

# CENTRAL GRIMSBY CONSERVATION AREA



CONSERVATION AREA APPRAISAL 2015

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## INTRODUCTION

Great Grimsby is an established fishing town on the mouth of the River Humber. It is the centre of the unitary authority of North East Lincolnshire. Grimsby sits between its two closest cities, Hull circa 31 miles to the North, and Lincoln, circa 38 miles to its South.

A conservation area is an area of notable architectural or historical interest or importance which is protected by law<sup>1</sup> against undesirable changes.

The Central Grimsby conservation area was designated in 1990. This area is based around the original medieval street patterns. Within the area there are a large number of listed buildings, which exemplify the past prosperity of the commercial centre of Grimsby. The area also includes the parish Church of St. James and the former site of St. Mary's. There are currently 16 designated conservation areas within North East Lincolnshire. This document applies specifically to the Central Grimsby conservation area only.

Since Central Grimsby conservation area was designated there has not been an in-depth appraisal of it which has been adopted by the council. In 2010 an appraisal was produced but not adopted. This contained a brief history and list of aims in attempt to increase control over development in the area.

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<sup>1</sup> Planning (Listed Buildings and Conservation Areas) Act 1990

This document is intended to re-evaluate the conservation area as a whole. It appraises features identified in 2010; buildings and spaces; which make historic Grimsby worthy of protection. In doing so we will 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 guidance<sup>2</sup>. However, these guidelines follow outdated Planning Policies all of which have since been superseded by the 2012 National Planning Policy Framework (NPPF).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 completely comprehensive, omitting any particular building, feature or space should not be taken to imply that it is of no interest.

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<sup>2</sup> 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. This is in order to monitor, preserve and enhance them.

Conservation areas are 'designated heritage assets' and given specific protection in law<sup>3</sup>. Certain development is also restricted by law<sup>4</sup>.

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 latest 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 conservation areas within the borough. 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, in 2016, replace the 2003 plan.

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<sup>3</sup> Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990

<sup>4</sup> The Town and Country Planning (General Permitted Development) (England) Order 2015.

## HISTORIC DEVELOPMENT & ARCHAEOLOGY

### Origins and Development

The history of the town and port of Great Grimsby has been written about extensively. The following is therefore a summary of the major points relating to the current form and character of the town's core.

Great Grimsby, meaning Village or Homestead of Grim, probably developed as a settlement sometime around the 8<sup>th</sup> century. Archaeological deposits, landscape patterns and the town's founding myth all tentatively suggest that the earliest village or hamlet was located in the area now known as Nun's Corner, with later pre-conquest development occurring at the furthest navigable point of the tidal inlet called Grimsby Haven<sup>5</sup>, an area now known as Riverhead.

The Domesday survey records a ferry at Grimsby, taking tolls, which implies the presence of a market in the town at this time, giving a brief impression of the scale of the town. Following the conquest<sup>6</sup> the port facilities and town flourished, exporting food produce from Lincolnshire to the Baltic and Low Countries<sup>7</sup>, catching, processing and exporting north sea fish, building and repairing ships, and importing timber

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<sup>5</sup> also known as Old Haven, or often just The Haven.

<sup>6</sup> The conquest of the Anglo Saxon kings by the Normans in 1066.

<sup>7</sup> Now known as Holland and Belgium, but previously a collection of small states.

amongst other trades. During this time a dense settlement developed around a series of interconnected sub-rectangular road systems bounded by The Haven in the east, Cartergate in the west, the meadows of "Somertymyng" (later cut through by the West Haven along the boundary of the town) in the north and Church Lane, Bethlehem Street, South St Mary's Gate and Osborne Street to the south. Although less dense settlement also continued away from this core, particularly to the south. The area contained the parish church of Saint Mary, the church of Saint James, an Augustinian Friary, the market place, watermills, and the town hall with attached gaol.

Following the medieval period, Grimsby, along with many other east coast ports, suffered dramatic population loss and collapse of its economy. Because of this a map from the early 17<sup>th</sup> century shows the medieval pattern of development to be largely intact, but with notable gaps such as the loss of the church of Saint Mary, and a lower density of buildings than estimated for the medieval period. Similarly, early 19<sup>th</sup> century maps and records show a town that has become a minor port and settlement, of lesser importance than nearby Louth and Caistor. It was at this time, however, that works began on restoring the town to prominence.

In the late 18<sup>th</sup> century the Corporation of Grimsby<sup>8</sup>, along with major local land owners, obtained an act of parliament to

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<sup>8</sup> The business arm of the Borough Council that was legally authorised to act as if it were an individual, particularly in regards to property and land purchases

convert The Haven into a dock through deepening and widening of the watercourse, re-excavation of West Haven, and construction of a sea lock where the channel met the foreshore. This was later followed by works by the Manchester Sheffield and Lincolnshire railway company, developed from another company that was part founded by the Corporation, to take advantage of the large tracts of undeveloped land around the new dock at Grimsby to build a modern dock system with fully integrated transport links. Such was the success of these developments that the town grew from a population of 1,524 in the 1801 census to 20,238 in the 1871 census and then to 36,857 in 1901.

This period is marked by a major redevelopment of the town centre, with much of the older Georgian and earlier buildings cleared to make way for new grand architecture more appropriate to a busy industrial town, culminating in the early 20<sup>th</sup> century where the town was characterised by a very handsome high street of late Georgian, Victorian and Edwardian buildings.

At one end of the main street was the area known locally as The Bull Ring. The Bull Ring, and part of the adjacent market place, was characteristic of a Lincolnshire market town with very dense occupation on small plots, and irregular building scales. At the other end, and despite the construction of the dock system to the north, a core of industrial and commercial quaysides and businesses continued to make use of the town

centre, with the Riverhead forming an important area of warehousing and processing sites.

At this time the street pattern was still based on the medieval system, with some minor realignments and road widening, although many additions were also made.

Industrial units were scattered throughout Grimsby's core, such as the brewery buildings now known as Abbey Gate. The complex nature of occupation is best shown by the Goad Insurance maps of 1896 onwards, which show in fine detail the activities carried out in the town core, the construction materials of the buildings, the scales of the buildings and often the owners.

Residential properties were also present within the town core, in the form of short terraces, long terraces and a small number of larger villa type houses. This pattern of mixed commercial, industrial and residential land use had probably always been present within the core of the town.

As the 20<sup>th</sup> century progressed Grimsby began once again to face major difficulties with its economy, with the Cod Wars<sup>9</sup>

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<sup>9</sup> with increases in fishing ability enabled by steam power pressure was exerted on boat owners and skippers to exploit new grounds. Large catches in Icelandic waters meant voyages across the North Atlantic became more regular. This led to confrontation in the 1950s and 1970s between the United Kingdom and Iceland regarding fishing rights in the North Atlantic. The conflict ended in 1976, when the United Kingdom accepted a 200 nautical-mile Icelandic exclusive fishery zone.

and subsequent loss of the fishing fleet being a major part. By the time of the original declaration of the Conservation Area in 1990, almost all of the residential and industrial buildings in the core had either been demolished or converted into commercial properties. The Riverhead and surrounding areas had been subject to major redevelopment twice, with the loss of all of the quayside warehouses. Boats and ships were no longer present at Riverhead, as a road bridge had been built across the docks to the north, too low for the majority to navigate under – the exception to this is The Barge<sup>10</sup>.

Major demolition projects resulted in the creation of two car parks in place of residential terraces to the south of the conservation area, and large blocks of mid and late 20<sup>th</sup> century buildings had been constructed.



The original barge and Riverhead, looking north, in 1974

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<sup>10</sup> a converted cargo vessel of local construction which is now a public house (the existing Barge is the second such vessel in the Riverhead).



Central Grimsby in the early 1990s, part of the "*Humberside from the Air*" surveys. Copyright 1995.

### Archaeological Sites

Archaeological excavations, within and around the Central Conservation Area, have uncovered archaeological deposits from the Roman period to modern day, with some residual finds and natural features from earlier periods.

The most significant deposits date from the 12<sup>th</sup> to 14<sup>th</sup> centuries, during a period of relative economic prosperity. The most significant excavations were carried out on land adjacent to Cartergate in 1994, 2009 and 2010. These found a substantial amount of evidence for medieval life in the town, including what may be the only medieval sea-fish processing site so far found in England.

Many archaeological deposits across the town centre have been badly disturbed, even destroyed entirely, by 19<sup>th</sup> and 20<sup>th</sup> century development. However, where deposits are preserved, they are usually of regional to national interest.

### Ancient Monuments

There are no Ancient Monuments within the Central Grimsby conservation area. The closest are Beacon Hill in Cleethorpes and the churchyard cross in Bradley, both c.3km away.

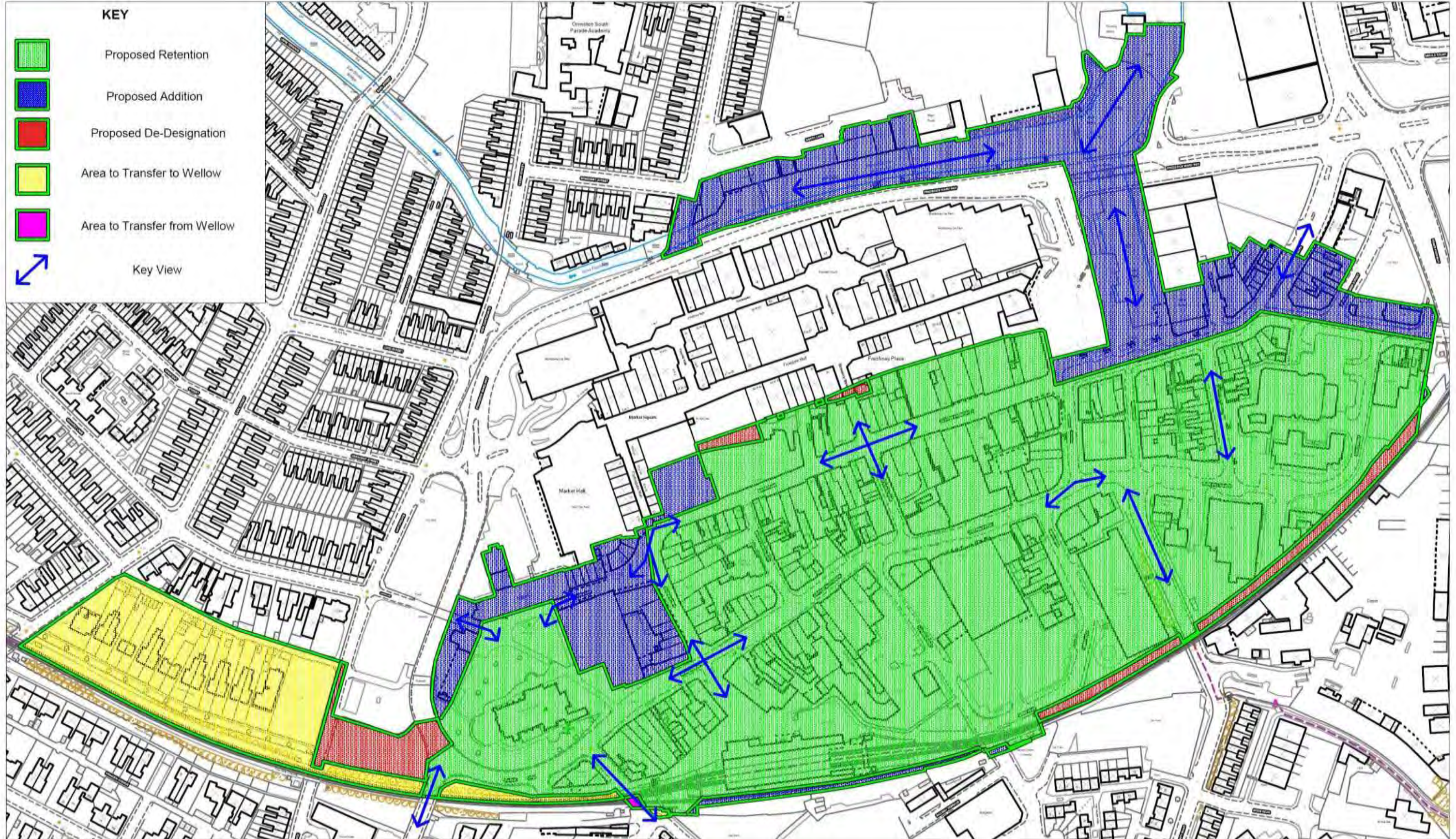
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Historic Environment Record  
 Development Management  
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## Central Grimsby Conservation Area Proposed Boundary Changes



Scale c. 1:2,500 at A3

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## 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 Central Grimsby conservation area, views both into it and out of the following streets have been identified:

1. Town Hall Street
2. Wellowgate
3. Deansgate
4. South St. Mary's Gate / Bethlehem Street
5. Station Approach
6. St. James Square

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. Selected views are also identified on the Conservation area Map on page 10.



## Green or Open Spaces



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) also contribute to the character of Central Grimsby. Above are four images to help explain this.

- 7.** St. James square is the only grassed area in Central Grimsby and is regularly used for informal recreation. It was formally St. James' grave yard and is now enclosed by 1970's buildings. It is also the home of the Fisherman's memorial.
- 8.** Old Market Place no longer represents its name. The old Corn Exchange which used to dominate the area has been replaced by the modern Wilkinson's Building. The area also contains some modern stainless steel seating and at its centre are a collection of water fountains for the enjoyment of the public.
- 9.** Town Hall Square is Grimsby's civic centre. The majority of this space is occupied by road and parking. However, there is a small area between the Municipal offices and Town Hall Street with seating and planting.
- 10.** Although the West Haven is not currently part of the conservation area it runs the length of Fredrick Ward Way to its north and is the life blood of the area's commercial history. It also represents a little bit of nature in an otherwise urban centre.

## Trees

Densely populated and highly developed urban areas, such as Central Grimsby, have little opportunity for private green spaces. Therefore, the trees within its public areas are important to maintain a natural presence in the built environment, offering both wildlife habitats and enhancing the areas visual appearance. Those trees of particular importance are located within the following areas:



Willow trees on the river head.

- The Civic Square has a variety of tree species. At its eastern edge is a mature plane tree. This is probably the oldest tree in the conservation area, the Ordnance Survey maps of 1889 would indicate that it is part of the original landscaping to the Town Hall and the last remaining tree of this landscape. The mature lime trees, although mimicking the historic locations of the Town Hall landscaping, more likely date from the municipal landscape plan of the 1920-30. Further towards the west edge of the square are two mature Fastigiata Hornbeams, possibly rare 'columnaris' type. They are a very good example of the species and desirable to maintain.
- A former 1970's regeneration scheme in St. James square saw many trees planted. Since then there has been subsequent regeneration projects each adding a little more to the tree population. The most notable of these being the mature ash tree on the south side of the Minster which is over 80 years and possibly even over 100 years, old.
- River Head square has a pair of attractive mature willow trees planted in the 1980's. Unfortunately, this scheme was discontinued and planting on the walkway, which runs below Fredrick Ward Way is of poor quality. This area, opposite the grade II listed Haven Mill and West Haven Malting's, would be vastly improved by their replacement with species more in line with the existing Willows.

