISSUES	iv

A – Loss of historic detail	v
B – Poor quality shop fronts	vii
C - Condition.....	ix
D – Public realm	xi
E – Unauthorised Development	xiii
F – Permitted Development	xv
G – Poor quality modern development	xvii
SUMMARY	xix
KEY READING	xxv
CONTACTS	xxvi
7.2 Design Guidance: Conservation Areas	xxvii
7.3 Design Guidance: Shop Fronts	xxx

Image on front page provided by Waltham Parish Council.

INTRODUCTION

Waltham is an established Lincolnshire village which is located within the unitary authority of North East Lincolnshire. The village is almost centrally located between its two closest cities, Hull circa 34 miles to the North West and Lincoln, circa 35 miles to its South West.

A conservation area is an area of notable architectural or historical interest the importance which is protected by law¹ against undesirable changes. This inherent character along with other factors including plot size and the perception of permanency, results in house prices within conservation areas selling for an average premium of 9% nationally².

The Waltham conservation area was designated in 1976. The area was chosen because of its largely intact pre-enclosure street patterns. This included distinctive changes in levels which is unique to Waltham. There are currently 16 designated conservation areas within North East Lincolnshire. This document applies specifically to the Waltham conservation area only.

Since Waltham conservation area was designated there has not been an in-depth appraisal. In 1976 the original document produced in support of its designation contained a brief history

and a list of aims in attempt to increase control over development in the area. This document is intended to re-evaluate the conservation area as a whole. It appraises features identified in 1976; buildings and spaces; which make historic Waltham worthy of protection. In doing so we can then create a Management Plan in order to ensure that the best interests of the area are given due consideration in any future planning applications.

This appraisal has been undertaken using current Historic England guidance³. However, these guidelines follow outdated planning policies all of which have since been superseded by the 2012 National Planning Policy Framework (NPPF). Whilst Historic England are yet to publish guidelines using the NPPF we feel that the current document still contains useful advice and case studies.

Whilst no appraisal can ever be entirely comprehensive, omitting any particular building, feature or space should not be taken to imply that it is of no interest.

¹ Planning (Listed Buildings and Conservation Areas) Act 1990

² Ahlfeldt G.M et al (2012) An Assessment of the effects of conservation areas on value, LSE: London

³ Understanding Place: Conservation Areas Designation, Appraisal and Management 2011.

PLANNING POLICY CONTEXT

All local planning authorities have a duty, under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to designate and conserve any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. Under that same Act it is also a requirement for Local Authorities to review areas for either new designation, or to consider current designations against criteria; to formulate and publish proposals for their preservation and enhancement. This document forms part of this process.

North East Lincolnshire Council is responsible for the administration and management of conservation areas within its area using both national and local policy frameworks in order to monitor, preserve and enhance them.

Conservation areas are 'designated heritage assets' and given specific protection in law⁴. Certain development is also restricted by law⁵.

The current National Planning Policy Framework (NPPF) was introduced in March 2012 to supersede the previous Planning Policy Guidance (PPG) notes and Planning Policy Statements

(PPS). Chapter 12 of the NPPF (Policies 126 – 141) *Conserving and Enhancing the Historic Environment* are used to consider any applications affecting conservation areas and their settings. Conserving heritage assets in a manner appropriate to their significance is one of the twelve core planning principles. All other relevant NPPF policies may also be applied. This includes policies for *Good Design*, *Local Distinctiveness* and *Transition to a Low Carbon Future*.

North East Lincolnshire Council adopted its current Local Plan in November 2003. The plan contains additional policies which, where relevant, can be used in tandem with national policies for the preservation and enhancement of our conservation areas. The Local Plan is essential to anyone proposing development or change within the conservation area. A new Local Plan is currently being produced which will, when adopted, replace the 2003 plan.

⁴ Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990

⁵ The Town and Country Planning (General Permitted Development) (England) Order 2015.

HISTORIC DEVELOPMENT & ARCHAEOLOGY

Origins and Development

In establish literature the earliest evidence for the origins of Waltham as a definable settlement is said to be from the Roman period. The road known as Station Road is reputed to be a possible Roman Road, as an extension of Margary route 274 (Owen AEB. 1984), and continuing as Humberston Avenue towards the coast. This claim is, unfortunately, easily disproved as the road is not indicated on pre-enclosure maps of the village (Russell E and R C Russell. 1982). 1940s aerial photos also show that it cuts through areas of medieval Ridge and Furrow earthworks associated with the settlement's East Field. It is therefore, without doubt, not Roman but one of the seven public roads laid out as part of the areas enclosure award. An earlier, less straight road may have existed prior to the present one, but as the perfectly straight alignment of the road is the main evidence used to suggest the Roman date, it should not be assumed that any earlier roads would be of Roman origin.

At present we can only say for certain that the settlement of Waltham was relatively sizeable, potentially being an estate centre, at the end of the early medieval (Saxon/Danish) period.

The name in Old English and means "Village/Estate/Manor" at the Woods and the Domesday Book records the settlement as having 31 houses, a church and priest (Peachey. 2011).

Almost no information about the character of the village during the high medieval period is easily available, and archaeological investigations within the village have so far been of limited scale and even less success. It is possible, however, to infer some information from later sources.

Although earlier stonework is present, the bulk of the existing parish church dates to either the late 13th or early 14th centuries, suggesting a wholesale rebuilding of the earlier church during this period or at least relatively closely spaced constructions. Both of these possibilities hint at a rise in affluence of the village or individuals within it during this period.

The layout of the parish, with a large nucleated core flanked by a pair of communal fields and wetland commons which is depicted on pre-enclosure maps (Russell E and R C Russell. 1982), has its origins in the medieval period. Its layout is likely to have changed little since then. Equally, the presence of at least two concurrent windmills and a possible watermill in the village, during the 19th century, in all likelihood is analogous for its earlier milling capacity. The overall impression is that of a relatively populous village, although population figures only become easily accessible for the 19th century. The population is recorded as 782 in White's directory of 1856, only less than

Grimsby, Laceby, Tetney, and Clee⁶ in the Bradley Haverstoe Wapentake⁷.

At the point of enclosure, by an act in 1771, the bulk of the parish was divided between the lords of the manor, the Anningson family based in Waltham itself, and the Rector of Waltham. Small portions of the enclosure also seem to have been held by residents of the village (Russell E and R C Russell. 1982).

This pattern of local ownership is perhaps one of the reasons that such an interesting (varied) village has developed which contrasts with the more formal “Large Estate” run villages like Wold Newton.

Like many other villages in the area, numerous photographs of Waltham dating from the late 19th century to the mid 20th century have survived and provide invaluable information on the past character of the village. Along with historic mapping they show that Waltham had developed a very dense and intimate main street running from the parish church in the east to a loose crossroads in the west⁸. Away from this dense core were irregular plots with varied building designs, ranging from a number of 17th to 18th century timber framed cottages to a pair of large 19th century villas which flank Cross Street, one

of the village’s minor crossroads. This character suffered major change in the 1960s.

The most prominent of these changes was the demolition of the Grade II listed building known as Topliss and Sons and adjacent buildings on the eastern part of High Street (then called Ludgate Hill) following fire damage. Topliss was a fine 18th century house and shop with a walled garden and detached kitchen to the rear, and sat adjacent to a long, low, range of 18th century cottages, all of which were built directly fronting the pavement.

On the opposite side of the road, the Rectory, along with its tall garden wall was also demolished. It is thought that the churchyard wall was also pulled down at this time. This resulted in a dramatic change to the character of the village core and the area directly around the church, from a very “close” and intimate space to a wide open area. Other changes, although not as extreme, also affected the feel and character in wider areas of the village.

It was for these reasons that the conservation area was declared in 1976.

⁶ Clee with Cleethorpes, Weelsby and Thrunscoe

⁷ the equivalent of a ‘hundred’ (large defined area) for northern counties taken from old English and Norse.

⁸ Where Cheapside, Briggsley Road, Barnoldby Road and High Street meet.



Photograph reproduced courtesy of North East Lincolnshire Council Library Service.

Ludgate Hill, now part of High Street, showing Topliss & Son, the adjacent buildings and the garden wall to the Rectory and the former enclosed character of the street

Archaeological Sites

The only definable archaeological site within the centre of Waltham is an area of medieval village earthworks, probably small crofts, within Grove Park to the south of the conservation area. The core of the village, however, will contain archaeological deposits relating to the growth and development of the village.

The wider landscape contains a number of archaeological sites known only from cropmarks. These are probably of Iron Age and Roman period sites and form part of a much wider landscape of scattered farmsteads throughout northern Lincolnshire.

Ancient Monuments

There are no ancient monuments within the parish, the closest being the ancient church cross in Bradley, adjacent to the parish church of Saint George.

References

Peachey M. 2011: *Archaeological Watching Brief at 93 High Street, Waltham, North East Lincolnshire*. Archaeological Project Services. Heckington.

Pevsner N and J Harris: 1989. *The Buildings of England Lincolnshire* (Second Edition). Yale University Press. London.

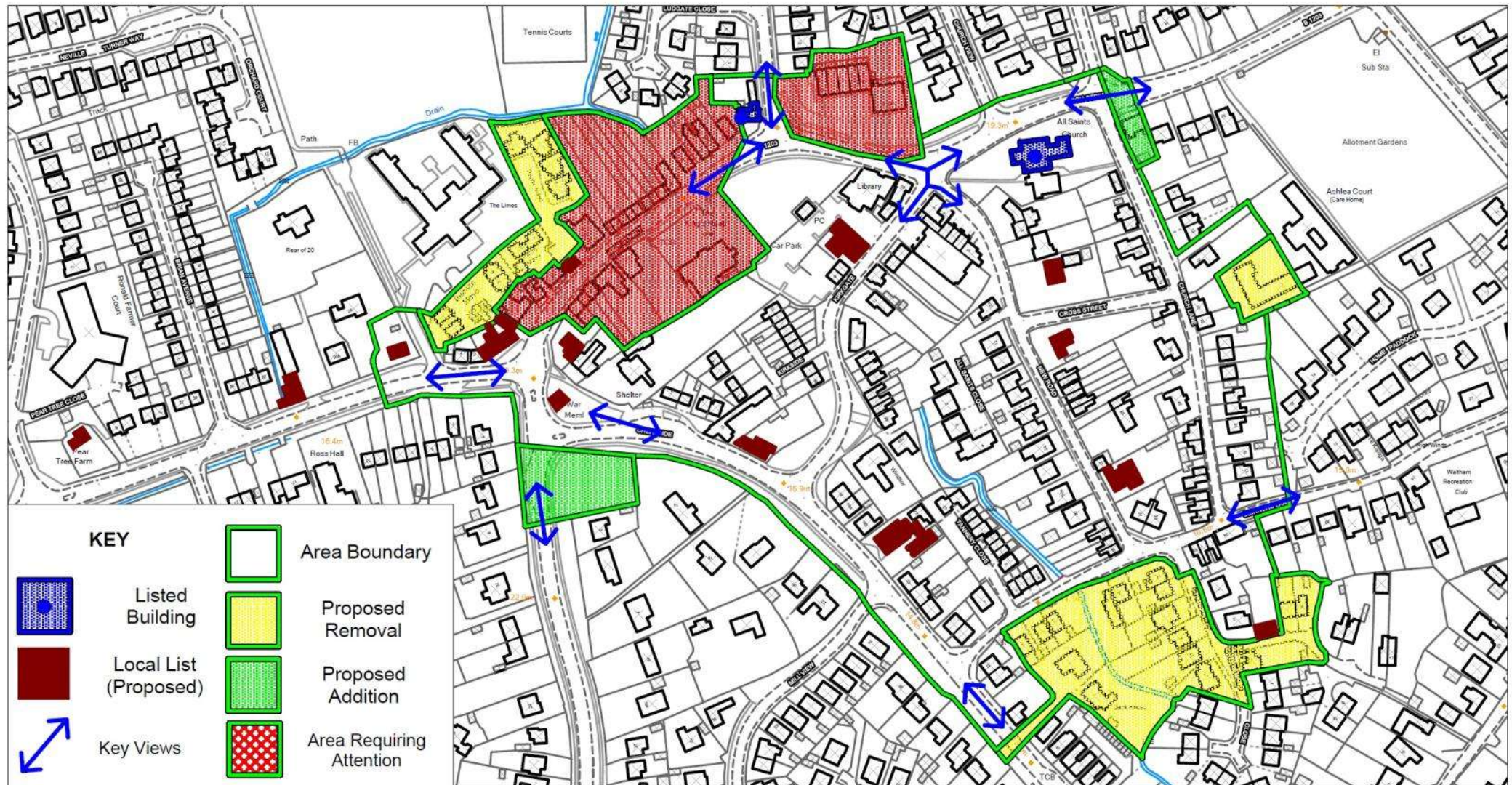
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White W. 1856. *History, Gazetteer, and Directory of Lincolnshire*. W White. Sheffield.



Waltham Conservation Area



Scale c.1:3,000 at A4

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1st April 2015

SPATIAL ANALYSIS

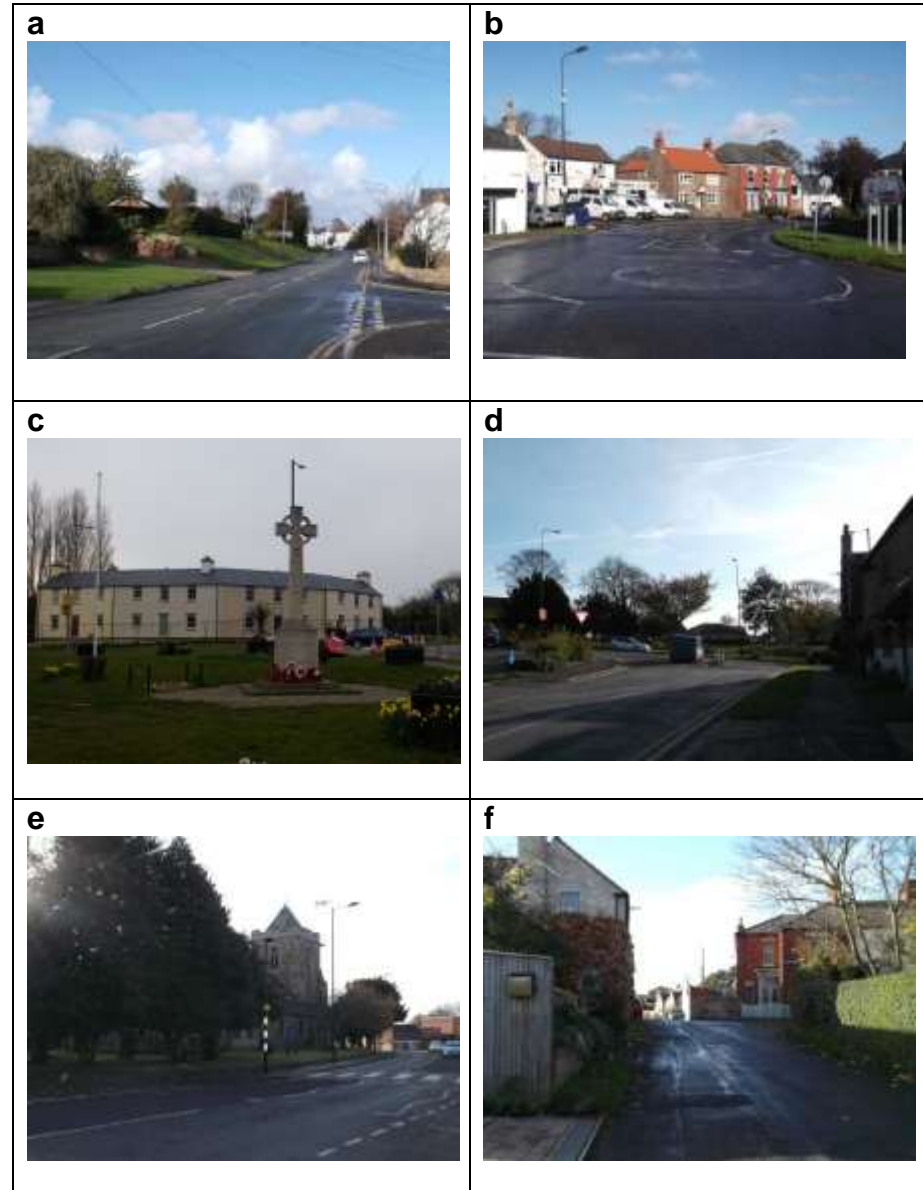
Key Views & Vistas

Saved policy BH1 of the North East Lincolnshire Local Plan 2003 entitled, *Protecting Development Within Conservation Areas* emphasises the importance of views. Specifically how development 'may affect views into and out of the conservation area ... [expecting it] to make a positive contribution.'

In order to determine the effect of development on views we need to first identify the key views and vistas of which this policy relates. For Waltham conservation area, views both into it and out of the following streets have been identified:

- a) Cheapside
- b) Brigsley Road
- c) Barnoldby Road
- d) Fairway
- e) High Street
- f) Skinners Lane

Please note that this list is not exhaustive and only represents the main entrances to the area. Views, where change is likely to affect the areas special interest, may also exist elsewhere. In some cases these are outside the designated area. Selected views are also identified on the map on page 9.



Setting

Setting has many definitions and no defined boundary. In some ways setting is personal and will differ for every person, at every site, each time they visit. Below are two well used definitions:

“Setting - The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve...” (Annex 2: Glossary, National Planning Policy Framework, Department of Communities and Local Government, 2012).

“Setting includes interaction with the natural environment; past or present social or spiritual practices, customs, tradition, use and other forms of intangible cultural heritage that create and form the space as well as the current and cultural, social and economic context.” (Xi'an Declaration on the Conservation of the Setting of Heritage Structures, Sites and Areas, ICOMOS, 2005).

Paragraph 132 of the NPPF states that, ‘significance can be lost through alteration or destruction of the heritage asset or development within its setting.’ For this reason and in accordance with Section 73 of the Planning (Listed Building and Conservation areas) Act 1990, applications effecting the setting of a heritage asset should be advertised.

As setting is based on interpretation, this judgement should be justified. In some cases this would be judged on visibility, in others on the scale and impact of the proposed development.

New development can intrude into valued views and vistas, so it is important to ensure that proposals do not have a negative impact on the historic environment. In some cases, take a church tower, there is a need to preserve its prominence. Public spaces, important settings and street scenes need guarding and protecting from visually intrusive forms. To ensure this, all proposals need to be assessed against their impact on potential views within or effecting the setting of a conservation area or listed building.

Applications effecting designated heritage assets should be accompanied by a heritage statement created using appropriate expertise. This should contain **context, description, significance, impact** and **justification**. A guide to creating a heritage statement can be found on the NELC website and is attached as Appendices 2 on page 34.

The Historic Environment Record (HER) is a database where information on the historic environment is collected. This includes list descriptions and other documents which indicate wider sources of research which should be used to inform any heritage statement. You can contact the HER on the following:

Phone: 01472 324213

Email: planning@nelincs.gov.uk

Green or Open Spaces & Trees

It is important to note that it is not just the buildings which affect the character of a conservation area. Green areas, open space of any kind (public or private) and trees also contribute to the character of Waltham. The four images adjacent are examples of this. It should be noted, that Waltham's two major public parks, and allotments (located just outside the conservation area boundary) are also important to the conservation area owing to the way they are utilised by residents past and present.

g) This image shows the grass verge and embankment to the south side of Cheapside. This is an important part of the conservation area. Not only does it represent the southern conservation area boundary but it is an effective screen which helps to mask the later buildings beyond it. Formally the site contained a number of small buildings including an early Methodist chapel.

h) This is the hedgerow which runs along Skinners Lane. It adds to the rural character of the conservation area and represents the historic property boundaries along which have since been regularised.

i) This image shows a view of New Road. The trees depicted on the right are part of the planting in the gardens of the two Victorian villas which flank either side of Cross Street. These are Scotch Pines, which add height and age to the area.



- j) This image is of the area between the Library and the Kings Head public house, now known as the village green. It is the site of the former rectory. Although the majority of the original trees, if not all, have disappeared the location of the existing trees are a reasonable replication of those shown on the 1887-90 Ordnance Survey map. It is not unreasonable to suggest that the Yew, Sycamore and Chestnut near the Library are remnants of the landscaping associated with the rectory. With regards to the trees along the boundary with the Kings Head car park, while these trees are not original, their location has an uncanny resemblance with the historic mapping. The Sycamore tree within the Kings Head car park should also be seen in this context. The village green is now used for recreation, as a pedestrian throughway between shopping streets and is also home to the parish council offices and public conveniences.