## Public Realm

- Street lamps

The area contains a wide mixture of street lamps. Below are a few of these:

**11.** A handful of modern imitation gas lamp style stands in St. James Square.

**12.** Two historic posts with bell shaped lamps either side of the Town Hall.

**13.** One stand (possibly cast iron) on Abbey Walk with modern lamp fixing.

**14.** There are three of these lantern shaped lamps on West St. Mary's Gate and one on East St. Mary's Gate.

**15.** Bethlehem Street has a collection of standard stands.

**16.** There are number of modern stands on the approach to the station.

**17.** Victoria Street and Market Square have a number of galvanised steel lamps and stands which incorporate seating at the base. These have a collection of lamps at the top which point in different directions.

**18.** There is one dome shaped light on the riverhead.

11



12



13



14



15



16



17



18



- Paving

The area contains a mixture of road and path surfaces. These are seen below:

**19.**Areas around the Town Hall are a mixture of square and rectangular York stone paving.

**20.**Abbeygate, and the areas which immediately surround it, contain a mixture of coloured brick paving and small square concrete slabs.

**21.**Other streets such as Garden Street are Tarmac. However, in certain areas cobbles can be seen at the edge of the curb.

**22.**Central areas immediately around the train station and Victoria Street are of grey/black blockwork. This treatment in some places extends to the road surfaces.

**23.**Osborne Street has an array of pavement surfaces. In some places it is similar to (20) Abbeygate with brick paving, but in other places it has concrete slabs of differing textures and sizes.

**24.**The area immediately surrounding St. James Church on St. James Square has a mixture of York flag stones and dark coloured smooth cobbles. The area towards the underpass has suffered wear from prolonged footfall.



- Seating

During recent work much of the area's seating was replaced. This is shown adjacent:

**25.** Victoria Street has numerous limestone slabs with marble tops which act as seating.

**26.** This galvanised steel seating is found on Victoria Street to the bottom of each lamppost.

**27.** St. James Square held on to its older seating also of steel, but painted black.

**28.** Outside the library there is a modern stainless steel and timber seat.

- Bus stops

The area contains two types of bus stop, these are:

**29.** Standard blue bus stops, which can be found along Osborne Street, South St. Mary's Gate and Bethlehem Street.

**30.** Glass bus stops, introduced in 2014 vary in size but are and are located around the Riverhead and on Town Hall Street.



- Other Street Furniture

This includes bins, signs and traffic lights. Those identified include:

31. Standard fiberglass and plastic bins– this one is on Osborne Street.
32. Steel bins as seen in Victoria Street.
33. Standard galvanised steel signage such as bus stops and speed signs. This bus stop is on Osborne Street.
34. Digital bus stop signage, as here on Bethlehem Street. These are also found on Town Hall Street and the Riverhead.
35. An historic cast iron phone box, refurbished and re-used from another location outside of Grimsby, now located next to The Yarborough Hotel, Bethlehem Street.
36. Cast iron sign post found on the Riverhead. There is another on Town Hall Square.

Overall, Central Grimsby conservation area contains a mixture of public realm details. In some instances these differences can contribute to the various character areas, however, in most cases, they do not. The majority of the area has standardised and unsympathetic street furniture and materials which does not generally contribute, in a positive way, to the

character of the area. It could be argued that this as well as material inconsistencies cause a detrimental impact.





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## Central Grimsby Conservation Area General Location



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# Central Grimsby Conservation Area Ordnance Survey map of 1906-8 Showing the Historic Plan Form



Scale c 1:2,500 at A3

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## ASSESSING SPECIAL INTEREST

### Location and context

Grimsby is the Civic centre of the Borough of North East Lincolnshire. The commercial port of Immingham is circa 8 miles to its north-west and 3 miles to its south-east is the coastal resort of Cleethorpes. Scartho, Old Clee, Little Coates and Weelsby, once separate villages now form part of the urban area of Grimsby. Grimsby is separated from the villages of Laceby and Bradley by agricultural fields and Great Coates by the Freshney wetlands. The population of Grimsby including Great Coates, Little Coates, Old Clee, Scartho and Weelsby, at the 2011 census, was 88,243; which is a reduction from the 1991 level of 90,703.

### Landscape setting

Grimsby lies roughly at the point on the southern bank of the Humber where it meets the North Sea. It is on the edge of the coastal marsh, forming part of a chain of settlements founded adjacent to tidal inlets close to the shoreline in this corner of Lincolnshire.

The geology is characterised by superficial deposits of Tidal Flat Deposits (Clay And Silt) to the east and Devensian Till to the west, with bedrock of Flamborough Chalk.

### Plan Form

The plan form of central Grimsby originates in the medieval period, probably towards the end of the 12th century, but with later modifications. A map of c.1600 exists of the town and shows how it looked shortly after the medieval period, at the start of a prolonged period of decline. At this time the core of the town was bounded by The Haven in the east, at the present Riverhead, and the junction of Bargate, Brighowgate and Abbey Road in the west. Between these points a semi-regular network of roads existed, most of which survives today.

The first major modification was made in the 19th century when the railway was cut through the old core of the town, separating the southern areas from the main commercial centre. The second major modification was the construction of the Riverhead Centre and its successor Freshney Place along with associated works which greatly altered the plan form of the northern part of the core.

The area between these two features retains much of its historic character of narrow semi-regular streets flanked by tightly packed properties.

## Summary

Grimsby is a large town which surrounds the parish church of St. James and shopping centre Freshney Place, which attracts customers from a wide area. Much of Central Grimsby's conservation area's special interest is derived from the physical layout of the town along with its variety in historic architectural styles and ages.

The character of Central Grimsby comes from a combination of the close history with the Riverhead and St. James, along with the medieval street patterns and shops. The inter-relationship of streets and spaces relate directly to the former historic street patterns of; North, South, East and West St. Mary's Gate, Baxter Gate, Flottergate, Church Lane, Bethlehem Street, Osborne Street and Haven Street. Many of these have since been lost or shortened and names moved or changed.

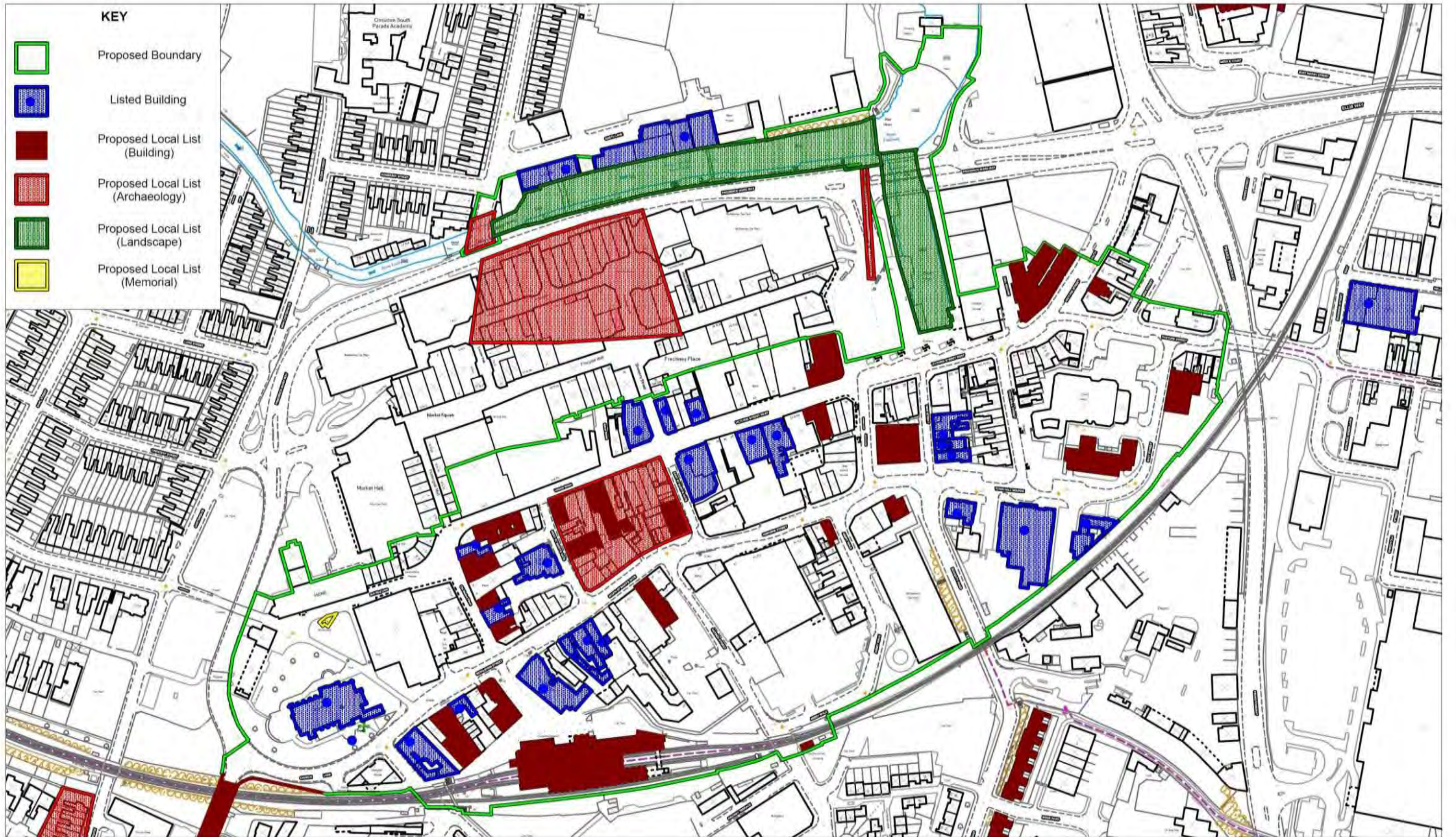
Grimsby also draws interest from its building arrangements of various periods, which lead to a diverse street scene. The building stock tends to contain typical tightly packed three and four storey terraces with irregular plots between later larger civic offices on once narrow roads.

**“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.



# Central Grimsby Conservation Area Designated Sites



## DESIGNATED SITES

### Nationally Listed Buildings

There are around 211 list entries in North East Lincolnshire. The map above shows that there are 23 inside Central Grimsby conservation area. These are as listed below:

- 13 New Street
- 17, 19 and 21 Bethlehem Street
- 37 Bethlehem Street
- 39 Bethlehem Street
- 9 and 11 New Street
- Barclays Bank
- Church of Saint James
- Cross base approximately 10 metres south of church of St James
- Former Savoy Picture House, 42 and 48 Victoria Street West
- Former Waterworks Offices
- Head Post Office
- National Westminster Bank Including Gate to the Side Passage
- Petits Butchers
- Prudential Building
- Registrar's Office
- Royal Insurance Building
- Saint Marys Chambers and Attached Railings and Gales.
- The Doughty Centre, Adjoining Screen Wall and Former Fire Station
- The Pestle and Mortar Public House
- The Tivoli Tavern
- The White Hart Public House
- Town Hall
- Yarborough Hotel

A more detailed description of all of these with grade and photographs can be found in Appendix 2.

## Locally Listed Buildings

Grimsby has had an adopted Local List since 1973, which was thoroughly updated in 2015

There are currently 26 local list entries which are located within or partly within the Central Grimsby conservation area. These are:

- 11 and 12 Old Market Place
- 13 Old Market Place
- 18 and 20 Victoria Street and 5 West St Mary's Gate
- 25 Osbourne Street, Grimsby
- 26 South St Mary's Gate, Grimsby
- 3 and 4 Old Market Place
- 4 - 12 (even) Victoria Street West
- 69 Victoria Street, Grimsby
- 69-71 Victoria Street
- 7 and 8 Old Market Place
- 74 Victoria Street West
- 9 to 15 (odd) and Regents Arcade Bethlehem Street
- Bridge McFarland, 19 South St Mary's Gate
- County Court Offices, 11 West St Mary's Gate
- Deansgate Bridge and Railings
- Fishermen's Memorial, Bull Ring Lane
- Former Cooperage and Store to Tower Brewery, East Street
- Garden Street Signal Box
- Grimsby Central Library, Town Hall Square and George Street
- Grimsby Railway Station, Bethlehem Street
- Lauriston House, Town Hall Square
- Municipal Offices, Town Hall Square
- Parish Church of St Mary (Archaeological Site)
- Public House, 27 Bethlehem Street, Grimsby
- The Friary, 26 Victoria Street West
- The Lloyds Arms, 76 Victoria Street West

In addition, the proposed boundary changes to the conservation area include the following 7 local list entries.

- 142 and 144 Victoria Street South
- 87 to 103 (odd) Victoria Street South
- Grimsby News Cop Printing Works, 83 and 85 Victoria Street South (inc. warehouses to rear)
- Medieval Waterfront at the Riverhead, Grimsby (Archaeological Site)
- Remains of Stone Bridge, Alexandra Road (Archaeological Site)
- The Riverhead (Designed Landscape)
- The West Haven (Designed Landscape)

The most up-to-date local lists including the above for Great Grimsby are available to view online using the following link:

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

The documents also describes the criteria against which each entry was assessed.



Grimsby Central Library, Town Hall Square and George Street

## Non Designated Heritage Assets

Under the National Planning Policy Framework non-designated heritage assets<sup>11</sup> must be taken into account in planning application decisions as they are a ‘material consideration’, as stated in paragraph 135<sup>12</sup>. So, the effect of any proposed development on the significance of any heritage asset is an important and relevant consideration.

Adjacent is an image of the west side of Town Hall Street, which is an example of a non-designated heritage asset in the Central Grimsby conservation area. This row of mid-19<sup>th</sup> century terraces are an important representation of the growth of Grimsby after the introduction of the railway and regeneration of the Haven. Their use of red brick contrasts with the adjacent limestone Town Hall, which was built alongside in 1868. It can be fairly certain, looking at the roof pitch that the terrace would have originally been slate, although they are now all concrete tile. The row has good symmetry and would have originally flanked both sides of the road. Part of the east side has since been demolished to make way for the Crown Courts. Most still have their original 2/1 timber sashes.

<sup>11</sup> monuments or buildings.

<sup>12</sup> 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.

From a wider perspective there are numerous non-designated assets within Grimsby. Please note that any property which is located within Central Grimsby 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 is covered by the protection offered by conservation area designation.

A map showing the areas of late 20<sup>th</sup> century additions can be found on page 79. Appendix 3 describes the contribution made by these additions to the conservation area. Some of these contribute positively to the character and appearance of the conservation area whilst others do not.



West side of Town Hall Street.

## LOCAL & TRADITIONAL BUILDING STYLES & MATERIALS

### Walls

The predominant material used for the construction of exterior walls visible in Central Grimsby conservation area is red brick, although buff brick is also used. The red brick would have traditionally been sourced locally. Whilst bricks act as a base to the majority of the buildings in Central Grimsby conservation area, many frontages utilise different materials.

Some of the banks on Victoria Street and the old civic buildings have limestone dressings. Others, such as the Town Hall (apart from the rear extensions) and St. James, are built entirely in Limestone. Other buildings on Market Square have Mock Tudor frontages. A few properties within the area are also rendered some traditionally, such as The White Heart, others more recently. Faience is also used on a handful of buildings, such as the Hope and Anchor and The Lloyds Arms.

Many of the mid – late 20<sup>th</sup> century additions to the area mix more traditional wall materials such as brick with concrete. St. James Hotel, St. James House, Devonshire House, and the Wilkinson's Building are all examples where their design and use of a dark brown rustic brick is inconsistent with the area's historic core.



Old Market Place numbers 4-8 consecutively.

### Shop Fronts

As a commercial area, the shop fronts in the Central Grimsby conservation area make a significant contribution to the character of the street scene. The earliest shop fronts in the area are on 17-21 Bethlehem Street which are simple large windows in wooden architraves. The predominant historic style of shop fronts and windows are Victorian, sometimes fitted to earlier buildings, usually wood with tile or granite riser.

The Jackson Green and Preston building, 2 South St Mary's Gate and 19 West St Mary's Gate, is an interesting example of an early 20th century faience shop front. Examples such as this contribute to the impression of gradual change and add variety.

A small number of modern shop fronts, made of high quality ashlar with aluminium frames, contribute positively to the area.

Modern shop fronts of a lesser quality are common and detract from the area. Opportunities, when presented, should be taken to replace these. Similarly, historic shop fronts that have been altered or hidden behind modern fittings, as at 106 Victoria Street, present opportunities for enhancement .



20 Victoria Street, locally listed.

### Roofs

There will once have been thatched properties in the area, the last standing was the Tithe Barn on the Bull Ring which was pulled down in the late 19<sup>th</sup> century. Due to Grimsby's location in the marshes some will likely have been a reed thatch, but as an agricultural export centre straw is also likely to have been used. There are now no thatched properties in the area and the predominant roof covering is slate. Clay pan tiles are also used. However, in some cases these traditional materials have been lost in favour of concrete tile. Many of the 20<sup>th</sup> century additions to the area do not use any traditional roof materials and hence offer little, or even detract from, the town's character and special interest.



31 Victoria Street, an undesignated asset.

### Windows & Doors

All traditional windows and doors are timber. Depending on age these differ in style. Probably the earliest window style in the area is a 6/6 horizontal sliding sash fitted to the first floor of 21 Bethlehem Street, with large 1/1 vertical sash predominating in the Victorian period. Multiple pane fixed and casement windows in timber and metal represent the early 20<sup>th</sup> century, giving way to large single pane fixed windows of the mid to late 20<sup>th</sup> century.

However, many of these within the Central Grimsby conservation area have been replaced with uPVC. Most of these no longer reflecting the style of the windows which they replaced. The Municipal Offices originally had Crittall windows. These have since been replaced with aluminium windows which do their best to represent what they replaced.

A small number of buildings had historic first floor display windows, however no historic examples of these have survived. Restorations of features such as this would restore some of the former grandeur of the area.





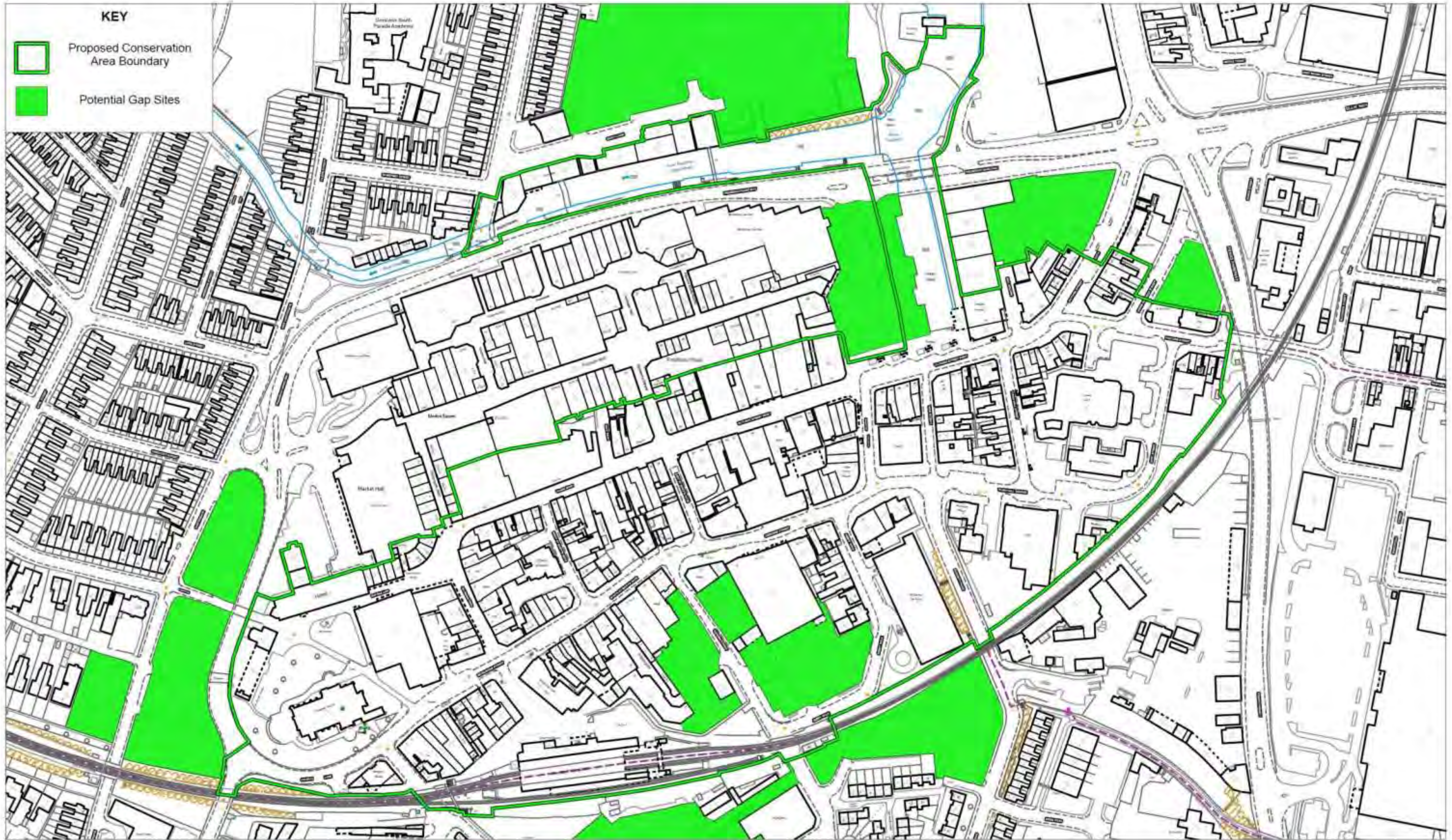
Historic Environment Record  
Development Management  
Origin One, Origin Way  
Europarc, Grimsby  
North East Lincolnshire  
DN37 9TZ

# Central Grimsby Conservation Area Gap Sites



## KEY

-  Proposed Conservation Area Boundary
-  Potential Gap Sites



Scale c. 1:2,500 at A3

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## EXISTING CHARACTER

Overall, the condition of Central Grimsby conservation area presents some significant challenges. It is also one of 5 conservation areas within North East Lincolnshire which is currently identified as ‘at risk’ on the English Heritage Conservation Areas At Risk<sup>13</sup> register. Much of the damage to its character occurred prior to designation in 1990, as mentioned earlier, yet there has also been several changes since, mostly relating to windows and the public realm, which have not benefitted the area’s character.

Most of the area’s current buildings represent additions and alterations from the 19<sup>th</sup> up until the late 20<sup>th</sup> century, with a handful of older examples. 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. There are also several ‘gap’ sites both inside and surrounding Central Grimsby which detract from the continuous street scene. Empty upper floors and vacant shops also lead to a deterioration in condition.

However, at present, enough remains of the medieval street pattern and historic building stock to represent the town’s past that it is important to continue to protect. Central Grimsby’s condition trend is currently registered on the At Risk Register as ‘improving’. This document supports this positive direction.

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<sup>13</sup> List entry 7632 – described as ‘very bad’ and ‘improving’.

## CAPACITY FOR CHANGE

There are a number of problems and pressures on Central Grimsby’s conservation area which show that the area has capacity for 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), applications will require full pre-application engagement with the planning team. Potential applicants should prepare a Site Appraisal so as to inform proposals and their likely impact upon the conservation area. This should include an assessment of any buried historic assets. A Design Appraisal must also be produced, based upon the findings of a thorough Site Appraisal. Both documents will be an essential part of any planning application<sup>14</sup>.

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<sup>14</sup> where relevant, including listed building consent.

## **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 outstanding significance, such as open spaces (public or private) and road layout which contribute to the character of the conservation area.

The Council will expect Site Appraisals to demonstrate 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 traditional 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 and its setting and the buildings around it.

When ground disturbance is involved, the archaeological potential of the area must also be taken into account and discussed within the above documents.

## **COMMUNITY INVOLVEMENT**

The Civic Trust and internal council teams were informed during the creation of this document. All opinions and information received has been considered during its production. Other local authority services have also had the opportunity to contribute to its content. The Consultation Draft Local Plan (Autumn 2014) 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 is scheduled prior to this appraisal being placed before the Council's Cabinet for adoption. We welcome the views of the community and businesses on what they consider is important about their conservation area. Consultation will include:

- A letter addressed to all property owners within the boundary of the conservation area inviting comment on the Conservation Area Appraisal.
- Provision of a dedicated web page on the North East Lincolnshire Council website where a copy of the Central Grimsby Conservation Area Appraisal and associated documents can be viewed and downloaded.
- A public exhibition.
- A public meeting including a presentation.

It must also be noted that without public support for the retention of the Borough's conservation areas there is a real risk that any suggested improvements to their protection and conservation will fail. This begs the question of whether or not these areas are viable to protect and if not run the risk of a movement towards de-designation.

In order to improve Central Grimsby conservation area we must see a significant increase in public appreciation of the area and it is recommended that the attached management plan is followed. In this way it is anticipated that the area will be enhanced and, as a result, removed from Historic England's At Risk Register. A better preserved heritage asset will undoubtedly lead to greater appreciation and therefore remove the risk of de-designation.

## **IDENTIFIED ISSUES**

The following issues have been identified and they will inform the creation of an effective Management Plan.

- A. Loss of historic detail - traditional windows and doors, boundaries and roof coverings.
- B. Development of a lesser quality – including inappropriate signage, unattractive shop fronts and alterations.
- C. Condition – in some cases lack of appropriate maintenance and neglect.
- D. Public realm –the use of standard street furniture, street clutter, pavements where improved maintenance would be beneficial and intrusive traffic control.
- E. Unauthorised development – small but important changes have taken place to some buildings where planning permission is required but it hasn't been obtained.
- F. Empty property – unoccupied shops as well as space above which has potential use as offices or residential.
- G. Gap Sites – those which are currently redundant (historically or due to demolition) as well as those, such as car parks, which are under used and play no positive role within the conservation area.

## PROBLEMS & PRESSURES

The pressures that face conservation areas as a whole come from many different sources. Sometimes they reflect general economic weakness, but in other situations it is the demands of modern prosperity which cause these problems. The most significant threat to the character to Central Grimsby is the simple loss of historic building details such as traditional windows and doors and roof coverings.

For commercial properties, which make up the majority of Central Grimsby conservation area, problems include; unattractive shop fronts, inappropriate signage, badly designed infill and vacant or poorly maintained property or land. However, it is not only the state of individual buildings that endanger conservation areas it can also be due to a degraded condition of the streets and open spaces between them. This includes street clutter, poorly maintained pavements or intrusive traffic control. These have seen major change recently with the introduction of black and grey block paving and increased public seating. However, inconsistencies mean that future enhancement is still vital and it is important that its application respects the historic environment.

The economy is the driving force for change in Central Grimsby. 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 about the area's 'special interest', owners chose to replace rather than to

maintain and repair. This lack of knowledge also extends to applications for new signage. In some cases, new businesses fail to apply for advertising consent and chose to display unsympathetic signage. For these reasons, some unauthorised development is present within the Central Grimsby area.

Land prices in the area not only drive ill informed decisions but also hinder development, making the redevelopment of many empty properties and gap sites unviable. This has contributed to the high numbers of empty upper floors and gap sites both in and surrounding the area. These further detract from the areas appeal. In the past, demolition resulted in some large areas of open space. Consequently, many of these areas closest to the town centre, over time have been converted into unsightly car parks. These large expanses of tarmac and in some cases hard-core, open up an area which would have once been enclosed, changing the character of the area for the worse. This can be seen at its worst in the area surrounding Garden Street where the historic character is now represented primarily by the road pattern and the railway with just a small number of historic buildings.

## SUGGESTED BOUNDARY CHANGES

It is recommended that the boundary for Central Grimsby conservation area be altered in order to create a more manageable area to maintain, protect and preserve; and which is more representative of the historic core of Great Grimsby.

This includes the addition of the properties and curtilages of the following addresses:

- 2 Town Hall Street
- 5 Riverhead
- 6 Bull Ring Lane
- 16-30 Old Market Place (Consecutive)
- 77 Victoria Street
- 83 to 93 (odd) Victoria Street
- 97 Victoria Street
- 99 and 101 Victoria Street
- 103 Victoria Street
- 140 to 148 (even) Victoria Street
- 152 and 154 Victoria Street
- Devonshire House (multiple addresses)
- Haven Mill (multiple addresses)
- G&B Motorparts, Garth Lane
- Vacant Maltings Buildings, Garth Lane
- Migar House, Garth Lane
- Imperial House, Riverhead (multiple addresses)
- St James' Hotel
- St James' House (multiple addresses)
- The Barge Inn, Riverhead
- 1 to 3 Bull Ring Lane (Consecutive)
- 1 to 7 (odd) Victoria Street
- Duke of Wellington, Pasture Street

These have been suggested in order to protect the setting of the conservation area along with its key views and vistas. These are also buildings of noticeable special architectural and historic interest, desirable to preserve and enhance, including the Grade II listed Haven Mill and Garth Lane Malting's, and the two historic dock basins known as Riverhead and West Haven.