The historic core of Waltham, largely defined by the conservation area boundary, is now encased by modern development. For this reason the large building plots, their boundary treatment and spaces between properties have become the only reminder of a once rural setting. It is important that these features are retained. Especially with regard to hedgerows, many of which were set out during enclosure. Where traditional treatments have been lost it is desirable to reinstate.

Residents planning to carry out works to trees within conservation areas are required to give the Local Planning Authority six weeks prior notice. Anyone who cuts down, uproots, tops, lops, wilfully destroys or wilfully damages a tree in a conservation area without giving notice will be guilty of an offence. The same penalties apply as those for contravening a Tree Preservation Order.

Giving notice must be in writing describing the proposed works and identifying the location of each tree. It may be helpful to use the standard notification form provided by the Local Planning Authority. Guidance notes are also available. Similarly there is a Tree Works Application Form all of which can be found using the link below:

<http://www.nelincs.gov.uk/business/planning-and-development/find-out-about-trees-and-development/trees-conservation-areas/>

Posting details are also available at this address. To enquire as to whether a tree/s are within a conservation area or for information on how to apply to carry out works to trees within conservation areas please contact the Local Authority Tree Officers on the details below.

Phone: 01472 324213

Email: planning@nelincs.gov.uk

Public Realm

The public realm (principally roads and pavements) play a major role in creating sense of place within Waltham conservation area. Along with the built and natural environment public open space and streets contribute to the character and appearance of Waltham. Hence it is also desirable to preserve and enhance. This also includes lampposts, seating and signage etc.

Historic England guidance⁹ explains how the quality of the public realm is seen to relate directly to the economic success of an area. Well managed streets are not only desirable but can be a significant driver in the success of the local economy.



The public realm in Waltham conservation area is generally standard. The two images on the left show two variations to this:

- k) This is an image showing the road and path surface on Church Lane. It shows a narrow path and level bricked kerb. This treatment can also be seen on other roads to the south of High Street but is not typical of the area. Many of the roads to the south of High Street do not have defined paths, however, those that do also have low or level kerbs.
- l) This is an image of the bus stop on Cheapside. There is another of these on Kirkgate. These recently replaced the standard curved aluminium covered seating areas which were not sympathetic to the area. These replacement designs are more in keeping, made of timber and slate.

Although public realm is a major influence on the character of the area it must be noted that the private realm also contributes to this. These are areas of land which are contextually visible with the conservation area but are not publically accessible which include (but not limited to) driveways, gardens and commercial yards. Therefore it is also important to ensure these areas do not negatively impact the character of the conservation area by virtue of their appearance.

⁹ Streets For All: Yorkshire & the Humber 2006

ASSESSING SPECIAL INTEREST

Summary

Waltham is a large village centred around the medieval parish church of All Saints and a small shopping street; High Street; which serves the immediate area. Much of Waltham conservation area's special interest is derived from the physical layout of the village.

The physical character of Waltham comes from a combination of: the close relationships with the parish church and High Street; the pre-enclosure street patterns; and changes in land levels. The inter-relationship of streets and spaces relate directly to the former historic street patterns of: Cheapside; Brigsley Road; Barnoldby Road; Kirkgate; High Street; Skinners Lane; and Church Lane. Many of these have since been inter-connected.

Waltham also draws interest from its building arrangements of various periods, these lead to a diverse street scene. Building stock tends to be characterised by tightly packed terrace cottages between later larger Victorian villas on narrow windy roads.

The human response to Waltham's physical attributes, both natural and built, its geography, history and population all create a unique sense of place. These responses are often referred to as an areas cultural heritage or identity. This also forms part of Waltham conservation areas special interest.

“Conservation areas were introduced by the 1967 Civic Amenities Act as ‘areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’. Since then, more than 9,300 have been designated by local authorities across England. Their designation is about recognising the significance of an area - what gives it its special character - and then about managing its future. Designation is not intended to prevent change or adaptation but simply to make sure that their effects on what people value about a place are properly considered.”

(English Heritage. 2009: *Heritage At Risk Conservation Areas*. English Heritage. London.)



Historic Environment Record
Development Management
Origin One, Origin Way
Europarc, Grimsby
North East Lincolnshire
DN37 9TZ

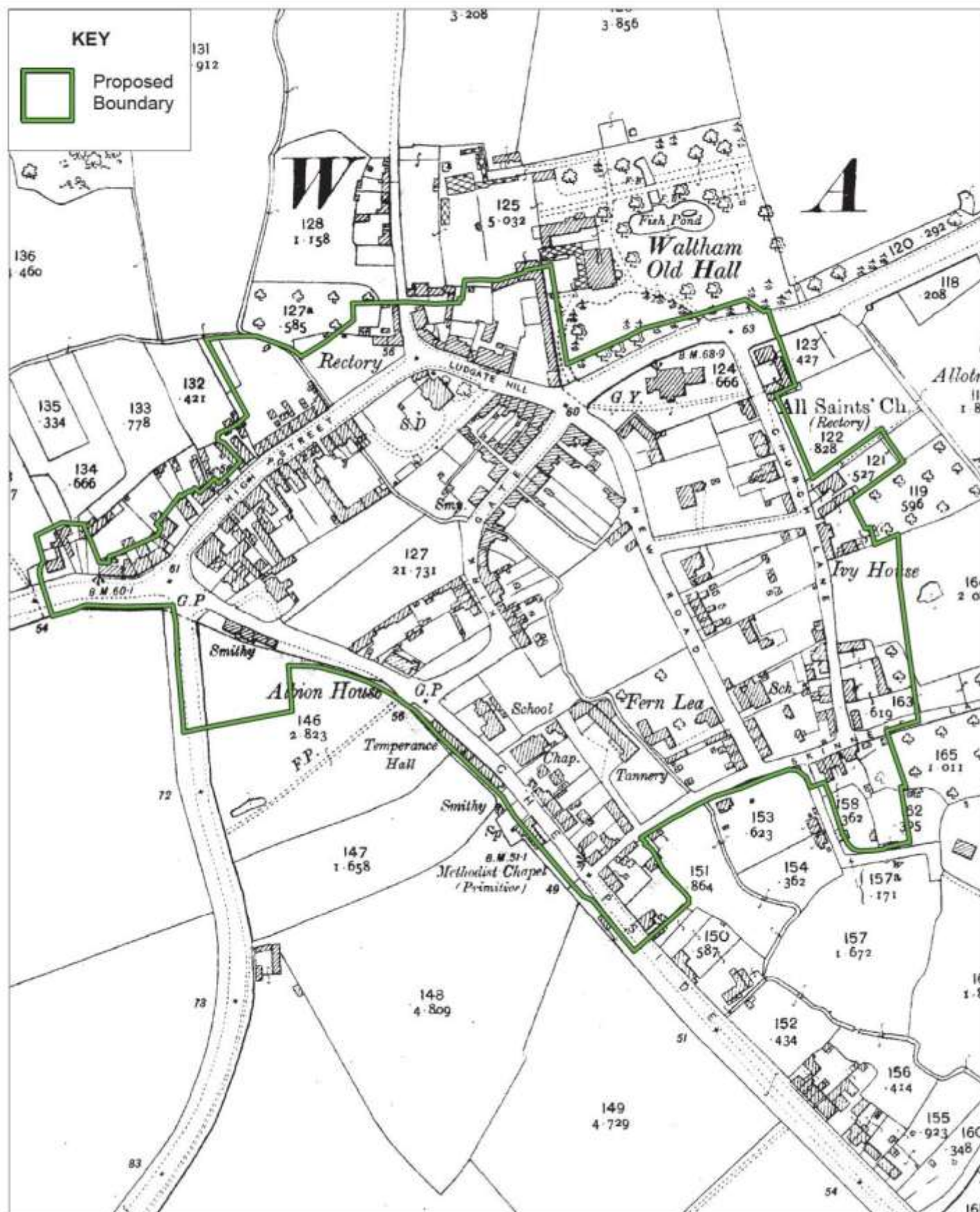
Waltham Conservation Area General Location



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**Waltham Conservation Area
Ordnance Survey Maps of 1906-7
Showing Historic Plan Form**



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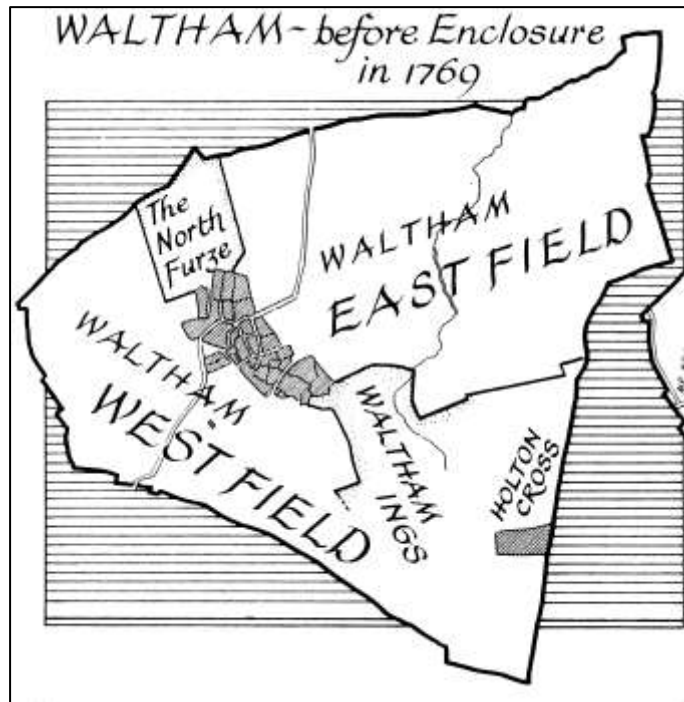
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Location and context

The village of Waltham is circa 5 miles south of the centre of Great Grimsby and circa 7 miles south-west of the coastal resort of Cleethorpes. It is separated from the surrounding villages and Scartho, part of the urban area of Grimsby, by agricultural fields. See map on page 16. The population at the 2011 census was 6,413 reducing slightly from 6,420 in 2001.



Landscape setting

The British Geological Survey characterise the area's superficial deposits as Devensian Till, and the bedrock as Burnham Chalk. It is located within the Lincolnshire Middle Marsh, a landscape that forms the escarpment to the Lincolnshire Wolds, bordered by the coastal Outer Marsh to the east. The majority of the village core lies at c.15-16mAOD but with parts rising to c.19mAOD – these changes in height are very apparent within the village itself.

Plan Form

The core of the village of Waltham has developed from a cluster of ancient enclosures, almost certainly of medieval origin, and a series of interconnecting roads built to serve the properties on plots within these enclosures. This was altered first by an enclosure act of 1771 which re-organised the village's open field system (see image adjacent) and created new roads, and later by urban expansion that greatly increased the size of the village, with large housing estates around the edges and infill and subdivision of the many ancient enclosures within the core. See map on page 16.

DESIGNATED SITES

Nationally Listed Buildings

There are only three nationally listed building/structures within the village of Waltham. As you can see from the map on page 10, just two of these are located inside the Waltham conservation area boundary. These are:

- 53 High Street
- Church of All Saints

The third is Waltham Windmill located to the south of Waltham outside the conservation area boundary.

The list descriptions for the two listed buildings which form part of the conservation area are included below. A list description is used purely for identification purposes and should not be used to justify significance. Some list descriptions written or amended after 26th June 2013 include a summary of the assessment of special interest at the time of designation however, these are still not a comprehensive record of the building. Any omission from the list description of a feature does not indicate that it is not of interest and advice should be sought from the Local Planning Authority before carrying out any work to a listed building.

Name: 53 HIGH STREET, WALTHAM

Road: HIGH STREET

NGR: TA2599203931

Designated: 18/06/1986

Amended:

Grade: II GV

NHLE Number: 1103503

Legacy Number: 164413

Volume/Map/Item: 1206/7/46

Description:

House, part of former row. C17 - early C18 with later alterations. Brick with pantile roof.

Plan: 2 rooms with lobby entry to left and stairs behind stack; addition to rear right. Single storey with attic, 2 windows. Steps to C20 board door in wooden architrave beneath timber lintel with C19 4-pane sashes to right in flush wooden architraves beneath timber lintels. Stepped eaves. Pair of raking dormers with 4-pane sashes and plastered cheeks. Brick-coped gable and end stack to right; axial stack to left. Right return, facing Fairway: C19 - early C20 former 3-light shop window with frieze, bracketed cornice and hood, board door to right in architrave beneath timber lintel, 4-pane attic sash in flush wooden architrave. Later extension adjoining to rear has C20 recessed board door and 6-pane casement.

Associated HER Entry

0751/8/0

Building: 53 High Street



Name: CHURCH OF ALL SAINTS

Road: HIGH STREET

NGR: TA2615103910

Designated: 04/01/1967

Amended:

Grade: II* GV

NHLE Number: 1161283

Legacy Number: 164414

Volume/Map/Item: 1206/7/47

Description:

Parish church. Late C13 - early C14 tower, south aisle, arcades and chancel. Restorations of 1867 and 1874 by James Fowler of Louth included re-roofing, re-seating, new tower ceiling, rebuilding chancel and south aisle, new vestry. North aisle rebuilt 1876. Tower restored and top stage rebuilt by E W Farebrother of Grimsby. Organ chamber of 1911. Ironstone rubble and ashlar, with limestone ashlar patching, dressings, organ chamber and tower parapet. Slate roof.

West tower, 3-bay nave with 3-bay north aisle, 4-bay south aisle, 3-bay chancel with organ chamber and vestry adjoining north side. C20 church hall of no special interest adjoins central section of south aisle. 3-stage tower in Early English style: plinth, clasping buttresses, cillband; shafted west lancet with twin lancets above; shafted two-light plate-traceried belfry openings with pierced quatrefoil above and dogtooth moulded surround; gargoyles, coped embattled parapet. Plinth, buttresses to C19 organ chamber and north aisle. Latter has C19 2-light square headed traceried north windows, pointed 3-light traceried west window. Organ chamber: two pointed 2-light traceried windows, C19 to right, restored C13 to left, probably re-set from chancel. South aisle: buttresses, pointed triple-chamfered door with plain hoodmould; C19 square-headed 3-light traceried windows, central one with original C14 head and section of hoodmould; C19 pointed 3-light traceried east and west windows. Chancel: chamfered plinth, angle buttresses and C19 buttresses between bays; south side has pointed chamfered door, late C14-C15 square-headed 2-light traceried window, early C14 pointed 2-light traceried window. Large C19 3-light traceried east window.

INTERIOR: 3-bay arcades of pointed double-chamfered arches on quatrefoil piers with diagonal shafts between the foils, moulded capitals

and bases on diagonally-set plinths, the north piers slightly more ornate. Wide pointed double-chamfered tower arch on shafted responds with plain moulded capitals and bases. Blocked square-headed door and outline of former nave gable above. Trefoiled ogee-headed piscina to north aisle. Square-headed rood loft doorway to south aisle. Pointed double-chamfered chancel arch with broach-stopped outer chamfer and plain moulded capitals on chamfered jambs. Chancel: cillband to east end; triple sedilia with detached shafts, moulded capitals and pointed moulded arches beneath crocketed and finialed gables; double piscina formerly with trefoiled arches (central sections now missing) beneath square hoodmould with carved foliate ornament; pointed chamfered north door, C19 double-chamfered arch to organ chamber. C19 roofs throughout: quadripartite timber vaulting to tower with moulded ribs and carved boss.

MONUMENTS: Brass to Joanna Waltham (died 1420) and her son and daughter: small half-figures with inscription below, re-set on chancel south window-cill; C14 brass inscription to John and Mary Waltham re-set on chancel north window-cill. Fine C14-C15 Perpendicular font has ornate octagonal bowl with carved flowers and angels holding shields, on later shaft with trefoiled panels and moulded base.

SOURCES: N Pevsner and J Harris, *The Buildings of England: Lincolnshire*, 1978, p 415.

Associated HER Entry

0752/2/0

Building: All Saint's Church, Waltham



Locally Listed Buildings

There are currently only adopted local lists for Grimsby and Cleethorpes. A draft local list for Immingham and the Villages, which includes Waltham, is currently out for consultation. It is suggested that there will be 22 local list entries for Waltham. The criteria for identifying buildings to be included in the local list can be seen in Appendix 3 on page 37.

The following 13, are those properties proposed (February 2016) to be included on the local list that are located inside the conservation area boundary:

- 1 to 5 (odd) High Street
- Rose Cottage, 12 Barnoldby Road
- 7 High Street
- 2 High Street
- War Memorial, Corner of High Street and Cheapside
- Estate Building, 17 High Street
- 5 Cheeseman's Lane
- Former School, New Road
- 7 New Road
- 9 New Road

- The Tilted Barrel, 2 Kirkgate
- Albion House, 17 Cheapside
- Waltham Methodist Chapel, Cheapside



Waltham Methodist Chapel, Cheapside. Gothic style. Red brick with ashlar dressings, buttresses, slate roof with triangular dormers. High quality cast iron railings and gate in a lace like pattern

Non Designated Heritage Assets

Under the National Planning Policy Framework non-designated heritage assets¹⁰ are a material consideration in the planning process. This attitude is expressed in paragraph 135¹¹. So, the effect of a proposal on the significance of any building of historic interest should be a consideration in determining an application for planning permission.

It is up to the Local Planning Authority to identify these buildings upon application. This judgment is open to interpretation, and whilst an application is being considered the statutory consultation period allows members of the public to comment. This process also gives you an opportunity to highlight a building which you feel should be considered as a heritage asset as well as comment on its design and impact.

Adjacent is an image of 23 - 39 High Street. This is just one example of a non-designated heritage asset in Waltham. This terrace of cottages are an important representation of the growth of Waltham. They are all built using traditional materials but differing window openings and features help to identify difference in age although many have since been heavily defaced to incorporate modern uPVC windows. Age difference is also noticeable through the change in roof levels.

¹⁰ monuments or buildings.

¹¹ NPPF 135 –The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.



At street level one can see what remains of a past shop front to the face of number 27. This shows that buildings were in the past adapted to suit the needs of the time, similar to what happens now.

From a wider perspective there are numerous non-designated heritage assets in Waltham. Please note that any property which is located within Waltham conservation area, but not individually highlighted as being a heritage asset in this document, may still be treated as one. All property regardless of age, condition or style are covered by the protection offered by conservation area designation.

Further undesigned assets can be seen in Appendix 6.

LOCAL & TRADITIONAL BUILDING STYLES & MATERIALS



Photograph reproduced courtesy of North East Lincolnshire Council Library Service

A brick clad timber framed cottage on Cheesman's Lane, shown on the left of the image above with the gable facing the camera.

Walls

The predominant material used for the construction of exterior walls visible in Waltham conservation area is brick, with brown/buff predominating but red also being common. These would traditionally have been sourced locally, and it seems likely that the earlier buff/brown originate from brickworks on Barnoldby Road. A few properties within the area are also rendered, some traditionally but others more recently. Render, although now applied to the outside of brickwork, would have traditionally been a material used in the area, principally on timber framed cottages. There are now no known intact rendered timber framed cottages in Waltham.

It is known that prior to designation there were a handful of timber framed properties in the village. Although most of these have since been lost, 53 High Street still contains remnants of timber framing behind brick cladding and due to this, and other features of special interest, it is Grade II Listed. More visible to the public are 3 probable pad stones on the grass verge to the left as you enter Cheesman's Close. These are all that remains of the base of the timber framed property shown in the image to the left which once stood right at the edge of the road.

Roofs

Historic photographs show thatched cottages existed in Waltham at the turn of the 19th/20th centuries. Due to Waltham's location it likely that this would have been a reed thatch. It is thought that this would have once been the village's predominant roof material. Now no thatched properties remain in Waltham. Clay pan tiles and blue slate are now the dominate materials, although much of this has been lost in favour of concrete tile. Many of the pre-designation additions to the area, such as those on Cheapside, do not utilise traditional materials including those for the roof, and hence offer little or even detract from the village's character and special interest.



Windows & Doors

All traditional windows and doors are timber. Depending on age these differ in style. The timber framed houses would have had small timber windows with eight or more lights. This is because large panes of glass were hard to source and expensive. The later brick build houses have timber sashes, the number of panes decreasing as size and status of the property increases. However, many of these within the Waltham conservation area have been replaced with uPVC which no longer reflect the style of the windows they replaced.

The Image adjacent shows a house within the conservation area which contains a mixture of window styles and ages. Most noticeably the porch and bay; although now historic themselves; are later additions. These represent a good use of traditional materials sympathetic to the character of the area.

EXISTING CHARACTER

Overall Waltham conservation area is in a bad state of repair. It is also one of six conservation areas within North East Lincolnshire which is currently identified as 'at risk' on the Historic England Conservation Areas At Risk¹² register. Much of the damage to its character as an enclosed village occurred prior to designation in 1976, as mentioned earlier. Unfortunately, the area seems to have fared no better since its designation.

Most of the village's current buildings represent additions from the 19th up until the late 20th century, with a handful of both older and newer stock. Ignoring modern infill, which should be designed to be sympathetic to the area, not enough is being done to preserve and retain features on buildings of historic value.

At present enough remains of Waltham's tight street pattern and historic building stock, that it is important to continue to protect.

¹² List entry 7641 – described as 'very bad' and 'deteriorating'.

CAPACITY FOR CHANGE

There are a number of problems and pressures on Waltham conservation area which show that the conservation area has the capacity to change. However, change must be for the better and will need to enhance the character of the conservation area.

To ensure this occurs, and to assist those who may be considering development (or redevelopment) potential applicants should undertake early pre-application discussion with the planning authority. A Site Appraisal should be created at the pre-application stage, to inform proposals and their likely impact upon the conservation area. A Design Appraisal must also be produced based upon the findings of a thorough Site Appraisal. Both documents will also be required to support planning applications¹³.

¹³ including listed building consent where relevant.

SITE & DESIGN APPRAISALS

- Site appraisals should include the following information:

A thorough contextual analysis of the site and its setting, taking account of the setting of any listed buildings and/or buildings of local heritage merit which may be in the vicinity or other features of significance, such as open spaces (public or private) and road layout which contribute to the character of the conservation area.

Ensure that new development takes into account the scale, height, form, style, design and materials of existing buildings in the vicinity. Materials of which should follow those identified as tradition as set out previously.

- Design appraisals should include:

A full written rationale, supported by illustrative graphic material, explaining the design ethos of any proposed new development and why this will be appropriate to the conservation area, setting of listed buildings and/or buildings of local heritage interest and how this rationale relates to the contextual analysis of the site, setting and the buildings around it.

COMMUNITY INVOLVEMENT

Waltham parish council were consulted throughout the creation of this document and their views were listened to and taken into account during its production. Various Local Authority sectors have also had the opportunity to contribute internally to its contents. The Draft Local Plan also identifies that the creation of up to date Conservation Area Appraisals and Management Plans are vital for the future security of our heritage, for our development, health and wellbeing and lasting legacy.

A further full public consultation has been undertaken. This included:

- A letter addressed to all property owners within the conservation area (existing and revised) notifying of the process and inviting comment.
- A dedicated web page on the North East Lincolnshire Council website with a copy of the Waltham Conservation Area Appraisal and associated documents for public access.
- A hard copy of the Conservation Area Appraisal and accompanying documents available for viewing at the Waltham Parish Offices.
- 4 site notices where place around the site to advertise the Conservation Area Appraisal to a wider audience.

- 2 public presentations were given to members of the public and parish council followed by a question and answer session, on the merits and principles behind the ideas expressed within the Waltham Conservation Area Appraisal and its future management.

Prior to this appraisal being placed before the Council's Cabinet for adoption all comments received as part of the above consultation have been listened to and considered as part of a comprehensive re-evaluation of the documents. We welcome the views of the community on what they consider is important about their conservation area. The current document expresses these views alongside our professional expertise.

It must also be noted that without public support of the Waltham Conservation Area there is a real risk that any suggested improvements to its protection and conservation will fail. However it was found from the public consultation that there is a high level of support for the retention of the conservation area and the management plan which follows sets out a strategy to support this. Through this it is hoped that the area can be enhanced and, as a result, removed from the At Risk Register. A better preserved heritage asset will undoubtedly lead to greater appreciation and therefore remove the risk of de-designation and improve the environment for all.

IDENTIFIED ISSUES

The following issues have been identified during the creation of this document. It is these issues which will be carried forward for the creation of an effective Management Plan.

A. Loss of historic detail - traditional windows and doors, boundaries and roof coverings.

B. Poor quality shop fronts - inappropriate signage, unattractive shop fronts and alterations.

C. Condition – in some cases lack of appropriate maintenance and neglect.

D. Public realm – increasing standardisation, street clutter, poorly maintained pavements and intrusive traffic control.

E. Unauthorised development – in part arguably due to lack of public understanding of Permitted Development restrictions within conservation areas but also due to minimal use of enforcement powers.

F. Permitted Development – although restricted inside the conservation area it still permits major change.

G. Poor quality modern development – on gap sites as well as alterations to existing properties.

PROBLEMS & PRESSURES

The issues identified above are caused by a number of problems and pressures. These are issues which concern not only Waltham conservation area but other conservation areas locally and nationally.

Specifically, the problems and pressures in Waltham come from a range of causes. Sometimes they reflect general economic weakness, but in other circumstances are due to the demands of modern prosperity. The most significant threat to the character of Waltham conservation area is the simple loss of historic building details. This includes the loss of traditional windows and doors, boundaries, and wall and roof coverings.

For commercial properties, problems include unattractive shop fronts and advertisements as well as vacant buildings. Parking is also an issue for Waltham. Business inevitably causes traffic and this, when badly positioned, can distract from the feel and appearance of the area.

Another issue affecting the character of Waltham is property condition. In some cases the lack of appropriate maintenance to individual properties can detract from the overall appearance of the conservation area as a whole especially if these properties are on main or well used routes through the village.

It is not only the state of individual buildings that endanger the character of conservation areas. Harm can also be caused by the degradation of the streets and open spaces between them. This includes poorly maintained pavements, street clutter or intrusive traffic control. Although not a major issue for Waltham, it could still see some future enhancement.

The economy and strive for greener more energy efficient homes seem to be a large driving force in Waltham, fuelled by misleading energy efficiency claims associated with uPVC windows and doors. Over time original fabric deteriorates and owners increasingly choose to replace them with cheaper alternatives. This can also be seen as a lack of knowledge, leading to owners increasingly choosing to replace rather than to maintain and repair.

Permitted development has led to negative change within the Waltham conservation area in the form of negative change. It allows house holders to carry out certain alteration without the requiring a full planning application. Due to this, the Local Authority has no control over the design and appearance of these.

The final pressure comes from the increased need and future forecasts for housing. This increasingly creates the excuse for development to occupy gap sites and back land within designated areas. This harms historic property plots. In the past it has also allowed poor quality design to sneak into the conservation area without proper consideration of its setting.

SUGGESTED BOUNDARY CHANGES

It is suggested that the boundary for Waltham conservation area is revised in order to leave a more manageable area to maintain, protect and preserve.

This includes the removal of the properties and curtilages of:

- 14 Cheeseman's Close DN37 OER.
- 2, 4, 6, 7, 8, 9, 10 & 14 Cheeseman's Lane DN37 OEP.
- Belraith Mews in its entirety DN37 0JL.
- Penny Mews in its entirety DN37 0YS.
- 2, 4, 6, 8 & 10 Skinners Lane DN37 OEW.
- 37a & 37b Cheapside DN37 OES.
- Ashlea Court Care Home, Church Lane DN37 OES.

It is considered that these properties contribute little to the character and appearance of the conservation area and/or have been altered such that they are no longer in keeping with character of the area. It may also be that these properties are modern additions which were not designed to be sympathetic to the area and hence detract from the area's special interest.

The suggested revision also includes the addition of the properties and curtilages of the following addresses:

- 42 High Street, Waltham DN37 OPL.
- 1, 1a – 1c Blacksmith Cottages, Brigsley Road, DN37 0JX

These have been suggested in order to protect the setting of the conservation area along with its key views and vistas. The properties are also seen as sympathetic additions, which contribute positively to the character and appearance of the conservation area.

Please note that following careful consideration, an area of mid-20th century redevelopment, around the High Street area, is to be retained. This is because the plots have a major role in forming the character of the village, and it is hoped that controls imposed by the conservation area can lead to their enhancement. Retention of this area also protects it from future development which affects key views and the setting of; the conservation area, the two Listed Buildings and other proposed locally listed properties. Further details for this are given in Appendix 5.

RECOMMENDATIONS

A Management Plan shall be created containing robust policies for the preservation and enhancement the Waltham Conservation Area. This will include recommendations which expand on the following, which are proportional to need:

- Creation of a dated photographic record with all features of the conservation area recorded and updated regularly.
- Produce guidance and advice to owners, developers, etc. about the retention of key historic architectural features such as timber windows, brickwork, roof coverings, architectural detailing, shop fronts etc. and their appropriate repair and reinstatement.
- Public realm – consider potential areas for future enhancement following the Historic England guidance¹⁴ for all highways repair, renewal and other public realm work in the Waltham conservation area.
- Prioritise planning enforcement action, utilising the following:

- Section 215¹⁵ Amenity Notices to ensure owners undertake regular maintenance.
- Section 54¹⁶ serving either Repairs Notices or Urgent Works Notices to ensure the safety of the heritage assets.
- Section 77, 78 79¹⁷ in order to execute works on dangerous structures.
- Article 4 directions (only) where Permitted Development is deemed to be damaging to the character or appearance of the conservation area.

- Use planning proposals to seek improvements to unsympathetic alterations and additions to the conservation area.
- Produce a Local List of Historic Assets - Grimsby has had a local list since 1973, an updated list exists for Grimsby Villages, and now Cleethorpes. Creation of a Local List covering Waltham will be of additional assistance to the appropriate management of the Waltham Conservation Area in combination with Saved Policy BH8 of the Local Plan¹⁸.

¹⁴ Streets For All: Yorkshire & the Humber 2006

¹⁵ Planning (Listed Building and Conservation Areas) Act 1990

¹⁶ Planning (Listed Building and Conservation Areas) Act 1990

¹⁷ Building Act 1984

¹⁸ The North East Lincolnshire Local Plan 2003

KEY READING

National Planning Policy Framework (NPPF):

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

Planning (Listed Buildings & Conservation Areas) Act 1990:

<http://www.legislation.gov.uk/ukpga/1990/9/contents>

English Heritage:

<https://historicengland.org.uk/listing/what-is-designation/local/conservation-areas/>

Understanding Places: Conservation Area Designation, Appraisal and Management:

<https://www.historicengland.org.uk/images-books/publications/understanding-place-conservation-area/>

North East Lincolnshire Council Listed Buildings Advice (including List of Listed Buildings):

<http://www.nelincs.gov.uk/resident/planning-and-development/heritage-and-conservation/listed-buildings-scheduled-monuments-registered-pa/>

North East Lincolnshire Council Local List of Historic Assets of Special Interest (Local Lists):

<http://www.nelincs.gov.uk/resident/planning-and-development/heritage-and-conservation/local-list-historic-assets-special-interest/>

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APPENDIX

1. Glossary

Amenity – a desirable or useful feature, facility or function of a building or space.

Article 4 - a tool used by the Local Planning Authority to restrict Permitted Development Rights for selected properties, either in relation to a particular area or site, or for a particular type of development. Where an Article 4 Direction is in effect, a planning application may be required for development that would otherwise have been permitted without application. Article 4 Directions are used to control works that could threaten the character of an area of acknowledged importance, such as a conservation area.

Conservation Area - an area of notable architectural or historical interest or importance which is protected by law against undesirable changes. In the Planning (Listed Buildings & Conservation Areas) Act 1990 a conservation area is described as an 'area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

Croft - a small field directly associated with a house.

Crop marks - differential growth of crops caused by underlying archaeology.

Cultural Heritage - inherited assets which people identify and value as a reflection and expression of their evolving knowledge, beliefs and traditions, and of their understanding of the beliefs and traditions of others brought about by a legacy of physical artefacts and intangible attributes (for more see *Intangible Heritage*).

Curtilage - some buildings and other structures not mentioned on the list entry may still be protected by the listed building regime if they are within the curtilage of the listed building, predate 1st July 1948 and are or were ancillary to the listed building. There are a number of factors that go in to considering the extent of the curtilage of a particular building and whether the ancillary test is satisfied. It may be a criminal offence to fail to apply for listed building consent for works to a curtilage building when it is needed, so any doubt should be discussed with the local planning authority.

Enclosure – an area of land enclosed by a boundary ditch, bank, wall, palisade or other similar barrier. Enclosures defined by ditches and are often the best preserved and easiest to find archaeological feature associated with early settlement.

Furrow earthworks – a series of long, raised ridges separated by ditches used to prepare the ground for arable cultivation. This was a technique, characteristic of the medieval period.

Heritage Assets - (monuments or buildings) of local or national significance sometimes referred to as *historic assets*.

Historic England – organisation formally referred to as English Heritage.

Intangible Heritage - cultural heritage, which is not physical. The practices, representations, expressions, as well as the knowledge and skills, that communities, groups and, in some cases, individuals recognise as part of their cultural heritage. It is sometimes called living cultural heritage. It is transmitted from generation to generation, and is constantly recreated by communities and groups, in response to their environment, their interaction with nature, and their history. It provides people with a sense of identity and continuity.

Listed Buildings – a building , object or structure that has been judged to be of national importance in terms of architectural or historic interest and included on a special register, called the List of Buildings of Special Architectural or Historic Interest.

Local List - a building , object or structure that has been judged to be of local importance in terms of architectural or historic interest and included on a special register, called the List of Buildings of Special Architectural or Historic Interest. Local lists play an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment. Local lists can be used to identify significant local heritage assets to support the development of Local Plans.

Pre enclosure - a term used to refer to the layout of a village before the enclosure acts and private enclosures of the 18th and 19th centuries, characterised by small fields close to a village core and large open fields around which had certain communal rights.

Public Realm – spaces accessible to the public such as streets, pathways, right of ways, parks and open spaces. The term is used when describing the street furniture and signage which is located within these spaces.

Sense of Place - a term that includes a broad range of factors of which their combination makes each place unique. These factors include the human responses to both the natural and built surroundings, geography, history and population. Over time, that response is merged into a collective consciousness by memory, story and experience eventually establishing a community with a spirit, unique to itself. Part of our shared cultural heritage. Identity.

2. Heritage Statement Guidance

Heritage Assessments

When to compile them and what is required

The following table, whilst not exhaustive, explains when Heritage Assessments are required to be submitted as part of a Listed Building Consent Application or Planning Application.

Type of Application	Heritage Assessment Needed?	Likely form of Heritage Assessment
Listed building consent	Yes	See detailed information in the listed building consent checklist Heritage assessment to include:
Planning application affecting a listed building or its setting (note that separate listed building consent may also be required)	Yes	a. Assessment of significance of the listed building(s) and its setting where this would be affected (including any curtilage buildings or structures) b. An assessment of impact stating how this significance would be affected by the proposal Heritage assessment to include:
Planning application for external alterations to unlisted historic buildings in conservation areas	Yes	a. Assessment of significance related to the part of the building affected (i.e. front elevation) b. Assessment of significance of any part of the conservation area that will be affected by the proposed development (such as the impact on adjacent historic buildings, group value, etc.) c. Assessment of impact (on the significance) Heritage assessment to include:
Demolition or partial demolition in a conservation area	Yes	a. Assessment of significance of the building affected b. Assessment of significance of any part of the conservation area that will be affected by the proposed demolition c. Assessment of impact (on significance) Heritage assessment to include:
Planning applications for new buildings within the conservation area or its setting	Yes	a. Assessment of significance of any historic buildings (to include listed, locally listed and unlisted buildings) affected by the proposed development b. Assessment of significance of any part of the

		<p>conservation area that will be affected by the proposed development (such as the setting of other important buildings, key views into or out of the area, important trees or green spaces, etc).</p> <p>c. Assessment of impact on the conservation area as a result of the proposed development</p> <p>Heritage assessment to include:</p> <p>a. Assessment of significance of any historic buildings affected by the proposed development (to include listed, locally listed and unlisted buildings)</p>
Planning applications affecting the setting of the conservation area	Yes	<p>b. Assessment of significance of any part of the conservation area that will be affected by the proposal (such as the setting of other important buildings, key views into or out of the area, important trees or green spaces, etc).</p> <p>c. Assessment of impact on the conservation area as a result of the proposed development</p> <p>Heritage assessment to include:</p>
Planning Applications within or affecting Registered Parks and Gardens	Yes	<p>a. Assessment of significance of the area affected.</p> <p>b. Assessment of impact (on the significance)</p> <p>Heritage assessment to include:</p>
Planning applications affecting a scheduled monument or its setting (note that separate scheduled monument consent may also be required)	Yes	<p>a. Assessment of significance of the area affected.</p> <p>b. Assessment of impact (on the significance) including any archaeological impact</p> <p>Heritage assessment to include:</p>
Applications within the Stallingborough archaeological area of very high importance and Central Grimsby (see archaeological areas web page)	Yes	<p>a. Assessment of significance of the site affected.</p> <p>b. Assessment of impact (on the significance) including any archaeological impact</p>

Outline for Heritage Assessments

Assessments of Significance should be factual in basis. It should not only assess the site and the existing buildings but also the adjoining heritage assets and the wider context of the area. It is from this point we can then determine what (if any) development may be appropriate for the site. Please feel free to include historic maps or photographs to aid the document.

As a starting point you will need to retrieve information from the Historic Environment Record (The HER), Hugh Winfield will be able to assist you with this. He can be contact via email at hugh.winfield@nelincs.gov.uk.

This outline is primarily intended to aid householder applications and other small scale developments; complicated or very sensitive assessments are likely to need to be written by heritage professionals with experience in compiling assessments.

Summary

A basic non-technical summary of the information contained in the sections below. This should ideally be no more than a paragraph long.

Introduction

This would be a brief description of which historic assets will be discussed below. What type of historic asset are they (e.g. buildings, archaeological sites etc), what date are they, how large are they, how far away are they from the development site?

In the case of modern buildings in Conservation Areas, or effecting the setting of a historic asset, briefly describe the modern building before describing the historic asset that will be effected.

Site Location

Provide a description of, or map showing, the location of the asset(s).

Relative Significance

This should be an objective assessment, or description, of the relative importance of the assets; are they Nationally Designated (Listed, Scheduled etc), Locally Listed, or Undesignated? If they are Undesignated, is this likely to be because they are of lesser importance or because their importance has not yet been recognised in any official way? Remember, the fact that a site is undesignated does not mean that it is not important.

Development Proposals

What development works are proposed? This must be an objective view of the works explaining what will be removed/destroyed, what will be altered and what will be added/inserted.

If discussing the setting of an asset, outline how visible the development will be from the asset in question.

Discuss separate aspects of the development in turn if necessary.

Assessment of Impact

How will the proposed developments affect the historic assets? This should be as objective as possible.

Is the effect major or minor, positive or negative? Note that, for example, removal of original features from a building or excavation of an archaeological site will always be negative.

Discuss each asset in turn if necessary.

Conclusions

This should be a subjective analysis of the impact of the development upon the assets, the relative importance of the assets to be effected, justification for the works/development and discussion of which mitigation is proposed (if required) in order to reduce any negative impact.

3. Local List Criteria

General:

1a – The asset is rare or unique, in terms of the Borough, due to the period it represents, extent, architectural style or technological method of construction.

1b – The asset has the potential to contribute to our information on, understanding of, and appreciation of the Borough's history and development.

1c – The asset makes a significant contribution to the historic character of an area *and* conforms to a Thematic criteria.

1d – The asset is part of a group of similar examples which, together, make a significant contribution to the character of an area or have the potential to provide high quality and/or quantity of historic environment data.

Thematic:

2a – Assets which exemplify a previous character type in a settlement or area which retain sufficient structure to inform on the previous character.

2b – Assets which are/were essential infrastructure associated with the Docks and Railways that retain a good proportion of their original extent.