Please note that a thorough consideration of the area's mid-20<sup>th</sup> century development has been conducted. These buildings and areas are to be retained as part of the conservation area, and in some cases added due to the importance of the building plots to the setting of the conservation area. Some of these areas and buildings are currently included as part of major regeneration plans for the town centre, including those that surround St. James Square. It is hoped that including these areas within the conservation area will help to ensure their future enhancement, especially those within the setting of the grade I listed Saint James' Minster. Further details for this and other areas of 20<sup>th</sup> century development are assessed in Appendix 5.

Central Grimsby conservation area, and the areas immediately neighbouring it, contain a large number of unsightly gap sites. These sites, also identified in the map on page 30, have resulted in gaps either by design or demolition which would benefit from new high quality development. The area centred around Garden Street is one of these which is to be retained.

The Garden Street area retains the historic street pattern and a small number of historic buildings, but should otherwise be seen as an area for potential regeneration. Retaining it within the conservation area secures its proper consideration within the design process and acknowledges how vital it is to the layout of Central Grimsby, including its role as a corridor from the Old Core to the Civic Centre. Its location, as part of the conservation area, will also encourage high quality design with the desirability to preserve and enhance those features that do remain, such as the road layout. Its retention also protects the now redundant signal station, a key historic structure that is an essential part of the character of the town centre and setting of the train station, from demolition.

Along with the properties to be retained and those which are suggested for addition, it is also suggested that the following properties be transferred from the Central Grimsby conservation area into the neighbouring Wellow conservation area. These are:

- 3-18 (consecutive) Queen's Parade
- Railway embankments and track to the west of the Wellowgate crossing.

With regards to the houses on Queen's Parade, it is suggested that these be transferred because, as residential properties, they fit better with the character of Wellow rather than Central Grimsby which is the commercial heart of the town. It is thought that they are currently part of Central

Grimsby due to their position to the north of the railway line and not for their relationship with the town centre.

The red area, as seen on the map on page 10, sandwiched between Cartergate and Frederick Ward Way is proposed for removal. This is currently a gap site. Its removal should help to encourage redevelopment by removing perceived constraints. Its location, west of the raised Frederick Ward Way, effectively separates it from Central Grimsby and due to this it does not contribute the character or appearance of the conservation area. However, development here will still effect the setting of the grade I St. James Minster and hence its design must still reflect this. It should also be noted that the site also borders Wellow conservation area and this will need to be given consideration during any forthcoming applications.

At present, the boundary of the Central Grimsby conservation area stops at the mid line of the railway. This is considered to be an unjustified archaic and inconsistent approach, and so the boundary is 'proposed' to be re-drawn to follow an external boundary of the railway line. Either side of the railway station the boundary of the conservation area is proposed to be extended to the southern point of the railway in order to take in the lines which form the setting of the station, stopping at, but including the level crossings at Wellowgate and Garden Street.

To the west of the railway station the boundary of the conservation area is planned to be drawn at the northern point of the railway, with the northern half of the railway line transferred to the Wellow conservation area. To the east the

northern point of the railway will again be used to define the conservation area, with the section of railway to the south de-designated.

Other areas of the boundary have been tidied up as to not cut through land ownership or overlap with other designations. The border which cuts through Freshney Place has been altered to follow, where possible, the historic property line. The additions to the Old Core character area, such as St James' Hotel, have been made as these properties and/or their plots have historically been essential to the proper functioning of the town centre. Entire buildings and curtilage have been included, except for the line around St. James Hotel as it was felt that covering only the street-front section of the building, which roughly copies the historic building footprint here would result in an awkward arrangement, so the decision was made to cover its entirety.

There is an argument that the land surrounding St. James Hotel currently access roads and car park should also be included as part of the conservation area in order to protect the trees here which line Frederick Ward Way. However, the land itself is not otherwise seen to contribute to the character or appearance of the conservation area and hence it is not proposed for inclusion.

## CHARACTER AREAS

Large conservation areas such as Central Grimsby, contain areas of noticeable change in character. These may reflect; the predominant historic character which survives, function, class distinction, design or use. Areas where industrial, commercial, civic or transport-related activity takes or took place may also be identified.

These identified zones, within the principal designated area when defined, warrant their own detailed description and evaluation of significance. The following areas have been identified for the Central Grimsby conservation area:

- Docklands.
  - a new area proposed for addition to the conservation area including the riverhead and wharf.
- Victoria Street.
  - the main route through the area for pedestrians, contains a wide mix of commercial uses providing employment potential and vital services.

- Old Core.
  - area immediately surrounding the Parish Church and containing the train station and Old Market Place.
- Osborne Street.
  - Area historically residential but more recently set out as parking, lacks architectural significance but is important strategically.
- Civic Centre.
  - Political heart of the town, dominated by the vast civic buildings both historic and modern and traffic which serves them.

The boundaries for these five areas are defined on the colour coded map on page 40 below. Images of each area and a more in depth description follow.



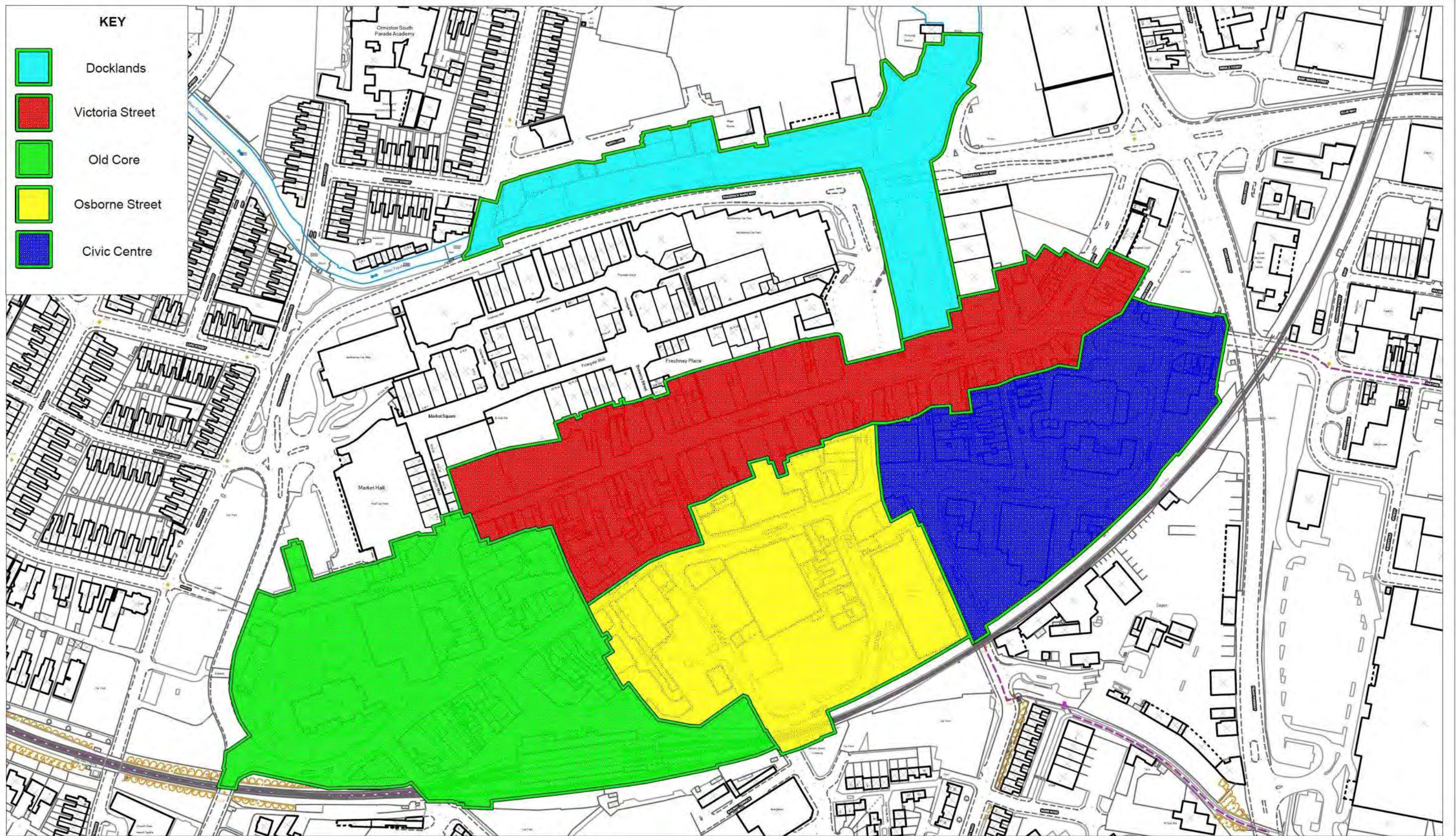
Historic Environment Record  
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 Origin One, Origin Way  
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## Central Grimsby Conservation Area Character Areas



### KEY

- Docklands
- Victoria Street
- Old Core
- Osborne Street
- Civic Centre



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1st June 2015



## Docklands

This area is dominated by the West Haven, otherwise known as the River Freshney, and the Riverhead basin. It includes the current standing West Haven buildings and areas of former quays and wharfs. Although most of the industrial buildings associated with these formerly busy waterways have been lost, the basins are a significant element of the historic character of the town, making a visual connection back to the medieval period.

This is one of Central Grimsby's only open areas and is currently underused. It is also home to a pair of mature willow trees and The Barge and is a favoured recreational fishing spot. The effect of the proximity to the road, Frederick Ward Way, is reduced by a wall and a change in levels which reduces noise levels as you step down to the riverside walkway.



## Victoria Street

Linking the Old Market Place with the former industrial and commercial areas around the Riverhead is Victoria Street West and part of Victoria Street South, which form the core of the Victoria Street character area. Formerly Baxtergate (from “the street of the bakers”), Northgate and North Saint Mary’s Gate (after the former parish church) it was the spine of the historic settlement.

Both build height and road width vary along these streets, as do plot sizes, reflecting the irregular development in this area. The former site of the Church of Saint Mary, bounded by East, South and West St Mary’s Gate with Victoria Street to the north, contains a particularly interesting mixture of building scales and styles.



### **Old Core**

This area is centred around the parish church of Saint James with its former graveyard. It also contains Old Market Place along with the properties which replaced the Corn Exchange and Bull Ring buildings. For most of the history of Grimsby this area was the centre of activity around which the rest of the town was formed.

This area of highly active buildings and spaces was added to in the mid 19<sup>th</sup> century by the construction of the train station and Yarborough Hotel. St. James Square also acts as an important recreational space breaking up the urban landscape with an open green and mixture of trees.



### **Osborne Street**

Originally dominated by high density terraced houses, the Osborne Street area has lost most of its historic buildings which were demolished to make way for prospective extensions to the commercial centre. However, plans were unsuccessful leading to the creation of areas of open tarmac now used as car parks with poor surface and boundary treatments.

Although the street pattern is intact, the built historic environment has largely been lost. This provides opportunity for good quality new development of almost any scale which is closely associated with the modern town centre. Regardless of current condition, this areas strategic importance to the town and proximity to our designated assets means it is vital to retain. It acts as a corridor for traffic between the Old Core and the Civic Centre.



### **Civic Centre**

The Borough of Great Grimsby grew quickly in the mid-19<sup>th</sup> century. The site of the old town hall at the south end of the market place was sold and a new area for a civic centre was laid out in the east. This area is now dominated by the Town Hall. Town Hall Street which once framed the view to the Town Hall was first altered by the partial demolition of its east side to make way for the Municipal Offices. Now this view is often harmed further by high levels of traffic and double decker busses which travel through.

Additionally, the open space between the Town Hall and Municipal Offices is not used as a civic square as it was intended but rather as a series of short stay car parks which serve the immediate area. Although an area of high quality design, improved traffic control is needed to find a better balance between the needs for access and aspirations to establish a more formal town square.

## RECOMMENDATIONS

- The production of a Conservation Area Management Plan containing robust policies for the preservation and enhancement the Central Grimsby conservation area.
- Creation of a dated photographic record with all features recorded annually.
- 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.
- Provide clear advice on appropriate repair methods for historic buildings.
- Public realm – consider potential areas for future enhancement following Historic England guidance<sup>15</sup> for all highways repair, renewal and other public realm work in the Central Grimsby conservation area.
- Prioritise planning enforcement action.
- Through planning proposals, seek improvements to unsympathetic alterations and additions to the conservation area.
- Use Section 215 Amenity Notices to ensure owners undertake regular maintenance.
- Use a combined approach to identify empty properties and encourage their reuse.

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<sup>15</sup> Streets For All: Yorkshire & the Humber 2006

**KEY READING**

National Planning Policy Framework (NPPF):

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](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/>

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## APPENDIX

### 1. Glossary

*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'.

*Crittall* - a notable English manufacturer of steel-framed windows, today based in Witham, Essex.

*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 1<sup>st</sup> 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.

*Faience* – is used to describe a type of detailing similar to terracotta moulding. Both terracotta and faience are formed from ground clay mixed with sand or powdered fired clay which has enough plasticity that it can be moulded into a shape. Such materials are harder and fired to a higher temperature than an ordinary clay brick and as such require clay of a higher quality. The difference between terracotta and faience is that faience is covered with one or more glazes whereas terracotta is not. The glazing imparted on faience is sometimes used to imitate stone.

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

*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.

*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.

## 2. Nationally Listed Buildings

**Name:** THE WHITE HART PUBLIC HOUSE

**Road:** BETHLEHEM STREET

**NGR:** TA2555908665

**Designated:** 31/10/1974

**Amended:** 30/06/1999

**Grade:** II

**NHLE Number:** 1379371

**Legacy Number:** 478750

**Volume/Map/Item:** 699-1/21/12

**Description:**

Includes: The White Hart Public House WELLOWGATE. 2 houses, now public house. Mid C18 with later C19 alterations. Brick, rendered. Pantile roof. L-shaped on plan: occupies street corner site.

**EXTERIOR:** 2 storeys; irregular fenestration: 4 first-floor windows to Bethlehem Street front, 3 to Wellowgate front. Plinth. Angled corner to right, corbelled-out above. Recessed door to left of centre beneath 3-pane overlight. To its left, a tripartite sash with glazing-bars. To right, a pair of tripartite plate-glass sashes, each with 2/2 panes to their central sash. First floor has a pair of 2/6 sashes to left in flush wood architraves, and a pair of slightly larger similar sashes to right with vertical glazing bars, apart from the lower right sash with 6 panes. All windows with stone sills. Modillioned wooden gutter. Roof hipped to right. Wellowgate front has later 2-storey section to right. 2 ground-floor 2/2 sashes to left, 2 sashes set slightly lower to right, all beneath segmental arches. Door to far right. First floor has single large 2/2 sash to left, pair of 6/6 sashes to right.

**INTERIOR:** refitted in late C20.



**SOURCES:** Grimsby - Action for Conservation: Grimsby Borough Planning Department: List of buildings of local architectural or historical interest: Grimsby Borough Council: 1972-: NO.24  
Grimsby Planning Department: Central Conservation Area: Grimsby Borough Council: 1990  
Grimsby Planning Department: Top Town Trail: Grimsby: 1989-: NO.4

**Associated Monuments**

0347/71/0 Building: The White Hart Public House

**Name:** 17, 19 AND 21 BETHLEHEM STREET

**Road:** BETHLEHEM STREET

**NGR:** TA2672509166

**Designated:** 31/10/1974

**Amended:** 30/06/1999

**Grade:** II GV

**NHLE Number:** 1379372

**Legacy Number:** 478751

**Volume/Map/Item:** 699-1/21/13

**Description:**

Houses, now houses and shops. 1781 with later alterations, including early C19 shop fronts. Brick, painted to Nos 17 and 19, rendered to No.21.

**EXTERIOR:** 2 storeys, 3 first-floor windows. No.21, to left, has a wooden doorcase with slender side panels and a frieze containing half-round ribs with bulb finials, moulded cornice and hood. Small shop front adjoining to left (originally with bow window) has plate-glass window in original wood surround with ribbed pilasters surmounted by brackets with pyramidal heads, and entablature with plain frieze, moulded cornice and hood. No.19, to centre, has a larger C19 shop front with a former doorway and a single window, both with C20 plate-glass, in a surround with fluted pilasters and brackets, panelled frieze, cornice and hood. No.17 has C20 shop front to right of this in a similar C19 style with a part-glazed panelled door and shop window in a wood surround with panelled pilasters, brackets, entablature and hood. Segmental-headed passage entrance to far right. First floor has 6/6 sliding sash with sill to No.21 and 2 C20 windows to Nos 17 and 19 with imitation glazing bars. 2 painted oval panels to right inscribed "WA" and "1781". Stepped and dentilled brick eaves cornice to Nos 17 and 19, plain rendered cornice to No.21. Raised stone-coped gable to left.

**INTERIOR:** not inspected.



**SOURCES:** Grimsby - Action for Conservation: Grimsby Borough Planning Department: List of buildings of local architectural or historical interest: Grimsby Borough Council: 1972-: NO.24  
Grimsby Planning Department: Central Conservation Area: Grimsby Borough Council: 1990-: NO.24  
Grimsby Planning Department: Top Town Trail: Grimsby: 1989-: NO.4

**Associated Monuments**

0347/72/0 Building: 17-21 Bethlehem Street

**Name:** PETTITS BUTCHERS  
**Road:** 33/35 BETHLEHEM STREET  
**NGR:** TA2680409202  
**Designated:** 30/06/1999  
**Amended:**  
**Grade:** II GV  
**NHLE Number:** 1379374  
**Legacy Number:** 478753  
**Volume/Map/Item:** 699-1/21/15  
**Description:**

Shop and house. 1886. Brick, painted to first floor, with Welsh slate roof.

**EXTERIOR:** 2 storeys with attic, 4 first-floor windows. Shop front to right has plinth, central entrance with half-glazed panelled door beneath large overlight, single plate-glass window to each side with moulded sill and a glazed-tile panel below bearing a raised painted nameboard. Above each window is a perforated iron ventilation grille. Passage entrance to left has moulded segmental arch and recessed roller-blind. Full-width wooden surround to ground floor with passage door and shop window each flanked by pilasters, the 2 outer pilasters carrying bold fluted brackets surmounted by ball finials. Frieze with painted nameboard and hood with folding canopy. First-floor sill band, 2 sashes beneath keyed segmental arches alternating with wooden canted bay windows with moulded sill bands, pulvinated friezes, moulded cornices and tented roofs. All windows are 6/1 sashes except for 2/1 side sashes to canted bays. Deep coved and dentilled plaster eaves cornice. Pair of segmental-roofed 2-light dormer windows beneath moulded arches with small finials. End stacks.

**INTERIOR:** shop has glazed patterned wall tiles. A good example of a late Victorian butcher's shop with well-preserved shop front and tiled interior.



**SOURCES:** Grimsby - Action for Conservation: Grimsby Borough Planning Department: List of buildings of local architectural or historical interest: Grimsby Borough Council: 1972-: NO.19  
 Grimsby Planning Department: Central Conservation Area: Grimsby Borough Council: 1990-: NO.19  
 Grimsby Planning Department: Top Town Trail: Grimsby: 1989-: NO.11

***Associated Monuments***

0347/63/1      Building: 33 to 35 Bethlehem Street

**Name:** 37 BETHLEHEM STREET

**Road:** BETHLEHEM STREET

**NGR:** TA2681209213

**Designated:** 31/10/1974

**Amended:** 30/06/1999

**Grade:** II GV

**NHLE Number:** 1379375

**Legacy Number:** 478754

**Volume/Map/Item:** 1379375

**Description:**

House, now offices. Mid C19 with minor C20 alterations. Red brick in Flemish bond, rendered plinth. Welsh slate roof. 2-room central entrance hall front.

**EXTERIOR:** 3 storeys, 3-window range; symmetrical. Entrance has panelled eared architrave with plinth blocks bearing carved scrolled feet, and a shallow hood carried on large elaborately scrolled foliate consoles; stone steps to 6-fielded-panel door beneath large overlight with margin lights in panelled reveal. Passage entrance to far right has recessed panelled door and overlight with margin lights beneath cambered wedge lintel with projecting key. Ground-floor sashes with margin lights, projecting sills with C20 wrought-iron balconettes, and projecting wedge lintels, plastered over in C20 (originally with projecting keystones, as in passage entrance and No.39 next door, (qv). 6/6 sashes to first floor. 3/6 sashes to second floor. Deep wooden eaves board with modillion brackets carrying wooden gutter. End stacks.

**INTERIOR:** retains original open-well staircase (with balustrade boarded over in C20) and other original features. Reputed to have been erected 1871 for a local doctor.



**SOURCES:** Grimsby - Action for Conservation: Grimsby Borough Planning Department: List of buildings of local architectural or historical interest: Grimsby Borough Council: 1972-: NO.19  
Grimsby Planning Department: Central Conservation Area: Grimsby Borough Council: 1990-: NO.19

***Associated Monuments***

0347/63/2

Building: 37 Bethlehem Street

**Name:** 39 BETHLEHEM STREET  
**Road:** BETHLEHEM STREET  
**NGR:** TA2682209212  
**Designated:** 31/10/1974  
**Amended:** 30/06/1999  
**Grade:** II GV  
**NHLE Number:** 1379376  
**Legacy Number:** 478755  
**Volume/Map/Item:** 699-1/21/17

**Description:**

House and shop. Mid C19 with C20 shop front. Red brick in Flemish bond. Welsh slate roof.

**EXTERIOR:** 3 storeys, 2-window range. C20 shop front to ground floor. 6/6 first-floor sashes and 3/6 second-floor sashes with projecting stone sills and cambered lintels with projecting keys. Pair of circular tie-bar ends at second-floor level. Deep wooden eaves board with modillion brackets carrying wooden gutter. End stack to left.

**INTERIOR:** not inspected.

Included for group value with No.37 (qv).



**SOURCES:** Grimsby - Action for Conservation: Grimsby Borough Planning Department: List of buildings of local architectural or historical interest: Grimsby Borough Council: 1972-: NO.19  
 Grimsby Planning Department: Central Conservation Area: Grimsby Borough Council: 1990-: NO.19  
 Grimsby Planning Department: Top Town Trail: Grimsby: 1989-: NO.11

***Associated Monuments***

0347/63/3 Monument: 39 Bethlehem Street

**Name:** YARBOROUGH HOTEL

**Road:** BETHLEHEM STREET

**NGR:** TA2678209180

**Designated:** 28/11/1973

**Amended:** 30/06/1999

**Grade:** II GV

**NHLE Number:** 1379373

**Legacy Number:** 478752

**Volume/Map/Item:** 699-1/21/14

**Description:**

Includes: Yarborough Hotel STATION YARD. Hotel. 1851 for second Earl of Yarborough and The Royal Dock Company. Enlarged 1891 for the Manchester, Sheffield and Lincolnshire Railway Company. C20 alterations. Red brick with ashlar and painted brick dressings. Welsh slate roof. Italianate style.

PLAN: approximately rectangular on plan, with slightly recessed taller L-shaped ballroom and staircase hall section to south (facing the railway station), incorporating an entrance porch in the south-west angle.

EXTERIOR: 3 storeys with attic and basement. Main range has a 5-bay symmetrical front to Bethlehem Street and a 9-bay symmetrical front to Station Yard with a taller narrow 3-bay section to its right with a porch set back in an angle to the far right. Rusticated quoins, plinth, sill string courses throughout. Basement has segmental-arched openings and raised brick panels. Bethlehem Street front has tall central entrance with C20 double doors in a C19 pilasterd surround with bracketed hood and a plain brick panel above, all within a tall pilastered surround with hood. Tall ground-floor 2/4 sashes in segmental-headed architraves, the windows to the left with blocked lower sections. Similar shorter sashes to first floor with bracketed sill string course. Round-headed sashes with glazing bars to second floor with sill band. All windows in painted moulded architraves. Elaborate eaves frieze with dentils and chequered brickwork; deep moulded cornice. Attic has small segmental-headed 2/2 sashes with bold brick panels between, moulded cornice and blocking course. Plain roof

stacks. Left return has a large panel at second-floor level bearing hotel name. Station Yard front: 9-bay section to left has similar details to Bethlehem Street front, with a central door in a Doric pilastered surround with entablature, hood and blocking course; panelled double door. The 3 ground-floor windows to the far left are tall 2/4 sashes, the remainder are 2/2 sashes with panelled brick aprons. The taller, slightly recessed section to the right, added 1891, has similar details and similar windows to ground and second floors. The first floor has tall elliptical-headed windows in architraves with segmental-headed 2/4 sashes and oval lights above. Attic similar to adjoining section but taller, with high blocking course and ornate corniced stacks. Recessed angle to right has similar fenestration but irregular, and a projecting 2-storey porch with an elaborate ashlar entrance. Porch has 5 steps with balustrade wall and short section of ornate wrought-iron railings to right; panelled double doors beneath moulded segmental arch with festoon reliefs in the spandrels; pilastered surround with fluted Doric pilasters, dentilled cornice and hood with tall blocking course bearing panel inscribed "HOTEL"; brick first floor with a pair of small elliptical-headed windows, each with 4 panes below an oval light, coped parapet; right return has window in architrave with carved shell hood. Left return of main range has irregular fenestration and a chimneybreast corbelled out from the first floor bearing a panel inscribed "THE YARBORO' HOTEL".

INTERIOR: main south-west entrance staircase hall (entered from porch) has carved window surrounds and a cantilevered stone staircase with heavy Gothic-style newel and cast-iron balustrade with wheel motif. Foyer to west Station Yard entrance has arched openings, secondary staircase with cast-iron balustrade and swept handrail. Ground-floor function rooms (those to Bethlehem Street front opened out into a single room) have ornate plasterwork cornices. South-west section has ground-floor room with pedimented panels; first-floor ballroom with a pair of former entrances with overdoors and fanlights, panelled plasterwork ceiling with scrollwork, flowers, fruit, and frieze with urns and masks. Corridors have C20 suspended ceilings, probably with original cornices surviving above. The Royal Dock Company was taken over by the Manchester, Sheffield

and Lincolnshire Railway Company in 1980.



SOURCES: The Buildings of England: Pevsner N, Harris J, & Antram N: Lincolnshire: London: 1989-: 340  
 Grimsby Borough Council: Top Town Trail: Grimsby: 1989-: NOS 6 & 7  
 Grimsby Planning Department: Central Conservation Area: Grimsby Borough Council: 1990

**Associated Monuments**

0347/73/0 Building: Yarborough Hotel

**Name:** FORMER WATERWORKS OFFICES

**Road:** TOWN HALL SQUARE

**NGR:** TA2706009341

**Designated:** 30/06/1999

**Amended:**

**Grade:** II GV

**NHLE Number:** 1379887

**Legacy Number:** 479329

**Volume/Map/Item:** 699-1/22/67

**Description:**

Grimsby Waterworks offices, now accountants' offices. 1896 by Hewins and Colson, architects; Hewins and Goodhand, builders. Yellow brick in stretcher bond with sandstone dressings. Welsh slate roof. Rectangular on plan.

EXTERIOR: 2 storeys. 10 bays, arranged 3:1:3:3, with 3-bay section to right breaking forward; entrances in recessed 4th bay and in 8th bay. Moulded ashlar plinth, ground-floor sill string course. Main entrance in 4th bay has marble Ionic demi-columns rising from the sill string course, carrying a round arch with relief inscription "WATERWORKS OFFICES", a keystone bearing relief profile of a woman's head with, above, a date plaque and a weathered carved stone panel rising to the first-floor sill band. Entrance has a recessed double door beneath a plain overlight. 3-bay section to left has panelled bays with arcading of fluted pilasters with carved capitals, the first and third bays with round-headed windows beneath brick arches with ashlar keystones, hoodmoulds, impost bands, and raised panels above, the second bay with a square-headed window beneath an ashlar plaque with a carved surround rising to a first-floor frieze. 3-bay section to right of door has sill band, central 2-light ashlar ground-floor bow window with fluted pilasters, flanked by a pair of square-headed windows with hoodmoulds, impost band and raised panels above. 3-bay section set forward to right has entrance with marble demi-columns with foliate capitals, a segmental arch with a shaped stone panel above bearing a relief of a scallop with an effaced plaque below. Internal porch with panelled door and segmental overlight. Pair of segmental-headed

windows in ashlar surround with sill and raised apron panels. First floor has continuous ashlar entablature at sill level, with fluted brackets and dentilled cornice. 3-bay section to left has central round-headed window in brick pilastered surround beneath a keyed arch and ashlar pediment with a carved tympanum, flanked by elliptical-arched windows in shaped raised brick surrounds with moulded ashlar impostes and shaped heads with carved spandrels. Bay 6 has a round-headed window in a pilastered surround with a segmental keyed arch breaking the roof-line, topped with a wrought-iron finial. Flanking bays have square-headed windows beneath lintels with drip moulds. 3-bay section to far right has central pedimented window similar to second bay, flanked by segmental-arched windows beneath lintels. All windows are plate-glass in moulded wooden frames with single transoms. Dentilled brick and carved stone cornice. Hipped roof with finials. Ridge stack to right, roof stack to rear left, with ashlar caps. Ornate twisted downpipes. 3-bay left return to New Street has similar details to the adjoining 3 front bays.

INTERIOR: retains some original details, including moulded cornices, panelled doors in architraves, one with a swan-necked pedimented overdoor; ground-floor centre-right room has panelled plasterwork ceiling, wooden panelled dado and chimneypiece. An unusual and well-detailed exterior, which is prominently situated close to many listed buildings in Town Hall Square.