2c – Assets which form an integral part of the character of the Resort of Cleethorpes.

2d – Assets which exemplify the rapid expansion and wealth of Grimsby in the 19th and early 20th centuries.

2e – Assets which exemplify the early development of Immingham and Cleethorpes from Villages and/or Hamlets into Towns.

2f – Post 1850s Urban Housing that retains the majority of its original structure, components and is of a high standard of design.

2g – Ecclesiastical, Manorial, Educational, Social and Agricultural assets representing the historic functions and practices of the towns and villages.

Basic Requirements for Assets

Buildings must retain the majority of their original fabric, external design style and character.

Archaeological Sites must be definable in extent and origin and be likely to retain well preserved deposits.

Designed Landscapes must be identifiable through aerial photography and at ground level. They must also be significant features in the wider landscape.

Ship Wrecks and Historic Ships must relate to the main industries of the Borough or form a group or loose association of assets.

Memorials must commemorate events of national or significant local significance and be of architectural or artistic interest.

Complex Assets are not a category in their own right, but rather contain two or more assets of the above categories that should be considered interdependent on each other.

4. Waltham Conservation Area (1976).

WALTHAM CONSERVATION AREA



**CLEETHORPES BOROUGH COUNCIL
COUNCIL HOUSE
CLEETHORPES**

A. ATKINSON A.R.I.C.S.
PLANNING OFFICER
January 1976

THE CASE FOR CONSERVATION

The need to preserve our historical heritage has been the subject of much debate in recent years and most people are now aware of the necessity to preserve areas of historical or architectural interest. The Planning Acts (Section 277 of the 1971 Act) require every Local Authority to “determine which parts of their area are areas of special architectural interest the character of which it is desirable to preserve or enhance and shall designate such areas Conservation Areas”. This definition is by necessity wide and allows ample scope in the determination of Conservation Areas.

In its broadest context, conservation should include not only areas of important landscape and townscape containing buildings of great architectural value, but should also endeavour to maintain the standard of life found within existing communities, realised by the retention of existing local scenes and social fabric.

The factors contributing to the community feeling are elusive and would obviously vary between regions but it is considered that the visual qualities within the central area of Waltham are instrumental to the way of life chosen by the inhabitants. It is in order that these qualities be preserved against the ever increasing pressure for change that the District Council have encouraged this project.



Fairview – High Street Junction

HISTORICAL NOTE

Waltham enjoys a mention in the Domesday Book (1086) wherein is found a brief description of the Church and the extent of the Manorial Estate. The Manor was transferred from the Saxon Ralph the Staller to Allan Count of Brittany by William the Conqueror. At this time the Manor had jurisdiction over several of the neighbouring parishes. Charters were granted in 1217 and 1235, protecting the rights of tenants. The power of the Manor slowly declined,

and the estates passed to the Waltham family before being acquired by Patrick Langdale in 1420.

It is doubtful that any remains of the Church mentioned in Domesday have survived to the present day although the existing building does contain evidence of the Norman structure. The present spire replaced an earlier derelict one about 1680. The building was extensively restored in 1876.

Little is known of every day village life until the 18th century, when mention is made of the workhouse erected by the Parish for the welfare of the local poor. The building was apparently in Kirkgate and the inmates were required to wear cloth badges declaring them to be "Waltham Poor".

The Enclosure Act of 1769, was responsible for giving the village much of the layout that we know today. Prior to enclosure the villagers would have still practised the feudal 3 field system of agriculture. The fields were the east field stretching from the village centre to Peaks Lane, the west field, straddling Brigsley Road, the area to the north of the village was the furze or common land. The area around the former airfield was known as "The lngs" or meadow land. This act enclosed and sub-divided the fields into roughly the pattern of today.

In 1801, a turnpike linking Louth to Scartho was constructed, each parish being responsible for its own section of roadway. The Waltham section was constructed by local labour and the local toll gate collected £151 in 1851, the money being allocated for the repair of the roadway.



Barnoldby Road – High Street

The Waltham of 200 years ago, would have contained the Manor, (on the site of Manor Drive), the Mill on the site of the present Mill, (certain sources mention the existence of a

second mill near the village stocks at the corner of Barnoldby Road and High Street), and various cottages, framing the same road pattern as exists today.

It is in order to protect this unique road pattern against the increasing pressures for change that a policy of conservation would best serve the village at this time.

DESCRIPTION OF THE AREA

The historical note will have offered evidence that the present street pattern has remained basically unaltered until recent times. The pattern together with some changes in level contribute to give the village its unique character. Most of the streets within this central area have a visual charm that can be said to be uniquely "Waltham", consequently this area forms the heart of the conservation area.

The buildings along High Street are substantially intact, although recent re-development at the eastern end has opened up what had previously been an enclosed street scene. The architecture at the western end however, is particularly attractive.

Kirkgate has also undergone change in recent years and sadly little of the original street scene remains. The remaining buildings however, are important by virtue of their grouping, etc. The remaining streets within the conservation area (Cheapside, New Road, Church Lane, and Skinners Lane) all contain older property of which nos. 15 and 17 Cheapside and 3 and 7 New Road are worthy of special mention, interspersed with modern infilling, offering little to the village character. The recently erected shops and flats at the corner of Kirkgate and New Road however, offer evidence of a modern development having sympathy for its older surroundings.



Kirkgate – High Street

GENERAL AIMS OF THE POLICY

The purpose of this conservation policy is to retain and enhance the area containing the village character, without causing stagnation. The declaration of a conservation area gives the Council greater opportunities for development control, traffic management, landscaping, etc., but it is also hoped that the residents and business concerns will also make contributions of their own possibly by the formation of an interests group to assist the District and Parish Councils in the operation of the policy.

PROTECTION OF EXISTING BUILDINGS

The Town and Country Planning Act, 1972, supplemented by the Town and Country Amenities Act, 1974 provides that (subject to certain exceptions) the demolition of any building within a conservation area shall be subject to a planning application. Although the extra constraint exists the provisions of the Act however, does not prevent minor alterations taking place and to this end it is hoped to afford extra protection to the more important buildings by securing their inclusion upon the list of buildings of special Architectural or Historic interest.

CONTROL OF DEVELOPMENT

In order that the conservation policy may work it is imperative to have a rigidly enforced development control procedure. A means of achieving this would be to introduce some of all of the following policies.

(A) All new development shall be in keeping and of a small scale village nature, and any large scale development shall receive architectural treatment to break it into small scale units. All development shall be plain and free from visual gimmickery using as far as possible traditional materials.

(B) In the case of detailed application, elevational details of adjacent buildings will be required and in the case of changes of use or outlines, details must be provided.

(C) The Council will be pleased to advise on items not subject to normal planning control. It is hoped that any development proposals in the conservation area will be discussed with the planning authority prior to the design stage. Should this policy fail, then application for a direction under Article 4 of G.D.O. will be made to the Secretary of State (this would, subject to the approval of the Secretary of State, make minor alterations subject to a planning application).

(D) Certain planning standards and Building Regulations may be overridden by aesthetic and environmental considerations in order that new development may be related to the existing structure.

(E) Changes of use will be permitted only in cases where (i) the use is consistent with the High Street character and (ii) provides the means of retaining essential buildings. Detrimental non-conforming uses will not materially be allowed to expand.

(F) Advertisements should be related to the scale of buildings upon which they are displayed and should not contain extraneous material (in most cases just the name of the trader and his business). Where illuminated signs are allowed, the lettering only should be illuminated. Illuminated fascia's should not be permitted.

TREATMENT OF OPEN SPACES

Special attention will be paid to the preservation and enhancement of existing open spaces by means of surface treatment, landscaping and tree planting.

The tree preservation orders currently operative for the area will be extended to include other trees and hedgerows important to the area. Planting will be carried out to enhance existing problem vistas and greater use will be made of the provision and maintenance planting as a condition of planning approval.

TRAFFIC MANAGEMENT

The decision to choose conservation rather than highway improvement suggests a willingness to accept a certain amount of congestion and vehicular/pedestrian conflict. Negotiations are taking place with the County Council in an attempt to remove the through traffic by providing for this traffic to be re-routed elsewhere, but until such time as the County Council provide these measures, a scheme will be prepared to provide better parking and improved pedestrian movement within the existing townscape.

THE OPERATION OF THE POLICY

The policy of conservation must not be looked upon as a do-nothing situation, since this would lead to economic and social stagnation. It must be realised from the outset that even though conservation is the first consideration, the village must be prepared to accept minor change within the framework of its existing street patterns and buildings.

It is expected that the most recent population increases will bring further pressure for shopping facilities, and it is considered that these should be provided for by conversion rather than by re-development. The site along the northern side of High Street (nos. 23 - 39 High Street) would seem particularly well suited since the somewhat long rear gardens could well provide a means of rear servicing and car parking. The techniques outlined in the section on development control would ensure that the elevations would not be substantially altered. 27, High Street gives a good example of a traditional village shop front and it is anticipated that others would provide similar elevational treatment.

The provision of car parking and rear servicing on the north side of High Street will, when complete, enable the prohibition of on-street parking along the High Street to be extended. It is also expected that the small parking bay in front of nos. 39a and 45 could be abandoned thus avoiding a certain amount of vehicular/pedestrian conflict and offering opportunities for landscaping.

The bank around the new shopping area shows considerable sign of soil erosion and this could be eliminated by the provision of more hardy planting together with possibly a stepped link to the footpath below. This would encourage walking between groups of shops rather than driving between car parks.

A provisional site is shown for the library clinic complex, which if developed with sympathy for the adjacent shop (no. 42 High Street) would offer a sense of enclosure to the approach into the central area from Station Road. It is hoped that the design of the building would also offer an attractive elevation to adjacent open space.

PUBLIC PARTICIPATION

The retention of a village identity is always a topic that arouses interest amongst local inhabitants and it is therefore imperative that residents are involved in the operation of the policy. The suggestion that a panel is formed to advise the District Council in matters relating to conservation is an important one and should be adopted in order that a sense of personal involvement can be sensed amongst the local populace. It would be expected that

all applications and matter of local policy under the conservation area would be fully discussed with them prior to a decision being reached by the District Planning Authority.

The policy does not pretend to offer instant improvement to the village environment, but it is hoped that further erosion of the village character will be eliminated and in the medium term a raising of the visual appeal will be achieved.



High Street

5. 20th Century Redevelopment Areas

Introduction

In the mid 20th century the core of the village of Waltham underwent significant change with a number of 18th and 19th century buildings demolished and replaced by buildings and landscapes of a different character. The main changes occurred within the core of the village to the north and west of the parish church.

The following is a summary of the key changes within the conservation area, and an explanation of why the buildings and spaces are being retained within the designated area.

3 Kirkgate and 2-10 New Street

Perhaps the least dominating of the 20th century redevelopment, the Spar building at 3 Kirkgate, and attached residential properties, replaced a number of buildings on Kirkgate and New Street. The historic buildings were built against the back of the pavement whereas the new buildings are set back with a small amount of car parking in front.



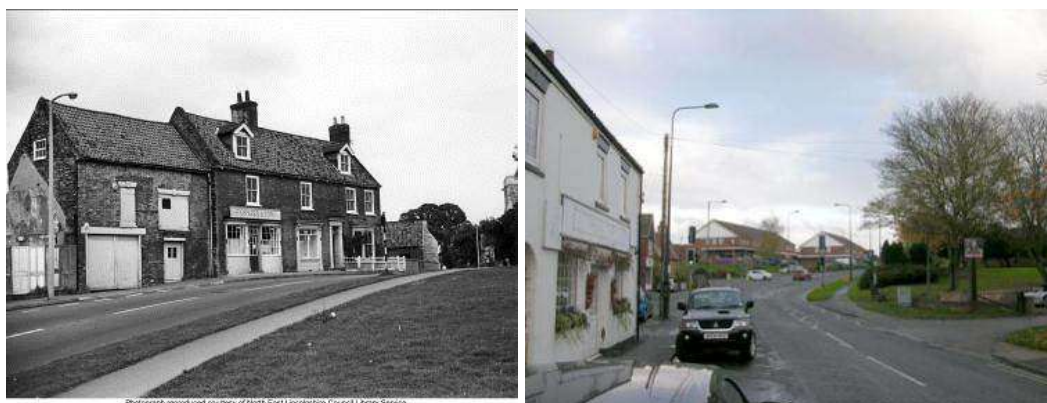
Kirkgate in the 19th century (left) and Kirkgate in 2014 (right)

Topliss and Son

To the west of the parish church was a range of 18th century buildings built against the rear of the footpath. The most prominent and important of these was a building known as Topliss and Son.

The building was placed on a provisional list of buildings by the Ministry of Housing and Local Government in late 1963 or early 1964, set at Grade II. The council subsequently placed a Buildings Preservation Order on the building and refused the active planning application which would have resulted in the demolition of the building. However, by 1967 the buildings had fallen into disrepair and following a fire and petitioning by the owner, were removed from the list around the 2nd of November 1967. The buildings were then cleared in 1968.

The existing buildings and landscaping were built shortly afterwards and are set well back in the building plot, with car parking and soft landscaping to the front. They dominate many of the views in this part of the village due to their scale, and location at the top of Ludgate Hill.



Topliss and Son prior to demolition (left – Copyright Brian Clarke 1965)
Mid 20th century buildings showing their dominant position in the village in 2014 (right).

The Rectory

Directly opposite Topliss and Son's was the rectory to the parish church. Described in a directory of 1973 as "*Built in 1836 by the Rev. E. G. Marsh, M.A, Prebendary of Southwell, the then incumbent, at a cost of £2200, and is a large mansion in the Elizabethan style*" it was a very handsome building with large gardens, defined by a high brick wall. Sometime shortly before 1962 the building was demolished allowing the road to be widened and a small public park to be laid out.

The park occupies a significant block within the centre of the village, having a major impact upon the character of the area. It is well maintained and appears to be well used.



Photograph reproduced courtesy of North East Lincolnshire Council Library Service

The Rectory prior to demolition (left) and the public open space in 2014 (right)

The King's Head:

Further to the west were two terraces of two storey houses, shops and the public house known as the King's Head. The houses/shops and public houses were built against the back of the pavement; two of the houses/shops have survived, the others and the public house having been replaced by a large 1960s public house set well back from the road with car park in front.

The public house is a major building within the village, built by Hewitt's Brewery in an arts and crafts style around 1962.



Photograph reproduced courtesy of North East Lincolnshire Council Library Service



The old King's Head in the 19th century (left) and the new King's Head in 2014 (right)

Land adjacent to 53 High Street:

Opposite the Rectory was a pair of cottages set in a large garden. In the mid 20th century part of the western cottage was demolished, the remains integrated into the other cottage, and the gardens were subdivided for new buildings.

As with other mid 20th century developments these new buildings were set back from the pavement with a small area of car parking to the front. The remains of the cottages have since been listed at Grade II.



53 High Street during the truncation works (left – Copyright Grimsby Evening Telegraph 1963)



53 High Street and the 20th century development in 2014 (right)

Conclusion:

The most obvious differences between the 18th/19th century buildings and their 20th century replacements is the movement of buildings away from the street front, opening of larger areas of space to the public. Also of significance is the lower architectural standard to most of the new buildings.

Topliss and Sons (now Co-Op etc.) - This block of buildings dominates the area. The quality of architecture and landscaping will always be a key component of the character of the village. Any alterations to this site will impact upon the conservation area, and so it makes the most sense to include it within the designated site, even though the current quality of buildings and space is poor.

The Rectory - The loss of the rectory is very much regrettable, but the park seems to have proven itself as a positive feature of the village, acting as an informal village green. The public open space here also has some visual similarities with the private space the preceded it, particularly the planting pattern. Although it has little historic precedent, the park should be seen as a positive feature within the conservation area.

The King's Head - As with the rectory, the loss of the historic buildings on this site is regrettable. Unlike many of the other new buildings, however, the new King's Head is of good architectural standard. The choice of an Arts and Crafts style, particularly the mock-tudor style, sits well with the location in the centre of the village and the initial impression is of a building several decades younger than this actually is. Although the character has been changed here the newer development should be seen as a positive feature within the conservation area.

Land adjacent to 53 High Street - There are two aspects to this development, the first is the construction of four buildings (one semi-detached) within the gardens of the two cottages, and the other is the truncation of the cottages. Although the buildings do not conform to the traditional character of the village, they do contribute to the dense pattern of construction, making up for a little of the reduced density across the street. Being central to the village, it is important to control alterations to these buildings in order to preserve the conservation area, and the setting of the Grade II listed cottage.



3 Kirkgate and 2-10 New Street - This is the least prominent of the major changes to the character of the village. Although the buildings are set further back than their predecessors, they are not so far back as to be out of character for the conservation area and historic equivalents exist close by. The buildings are of low architectural quality, but alterations to them can still cause additional damage to the quality of the area. It is therefore important to control development and alterations here for the betterment of the wider conservation area.

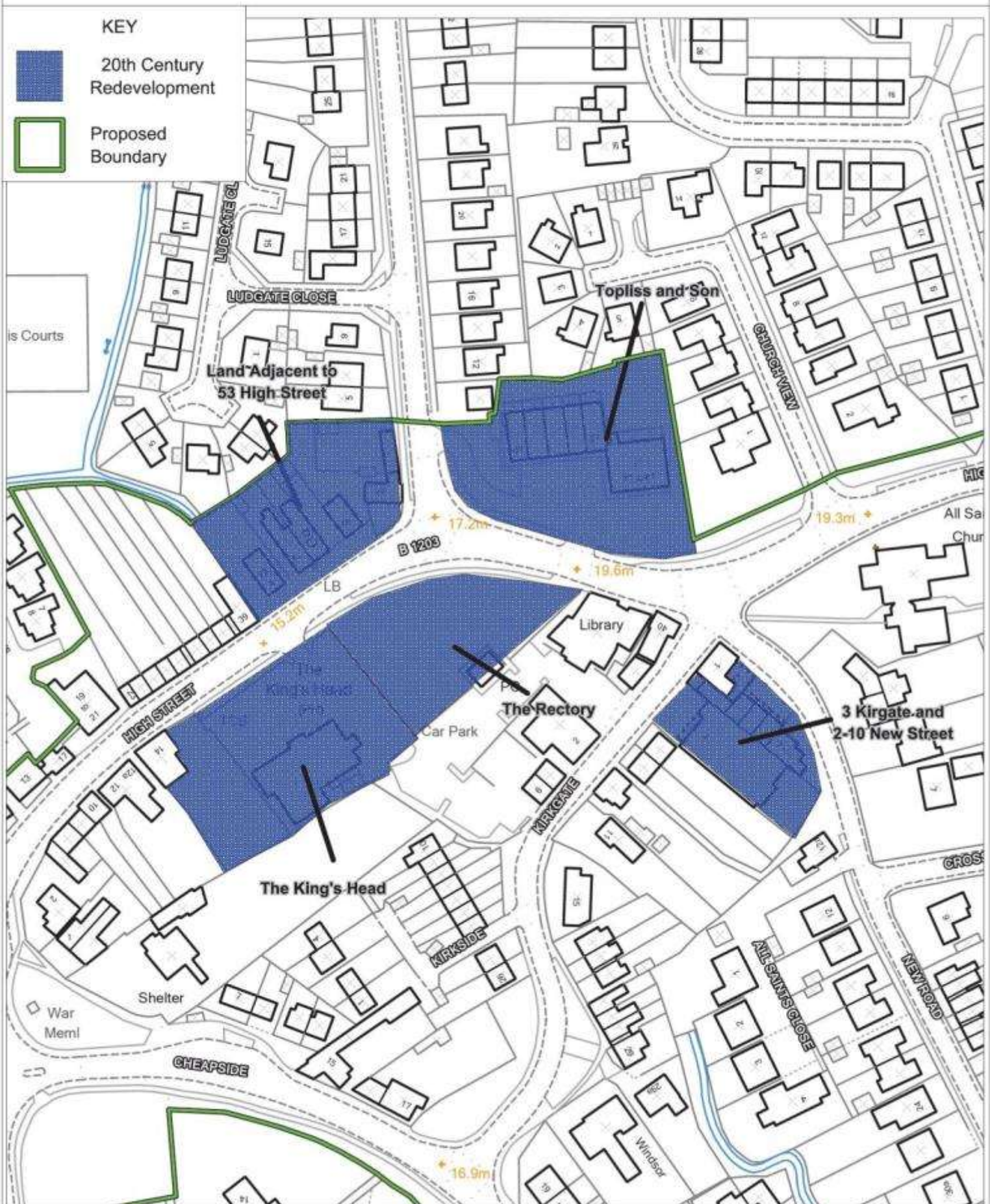


Historic Environment Record
Development Management
Origin One, Origin Way
Europarc, Grimsby
North East Lincolnshire
DN37 9TZ

Waltham Conservation Area Areas of 20th Century Redevelopment



- KEY**
-  20th Century Redevelopment
 -  Proposed Boundary



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6. Undesignated Heritage Assets

Please note that this list is not exhaustive, and additional heritage assets exist within the Conservation Area.