SOURCES: Grimsby – Action for Conservation: Grimsby Borough Planning

Grimsby Planning Department: Central Conservation Area: Grimsby Borough Council: 1990-: NO.4

Grimsby Borough Council: Top Town Trail: Grimsby: 1989-: NO.24

Department: List of buildings of local architectural or historical interest: Grimsby Borough Council: 1972-: NO.4

***Associated Monuments***

0347/58/0      Building: Water Board Offices

**Name:** CHURCH OF ST JAMES

**Road:** CHURCH LANE

**NGR:** TA2663409169

**Designated:** 06/06/1951

**Amended:** 30/06/1999

**Grade:** I GV

**NHLE Number:** 1379386

**Legacy Number:** 478765

**Volume/Map/Item:** 699-1/21/23

**Description:**

Parish church. C13 nave and transepts; C14 nave arcade piers, crossing dated 1365. C18 subdivision and rebuilding of nave aisles. Restorations of 1858-9 by Charles Ainslie included partial rebuilding of transepts, inserting ringing gallery in tower, reflooring, reseating. Restorations of 1874-85 by RJ Withers included new roof and upper part of west end of nave, new chancel and south porch. North Lady Chapel of 1904-6 by GF Bodley, on site of chancel north aisle. Aisle windows replaced 1909-10 by TG Jackson. South chapel of the Resurrection (partly replacing south chancel aisle) and attached vestry by Sir Charles Nicholson, 1920. Repairs to windows and north transept following wartime bomb damage, by Nicholson 1950-2. Work in 1970s-80s included repairs to tower and south transept doorway, reseating, insertion of dais in crossing.

**MATERIALS:** limestone ashlar, with some coursed rubble and squared stone to the transepts and nave west side. Slate roofs.

**PLAN:** Cruciform. 3-bay chancel with 2-bay north and south chapels, south vestry; 6-bay aisled nave with single-bay transepts, south porch and west door.

**EXTERIOR:** nave, chancel and transepts have angle turrets with square bases and octagonal upper sections with string courses and corbel tables to short stone spires. Chancel: deep moulded plinth with 1882 datestone; east side with sill string course, triple lancets with nookshafts and filleted arches; above, small stepped lancets in double-chamfered reveals with sill

string course, pierced quatrefoil, dogtooth-moulded string course and gable coping. North and south sides have clerestory with pilaster buttresses, sill string course and round-arched and pointed single-light windows in double-chamfered reveals; corbel-table with some head corbels. Gabled north chapel: chamfered plinth, buttresses; 3 stepped 2-light east windows with Curvilinear tracery and hoodmoulds; 2 pointed traceried 2-light north windows. South chapel: east side incorporates C13 moulded plinth and lower wall with pilaster buttresses; remainder is C20, with pointed 4-light east window with Perpendicular tracery; buttresses and chamfered plinth with datestone to south side, with sill string course, pair of square-headed 4-light traceried windows, coped embattled parapet with crenellated finials. Vestry has plinth, buttresses, pointed arched door beneath ogee hood, square-headed windows with cinquefoiled lights, coped parapet. North transept: C19-C20 rebuilt north side with pointed double-chamfered door flanked by a pointed chamfered blind arch to left and a low chamfered segmental-arched recess to right. Above, a pair of pointed 2-light windows with Perpendicular tracery and continuous hoodmould; small stepped lancets, coped gable. South transept: moulded plinth. South side has projecting central section with pointed C13 doorway of 4 orders with restored shafts on original bases, partly-restored arch with keeled mouldings and dogtooth-moulded hood. Above, string course and a wide central pointed blind arch flanked by single lancets, all with shafted reveals and roll-moulded arches. Above this, a small triple window with diagonally-set mullions, moulded capitals, keeled arches and hoodmoulds with dogtooth moulding. Dogtooth-moulded coping to gable. Both transepts have single west lancets with hoodmoulds and corbel tables to east and west sides with some head-corbels. Central tower has 2 main stages, pointed stair turret to south-east angle. Lower stage has square-headed 2-light cusped windows. Main belfry stage has arcaded sides with pairs of tall pointed arched blind panels containing pairs of pointed 2-light transomed windows with Perpendicular tracery, sill string courses and continuous hoodmoulds. Dogtooth-moulded string course, ornate parapet with blind arcade of pointed 2-light cusped panels with 9 finials to each side and crocketed angle pinnacles. Nave aisles: C19 buttresses between bays with offsets and gabled caps; C19 pointed 3-light windows with

Curvilinear tracery. South porch has restored C13 pointed outer doorway of 3 orders with triple shafts, moulded capitals and moulded arch with fillet, keeled and dogtooth mouldings; coped gable and parapet. C18 round-headed inner door with keyed arch and radial fanlight. Nave: clerestory with 7 irregularly-spaced lancets, corbel table and coped parapet. West front: angle turret to left largely restored; central section of roughly-squared stone, with restored round-arched doorway of 4 orders with keeled and filleted shafts, and a roll-moulded and keeled arch beneath a brick relieving arch. C19 ashlar section above has 3 lancets with narrower blind lancets between, all with shafted reveals and keeled arches; vesica window above in keeled reveal; dogtooth-moulded string course and coped gable.

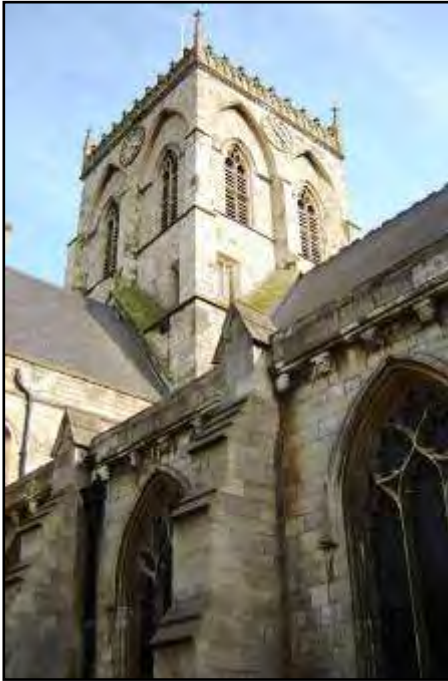
INTERIOR: chancel north and south walls have pointed moulded arches on keeled and round shafts; triforium wall-passage screen with stepped trefoiled triple arches on triple shafts. Sedilia with nook-shafts and keeled arches. Triple wall-shafts, those to east flanking the windows. Lady Chapel: windows with moulded reveals and hoodmoulds. South chapel: arcaded passage with 4-centred arches on tall shafted piers; panelled plaster ceiling. Crossing has tall pointed moulded arches on octagonal piers with trefoiled ogee panels; 1365 inscription on north-east pier. North transept: has 2-bay east arcade with pointed roll-moulded arches on clustered pier and responds with keeled shafts, inserted moulded and shafted arches to 1905 chapel; west triforium arcade with keeled arches on alternate round and triple keeled shafts. South transept: has single pointed moulded east arch on clustered responds similar to north transept arcade, with an inserted triple-chamfered arch to chapel dated 1921; west triforium similar to north transept but with alternating round and twin shafts with dogtooth moulding. Nave: arcades of pointed roll-moulded arches with hoodmoulds and head stops on clustered piers with filleted shafts and octagonal abaci. Immediately above is a wall-passage screen to the clerestory with an irregular sequence of tall and low keeled arches on slender triple shafts with keeled and fillet mouldings. Roofs C19 and later, arch-braced to transepts and nave, panelled to chancel.

FITTINGS: include C14 octagonal font with panelled sides on a C13 shafted base; C18 font cover. Ornate 1910 pulpit. Fragments of C14-C15 wooden screen in south porch with nodding crocketed arches and Perpendicular tracery. Chancel screen and altar rails of 1926 by Sir Charles Nicholson; reredos of 1972. C17 wood panelling in baptistry brought from Stapleton House, Doncaster.

STAINED GLASS: in transepts of 1943 by H Easton, and in Lady Chapel by L Evetts.

MONUMENTS: include C15 knight effigy of Sir Thomas Haslerton in Lady Chapel, brought from St Leonards Nunnery, Grimsby after the Dissolution. Wall tablet in south transept to Rebecca Thompson of 1729 with cartouche, cherubs and winged skull; tablets in north transept to C and A Hildyard of 1728, to George Rye of 1808 by Stimson; tablets in south aisle to Elizabeth Bell of 1829 by Edward Baily of London, to T Williamson of 1826; wooden plaque to Mary Riggall of 1830.





SOURCES: The Buildings of England: Pevsner N, Harris J, and Antram N:  
Lincolnshire: London: 1989-: 337-8  
Grimsby Planning Department: Central Conservation Area: Grimsby  
Borough Council: 1990  
The parish church of St James, a walk-round guide: Grimsby: 1987  
Grimsby Borough Council: Top Town Trail: Grimsby: 1989-: NO.2

**Associated Monuments**

0381/2/0 Building: St James' Church, Grimsby

**Name:** Cross base approximately 10 metres south of church of St James  
**Road:** CHURCH LANE  
**NGR:** TA2665209143  
**Designated:** 30/06/1999  
**Amended:**  
**Grade:** II GV  
**NHLE Number:** 1379396  
**Legacy Number:** 478776  
**Volume/Map/Item:** 699-1/21/24  
**Description:**

Base of churchyard cross. Limestone ashlar. Square-section plinth with arcading of trefoiled arches with pierced spandrels, carrying weathered octagonal cross-base with square-section cross-shaft of four engaged columns made of four irregularly sized sections. Topped by block of stone carved with plain capitals supporting square cap, possibly a later addition, topped by a modern lead cap. (Grimsby Planning Department: Central Conservation Area: Grimsby Borough Council: 1990)



SOURCES: Grimsby Planning Department: Central Conservation Area:  
Grimsby Borough Council: 1990

**Associated Monuments**

0381/4/0 Building: Churchyard Cross, St James Church

**Name:** HAVEN MILL  
**Road:** GARTH LANE  
**NGR:** TA2679409531  
**Designated:** 28/02/1975  
**Amended:** 30/06/1999  
**Grade:** II GV  
**NHLE Number:** 1379840  
**Legacy Number:** 479274  
**Volume/Map/Item:** 699-1/16/35  
**Description:**

Cornmill and warehouse, now incorporating shops, restaurant and public house. Early C19 3-storey river-front section, raised and extended in later C19; late C20 restorations and conversion. Red-brown brick; weather boarded lucam. Welsh slate roof. Rectangular on plan.

**EXTERIOR:** 5 storeys, 13 by 4 bays; incorporates original 3-storey section of 9 by 3 bays at south-east corner. South front faces the West Haven. Early 9-bay section to right has 3:3:3 bays, with centre section breaking forward and containing a wide central segmental-arched ground-floor entrance. Continuous opening to left, rising through 3 storeys, formerly with doors to each floor, now with C20 glazing. Former central doorway to first floor, now glazed; another to second floor obscured by C20 sign-board. Above this, a gabled lucam rising through the 2 top storeys, with pairs of small single-light windows to its left and right returns. 4 later bays to left have C20 ground-floor balcony with C20 half-glazed doors to bays 3 and 4, and a first-floor entrance to bay 4, now glazed. Windows throughout have C20 glazing in original wood frames with central mullions beneath segmental brick arches (apart from 2 to 10th bay beneath timber lintels); some openings blocked. Circular cast-iron tie-bar ends throughout, some with relief designs. North side faces Garth Lane. Wide entrance to left of centre with sliding double doors beneath a timber lintel and segmental brick relieving arch; wide sliding door to right in blue brick surround; 3 entrances with board doors beneath lintels. 2 late C20 fire escape staircases to inserted first-floor doors to far left and far right. Similar tie-bar ends, windows and blocked openings to those on east front. The 4-bay section to far right has a vertical series of late C19-early C20 sliding doors

to each floor, a blocked continuous full-height opening (formerly for loading doors) to the right, and an inserted sliding attic door. East and west sides have similar windows and blocked window openings. Roofs in separate sections to the different builds: the south side in 2 separate hipped spans linked by a roof passage with side windows, the north side with 4 gabled spans. Crested ridge tiles throughout.

**INTERIOR:** ground floor has brick piers and a variety of cast-iron columns; first floor restaurant retains grain chutes and other mill items in situ.

**HISTORY:** West Haven was Grimsby's early port, before the dock extensions to the north, created from 1800 onwards.



**SOURCES:** The Buildings of England: Pevsner N, Harris J, and Antram N: Lincolnshire: London: 1989-: 341-2

Ambler RW: Great Grimsby Fishing Heritage: a brief for a trail: Grimsby Borough Council: 1990-: 53

Grimsby - Action for Conservation: Grimsby Borough Planning Department: List of buildings of local architectural or historical interest: Grimsby Borough Council: 1972-: NO.26

Grimsby Borough Council: Top Town Trail: Grimsby: 1989-: NO.44

**Associated Monuments**

034774/0

Building: Haven Mill and Maltings, Garth Lane

**Name:** WEST HAVEN MALTINGS AND GARTH BUILDINGS

**Road:** GARTH LANE

**NGR:** TA2687509554

**Designated:** 28/02/1975

**Amended:**

**Grade:** II GV

**NHLE Number:** 1379841

**Legacy Number:** 479275

**Volume/Map/Item:** 699-1/16/36

**Description:**

Maltings and warehouses, now partly occupied by shop and sports clubs. Late C18 maltings and warehouse range, with later C19 barley kiln and loading-bay ranges. Brown and red brick. C20 slate roof to kiln range, C20 weatherboarded north gable and concrete tile roof to maltings range; original Welsh slate roof to loading-bay range. Rectangular on plan, fronting the West Haven on the south and Garth Lane to the north, with kiln range at west end.

**EXTERIOR:** 2 and 3 storeys. South side: tall 2-storey, 2-window kiln range to far left has pair of ground-floor windows, one with plain glazing beneath a segmental brick arch, the other a later alteration with 4 panes in a wood surround. Smaller first-floor windows with stone sills and segmental arches, one with 3 vertical lights, the other with plain glazing. Tall hipped roof with hipped ventilator section on top. Garth Lane front has inserted C20 garage door to right, a single ground-floor window and a pair of first-floor windows similar to those on the south riverside frontage. Adjoining to the east is a long range with irregular fenestration, approximately 16 bays; originally 2 storeys throughout, the western 4-window section (adjoining the kiln to the left) raised to 3 storeys. South river front: large double loading doors beneath lintel, first-floor loading door to right. Windows of varying size, those to the ground floor mostly smaller than those to upper storeys, and those to the 7 left bays more regular, with 6 panes; most windows with sills beneath segmental brick arches. The 3-storey section on the left has the roof hipped to left and half-hipped to right above a weatherboarded gable; adjoining 2-storey section has pitched roof subdivided by a raised brick-coped gable, and hipped at the right (east)

end. Garth Lane frontage of main range has 2 sets of double board doors, windows with sills and glazing bars beneath segmental arches, first-floor door to taller southern section. Adjoining to the north-east is a single-storey loading-bay range with a raised double door flanked by single segmental-arched barred windows; to the left, a large sliding door and a double board door beneath timber lintels. Stepped eaves, roof hipped to left. Above the sliding door is an enamel name-plate inscribed "GARTH BUILDINGS".

The later 2-storey range adjoining to the north is not of special interest.

**INTERIOR:** maltings and warehouse range has queen-strut roof trusses with long tie beams. Interior of barley kiln not inspected.

**HISTORY:** West Haven was Grimsby's early port, before the dock extensions to the north were created from 1800 onwards.



**SOURCES:** The Buildings of England: Pevsner N, Harris J, and Antram N: Lincolnshire: London: 1989-: 341-2

Grimsby - Action for Conservation: Grimsby Borough Planning Department: List of buildings of local architectural or historical interest: Grimsby Borough Council: 1972-: NO.26

Grimsby Borough Council: Top Town Trail: Grimsby: 1989-: N0.44

**Associated Monuments**

0347/74/0

Building: Haven Mill and Maltings, Garth Lane

**Name:** 9 AND 11 NEW STREET

**Road:** NEW STREET

**NGR:** TA2705409355

**Designated:** 30/06/1999

**Amended:**

**Grade:** II GV

**NHLE Number:** 1379857

**Legacy Number:** 479292

**Volume/Map/Item:** 699-1/22/44

**Description:**

Pair of houses, now offices. Early C19, altered C20. Red brick with slate roof.

**EXTERIOR:** 3 storeys, 5 first-floor windows. No.11 to the right has symmetrical 3-window range front with central round-headed entrance with 6-panel door and 2-pane fanlight in reveal beneath plain arch with raised imposts. Single 8/8 sashes to each side with sills and cambered wedge lintels. No.9 has shop front with central bowed window with glazing bars, flanked by recessed panelled doors and plain overlights, in pilastered surround with frieze and corniced hood. Continuous first-floor sill band. 6/6 first-floor sashes beneath similar lintels. Second floor has pair of original 6/3 sashes to bays 4 and 5 in similar surrounds; the remaining windows are shorter C20 replacement windows with glazing bars and sills. Ribbed wooden eaves cornice with carved modillion brackets and corniced wooden gutter. End stack to left, tall roof stack to right. Left gable-end has round-headed second-floor window with Gothick-style intersecting glazing bars.

**INTERIOR:** retains original moulded cornices, panelled doors; not fully investigated.



**SOURCES:** Grimsby Planning Department: Central Conservation Area: Grimsby Borough Council: 1990

***Associated Monuments***

0347/136/0 Monument: 9-13 New Street

**Name:** 13 NEW STREET

**Road:** NEW STREET

**NGR:** TA2705309348

**Designated:** 30/06/1999

**Amended:**

**Grade:** II GV

**NHLE Number:** 1379858

**Legacy Number:** 479293

**Volume/Map/Item:** 699-1/22/45

**Description:**

House, now offices. Early C19, altered c1900. Red brick with slate roof.

**EXTERIOR:** 3 storeys, one first-floor window. 6-panel door and tall plain overlight in reveal with architrave swept up to a corniced keystone. Tripartite window to right, with C20 glazing to central light and original sashes to narrower side lights, in moulded reveal with sill, architrave and keystone similar to doorway. First-floor window similar but with original 1/1 plate-glass sashes above a shallow brick panel enclosed by the moulded jambs extending down to a sill band. Scrolled wrought-iron bracket alongside. Smaller second-floor window with similar keyed architrave surround and C20 glazing. Ribbed wooden eaves cornice with carved modillion brackets and corniced wooden gutter. End stack to right.

**INTERIOR:** not inspected. Included for group value with Nos.9 and 11 (qv).



**SOURCES:** Grimsby Planning Department: Central Conservation Area:  
Grimsby Borough Council: 1990

***Associated Monuments***

0347/136/0 Monument: 9-13 New Street

**Name:** THE PESTLE AND MORTAR PUBLIC HOUSE

**Road:** OLD MARKET PLACE

**NGR:** TA2675109234

**Designated:** 30/11/1999

**Amended:**

**Grade:** II GV

**NHLE Number:** 1379859

**Legacy Number:** 479294

**Volume/Map/Item:** 699-1/21/47

**Description:**

Public house. 1917 by HC Scaping of Grimsby, for Hadley's Brewery. Brick with composite stone facing to ground floor, imitation timber-framing and plaster infill to upper floors. Slate roof. Tudor Revival style, with ornate West Midlands-style timber framing.

**EXTERIOR:** 3 storeys, 3 bays to first and second floors. Ground floor has 4 openings divided by plain rectangular piers. Entrance to far right with recessed 2-fold partly glazed Tudor-arched door beneath leaded-pane overlight with cinquefoiled lights. To left, 3 recessed panels with plinth and recessed 3-light windows with boldly moulded sills and cinquefoiled lights, all with leaded glass, the outer lights with 2 glazing bars, the central lights with stained glass heraldic motifs. Above this a full-width half-timbered frieze with C20 name-board. Modillioned first-floor jetty with carved frieze. Upper storeys have full-height canted bays topped with a modillioned cornice and coped parapet, also canted. The wider central bay, flanked by herringbone timbered panels, has 4-light windows to each storey; the side bays, flanked by timber-framed pilaster strips, have 3-light windows. All windows have cinquefoiled lights and leaded glass incorporating stained-glass heraldic motifs. Above and below the windows are decorative framed panels incorporating quatrefoil and cross motifs. Parapet has similar framing with relief-carved shields at the top of the pilasters, bearing various Grimsby Arms.

**INTERIOR:** staircase hall and large single rooms to each floor, all with C17-style wall panelling with a modillioned cornice, panelled internal porches with Tudor-arched doors, panelled ceilings with moulded foliate cornices. Staircase hall has open-well cantilevered staircase with carved

newels, panelled string and column balusters; large circular roof light with radial glazing and tinted glass. This is an extremely well-preserved early C20 public house with all its internal features surviving intact.



**SOURCES:** The Buildings of England: Pevsner N, Harris J, and Antram N: Lincolnshire: London: 1989-: 341

Grimsby - Action for Conservation: Grimsby Borough Planning Department: List of buildings of local architectural or historical interest: Grimsby Borough Council: 1972-: NO.23

Grimsby Borough Council: Top Town Trail: Grimsby: 1989-: NO.8

**Associated Monuments**

0347/137/0 Monument: The Pestle and Mortar Public House

**Name:** THE TIVOLI TAVERN  
**Road:** OLD MARKET PLACE  
**NGR:** TA2673509277  
**Designated:** 30/06/1999  
**Amended:**  
**Grade:** II GV  
**NHLE Number:** 1379860  
**Legacy Number:** 479295  
**Volume/Map/Item:** 699-1/21/48  
**Description:**

Formerly known as: No.14 The Globe Inn OLD MARKET PLACE. Public House. Late C18 with later alterations. Brick, stuccoed to front. Pantile roof.

**EXTERIOR:** 3 storeys, single first-floor window. Quoins to left. Doorway to far right with panelled door and ornate coloured glass overlight in plain wood surround with moulded frieze and shallow hood. To left, an early C19 shop front with a central blocked entrance flanked by wide 20-pane segmental bow windows in wood surround, with slender ribbed pilasters carrying moulded brackets, frieze, cornice and hood. Tripartite first-floor sash in flush wooden architrave with stone sill beneath channelled and keyed cambered wedge lintel: C20 plate-glass imitation sash to central light, original glazing bars to side lights. Second floor has sill band, pair of 6/6 sashes in flush wooden architraves beneath channelled wedge lintels. Moulded wooden eaves cornice. Raised coped gable to left. Probably represents left half of a former 3-bay house.

**INTERIOR:** refitted mid C20; upper floors not inspected.



**SOURCES:** Grimsby - Action for Conservation: Grimsby Borough Planning Department: List of buildings of local architectural or historical interest: Grimsby Borough Council: 1972-: NO.23  
 Grimsby Borough Council: Top Town Trail: Grimsby: 1989-:NO.8  
 Grimsby Planning Department: Central Conservation Area: Grimsby Borough Council: 1990-: NO.23

***Associated Monuments***

0347/98/0 Building: 14 Old Market Place

**Name:** TOWN HALL  
**Road:** TOWN HALL SQUARE  
**NGR:** TA2711009291  
**Designated:** 31/10/1974  
**Amended:** 30/06/1999  
**Grade:** II GV  
**NHLE Number:** 1379888  
**Legacy Number:** 479330  
**Volume/Map/Item:** 699-1/22/68  
**Description:**

Town hall and former courthouse and police station. 1861-3 by Bellamy and Hardy of Lincoln with John Giles of London, and James Fowler of Louth as superintending architect, for Great Grimsby Corporation. Alterations and additions of 1887 by EW Farebrother and John Buchan of Grimsby, architects, and Walter Binns, builder, including new council chamber, banqueting room, entrance hall and main staircase. Later C20 additions and alterations.

**MATERIALS:** yellow brick with ashlar dressings. Welsh slate roof.

**STYLE:** Italianate palazzo style.

**PLAN:** rectangular on plan, with main entrance and function room to north front, and council chamber, former courtroom and police cells to rear.

**EXTERIOR:** 2 storeys, 1:7:1 bays to north front, with outer bays breaking forward. Moulded ashlar plinth, channelled rustication to ground floor and boldly rusticated angles to outer bays. Tetrastyle portico with double Corinthian columns with bold block rustication, entablature with boars' heads (from town Arms) in relief, balustraded balcony with piers carrying ogee finials. Entrance flanked by double columns and pilasters, with recessed partly glazed revolving door and side doors. Arcaded ground floor with rusticated piers, raised impost and keyed segmental arches containing recessed segmental-arched windows. Outer bays have a similar window in a central recessed panel. First floor: central section has pilastered round-arched arcade with tall recessed 2-light windows, the arches with hoodmoulds with carved finials. Above are 6 roundels with projecting busts of (from left) Queen Victoria, Prince Albert, Archbishop Whitgift, King Edward III, Earl of Yarborough, Gervase Holles. Outer bays

have giant twin Corinthian pilasters flanking a single window in an eared architrave with triangular pediment and balustraded aprons; above is a single square plaque with painted relief of town Arms. Entablature at eaves with modillioned cornice, balustraded parapet with square piers. Tall hipped roofs to outer bays with round-headed dormer windows. Right return, in 2 builds. 3-bay main range has similar details to main front, with central door and flanking windows beneath keyed segmental arches, and pedimented first-floor sashes with blind square panels above. Lower 2-storey 5-bay 1887 Courthouse and Council Chamber section to right has quoins, arcaded ground floor with rusticated piers and keyed round arches. Entrance to right with panelled double door and overlight beneath rusticated arch with relief inscription "COURT HOUSE". Recessed 3-light mullioned and transomed windows. Bold first-floor string course, tall first-floor windows with stained glass in eared architraves with sill string course and panelled aprons, the central apron bearing a foundation tablet dated 18th August 1887, with names of architects, builder etc. Above are lunettes with radial glazing bars, keyed architraves and sill string course. Coved eaves cornice. Left return, in 3 builds, 2:8:3 bays. 3-bay section to right is similar to right return. 8-bay section to left has door to left of centre beneath blind round arch, 4-bay arcaded section to right with rusticated piers and keyed round arches containing recessed 3-light round-headed windows; to the left, 3 sashes and a casement beneath 2 wide blind arches. Moulded first-floor string course, first-floor 2-light windows in eared architraves. Later addition to left in matching style and materials has pair of doors and 4 ground-floor sashes beneath lintels, 2 first-floor windows in architraves.

**INTERIOR:** entrance hall has Doric-columned screen with round arches. Staircase hall has columned Venetian window, shell-headed alcoves, dentilled cornice and deeply coved ceiling; stone imperial staircase with heavy balusters and piers carrying griffins holding the town Arms. Main assembly room, first-floor front, has wall arcade of Composite pilasters, coved and panelled plasterwork ceiling with pendants and roses, gallery with cast-iron balustrade. Banqueting Room, first-floor rear left, has dado, Doric pilasters, frieze and panelled ceiling. Council Chamber, first-floor rear right, has elaborate wood panelling with Ionic pilasters and

pedimented overdoors; Ionic wall arcade with ornate plasterwork frieze and cornice, and coved ceiling with panels and pendants; richly carved furnishings, windows in architraves with stained glass coats of arms of 1957. Former prison cells to rear centre, in a row of 5, each cell barrel-vaulted, with original doors; a second range is represented by their doors and corridor; the former exercise yard is now a room. The former courtroom, adjoining to rear right, is now a function room, also used for the Mayor's Court.



SOURCES: The Buildings of England: Pevsner N, Harris J, and Antram N: Lincolnshire: London: 1989-: 342  
 Grimsby - Action for Conservation: Grimsby Borough Planning Department: List of buildings of local architectural or historical interest: Grimsby Borough Council: 1972-: NO.1  
 Grimsby Borough Council: Top Town Trail: Grimsby: 1989-: NO. 26  
 Grimsby Planning Department: Central Conservation Area: Grimsby Borough Council: 1990

#### **Associated Monuments**

0347/75/0 Building: Grimsby Town Hall

**Name:** THE DOUGHTY CENTRE, ADJOINING SCREEN WALL AND FORMER FIRE STATION

**Road:** TOWN HALL SQUARE

**NGR:** TA2715209296

**Designated:** 30/06/1999

**Amended:**

**Grade:** II GV

**NHLE Number:** 1379890

**Legacy Number:** 479332

**Volume/Map/Item:** 699-1/22/70

#### **Description:**

Shown on OS map as Doughty Museum. Girls school, now Adult Education Centre, adjoining screen wall, and former Fire Station now St John's Ambulance Rooms. School 1863, with later C19 Fire Station, for Grimsby Corporation; later alterations and additions. Yellow brick with brown brick and ashlar dressings. Concrete tile roof. L-shaped on plan: with school to front and Fire Station addition to rear.

EXTERIOR: former school has single-storey front section of 4 by one bays. Front has projecting entrance bay to left and 3-bay symmetrical section to right with central pedimented bay breaking forward. Channelled and banded rustication with bands picked out in brown brick. Plinth; angle pilasters above sill band. Round-headed entrance has recessed 2-fold panelled door beneath original 2-pane fanlight and moulded ashlar arch with fluted impost bands and tall stepped keystone. Section to right has continuous projecting ashlar sill band and windows in recessed panels: 3 closely-set windows to pedimented bay and pairs of widely-spaced windows to side bays, all are narrow 2/2 sashes with margin lights beneath segmental brick arches with tall ashlar keystones linked by a continuous string course. Bold wooden modillioned cornice. Entrance bay has bracketed ashlar panel below cornice with relief inscription "ERECTED AD 1863", and blocking course with raised central triangular-headed section and relief inscription "GIRLS SCHOOL". Hipped roof. Right return has similar details: 3 closely-spaced windows to left; recessed 2-window section to right with door inserted beneath the left window. Screen wall adjoining to front left, approximately 7 metres long, has plinth, piers,

channelled rustication, stone coping and 2 former doorways blocked with matching brick. Former Fire Station. Similar style and materials. 2 storeys, 3 bays with narrower bay to far right. Rusticated pilasters between bays, keyed segmental-arched plate-glass first-floor windows beneath keyed segmental arches linked by a string course; moulded wooden eaves cornice, hipped concrete tile roof. Late C20 projecting ground-floor addition.