HER Number	Old SMR/HER Number	Record Type
0751/18/0		Building

Site Name White House, 37 Cheapside, Waltham

Description

C18. Whitewashed brick, pantiles, brick coped side gables. 2 storeys, 2 flush sashes under cambered arches, small central casement (1).

Marked as a building of merit in the 1976 Conservation Area Appraisal (2).

Sources

(1) Designation Record: Ministry of Housing and Local Government. 1964. List of Buildings of Special Architectural or Historic Interest - Provisional for Grimsby Rural District. Grade III (Three). 9/3.

(2) Council Policy Document: Cleethorpes Borough Council. 1976. Waltham Conservation Area: Appraisal and Management Policies.

Associated Designations

Waltham Archaeological Area
Waltham Conservation Area



HER Number	Old SMR/HER Number	Record Type
0751/2/0	99	Building

Site Name 1 Fairway, Waltham

Description

A two storey 18th or 19th century brown brick house with a pantile roof. The building adjoins the listed building, 53 High Street and appears to be mentioned in the listing as an extension (1).

Marked as an essential building in the 1976 Conservation Area Appraisal (2).

Sources

(1) Unpublished document: Site Visit. 05/09/1999

(2) Council Policy Document: Cleethorpes Borough Council. 1976. Waltham Conservation Area: Appraisal and Management Policies.

Associated Designations

Waltham Archaeological Area
Waltham Conservation Area



HER Number 0751/28/0
Old SMR/HER Number
Record Type Building
Site Name 2 and 4 Barnoldby Road, Waltham
Description
 Marked as an essential building in the 1976 Conservation Area Appraisal (1).

A pair of 19th century houses built in buff brick with concrete tile roof, flat arched windows with stucco heads and thin ashlar sills. Number 4 is four bays wide, with a traditional three bay façade flanked to the right by a passageway entrance; number 2 is built against the adjacent block (1 to 5 High Street) with two full bays and a third formed against the adjoining buildings in a triangular shape with a small window to the ground floor, blank to the first, a leaded joint at roof level and an offset stack. Forms a small group with the adjoining/adjacent buildings (2)

Sources

- (1) Council Policy Document: Cleethorpes Borough Council. 1976. Waltham Conservation Area: Appraisal and Management Policies.
 (2) Unpublished document: Site Visit. 25th June 2013.

Associated Designations

Waltham Archaeological Area
 Waltham Conservation Area



HER Number 0751/29/0
Old SMR/HER Number
Record Type Building
Site Name 15 Cheapside, Waltham
Description
 Marked as an essential building in the 1976 Conservation Area Appraisal (1).

An unusual house, almost certainly the product of numerous extensions to an original farmhouse or villa style building. Rendered brick with a concrete tile roof. Running perpendicular to the road is a range of buildings, probably a farmhouse with attached outbuildings of 18th or early 19th century origin. One of the outbuildings is cottage sized and shows recent repairs, but is bare brick and retains timber windows.

A later extension lies roughly parallel to the road and is fixed to the central bay of the original house. This build is in essence two bays of a three bay 19th century villa with a ground floor bay windows and cast iron railings showing a high standard of construction (2).

Sources

- (1) Council Policy Document: Cleethorpes Borough Council. 1976. Waltham Conservation Area: Appraisal and Management Policies.
 (2) Unpublished document: Site Visit. 25th June 2013.

Associated Designations

Waltham Archaeological Area
 Waltham Conservation Area



HER Number	Old SMR/HER Number	Record Type
0751/30/0		Building

Site Name 9 High Street, Waltham

Description

Marked as a building of merit in the 1976 Conservation Area Appraisal (1).

A carpet shop that seems to have originally been a 19th century house. Ground floor has a central doorway flanked by large plain shop windows with a large signage board above. First floor is rendered and has wide oriel windows to the outer bays and blank central bay. Roof has curved interlocking concrete tiles, stack is rebuilt (2)

Sources

- (1) Council Policy Document: Cleethorpes Borough Council. 1976. Waltham Conservation Area: Appraisal and Management Policies.
- (2) Unpublished document: Site Visit. 25th June 2013.

Associated Designations

Waltham Archaeological Area
Waltham Conservation Area



HER Number	Old SMR/HER Number	Record Type
0751/31/0		Building

Site Name 11 High Street, Waltham

Description

Marked as a building of merit in the 1976 Conservation Area Appraisal (1).

A two storey three bay house built in buff brick with modern interlocking pantile roof. Probably mid 19th century. Ground floor and first floor windows have been significantly widened and the front door appears to have been moved slightly to the left greatly altering the visual symmetry of the façade. The stacks have been rebuilt in red brick at some point (2)

Sources

- (1) Council Policy Document: Cleethorpes Borough Council. 1976. Waltham Conservation Area: Appraisal and Management Policies.
- (2) Unpublished document: Site Visit. 25th June 2013.

Associated Designations

Waltham Archaeological Area
Waltham Conservation Area



HER Number	Old SMR/HER Number	Record Type
0751/32/0		Building

Site Name Pretoria House, 13 High Street, Waltham

Description

Marked as a building of merit in the 1976 Conservation Area Appraisal (1).

A three bay, two storey villa style house with a recessed ground floor doorway flanked by bay windows. The windows are uPVC with ashlar sills and moulded headers. Paint marks show the former presence of modillions, the roof projects slightly but is concrete tile with no apparent stacks remaining (2).

Sources

(1) Council Policy Document: Cleethorpes Borough Council. 1976. Waltham Conservation Area: Appraisal and Management Policies.

(2) Unpublished document: Site Visit. 25th June 2013.

Associated Designations

Waltham Archaeological Area

Waltham Conservation Area



HER Number	Old SMR/HER Number	Record Type
0751/33/0		Building

Site Name 19 and 21 High Street, Waltham

Description

Marked as a building of merit in the 1976 Conservation Area Appraisal (1).

A pair of houses, now converted into a single shop with a full length shop front and central entrance. The first floor has two windows to each house with flat arches in either ashlar or stucco covered brick, the inner windows have been changed to oriels inside the original apertures and all are uPVC in an unusual pattern. Modillions are still present, but the roof does not project and there are no extant stacks. The roof has interlocking concrete tile covering (2)

Sources

(1) Council Policy Document: Cleethorpes Borough Council. 1976. Waltham Conservation Area: Appraisal and Management Policies.

(2) Unpublished document: Site Visit. 25th June 2013.

Associated Designations

Waltham Archaeological Area

Waltham Conservation Area



HER Number	Old SMR/HER Number	Record Type
0751/34/0		Building

Site Name 23 to 39 (odd) High Street, Waltham

Description

Marked as a building of merit in the 1976 Conservation Area Appraisal (1).

A row of 9 cottages, probably three separate builds. Built of brown brick, now a mixture of painted and rendered, with a mixture of clay and concrete interlocking tiles. Number 39 has a shop to the ground floor and number 27 has the pilasters from a former shop front. No remaining timber windows or doors and many of the apertures have been altered (2).

Sources

- (1) Council Policy Document: Cleethorpes Borough Council. 1976. Waltham Conservation Area: Appraisal and Management Policies.
- (2) Unpublished document: Site Visit. 25th June 2013.

Associated Designations

Waltham Archaeological Area
Waltham Conservation Area



HER Number	Old SMR/HER Number	Record Type
0751/35/0		Building

Site Name 4 to 10 (even), High Street, Waltham

Description

Marked as a building of merit in the 1976 Conservation Area Appraisal (1).

A group of three or four houses.

Number 4 appears to be a single storey outbuilding to number 6 that has been converted into a shop and now has a full height glazed shop front.

Number 6 is a two bay house built in buff brick with a slate roof, the front door is to the far right, the windows have stucco covered flat arches.

Number 8 is another two bay house, probably early 20th century, ground floor is painted white and has a large segmental arched window to the ground floor and equally large flat, bevelled, ashlar arched window above. The left bay has the front door under a segmental arch and a small window under a flat, bevelled, ashlar arch to the first floor. The first floor is pebble dashed, with a terracotta string course separating it from the first floor, and the roof has an interlocking concrete tile roof.

Number 10 two bays wide and rendered, the right side windows are segmental arched, the left bay has the front door and flat arched window above which is out of line with the other first floor window. The roof has concrete tile covering and is half hipped to the left side (2).

Sources

- (1) Council Policy Document: Cleethorpes Borough Council. 1976. Waltham Conservation Area: Appraisal and Management Policies.
- (2) Unpublished document: Site Visit. 25th June 2013.

Associated Designations

Waltham Archaeological Area
Waltham Conservation Area



Number 6 High Street

HER Number 0751/36/0
Old SMR/HER Number
Record Type Building

Site Name 12 High Street, Waltham

Description

Marked as a building of merit in the 1976 Conservation Area Appraisal (1).

A clothes shop and saddlery, probably originally a house with lean-to extension. The main building is currently two uneven bays, but was probably three bays. Painted buff brick with two large shop windows to the ground floor and two uneven windows above, all flat arched. The entrance is to the far left and retains a stucco rendered flat arch, modillions appear to be present and the left stack remains in original condition.

The lean-to extension contains the saddlery and has a single large window and doorway. The walls are painted buff brick and the roof is corrugated fibreboard (2).

Sources

(1) Council Policy Document: Cleethorpes Borough Council. 1976.

Waltham Conservation Area: Appraisal and Management Policies.

(2) Unpublished document: Site Visit. 25th June 2013.

Associated Designations

Waltham Archaeological Area

Waltham Conservation Area



HER Number 0751/37/0
Old SMR/HER Number
Record Type Building

Site Name 14 High Street, Waltham

Description

Marked as a building of merit in the 1976 Conservation Area Appraisal (1).

A restaurant, probably built as a house, roughly three or four bays wide with an off centre entrance flanked by wide multi-light shop windows, with an alley entrance to the far left. The upper floor has faux timbering, now painted the same colour as the rest of the building, and three windows under flat arches. The roof has concrete interlocking tile covering (2).

Sources

(1) Council Policy Document: Cleethorpes Borough Council. 1976.

Waltham Conservation Area: Appraisal and Management Policies.

(2) Unpublished document: Site Visit. 25th June 2013.

Associated Designations

Waltham Archaeological Area

Waltham Conservation Area



HER Number	Old SMR/HER Number	Record Type
0751/38/0		Building

Site Name Waltham Village Bakery, 40 High Street, Waltham

Description

Marked as a building of merit in the 1976 Conservation Area Appraisal (1).

A 19th century building in red brick with interlocking pantile roof. Probably built as a three bay house, now has a full length shop front with large windows and rustic stone pilasters of mid 20th century style. Upper windows are wooden 8/8 top hinged casements with a blind central bay where there is the mount for a hanging shop sign. The side elevation has the top of a blocked up window visible above rendering to the ground floor (2).

Sources

- (1) Council Policy Document: Cleethorpes Borough Council. 1976. Waltham Conservation Area: Appraisal and Management Policies.
- (2) Unpublished document: Site Visit. 25th June 2013.

Associated Designations

Waltham Archaeological Area
Waltham Conservation Area



HER Number	Old SMR/HER Number	Record Type
0751/39/0		Building

Site Name 1 Kirkgate, Waltham

Description

Marked as a building of merit in the 1976 Conservation Area Appraisal (1).

A large 19th century brick building, probably a house or pair of houses converted into a shop. The original pattern of windows and doors is not known. Hipped roof with concrete interlocking tiles (2).

Sources

- (1) Council Policy Document: Cleethorpes Borough Council. 1976. Waltham Conservation Area: Appraisal and Management Policies.
- (2) Unpublished document: Site Visit. 25th June 2013.

Associated Designations

Waltham Archaeological Area
Waltham Conservation Area



HER Number	Old SMR/HER Number	Record Type
0751/40/0		Building

Site Name 5 and 7 Kirkgate, Waltham

Description

Marked as a building of merit in the 1976 Conservation Area Appraisal (1).

A pair of houses built in brown brick with interlocking pantile roofs. Number 5 is three bays wide with a central doorway, flat arched windows with evidence of rebuilt arches but still containing 2/2 timber sash windows, blind central bay to the first floor.

Number 7 appears to be two bays wide with no front door, wide shallow curved windows to the ground floor and wide flush windows to the first floor, all windows are modern (2).

Sources

(1) Council Policy Document: Cleethorpes Borough Council. 1976. Waltham Conservation Area: Appraisal and Management Policies.

(2) Unpublished document: Site Visit. 25th June 2013.

Associated Designations

Waltham Archaeological Area

Waltham Conservation Area



HER Number	Old SMR/HER Number	Record Type
0751/41/0		Building

Site Name 9 Kirkgate, Waltham

Description

Marked as a building of merit in the 1976 Conservation Area Appraisal (1).

A large villa style house. Three bays, rendered brick, concrete tile roof with modillions, windows have stucco covered flat arches and ashlar sills, central doorway has architrave, fanlight and hoodmould (2)

Sources

(1) Council Policy Document: Cleethorpes Borough Council. 1976. Waltham Conservation Area: Appraisal and Management Policies.

(2) Unpublished document: Site Visit. 25th June 2013.

Associated Designations

Waltham Archaeological Area

Waltham Conservation Area



HER Number 0751/42/0
Old SMR/HER Number
Record Type Building

Site Name 10 to 22 (even) Kirkgate, Waltham

Description

Marked as a building of merit in the 1976 Conservation Area Appraisal (1).

A terrace of 20th century houses, probably post-war, built in light brown brick with darker brick dressings and slate roofs with yellow ridge tiles except number 10 which has concrete interlocking tiles. Three apertures to each façade, a front door under flat ashlar arch, large ground floor segmental arched window and a smaller first floor window directly under the eaves. Built on the same plot as 7 to 13 (odd) Cheapside which also have slate roofs with yellow ridge tiles suggesting that they were all built at the same time (2)

Sources

- (1) Council Policy Document: Cleethorpes Borough Council. 1976. Waltham Conservation Area: Appraisal and Management Policies.
- (2) Unpublished document: Site Visit. 25th June 2013.

Associated Designations

Waltham Archaeological Area
Waltham Conservation Area



HER Number 0751/43/0
Old SMR/HER Number
Record Type Building

Site Name 23 to 29 (odd), Kirkgate, Waltham

Description

Marked as a building of merit in the 1976 Conservation Area Appraisal (1).

A row of houses, probably two builds with Number 29 being earlier than the others. Numbers 23, 25 and 27 are built in buff brick, each two bays wide with wide flat arched windows that show evidence of being alterations from the original (repaired brickwork above each) and front doors. The roofs are all slate and the stacks are full height with red brick dressings.

Number 29 is three bays with a central doorway with a lean-to porch and alley entrance to the far left, stucco covered flat arched windows, interlocking pantile roof and a stack that differs in design to the others in the row. Built in painted buff brick (2).

Sources

- (1) Council Policy Document: Cleethorpes Borough Council. 1976. Waltham Conservation Area: Appraisal and Management Policies.
- (2) Unpublished document: Site Visit. 25th June 2013.

Associated Designations

Waltham Archaeological Area
Waltham Conservation Area



HER Number	Old SMR/HER Number	Record Type
0751/44/0		Building

Site Name 33 Kirkgate, Waltham

Description

Marked as a building of merit in the 1976 Conservation Area Appraisal (1).

A two story, three bay villa style house built in red brick with a concrete tile roof. The left bay projects, ground floor has a square section bay window, first floor has a single window under a decorative ashlar arch, a gable on the façade above. Central bay has a recessed porch entrance, right bay has another square section bay window to the ground floor (2).

Sources

(1) Council Policy Document: Cleethorpes Borough Council. 1976. Waltham Conservation Area: Appraisal and Management Policies.

(2) Unpublished document: Site Visit. 25th June 2013.

Associated Designations

Waltham Archaeological Area

Waltham Conservation Area



HER Number	Old SMR/HER Number	Record Type
0751/45/0		Building

Site Name 1 and 3 Cheapside, Waltham

Description

Marked as a building of merit in the 1976 Conservation Area Appraisal (1).

A pair of semi-detached houses, each of two bays. Number 1 is built in buff brick with slate roof, has one window to each floor which have stucco covered flat arches, doorway has architrave with 3-light rectangular fanlight and thin hoodmould. Number 3 has rendered façade, two windows to the first floor and a concrete tile roof but is otherwise matching (2)

Sources

(1) Council Policy Document: Cleethorpes Borough Council. 1976. Waltham Conservation Area: Appraisal and Management Policies.

(2) Unpublished document: Site Visit. 25th June 2013.

Associated Designations

Waltham Archaeological Area

Waltham Conservation Area



HER Number	Old SMR/HER Number	Record Type
0751/46/0		Building

Site Name 5 Cheapside, Waltham

Description

Marked as a building of merit in the 1976 Conservation Area Appraisal (1).

A two storey, three bay villa in rendered brick with a tile roof. Ground floor has canted bay windows to the outer bays, central doorway with architrave and hoodmould, plain narrow fanlight. First floor has narrow central window with wider outer windows (2).

Sources

(1) Council Policy Document: Cleethorpes Borough Council. 1976. Waltham Conservation Area: Appraisal and Management Policies.

(2) Unpublished document: Site Visit. 25th June 2013.

Associated Designations

Waltham Archaeological Area

Waltham Conservation Area



HER Number	Old SMR/HER Number	Record Type
0751/47/0		Building

Site Name 7 to 13 (odd) Cheapside, Waltham

Description

Marked as a building of merit in the 1976 Conservation Area Appraisal (1).

Two pairs of semi-detached 20th century houses. Brick built with stone cladding to Number 7 and render to 11 and 13, all have slate roofs with yellow ridge tiles except Number 7 which has replacement concrete tiles. Numbers 11 and 13 have a gambrel style roof with the first floor windows built as dormers. Built on the same plot as 10 to 22 (even) Kirkgate which also have slate roofs with yellow ridge tiles suggesting that they were all built at the same time (2)

Sources

(1) Council Policy Document: Cleethorpes Borough Council. 1976. Waltham Conservation Area: Appraisal and Management Policies.

(2) Unpublished document: Site Visit. 25th June 2013.

Associated Designations

Waltham Archaeological Area

Waltham Conservation Area



11 and 13 Cheapside

HER Number	Old SMR/HER Number	Record Type
0751/48/0		Building

Site Name 23 to 27 (odd) Cheapside, Waltham

Description

Marked as a building of merit in the 1976 Conservation Area Appraisal (1).

A row of three cottages, each 3 bays wide with central doorways.

Number 23 is built of painted buff brick with a concrete tile roof, wooden architrave with square fanlight and small dripmould, ashlar arches and sills to the windows which appear to be hung sash with 6/6 on the ground floor and 3/6 on the first floor. Number 25 is built of painted brick with a concrete tile roof. Central entrance has a projecting porch, windows are modern casements with flat arches. Historic iron railings to the front are an unusual survival.

Number 27 is three bays wide, but has an alley entrance on the far left. Built of rendered brick with false ashlar and quoins effect. Left ground floor bay has a canted bay window, central entrance has architrave with no fanlight, right bay has a wide window which probably represents a removed bay window. Upper windows have ashlar or stucco covered flat arches, roof is interlocking pantiles (2).

Sources

(1) Council Policy Document: Cleethorpes Borough Council. 1976.

Waltham Conservation Area: Appraisal and Management Policies.

(2) Unpublished document: Site Visit. 25th June 2013.

Associated Designations

Waltham Archaeological Area

Waltham Conservation Area



27 Cheapside

HER Number	Old SMR/HER Number	Record Type
0751/49/0		Building

Site Name 11 to 21 (odd) New Road, Waltham

Description

Marked as a building of merit in the 1976 Conservation Area Appraisal (1).

A row of 6 houses, interestingly none have front doors and must therefore be accessed from the rear although number 17 has an alley entrance. Each is one bay wide and all except number 19 have had the apertures of the windows altered and walls rendered. Roofs are interlocking clay tiles, stacks are mismatched although 13-15 and 21 appear to show the original style (2)

Sources

(1) Council Policy Document: Cleethorpes Borough Council. 1976.

Waltham Conservation Area: Appraisal and Management Policies.

(2) Unpublished document: Site Visit. 25th June 2013.

Associated Designations

Waltham Archaeological Area

Waltham Conservation Area



HER Number 0751/50/0
Old SMR/HER Number
Record Type Building

Site Name 23 and 25 New Road, Waltham

Description

Marked as a building of merit in the 1976 Conservation Area Appraisal (1).

A pair of asymmetrical semi-detached houses. Number 23 is two bays wide, number 25 is three bays wide with a recent two bay extension almost giving symmetry to the building as a whole, although some design features do not match between the two ends of the row. All are in buff brick with concrete tile roof, extant stacks and uPVC windows (2)

Sources

- (1) Council Policy Document: Cleethorpes Borough Council. 1976. Waltham Conservation Area: Appraisal and Management Policies.
- (2) Unpublished document: Site Visit. 25th June 2013

Associated Designations

Waltham Archaeological Area
Waltham Conservation Area



HER Number 0751/51/0
Old SMR/HER Number
Record Type Building

Site Name 27 New Road, Waltham

Description

Marked as a building of merit in the 1976 Conservation Area Appraisal (1).

A small building with visible evidence of brickwork rebuilding to accommodate modern windows, probably an outbuilding or master's house to the adjoined former school. Built in buff brick with red brick flat arched windows and concrete tile roofs (2).

Sources

- (1) Council Policy Document: Cleethorpes Borough Council. 1976. Waltham Conservation Area: Appraisal and Management Policies.
- (2) Unpublished document: Site Visit. 25th June 2013.

Associated Designations

Waltham Archaeological Area
Waltham Conservation Area



HER Number	Old SMR/HER Number	Record Type
0751/53/0		Building

Site Name 32 to 38 New Road, Waltham

Description

Marked as a building of merit in the 1976 Conservation Area Appraisal (1).

A row of four houses built in buff brick with concrete tile roofs. Numbers 34 and 38 are rendered and number 36 is painted, all appear to have had stucco covered segmental arches to the ground floor windows, number 36 has sash windows which appear to be original wooden construction in 6/6 pattern. An alley entrance separates number 34 and 36 and the front door to number 38 has been partially blocked to form a small window (2)

Sources

- (1) Council Policy Document: Cleethorpes Borough Council. 1976. Waltham Conservation Area: Appraisal and Management Policies.
- (2) Unpublished document: Site Visit. 25th June 2013.

Associated Designations

Waltham Archaeological Area
Waltham Conservation Area



HER Number	Old SMR/HER Number	Record Type
0751/54/0		Building

Site Name 18 to 22 (even) Skinner's Lane, Waltham

Description

Marked as a building of merit in the 1976 Conservation Area Appraisal (1).

A row of three houses in a terrace in buff brick with red brick dressings and interlocking clay tile roof. Numbers 18 and 20 are still bare brick and have segmental arched windows and doors, decorated eaves course and ashlar windows sills. Number 22 has 2/2 hung sash and panel wood door with square fanlight (2)

Sources

- (1) Council Policy Document: Cleethorpes Borough Council. 1976. Waltham Conservation Area: Appraisal and Management Policies.
- (2) Unpublished document: Site Visit. 25th June 2013.

Associated Designations

Waltham Archaeological Area
Waltham Conservation Area



HER Number	Old SMR/HER Number	Record Type
0751/55/0		Building

Site Name 24 Skinner's Lane, Waltham

Description

Marked as a building of merit in the 1976 Conservation Area Appraisal (1).

A three bay house with an extension to the left built sometime after 1932-7 (3). Built in brown brick with render, 20th century wooden casements and matching panelled door with inbuilt fanlight, interlocking clay tile roof, steel pins present to the façade, extension to the left with contemporary wooden casements to the rest of the house suggesting that the extension, windows, door and probably render were done at the same time (2)

Sources

- (1) Council Policy Document: Cleethorpes Borough Council. 1976. Waltham Conservation Area: Appraisal and Management Policies.
- (2) Unpublished document: Site Visit. 25th June 2013.
- (3) Map: Ordnance Survey. 1932-7. Ordnance Survey Fourth Edition 1:2500.

Associated Designations

Waltham Archaeological Area
Waltham Conservation Area



HER Number	Old SMR/HER Number	Record Type
0751/56/0		Building

Site Name 2 Church Lane, Waltham

Description

Marked as a building of merit in the 1976 Conservation Area Appraisal (1).

A 19th century house, shown on Ordnance Survey maps of 1887-9 with the same footprint as it has now (3), however the right bay is an obvious mid-late 20th century extension - the only conclusion is that it represents a substantial rebuild. The remains of the original building is two bays wide, built in buff brick with interlocking clay tile roof, 8/8 hung sash windows to the ground floor under stucco covered segmental arches, small window to the centre first floor, widened 20th century window to the left first floor. Currently in poor condition with heavy ivy growth (2)

Sources

- (1) Council Policy Document: Cleethorpes Borough Council. 1976. Waltham Conservation Area: Appraisal and Management Policies.
- (2) Unpublished document: Site Visit. 25th June 2013.
- (3) Map: Ordnance Survey. 1887-9. Ordnance Survey First Edition 1:2500.

Associated Designations

Waltham Archaeological Area
Waltham Conservation Area



HER Number	Old SMR/HER Number	Record Type
0751/57/0		Building

Site Name 4 and 6 Church Lane, Waltham

Description

Marked as a building of merit in the 1976 Conservation Area Appraisal (1).

A pair of cottages in buff brick with clay tile roofs. Number 4 has an original single bay block with a slightly later single bay extension to the right, stucco covered segmental arched windows and doors to the ground floor with the first floor windows directly under the eaves. Number 6 seems to be a complete rebuild of a different design (2).

Sources

- (1) Council Policy Document: Cleethorpes Borough Council. 1976. Waltham Conservation Area: Appraisal and Management Policies.
- (2) Unpublished document: Site Visit. 25th June 2013.

Associated Designations

Waltham Archaeological Area
Waltham Conservation Area



HER Number	Old SMR/HER Number	Record Type
0751/58/0		Building

Site Name 2 Cross Street, Waltham

Description

Marked as a building of merit in the 1976 Conservation Area Appraisal (1).

A building called "The Stables", built in buff brick with a modern slate or slate-like material roof with ridge tiles, dentilled eaves course, canted corner to Cross Street and Church Lane. Two storeys high with a blank wall to the street fronts and substantial rebuilding to the "façade" (2).

Shown within the garden of Number 7 New Street on Ordnance Survey maps and so probably the stables for that property (3).

Sources

- (1) Council Policy Document: Cleethorpes Borough Council. 1976. Waltham Conservation Area: Appraisal and Management Policies.
- (2) Unpublished document: Site Visit. 25th June 2013.
- (3) Map: Ordnance Survey. 1906-8. Ordnance Survey Second Edition 1:2500.

Associated Designations

Waltham Archaeological Area
Waltham Conservation Area



Rear elevations of 2 Cross Street

HER Number 0751/59/0
Old SMR/HER Number
Record Type Building

Site Name 1 Cross Street, Waltham

Description

Marked as a building of merit in the 1976 Conservation Area Appraisal (1).

A small red/brown brick outbuilding to Number 9 New Street, recently converted into a small house. Dentilled eaves course, "hayloft" door to the cross street elevation, clay tile roof (2).

Sources

(1) Council Policy Document: Cleethorpes Borough Council. 1976. Waltham Conservation Area: Appraisal and Management Policies.

(2) Unpublished document: Site Visit. 25th June 2013.

Associated Designations

Waltham Archaeological Area

Waltham Conservation Area



HER Number 0751/60/0
Old SMR/HER Number
Record Type Building

Site Name 16 Church Lane, Waltham

Description

Marked as a building of merit in the 1976 Conservation Area Appraisal (1).

A villa style house in red brick with a slate roof. 3 bays wide with ground floor square section bay windows, central round arched doorway, first floor windows have ashlar or stucco flat arches and uPVC faux 2/2 sash (2)

Sources

(1) Council Policy Document: Cleethorpes Borough Council. 1976. Waltham Conservation Area: Appraisal and Management Policies.

(2) Unpublished document: Site Visit. 25th June 2013.

Associated Designations

Waltham Archaeological Area

Waltham Conservation Area



HER Number	Old SMR/HER Number	Record Type
0751/61/0		Building

Site Name 15 Church Lane, Waltham

Description

Marked as a building of merit in the 1976 Conservation Area Appraisal (1).

A large three bay, two storey house, probably late 18th or early 19th century. Apparently built in buff brick, painted to the façade and rendered to the right return which faces Church Lane. Pattern of fenestration appears to be intact, although recessed uPVC windows have replaced the originals, with ashlar flat arches containing keystones. Central doorway in architrave, stucco string and eaves courses, clay tile roof and one end stack in bare brick (2).

Sources

(1) Council Policy Document: Cleethorpes Borough Council. 1976. Waltham Conservation Area: Appraisal and Management Policies.

(2) Unpublished document: Site Visit. 25th June 2013.

Associated Designations

Waltham Archaeological Area

Waltham Conservation Area



HER Number	Old SMR/HER Number	Record Type
0751/62/0		Building

Site Name 17 and 19 Church Lane, Waltham

Description

Marked as a building of merit in the 1976 Conservation Area Appraisal (1).

A pair of houses, possibly started as a house with extension or outbuilding. Number 17 is two storeys, three bays wide, rendered brick, segmental ashlar or stucco covered arches to the windows and door, recessed porch entrance, slate roof with ridge tiles, end stacks, pattern of fenestration appears to be as original but with recessed uPVC casements (2).

Sources

(1) Council Policy Document: Cleethorpes Borough Council. 1976. Waltham Conservation Area: Appraisal and Management Policies.

(2) Unpublished document: Site Visit. 25th June 2013.

Associated Designations

Waltham Archaeological Area

Waltham Conservation Area



HER Number	Old SMR/HER Number	Record Type
0751/63/0		Building

Site Name 24 and 26 Church Lane, Waltham

Description

Marked as a building of merit in the 1976 Conservation Area Appraisal (1).

A pair of 19th century houses. Number 24 is bare red brick with tripartite vertical hung sash windows (probably modern to the ground floor and original to the first floor), central doorway has hoodmould and modern plank door. End stacks present, clay tile roof. Number 26 is rendered with tripartite uPVC windows and no front entrance (2).

Sources

- (1) Council Policy Document: Cleethorpes Borough Council. 1976. Waltham Conservation Area: Appraisal and Management Policies.
- (2) Unpublished document: Site Visit. 25th June 2013.

Associated Designations

Waltham Archaeological Area
Waltham Conservation Area



HER Number	Old SMR/HER Number	Record Type
0751/64/0		Building

Site Name 28 and 30 Church Lane, Waltham

Description

Marked as a building of merit in the 1976 Conservation Area Appraisal (1).

A pair of 19th century cottages in red/brown brick. Modern windows and apertures, original doorways with dentilled segmental arches below thin drip moulds (2).

Sources

- (1) Council Policy Document: Cleethorpes Borough Council. 1976. Waltham Conservation Area: Appraisal and Management Policies.
- (2) Unpublished document: Site Visit. 25th June 2013.

Associated Designations

Waltham Archaeological Area
Waltham Conservation Area



HER Number	Old SMR/HER Number	Record Type
0751/65/0		Building

Site Name 32 to 36 (even) Church Lane, Waltham

Description

Marked as a building of merit in the 1976 Conservation Area Appraisal (1).

Three 19th century houses in red brick with slate roof and red ridge tiles. Windows and doors are below flat ashlar arches with the exception of the ground floor windows which are bay windows.

Number 36 is essentially as built with an extra bay to the left, recessed from the main frontage. 4/4 and 2/2 sash windows, square section bay window to the ground floor façade, square section front porch, segmental arched windows to the Skinner's Lane elevation (2)

Sources

(1) Council Policy Document: Cleethorpes Borough Council. 1976. Waltham Conservation Area: Appraisal and Management Policies.

(2) Unpublished document: Site Visit. 25th June 2013.

Associated Designations

Waltham Archaeological Area

Waltham Conservation Area



Front and side elevations of 36 Church Lane

HER Number	Old SMR/HER Number	Record Type
0751/68/0		Building

Site Name 24 and 26 Kirkgate, Waltham

Description

Marked as a building of merit in the 1976 Conservation Area Appraisal (1).

A pair of 20th century houses in red brick with faux timbered first floor and projecting ground floor under rooflet (2)

Sources

(1) Council Policy Document: Cleethorpes Borough Council. 1976. Waltham Conservation Area: Appraisal and Management Policies.

(2) Unpublished document: Site Visit. 25th June 2013.

Associated Designations

Waltham Archaeological Area

Waltham Conservation Area



7. Management Plan

WALTHAM CONSERVATION AREA



MANAGEMENT PLAN 2016

CONTENTS

7. Management Plan	i
CONTENTS	ii
INTRODUCTION	iii
AIMS.....	iv
IDENTIFIED ISSUES	iv
A – Loss of historic detail	v
B – Poor quality shop fronts	vii
C - Condition.....	ix
D – Public realm	xi
E – Unauthorised Development	xiii
F – Permitted Development	xv
G – Poor quality modern development	xvii
SUMMARY	xix
KEY READING	xxv
CONTACTS.....	xxvi
7.2 Design Guidance: Conservation Areas	xxvii
7.3 Design Guidance: Shop Fronts	xxx

INTRODUCTION

Conservation area designation¹⁹ is an indication of the positive commitment of North East Lincolnshire Council and its intention to preserve and enhance the quality of the historic environment in these areas. It is important that all new development within conservation areas is sympathetic to the area's special architectural and aesthetic qualities, particularly in terms of; scale, bulk, height and materials taking into account the spaces between buildings.

As part of our duty to maintain conservation areas, we have legal powers to control change. A clear management strategy tailors these powers to the need of the individual area, in order to ensure special architectural and historic interest is preserved.

A conservation area is a living place and change is inevitable. However, poorly considered change can result in the erosion of character. Equally, well designed alteration can over time contribute to its charm. At the time of designation many conservation areas including Waltham contain neutral aspects, negative intrusions and areas of damage. Good design should be used here to enhance.

This management plan sets out clear objectives and actions to assist land and property owners and us to bring about the improvements needed to preserve and enhance Waltham

conservation area. The management plan will be used when considering planning applications which affect the conservation area and when statutory powers are used with regard to enforcement.

Since 2009 the Waltham conservation area has been on Historic England's National Heritage At Risk Register. It describes Waltham as very bad and deteriorating. Waltham conservation area appraisal was created to identify the issues which cause harm to the appearance of the conservation area as well as the current threats to it. It is imperative that a management plan is created and adopted if Waltham is to retain its conservation area status.

This management plan has been created using the current Historic England guidance²⁰. However, these guidelines follow outdated Planning Policies all of which have since been superseded by the 2012 National Planning Policy Framework (NPPF). Whilst Historic England is yet to publish guidelines using the NPPF, we feel that the current document still contains useful advice and case studies in order to create an effective and workable plan.

¹⁹ Planning (Listed Buildings and Conservation Areas) Act 1990

²⁰ Understanding Place: Conservation Area Designation, Appraisal and Management 2011

AIMS

This management plan aims to provide a robust strategy for the appropriate management of Waltham conservation area to halt decline and to ensure that proposals for change always sustain or enhance its historic character. Managing proposed changes to the area in a way that strengthens rather than undermines the conservation areas special qualities is at the core of this plan.

The Management Plan will ensure that the characteristics that contribute to making the area attractive are retained and reinforced, thereby ensuring that the conservation area adds to the quality of life in Waltham and its wider regeneration, for the benefit of all. It is also expected that the plans adoption and implementation will encourage a change in trend and that forthcoming enhancement shall result in its removal from the Historic England : At Risk Register²¹.

²¹ List entry 7641 – described as ‘very bad’ and ‘deteriorating’ 2014.

IDENTIFIED ISSUES

Issues affecting the Waltham conservation area, which were identified in the Conservation Area Appraisal include:

A. Loss of historic detail (erosion) - traditional windows and doors, boundaries and roof coverings.

B. Poor quality shop fronts - inappropriate signage, unattractive shop fronts and alterations.

C. Condition – in some cases lack of appropriate maintenance and neglect.

D. Public realm – increasing standardisation, street clutter, poorly maintained pavements and intrusive traffic control.

E. Unauthorised development – in part arguably due to lack of public understanding of Permitted Development restrictions within conservation areas but also due to minimal use of enforcement powers.

F. Permitted Development – although restricted inside the conservation area it still permits major change.

G. Poor quality modern development – on gap sites as well as alterations to existing properties and in back land.

A – Loss of historic detail

The erosion of special architectural and historic interest within the Waltham conservation area is a major problem and shows that there is need for its better management. Special architectural interest is derived from original features including; windows, doors, architectural joinery, decorative terracotta details and original shop fronts etc. It also comes from Waltham's original wall and roof coverings such as; red or buff brick and Welsh slate or natural clay pantiles.

The inappropriate replacement of historic and architectural features with modern materials results in degradation of the areas special interest. Waltham has the following examples; many properties have swapped timber framed windows for uPVC units, shop fronts now have powder coated aluminium windows, some brick buildings have been rendered, original slate or pantile roofs have been changed to concrete or artificial slate, all of which cause harm to its historic character. Smaller but equally significant elements such as eaves brackets, terracotta decoration, chimney pots and door cases have also been lost.

Each and every detail of every building contributes to the character of the conservation area; whether positive or negative. It is important to preserve that which contributes positively and enhance that which is seen to be either neutral or negative. If special architectural interest is to be preserved or enhanced all original features should be retained, even if

they are in need of repair or replication. Repairing or accurately replicating architectural features preserves the special architectural and historic interest of the individual building but also makes a significant contribution to the wider conservation area. The removal of an inappropriate architectural element (for example, uPVC window frames) which is replaced with an accurate traditionally detailed component (for example, a timber sash) would enhance the special architectural interest of the building and the wider area.

In order to ensure that the erosion of historic detail does not continue North East Lincolnshire Council will support:

1. the creation of design guidance to inform owners of the importance of retaining traditional original features and their appropriate repair. Guidance should also advise on appropriate design and details for the reinstatement of missing or removed features.
2. applications for proposals to make changes to existing buildings which:
 - i. retain and repair, or where the original is beyond repair, the accurate replication of, original and historic architectural features.
 - ii. include the authentic reinstatement of missing architectural features.
3. enforcement action, where appropriate and proportionate, with regard to unauthorised works which have a negative impact upon the conservation area.
4. the use of additional legal powers such as Article 4 Directions to control alteration to residential dwellings so that changes, which otherwise would not require planning permission, can be properly assessed.
5. the use of legal powers to stop erosion and deterioration of architectural interest such as, Section 215 Notices and Repairs Notices.

B – Poor quality shop fronts

Although there are examples of original shop fronts in Waltham many have been replaced or have suffered from inappropriate alteration. Whilst traditional shop fronts are an important architectural feature in the Waltham street scene few remain. In the predominantly commercial High Street area loss of valuable historic fabric has resulted in wholesale degradation of its special architectural interest. This area is shown in the Waltham Conservation Area Appraisal in red as an area requiring attention, see page 9. Other original fascia's have been altered and extended to suit the need for larger trade space which detract from the small village feel.

Many of the shops in Waltham do not follow a traditional shop front design which has further contributed to the loss of locally distinctive design. The recent fashion for large fascia's and overstated and debased classical features is inappropriate for Waltham conservation area. The replacement of inappropriate shop fronts, with an appropriately detailed traditional timber shop front, will be supported to revive locally distinctive design (a requirement of the NPPF).

Signage is also an very important element of the conservation area. Well-designed signage can make a vast difference to the quality of character. Lighting can be successfully incorporated where a business forms a part of the night time economy and can bring vibrancy to the area after dark. The

proportion, materials, graphics and font should all be considered.

Designing new shop fronts in traditional styles requires attention to detail and proportions in the design process. Good design does not necessarily cost more but it is more a matter of ensuring that correct processes are followed.

In order to ensure poor quality shop fronts do not continue to dominate the commercial areas of Waltham conservation area, North East Lincolnshire Council will support:

1. the creation of a shop front design guide to inform owners of the importance of retaining traditional original features and their appropriate repair. Guidance will also advise on appropriate design and details for the reinstatement of missing or removed features. This will also include a guide for new shop front to follow traditional styles.
2. applications for proposals to make changes to existing historic shop fronts which:
 - i. retain and repair or where the original is beyond repair, the accurate replication of original and historic architectural features.
 - ii. include the authentic reinstatement of missing architectural features.
3. sympathetic shop front design and materials for new shop fronts within the conservation area.
4. enforcement action, where appropriate and proportionate, with regard to unauthorised works to commercial premises which have a negative impact upon the conservation area.
5. exercise control over the display of advertisements to ensure that signs are designed and located to respect the character and appearance of the area.

C - Condition

As well as connecting us to our shared past, historic buildings add character to our villages, streets, towns and cities. On the whole they are well-cared for by their owners and continue to provide us with places to live, work, learn, visit and enjoy. They add uniqueness, character and a sense of place not only to our conservation areas but everywhere.

Occasionally, things go wrong and historic buildings become neglected or even vacant; blots on the urban landscape or the village scene. When this happens they not only become wasting assets in their own right, but they degrade the quality of the surrounding environment too. The poor condition of one or many buildings within a conservation area has an effect on the enjoyment of the area and potentially deters investment. This in turn effects the areas character. It also hinders the efforts of those owners who can and do maintain their buildings properly. Regular maintenance is therefore crucial to sustaining the quality of an area.

In Waltham it is the condition of some buildings on High Street of which cause concern. Here, ignoring obvious inappropriate alterations to its historic fabric, there are a few properties which are well overdue a face lift. The solution in many cases, is simple and inexpensive to include the repainting of the exterior brickwork. Other properties would benefit from simple clearing of gutters and regular tidying of private realm.

Taking early action to stop the onset of serious decay to any building is good practice. It becomes a public concern when heritage assets are neglected as they form part of our shared legacy; and are irreplaceable. Regular maintenance assists in stopping escalating repair costs and hence is better for the owner as well as being beneficial to maintaining the quality of the conservation area. Legal action can sometimes be necessary but our preferred approach is to seek or negotiate a suitable solution before the need to serve legal notices.

The health of the local and national economy is also a contributing factor to the condition of the buildings in Waltham. Many shops and other businesses dependant on visitors in Waltham are operated on a small scale. These small businesses are crucial to the villages character and it is important that they are supported; a downturn in trade can mean that they struggle to keep up with building maintenance.

Waltham conservation area is on the Historic England At Risk Register as 'very bad', and 'deteriorating' (2014). However, this description is not true of every property. Some properties benefit from particular care and attention which suggests that the residents of these are proud of Waltham's history and heritage.

In order to ensure that the properties in Waltham conservation area remain in good condition North East Lincolnshire Council will support:

1. the production of guidance to advise residents on appropriate building maintenance.
2. investigation into the potential for heritage led regeneration funding to assist with building repairs.
3. encourage the appropriate use of vacant commercial premises when considering planning applications and advise owners of what uses can be undertaken without the need for planning permission or change of use.
4. When a building is in a poor condition and has not been maintained; only where discussion and

negotiations have failed; the use of formal legal powers to ensure action is taken when appropriate and proportionate. Using the following:

- I. Section 215 Notice.
- II. Repairs Notice.
- III. Urgent Works Notice.
- IV. Dangerous Structures Order (Section 77,78 or 79).

D – Public realm

The human response to; natural and built surroundings, geography, history and people which use the space generates a unique sense of place. This identity, of which the public realm (principally roads and pavements, but also including open spaces), is a huge portion, forms part of Waltham conservation area's special interest.

All of the streets in Waltham conservation area are shared by people and traffic. Although there is little opportunity to pedestrianize any of these it is noted that improvements could be made to on street parking. The presence of on-street parking diminishes amenity, in terms of creating a visual and noise intrusion. This is a problem for High Street, between Barnoldby Road and Fairway, which is of a particularly intimate character. The village green is also dominated by the adjacent car park. Enhancement/Improvement to both of these areas would be beneficial to the character and appearance of the area as a whole.

Historic England produced the "Streets for All"²² guidance to demonstrate best practice for historic and sensitive streetscapes. The majority of these which are located within designated conservation areas. It identifies actions that can be undertaken which can result in welcome improvements to the special interest of conservation areas. These include: reducing street clutter; the use of the minimum necessary

signage and interventions (such as narrow primrose lines to restrict parking); as well as the use of high quality materials where originals do not exist when upgrading street surfaces and furniture.

²² Streets For All: Yorkshire & the Humber 2006

In order to ensure improvements to the public realm of Waltham Conservation Area North East Lincolnshire Council will support:

1. the retention/repair of traditional paving and hard landscaping where this is found (often beneath existing surfaces) or known to be present in the past.
2. the reinstatement of traditional paving and hard landscaping where it is appropriate and would benefit the overall character and appearance.
3. the consistency of alternative style and materials (only if it is not plausible to match original), where wholesale replacement of any surface is required.
4. like-for-like replacement in appropriate materials where damage to original street surfaces occurs.
5. the good maintenance of street furniture, and, where replacement/addition is required the use of a like-for-like match or appropriate design.
6. the introduction of traditional styled street furniture where it is appropriate and would benefit the overall character and appearance.
7. the reduction of street clutter including signage and street furniture, where possible.
8. investigation into potential funding for the enhancement of the public realm.
9. sympathetic traffic control measures to reduce parking on High Street between Barnoldby Road and Fairway and where possible the use of narrow primrose lines to enforce this, here and elsewhere within the conservation area.

E – Unauthorised Development

Unauthorised development happens when applicants fail to apply for the necessary permission before carrying out works or starting an activity. Others may receive planning permission but fail to act in compliance with the permission or conditions imposed. In some cases this is deliberate, however, in other cases it is due to a lack of understanding.

The effective management of the historic environment relies on a thorough understanding of all the elements involved, both by the public and the Local Authority. Key to this is appreciation of those features that make up its special interest.

Public consultation of the Waltham Conservation Area Appraisal will hopefully lead to a greater interest in some of Waltham's less-obvious historic features. While the contribution of nationally designated assets to the character and appearance of conservation areas are well understood, the importance of 'local heritage assets' and undesignated assets need to gain a wider acceptance.

In the past development and demolition has taken place in Waltham unlawfully, without the benefit of planning permission or conservation area consent. This process relies on the public reporting unlawful change. Due to a lack of local knowledge reporting from the public in North East Lincolnshire is low and change goes unnoticed and hence enforcement

action cannot be pursued. We also have very little information about what buildings were like originally to compare against.

Alongside possible further constraints we need to increase communication, training and guidance, particularly within the community so that breaches are spotted. Knowledge also needs to be increased amongst fellow colleagues who may be visiting the village for other council purposes.

It is important that the residents of Waltham support the preservation of their conservation area. If they do not, in the long term Waltham conservation area will continue to degrade regardless of our continuing efforts to protect it, eventually leading to its de-designation. The Waltham Conservation Area Appraisal identified that there is still enough historic integrity present to support its designation. However, if there is no public support for this then it must be considered if it is worth preserving due to its current decline.

In order to improve the level of knowledge and appreciation of aspects relating to the Waltham conservation area, North East Lincolnshire Council will support:

1. the accessibility and promotion of the Waltham Conservation Area Appraisal and Management Plan.
2. the creation of a public presentation – highlighting Permitted Development rights inside conservation areas and identifying the benefits of preserving and enhancing historic features.
3. improved public relations by continuing to encourage discussion between the Planning Department and the community, physically and through accessibility and approachability.
4. the local community in carrying out regular heritage assessments of the area including a full photographic record of each property (ideally

periodically) to improve baseline data as well as help identify unlawful development.

5. the creation of generic guidance of do's and don'ts to inform residents of the general restrictions imposed within conservation areas and preferred approaches to development in the area.

F – Permitted Development

Retention of the special architectural interest and characteristics of our built heritage is of national importance. Any loss or erosion of this interest should be avoided. Conservation areas are designated for their ‘special architectural or historic interest’ and so removal of particular architectural or heritage features, threatens the sustainability and overall value conservation areas. This section describes how permitted development has in some cases contributed to or caused this degradation of value.

Permitted development can be beneficial to property owners and the economy, by encouraging development and allowing buildings and houses to be extended without having to go through the formal process of obtaining planning permission. In most cases this relates to fairly uncontroversial development such as small conservatories and garages. However it can also lead to poorly informed development within conservation areas which can cause harm to the wider area.

Permitted development can allow the replacement of some historic architectural features with modern materials, such as replacing timber windows and doors for uPVC, or changing original roof materials to modern substitutes; although this is not the case in all circumstances as not all properties have permitted development rights. In addition, commercial

properties and flats do not generally benefit from rights which are as extensive as houses and bungalows.

Small, but equally significant elements, such as eaves brackets, terracotta decoration, chimney pots, door cases, boundary walls and other architectural features, all contribute to the special architectural interest in a conservation area. Without specific protection of these elements, they can be removed under Permitted Development Rights²³ unless the building is listed or has an article 4 direction placed upon it.

²³ The Town and Country Planning (General Permitted Development) (England) Order 2015.

In order to remove harm caused to Waltham Conservation Area as a result of Permitted Development rights, North East Lincolnshire Council will support:

1. pre-application discussions as to ensure that all issues are understood early in the development process in order to create an appropriate design solution in context of other material planning considerations.
2. enforcement action, where appropriate and proportionate against unlawful development, changes of use or removal of original features – often due to a miss understanding of permitted development rights.
3. the use of planning conditions to; request and manage material details of applications submitted, and, if necessary restrict potentially harmful development.

4. the use of Article 4 directions where Permitted Development is deemed to be damaging to the character or appearance of the Conservation Area.

G – Poor quality modern development

Waltham contains large areas of poor quality modern development. In most cases on the residential streets it manages to blend in with its surroundings and adds to the diversity of the village. However, large areas of High Street, including the shopping complex at the corner of Fairway, shown in blue on page 49, detract from the character of the historic heart of the village which is now defined by the Waltham conservation area boundary.

Although at this stage the immediate plan should be to enhance these poor quality buildings, with regards to parking, landscaping and shop fronts, there is the potential to secure high quality new development here in the future. High quality replacements would perhaps follow the historic plan form of Topliss and Sons buildings, returning the ‘closed’ village feel.

The west of High Street is also in need of high-quality re-development to preserve and enhance the historic features which remain, but most importantly reinstate that which has been lost. As the main through road for Waltham, enhancement in this area will improve the character not only for local residents and workers but for the many people who travel through. This would also then have the potential to increase footfall by tempting those who usually pass through the village to stop, and shop.

The Waltham conservation area presents opportunities for high quality new development, as already expressed, in place

of poor quality development but also in gap sites. Modern development in the conservation area lack sufficient quality, sometimes due to inappropriate scale and mass, sometimes due to design or material use. The gap site on the corner of Cheapside and Brigsley Road planning permission for housing which takes design ideas from the properties on the corner of Barnoldby Road and High Street.

New development in backland sites should not be encouraged if it disturbs the historic property boundaries and has an adverse impact on the character and appearance of the area. A backland or infill development should therefore make a contribution to the character of the existing locality. In broad terms, a proposal that fails to complement the local area in terms of design, density levels and layout, should be refused.

It is also crucial that new development make a positive contribution to the area. The siting, scale, height, mass, volume, design and materials are all crucial components of good design. Full consideration and recognition of the context of a site, at the start of the design process, is key to a successful design. A thorough contextual analysis should be the starting point in all sites within the conservation area. This includes a site appraisal and design appraisal, as detailed in the Waltham Conservation Area Appraisal on page 26.

In order to ensure that the Waltham conservation area does not suffer from poor quality modern development North East Lincolnshire Council will support:

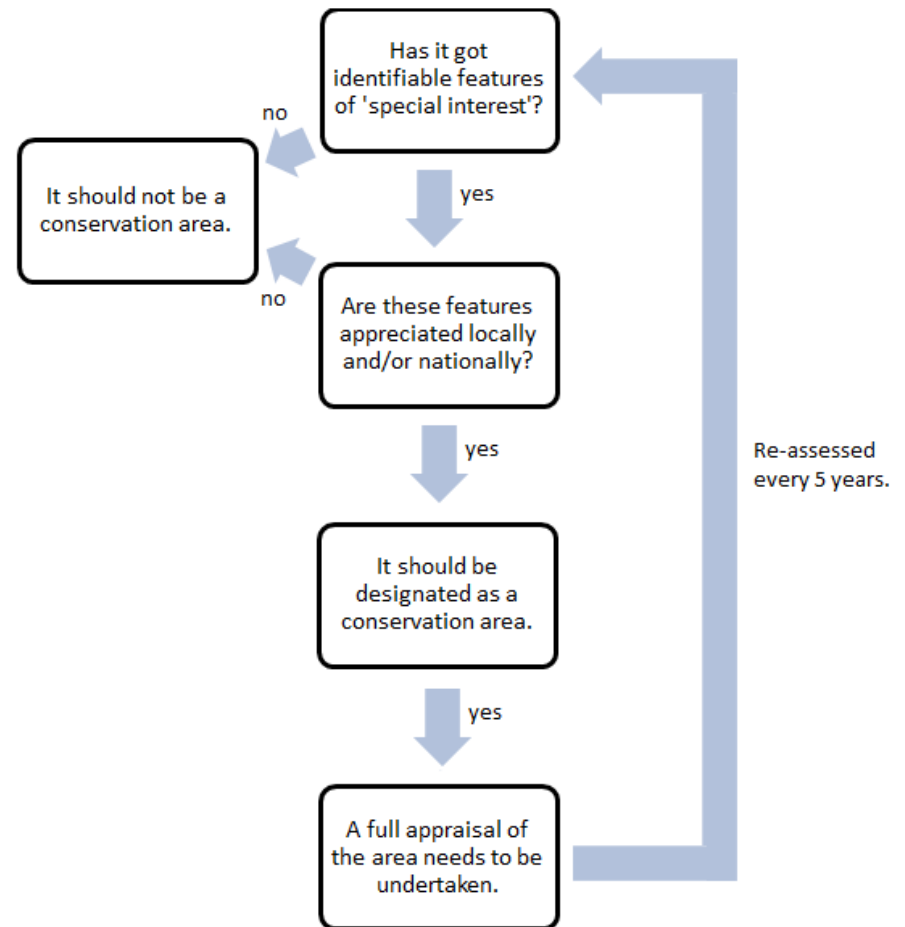
1. the creation of a Community Led Plan to help steer future development into targeting the most appropriate areas as set out by the local community.
2. encourage high quality new development. Especially on areas identified on page 36 of the Waltham Conservation Area Appraisal as requiring attention.
3. the use of Site Appraisals to inform all proposals within the Waltham conservation area and their likely impact on its character and appearance.
4. the use of Design Appraisals on all proposals within the Waltham conservation area based upon the findings of a thorough Site Appraisal to ensure the proposal is in keeping with scale, bulk, height and materials of the area.
5. the investigation into potential funding for the re-development/enhancement.

SUMMARY

This management plan has highlighted a number of actions which we need to take in order to retain and enhance Waltham conservation area for the future. In some cases the actions suggested for each identified issue were repeated when looking at another. It is the intention of this section to condense these in order to create a list of workable actions which will allow the appropriate management of Waltham conservation area and achieve the aims set out previously - to halt decline, to ensure that proposals for change always sustain or enhance its historic character, ensure that the conservation area adds to users quality of life, encourage a change in trend and to remove it from the Historic England At Risk Register.

To help summarise these the individual strategies have been entered into a table. This table is colour coded to relate to the identified issues detailed previously.

Key
A. Loss of historic detail
B. Poor quality shop fronts
C. Condition
D. Public realm
E. Unauthorised development
F. Permitted Development
G. Poor quality modern development



Actions	Management Plan	Position
Produce guidance for homeowners to encourage the retention and proper maintenance of original features whilst also increasing awareness.	1. the creation of design guidance to inform owners of the importance of retaining traditional original features and their appropriate repair. Guidance should also advise on appropriate design and details for the reinstatement of missing or removed features.	Appendix 7.2
	1. the production of guidance to advise residents on appropriate building maintenance.	
Support applications which appropriately retain, repair, replicate and reinstate historic features.	2. applications for proposals to make changes to existing buildings which: i. retain and repair, or where the original is beyond repair, the accurate replication of, original and historic architectural features. ii. include the authentic reinstatement of missing architectural features.	Ongoing
	2. applications for proposals to make changes to existing historic shop fronts which: i. retain and repair or where the original is beyond repair, the accurate replication of original and historic architectural features. ii. include the authentic reinstatement of missing architectural features.	
Use proportionate enforcement action where unauthorised development is seen to be damaging to the character or appearance of the conservation area.	3. enforcement action, where appropriate and proportionate, with regard to unauthorised works which have a negative impact upon the conservation area.	Ongoing
	4. enforcement action, where appropriate and proportionate, with regard to unauthorised works to commercial premises which have a negative impact upon the conservation area.	
	5. exercise control over the display of advertisements to ensure that signs are designed and located to respect the character and appearance of the area.	

	2. enforcement action, where appropriate and proportionate against unlawful development, changes of use or removal of original features – often due to a miss understanding of permitted development rights.	
Introduce the use of additional legal powers to control alterations which would otherwise not require planning permission.	4. the use of additional legal powers such as Article 4 Directions to control alteration to residential dwellings so that changes, which otherwise would not require planning permission, can be properly assessed.	Appendix 7.2
	4. the use of Article 4 directions where Permitted Development is deemed to be damaging to the character or appearance of the Conservation Area.	
When a building is in a poor condition and has not been maintained; only where discussion and negotiations have failed; use formal legal powers to ensure action is taken when appropriate and proportionate. Using the following:	5. the use of legal powers to stop erosion and deterioration of architectural interest such as, Section 215 Notices and Repairs Notices.	Ongoing
<ul style="list-style-type: none"> i. Section 215 Notice. ii. Repairs Notice. iii. Urgent Works Notice. iv. Dangerous Structures Order (Section 77,78 or 79). 	4. When a building is in a poor condition and has not been maintained; only where discussion and negotiations have failed; the use of formal legal powers to ensure action is taken when appropriate and proportionate. Using the following: <ul style="list-style-type: none"> i. Section 215 Notice. ii. Repairs Notice. iii. Urgent Works Notice. iv. Dangerous Structures Order (Section 77,78 or 79). 	
Produce shop front design guidance to encourage the retention and proper maintenance of original features but also suggest improvements. This will also include a guide for new shop front to follow traditional styles.	1. the creation of a shop front design guide to inform owners of the importance of retaining traditional original features and their appropriate repair. Guidance will also advise on appropriate design and details for the reinstatement of missing or removed features.	Appendix 7.3
	3. sympathetic shop front design and materials for new shop fronts within the conservation area.	

Actively search for funding opportunities for all aspects within the conservation area.	2. investigation into the potential for heritage led regeneration funding to assist with building repairs.	Ongoing
	8. investigation into potential funding for the enhancement of the public realm.	
	5. the investigation into potential funding for the re-development/enhancement.	
Encourage the reuse of empty property by encouraging appropriate change of use.	3. encourage the appropriate use of vacant commercial premises when considering planning applications and advise owners of what uses can be undertaken without the need for planning permission or change of use.	Ongoing
Support the retention/repair and reinstatement of traditional paving and hard landscaping in the public realm.	1. the retention/repair of traditional paving and hard landscaping where this is found (often beneath existing surfaces) or known to be present in the past.	Ongoing
	2. the reinstatement of traditional paving and hard landscaping where it is appropriate and would benefit the overall character and appearance.	
	4. like-for-like replacement in appropriate materials where damage to original street surfaces occurs.	
Ensure consistency in material use throughout the public realm.	3. the consistency of alternative style and materials (only if it is not plausible to match original), where wholesale replacement of any surface is required.	Ongoing
Maintain and introduce good design and maintenance of all street furniture.	5. the good maintenance of street furniture, and, where replacement/addition is required the use of a like-for-like match or appropriate design.	Ongoing
	6. the introduction of traditional styled street furniture where it is appropriate and would benefit the overall character and appearance.	
Continue to reduce street clutter.	7. the reduction of street clutter including signage and street furniture, where possible.	Ongoing

Introduce sympathetic traffic control in areas where it would be beneficial to the character and appearance of the conservation area. Where possible using narrow primrose lines to enforce this.	9. sympathetic traffic control measures to reduce parking on High Street between Barnoldby Road and Fairway and where possible the use of narrow primrose lines to enforce this, here and elsewhere within the conservation area.	Ongoing
Increase and maintain public access to related documents both digitally and in hard copy.	1. the accessibility and promotion of the Waltham Conservation Area Appraisal and Management Plan.	To be published online. Hard copy available here and at the Parish Council Office.
Create a public presentation of the do's and don'ts relating to heritage assets and conservation areas.	2. the creation of a public presentation – highlighting Permitted Development rights inside conservation areas and identifying the benefits of preserving and enhancing historic features.	Ongoing.
	5. the creation of generic guidance of do's and don'ts to inform residents of the general restrictions imposed within conservation areas and preferred approaches to development in the area.	
Increase public access to the planning department. Including encouraging pre-application enquiry and advice.	3. improved public relations by continuing to encourage discussion between the Planning Department and the community, physically and through accessibility and approachability.	Ongoing
	1. pre-application discussions as to ensure that all issues are understood early in the development process in order to create an appropriate design solution in context of other material planning considerations.	
Create an annual photographic record of the area (with the help of the local parish council) to help improve baseline data.	4. the local community in carrying out regular heritage assessments of the area including a full photographic record of each property (ideally periodically) to improve baseline data as well as help identify unlawful development.	Waltham Parish Council. Ongoing.

Support the creation of a community led plan which aims to steer future decisions in Waltham for the benefit of the local community.	1. the creation of a Community Led Plan to help steer future development into targeting the most appropriate areas as set out by the local community.	Ongoing
Only support applications of high quality design when considering new development within conservation areas.	2. encourage high quality new development. Especially on areas identified on page 36 of the Waltham Conservation Area Appraisal as requiring attention.	Ongoing
	3. the use of planning conditions to; request and manage material details of applications submitted, and, if necessary restrict potentially harmful development.	
Ensure that all applications within or which effect the setting of a conservation area include a thorough Site and Design Appraisal.	3. the use of Site Appraisals to inform all proposals within the Waltham conservation area and their likely impact on its character and appearance.	To be done at validation stage.
	4. the use of Design Appraisals on all proposals within the Waltham conservation area based upon the findings of a thorough Site Appraisal to ensure the proposal is in keeping with scale, bulk, height and materials of the area.	Ongoing

KEY READING

National Planning Policy Framework (NPPF):

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

Planning (Listed Buildings & Conservation Areas) Act 1990:

<http://www.legislation.gov.uk/ukpga/1990/9/contents>

Historic England:

<https://historicengland.org.uk/listing/what-is-designation/local/conservation-areas/>

Understanding Places: Conservation Area Designation, Appraisal and Management:

<https://www.historicengland.org.uk/images-books/publications/understanding-place-conservation-area/>

North East Lincolnshire Council - Listed Buildings Advice (including List of Listed Buildings):

<http://www.nelincs.gov.uk/business/planning-and-development/investigating-and-exploring-the-past/listed-buildings-scheduled-monuments-registered-pa/>

North East Lincolnshire Council Local List of Historic Assets of Special Interest (Local Lists):

<http://www.nelincs.gov.uk/business/planning-and-development/investigating-and-exploring-the-past/local-list-historic-assets-special-interest/>

Department for Communities and Local Government - Technical Guidance on Permitted Development

http://www.planningportal.gov.uk/uploads/100806_PDforhouseholders_TechnicalGuidance.pdf

Historic Environment Local Management - Guidance Library

<http://www.helm.org.uk/guidance-library/>

North East Lincolnshire Council - Do I need planning permission:

<http://www.nelincs.gov.uk/resident/planning-and-development/do-i-need-planning-permission-/>

North East Lincolnshire Council – A guide to planning enforcement :

<http://www.nelincs.gov.uk/resident/planning-and-development/a-guide-to-planning-enforcement/>

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7.2 Design Guidance



Design Guidance: Conservation Areas

Conservation areas are designated to preserve and enhance character. The special architectural or historical interest is derived from a unique combination of elements such as building style and features, street pattern and open spaces. The lack of appreciation for these features often mean that they are particularly vulnerable to insensitive development. Any development, including new buildings and extensions or other alterations should be carried out in a way that does not harm any character they possess.

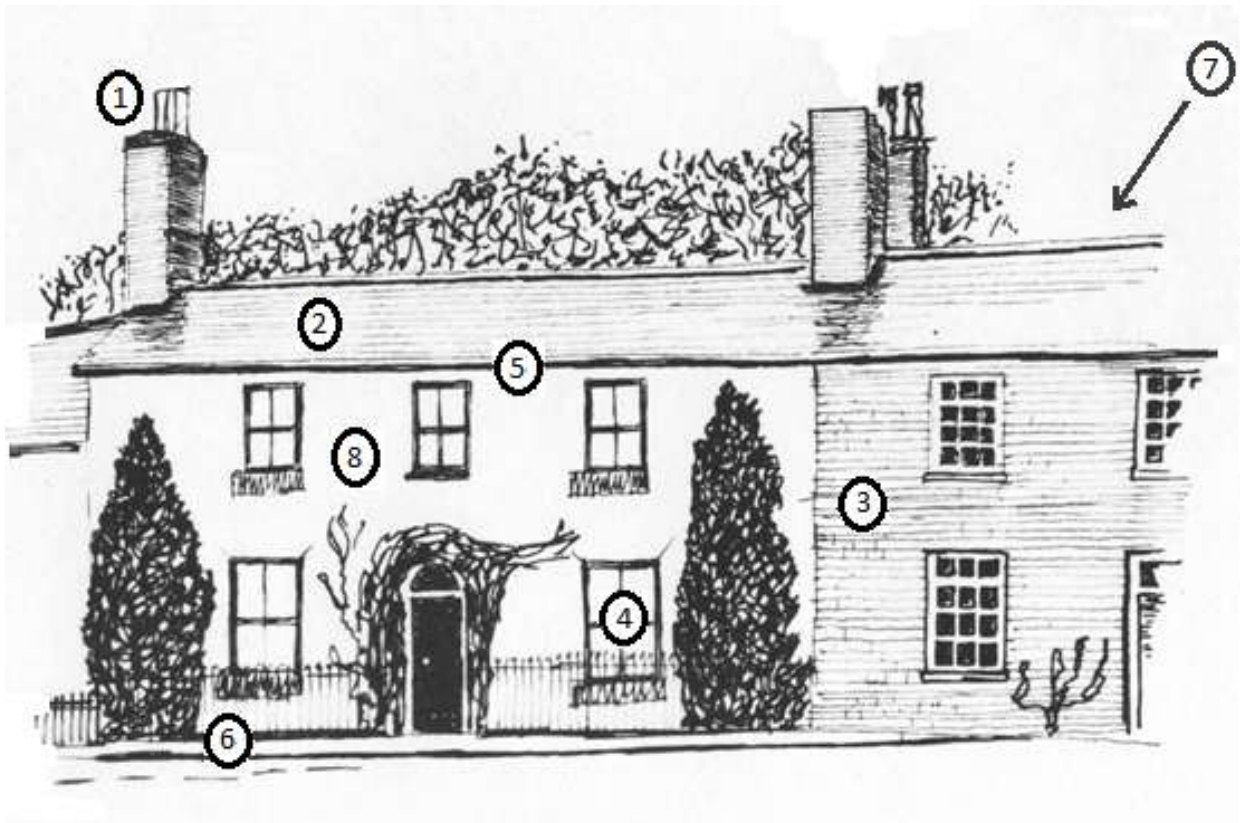
It should be remembered that conservation areas are not museums; they need to change and evolve over time just as they have always done. Carefully designed new buildings can make a positive contribution to character and there are situations where the sensitive redevelopment of an eyesore can enhance the quality of an area. Good design in conservation areas should lean towards the “traditional”, using appropriate design and materials are used to create a modern reflection of the vernacular architecture.

This design guidance has been created to encourage new development to complement the established grain, settlement pattern and character, whilst still representing the time.

General information:

- **If your property has had its Permitted Development rights removed, for example through an Article 4 Direction or is a flat or commercial, to make changes other than ‘like for like’ repair to any of the features identified below may require planning permission.**
- **If your property is Listed you will require Listed Building Consent.** It is advised that you contact the Conservation Officer (01472 324266) for advice before applying.
- **Advertisement Consent is required for any advertisement, shop sign, projecting sign and flag pole to the exterior of a property.**
- Any doubts contact Development Management Services (01472 326289 – option 1) or fill in a ‘Do I need Planning Permission’ form available online for (domestic) £30 including VAT available from:

<http://www.nelincs.gov.uk/resident/planning-and-development/do-i-need-planning-permission-/>



1. Chimneystacks should be maintained at their full height and where traditional pots remain these should be retained. Regular maintenance and repair is key to keeping your chimneystack in good order.
2. Roof materials may vary. Historically these would broadly have been slate or clay pantiles. Repairs to roofs should be made using materials to match the existing in terms of type, size, colour, thickness and coursing. Any change to roofing materials may require planning permission.
3. Re-pointing should always be undertaken using a like for like material. On lime mortar properties the use of a cement based mortar may cause damp problems as well as brick spalling. Finishes vary, to get the best and most appropriate finish efforts should be made to match the colour and joint finish of the original, these range from flush to recessed.
4. Windows and Doors make a substantial contribution to how the property appears and to the character of a conservation area. Most properties historically had timber windows and solid hardwood doors. Where original windows and doors remain it is important that these are retained. Traditional windows and doors were usually very well made and can often be repaired and draft proofed. Great effort should also be made replace inappropriate designed and uPVC frames with a more traditional style. Replacing windows and doors in commercial properties may require planning permission.

5. Rainwater goods were on historic properties were traditionally made of a metal (cast iron or lead) or timber. Replacements in other materials can harm the character of the conservation area and may need consent.
6. Boundaries in Great Coates differ. In some places there are iron railings, some have brick walls and others have hedges. Removal of these or replacement with other materials can harm the character of the conservation area and may in some circumstances need consent.
7. Telecommunication and Security Apparatus which include; satellite dishes, TV aerials, alarm boxes, CCTV and other additions can create clutter on the buildings. Satellite dishes may require planning permission and are unlikely to be supported on application the front facing elevations. Alarm boxes should be placed in a non-prominent position, such as under the eaves so that they do not detract from the character of the area.
8. External walls should be left in their natural state. For example, brickwork should not be rendered or painted, which can trap moisture. Inappropriate coverings may be removed if an appropriate cleaning method can be identified. Where the exterior has already been painted a permeable paint should be used and regularly maintained.

7.3 Design Guidance: Shop Fronts



Design Guidance: Shop Fronts

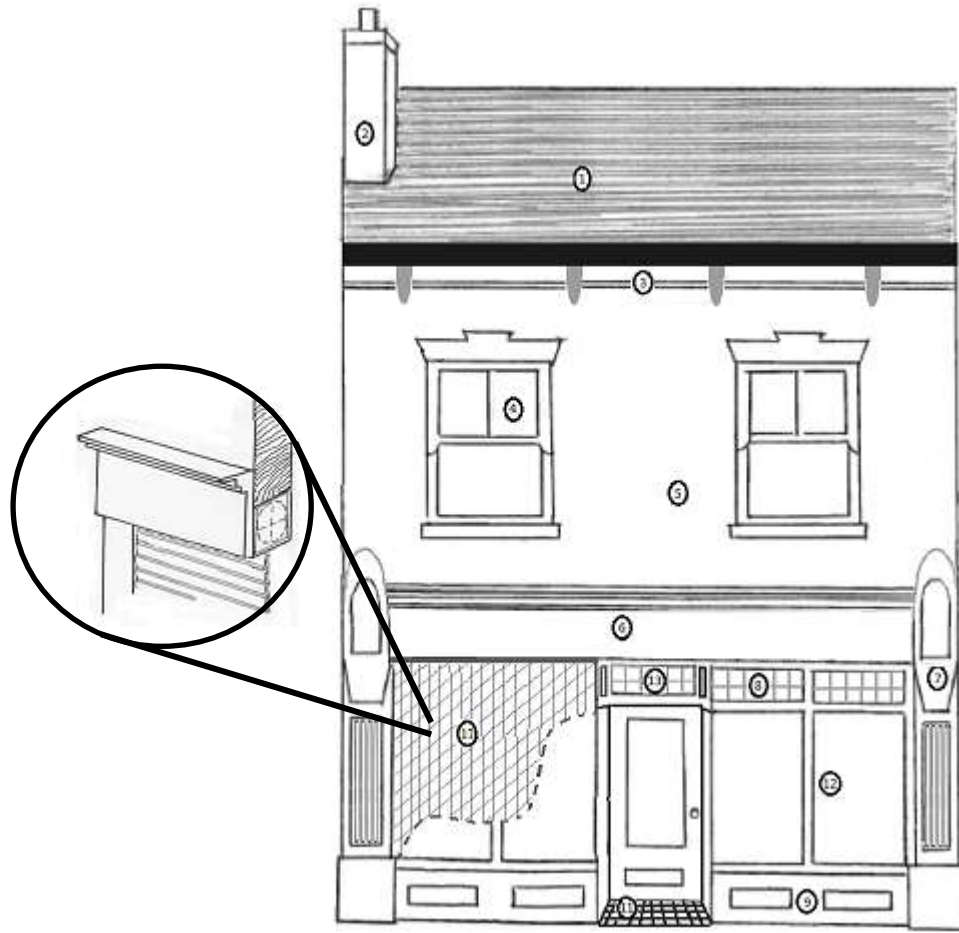
The purpose of this leaflet is to provide guidance on alterations to existing and reinstated historic shop fronts in the area. The guidance will be referred to by the Council when determining relevant applications. The design guidance is based upon local and national policies and created in response to a survey taken out by ourselves documenting the number of intact shop fronts in Grimsby and Cleethorpes and the need to ensure the correct treatment of those reinstated in the Freeman Street Shop Front Grant Scheme. It is also suggested that the document be used alongside future conservation area enhancement schemes.

Traditional shop fronts and street scenes create an attractive and legible environment providing the best possible advertisement for businesses in the area. The guidance is designed to guide individual applicants in order to encourage a more coordinated approach to the treatment of historic shop fronts. Currently there is a lack of guidance and it is understood that greater protection is required to protect those which are outside current designations.

General information:

- **If your property is located inside a conservation area, making changes other than 'like for like' repair to any of the features identified below to a flat or commercial property will require planning permission.**
- **If your property is Listed you will require Listed Building Consent.** It is advised that you contact the Conservation Officer (01472 324266) for advice before applying.
- **Advertisement Consent is required for any advertisement, shop sign, projecting sign and flag pole.**
- Any doubts contact Development Management Services (01472 326289 – option1) or fill in a Do I need Planning Permission form available online for £30 including VAT available from:

<http://www.nelincs.gov.uk/resident/planning-and-development/do-i-need-planning-permission-/>



1. **Roof** materials around the Borough vary. Historically these tend to be of welsh slate, rosemary tiles or clay pan tiles. Repairs to roofs should be made using materials to match the existing/original in terms of type, size, colour, thickness and coursing. Any change to roofing materials may require planning permission.
2. **Chimney stacks** should be maintained at their full height and where traditional pots remain these should be retained. Regular maintenance and repair is key to keeping your chimneystack in good order.
3. **Rainwater goods and brackets** should be repaired or reinstated using materials to match the existing/original in terms of material, design and route. Any change to these may require planning permission.
4. **Windows on first floor and above** make a substantial contribution to how the property appears from the street. Most properties historically have timber sliding sash windows to levels above shops fronts. Where original windows remain it is important that these are retained. Traditional windows were usually very well made and can often be repaired and draft proofed. Great effort should also be made to replace inappropriately designed and uPVC framed windows with a more traditional style. Replacing windows and doors may require planning permission.

5. **External walls** should be left in their natural state. For example brickwork should not be rendered or painted, which can trap moisture and change the appearance of the building. Inappropriate coverings should be removed if an appropriate cleaning method can be identified. Where the exterior has already been painted a permeable paint should be used and regularly maintained. Any change in material may require planning permission.
6. The **facia** should be of timber and appropriate signage should be located between the pilasters. Signage should not be backlit. Illuminated signage [only] if required – for example because the shop contributes to the night time economy – should be over lit or lettering should be individually lit. This may require advertising consent. Historically individual lettering was painted by hand directly onto the timber facia, the reinstatement of this type of lettering should be encouraged.
7. **Pilasters** which usually project from the shop front act to frame a unit. Most commonly in pairs but often more on larger shop fronts. They differ in design hugely in between shops. They consist of a plinth, column, console bracket and capping piece. The detail of each of these features showcase local distinctive design. Some pilasters are panelled, others fluted or carved. Some console brackets follow a scroll or similar designs in a range of materials from timber to limestone or terracotta. The shape of capping pieces also differ from flat lead lined to curved or with a gable. Where these remain they should be restored, however if reinstatement is required research should take place in order to achieve an informed guess. Any change may require planning permission.
8. **Transom windows** are sometimes found on historic shop fronts and are usually leaded. In some cases these are covered by inappropriate signage and shutter boxes. They add another level of detail to a shop front and sometimes remind of a shop's past use where glass is inscribed. In some cases these can be uncovered and repaired but in others it is desirable to reinstate using traditional materials. Any change may require planning permission.
9. **Stall risers** raise the level of the shop front for the benefit of potential customers. Their material type in the Borough vary. Traditionally these would have either been timber or tiled and on a rare occasion brick. However inappropriate brick infill stall risers should be improved either by removal and reinstatement of original or by rendering or tiling to enhance the appearance of the historic shop front. Any change may require planning permission.
10. **Shutters**. All new shutters should be of an open mesh type, providing a protective barrier to the shop front whilst allowing views into the shops outside of opening hours. For those which exist, shutters should be painted to match the shop front. Shutter housing should be situated behind the facia as to not be obtrusive.

Shutters may require planning permission and may not be deemed appropriate within conservation areas.

11. **Recessed entrance** (either central or off centre) adds depth and visual interest to the elevation whilst providing a porch area sometimes allowing opportunity for additional advertising, either on the adjacent party wall or, if space allows, through the use of A boards freeing up the fascia for more appropriate signage. These also tend to incorporate a decorative floor, some mosaic or tile and others in more elaborate materials such as marble or terrazzo. Recessed entrances also increase the display space of a shop and can be beneficial for sales. It is important that these are maintained. The reinstatement of these are only acceptable where it is known to have existed previously. Any change may require planning permission. New shop fronts should consider the use of a recessed entrance in the design process.
12. **Shop windows** make a substantial contribution to how the property appears. Historically shop fronts were timber with thin and sometime decorative glazing bars. Modern uPVC replacements have thicker glazing bars and detract from the appearance of the building. Where original shop fronts remain it is important that these are repaired and retained. Great effort should also be made to replace inappropriately designed shop fronts with more traditional styles. In conservation areas replacements should be timber. Outside conservation areas powder coated aluminium can be considered if it follows a traditional design. Replacing windows and doors may require planning permission.
13. **Fan lights** are an important part of the historic shop front. In many cases these are covered by inappropriate signage or simply boarded up. These should be freed and repaired as in many cases they form the focal point of the main elevation. Reinstatement, if not like for like repair, may require planning permission.

The frontages of financial institutes and public buildings tend not to be made from timber. Many of these have tile, terracotta, limestone, marble or granite surrounds. These are also desirable to preserve and enhance.

When considering a change of use for a property containing a historic shop front, especially a conversion to residential the greatest efforts should be made to retain all details which give reference to its previous use. This will maintain the street scene whilst not effecting the properties potential for conversion.