INTERIOR: not inspected.

HISTORY: the former Girls School and the former Grammar School (now the Registrar's Office, qv) form flanking pavilions to the Town Hall (qv).



SOURCES: The Buildings of England: Pevsner N, Harris J, and Antram N: Lincolnshire: London: 1989-: 342

Grimsby - Action for Conservation: Grimsby Borough Planning Department: List of buildings of local architectural or historical interest: Grimsby Borough Council: 1972-: NO.2

Grimsby Planning Department: Central Conservation Area: Grimsby Borough Council: 1990-: NO.2

#### **Associated Monuments**

0347/57/1 Building: Doughty Building

**Name:** REGISTRARS OFFICE

**Road:** TOWN HALL SQUARE

**NGR:** TA2706409302

**Designated:** 30/06/1999

**Amended:**

**Grade:** II GV

**NHLE Number:** 1379889

**Legacy Number:** 479331

**Volume/Map/Item:** 699-1/22/69

#### **Description:**

Formerly known as: Corporation Grammar School TOWN HALL SQUARE. Shown on OS map as Municipal Offices. Corporation Grammar school, now District Registrar's office. 1867 for Grimsby Corporation, with C20 additions and alterations. Yellow brick with brown brick and ashlar dressings. Welsh slate roof.

STYLE: Classical.

PLAN: main range rectangular, with subsidiary ranges to rear.

EXTERIOR: single storey. Front range of 4 by one bays: front has projecting entrance bay to right and 3-bay symmetrical section to left with central pedimented bay breaking forward. Channelled and banded rustication, with bands picked out in brown brick. Plinth; angle pilasters above sill band. Round-headed entrance has C20 recessed panelled door with side panels beneath original 2-pane fanlight and moulded ashlar arch with fluted impost bands and tall stepped keystone. 3-bay section to left has continuous projecting ashlar sill band and windows in recessed panels: 3 closely-set windows to pedimented bay, pairs of widely-spaced windows to side bays, all with narrow 2/2 sashes with margin lights beneath segmental brick arches with tall ashlar keystones linked by an ashlar string course. Bold wooden modillioned cornice. Entrance bay has bracketed ashlar tablet below cornice with relief inscription "ERECTED AD 1867", and an ashlar blocking course with a raised triangular-headed central section bearing carved relief and incised inscription "CORPORATION GRAMMAR SCHOOL".

Hipped roof with central square-section base of former cupola. Low roof stacks to rear. Left and right returns have similar details, with 3 closely-set

windows to front range; left return has inserted door and recessed 2-window section to left. Additions to rear in matching style and materials.

INTERIOR: not inspected.

This building and the former Girls School (now the Doughty Centre, qv) form flanking pavilions to the Town Hall (qv).



SOURCES: The Buildings of England: Pevsner N, Harris J, Antram N: Lincolnshire: 1989: 342: London

Grimsby - Action for Conservation: Grimsby Borough Planning Department: List of buildings of local architectural or historical interest: Grimsby Borough Council: 1972-: NO.3

Grimsby Borough Planning Department: Central Conservation Dept: 1990-: NO.3

#### **Associated Monuments**

0347/57/2 Building: Registrar's Office

**Name:** BARCLAYS BANK

**Road:** VICTORIA STREET WEST

**NGR:** TA2684509355

**Designated:** 30/06/1999

**Amended:**

**Grade:** II GV

**NHLE Number:** 1379893

**Legacy Number:** 479335

**Volume/Map/Item:** 699-1/21/75

#### **Description:**

Bank. 1913 by Garside and Pennington. Main section in ashlar, section to Brewery Street in red brick with ashlar dressings. Slate roof. Edwardian Classical style.

EXTERIOR: 3 storeys; occupies corner site with main entrance to corner, 3 bays to left to Victoria Street West and a single bay to Brewery Street with a recessed 4-bay section to right. Moulded marble plinth. Channelled rustication to ground floor and full-height angle pilasters. Tall recessed entrance has C20 glazed doors in original surround with architrave, carved dossierets with hanging foliate drops and pulvinated frieze, moulded cornice and blocking course carrying first-floor sill string course. To left, 3 round-arched windows with margin glazing bars in deep hollow-chamfered reveals with bold keystones. Upper storeys have vertical panels to each bay, containing a first-floor plate-glass casement with projecting lintel and corniced hood, raised panel at second-floor level, 2-light second-floor mullioned window with glazing bars. Entablature with modillioned cornice, tall panelled blocking course forming parapet, with raised section above corner bay bearing a carved wreath. Brewery Street front has single similar bay flanking entrance to left, and recessed 4-bay section with similar details but in red brick with ashlar windows and dressings, the ground-floor section without rustication, and with windows in plain-chamfered arched reveals linked by flush ashlar bands; similar cornice to main front but without parapet.

INTERIOR: banking hall has panelled ceiling with foliate modillioned cornices, panelled dado and pilastered wall arcading, wood panelling with carved overdoor and elaborate C18-style chimneypiece with pedimented

overmantel and carved tympanum.



SOURCES: The Buildings of England: Pevsner N, Harris J, and Antram N: Lincolnshire: London: 1989-: 341  
 Grimsby - Action for Conservation: Grimsby Borough Planning Department: List of buildings of local architectural or historical interest: Grimsby Borough Council: 1972-: NO.16  
 Grimsby Planning Department: Central Conservation Area: Grimsby Borough Council: 1990-: NO.16  
 Grimsby Borough Council: Top Town Trail: Grimsby: 1989-: NO. 15

#### **Associated Monuments**

0347/101/0 Building: Barclays Bank, Victoria Street

**Name:** Former Savoy Picture House

**Road:** VICTORIA STREET WEST

**NGR:** TA2688009336

**Designated:** 30/06/1999

**Amended:**

**Grade:** II GV

**NHLE Number:** 1379894

**Legacy Number:** 479336

**Volume/Map/Item:** 699-1/21/77

#### **Description:**

Cinema, now shop and restaurant. 1920 by Chadwick and Watson for Savoy Picture House Ltd. White faience to front, red brick to rear. Neo-classical style.

EXTERIOR: 3 storeys, 1:3:1 bays to Victoria Street, with outer bays breaking forward, and rounded corner to East St Mary's Gate where the 3-storey facade continues for 1 bay. Channelled rustication throughout. Victoria Street front has pair of wide plate-glass shop windows flanking a projecting rusticated entrance bay. Doorway in architrave with bracketed panel above containing a circular overlight with glazing bars beneath a moulded round-arched hood. Corner section has recessed doorway flanked by single narrower shop windows. Entablature at first-floor level. Upper section has recessed arcaded 3-bay centre with attached giant columns with rusticated blockwork bases, fluted necking and Ionic-type capitals. Panels between columns have block rustication, cross-windows to first floor, raised apron panels at second-floor level, round-arched windows to second floor with radial glazing bars and moulded arches with tall keystones supporting swags. Similar round-arched recessed window panels flanking the curved corner bay. Bay to far left has recessed doorway and cross-windows to first and second floors with raised apron panel between. Full entablature with dentilled and modillioned cornice, blocking course forming parapet with raised central panel. Hipped roof. Curved corner bay has a central raised panel containing single 2-light casements to first and second floors separated by a panel dated 1920, beneath a fluted frieze and cornice and a relief panel with lettering "SAVOY PICTURE HOUSE" flanked by wreaths. Above this, a pulvinated

laurel leaf frieze and a half dome surmounted by a loosely-clad dancing female "flapper" with arms raised (formerly holding a tambourine). All windows have glazing bars. Front to East St Mary's Gate has 3-storey, single-bay section to left with faience facade and similar details to Victoria Street front. Remainder, of 2 and 3 storeys, 8-window range, has late C20 shop front to ground floor, plain red brick above with segmental-arched first-floor windows with glazing bars.

INTERIOR: altered by later C20 shop conversions.



SOURCES: The Buildings of England: Pevsner N, Harris J, and Antram N: Lincolnshire: London: 1989-: 341

Grimsby - Action for Conservation: Grimsby Borough Planning Department: List of buildings of local architectural or historical interest: Grimsby Borough Council: 1972-: NO.13

Grimsby Planning Department: Central Conservation Area: Grimsby Borough Council: 1990-: NO.13

Grimsby Borough Council: Top Town Trail: Grimsby: 1989-: NO.14

#### **Associated Monuments**

0347/103/0 Building: Former Savoy Picture House

**Name:** HEAD POST OFFICE

**Road:** VICTORIA STREET WEST

**NGR:** TA2692309350

**Designated:** 17/11/1995

**Amended:**

**Grade:** II GV

**NHLE Number:** 1379897

**Legacy Number:** 479339

**Volume/Map/Item:** 699-1/21/80

#### **Description:**

Post Office. 1910 by Office of Works. Portland stone facing. Slate roof. Edwardian Baroque style.

EXTERIOR: 3 storeys with attic, 1:5:1 bays, the outer bays narrower. Banded rustication to ground floor, giant order of Ionic pilasters to upper floors. Projecting single-storey central entrance porch has moulded plinth, cyma-moulded architrave with blockwork rustication; entablature and hood, with boldly projecting panel in frieze bearing relief inscription "POST OFFICE". Side bays have round-headed glazing-bar windows with bold aprons, corniced sills, rusticated voussoirs, carved scrolled keystones and radial fanlights. Matching fanlight above the porch. First-floor string course. First-floor windows to 5 central bays have aprons, sills, architraves with keystones and modillioned hoods; outer bays have plain windows with sills. Decorative fretwork grilles at second-floor level. Taller second-floor windows in architraves with sills and aprons with stylized guttae. First and second floors have C20 uPVC windows with imitation glazing bars. Pilasters carry scrolled brackets supporting a deep modillioned cornice with panelled blocking course above. Mansard roof; 5 central bays with 2-light dormers with glazing bars beneath alternating segmental and triangular pediments. Raised coped gables. Corniced end stack to right, plainer rebuilt stack to left.

INTERIOR: ground floor, altered in late C20, retains pair of World War memorial plaques.



SOURCES: The Buildings of England: Pevsner N, Harris J, and Antram N: Lincolnshire: London: 1989-: 341  
 Grimsby - Action for Conservation: Grimsby Borough Planning Department: List of buildings of local architectural or historical interest: Grimsby Borough Council: 1972-: NO.12  
 Grimsby Planning Department: Central Conservation Area: Grimsby Borough Council: 1990-: NO.12  
 Grimsby Borough Council: Top Town Trail: Grimsby: 1989-: NO. 18

#### ***Associated Monuments***

0347/99/0 Building: Post Office, Victoria Street

**Name:** NATIONAL WESTMINSTER BANK INCLUDING GATE TO SIDE PASSAGE

**Road:** VICTORIA STREET WEST

**NGR:** TA2694009353

**Designated:** 08/03/1996

**Amended:**

**Grade:** II GV

**NHLE Number:** 1379898

**Legacy Number:** 479340

**Volume/Map/Item:** 699-1/21/81

#### **Description:**

Bank. 1903-4 by W Campbell Jones of London for the Union of London and Smiths Bank Limited. Limestone ashlar facing to front, yellow brick to sides and rear with ashlar dressings. Green slate roof. Edwardian Baroque.

EXTERIOR: 3 storeys with attic, 3 bays; symmetrical, with a further single-bay section set back in passage to left. Plinth, rock-faced rustication below ground-floor sill band. Tall entrance to first bay has step to recessed door beneath blocked overlight in architrave with pulvinated frieze carved with openwork foliage, modillioned cornice and bracketed hood carrying open scrolled pediment. To right, tall narrow recessed windows in architraves with sill band, carved pulvinated friezes and hoods. Frieze bearing name-board at first-floor level. Central bay has a recessed panel rising through the first and second floors in a deep chamfered reveal beneath a keyed segmental arch breaking the eaves cornice, the first floor with a tall sash in an architrave with pulvinated frieze and keystone supporting a segmental pediment, and a segmental-bowed balcony with blind balustrade. Side bays have tall triple first-floor sashes in architraves with bracketed pediments. Second floor has central sash in keyed architrave with shallow canted balconette; triple sashes to side bays in chamfered reveals with ornate carved keystones. String course; deep modillioned cornice with open pediment to central bay containing swags and a cartouche bearing the company cypher. Mansard roof with pair of flat-roofed 3-light dormers to side bays. All windows have glazing bars. Coped gables. End stacks.

Left return has continuation of the eaves cornice, interrupted by a deeply-recessed central panel containing a Diocletian attic window in a chamfered reveal with keystone. Side passage to left; recessed bay at end of passage has a projecting single-storey entrance porch with a round-headed fielded-panel door and radial fanlight in ashlar surround with bracketed hood. Above this is a canted first-floor balcony and a raised ashlar panel containing single 6/6 sashes to each floor with a carved panel between. Rainwater-head here dated 1904.

INTERIOR: banking hall has a pair of Ionic-style columns, panelled ceiling with ornate modillioned cornices with paterae; centrepiece to north side has octagonal half-columns, segmental pediment and a pair of arched alcoves containing coats of arms and First World War memorial plaque. Original features to upper floor, including moulded cornices.

SUBSIDIARY FEATURES: side passage to left has a wrought-iron gateway to street with ornate scrollwork side panels and overthrow.

SOURCES: The Buildings of England: Pevsner N, Harris J, and Antram N: Lincolnshire: London: 1989-: 341

Grimsby - Action for Conservation: Grimsby Borough Planning Department: List of buildings of local architectural or historical interest: Grimsby Borough Council: 1972-: NO.11

Grimsby Planning Department: Central Conservation Area: Grimsby Borough Council: 1990-: NO.11

Grimsby Borough Council: Top Town Trail: Grimsby: 1989-: NO.19

### ***Associated Monuments***

0347/100/0 Building: National Westminster Bank, Victoria Street



**Name:** PRUDENTIAL BUILDING  
**Road:** VICTORIA STREET WEST  
**NGR:** TA2688509367  
**Designated:** 30/06/1999  
**Amended:**  
**Grade:** II GV  
**NHLE Number:** 1379896  
**Legacy Number:** 479338  
**Volume/Map/Item:** 699-1/21/79

**Description:**

Shop and offices. 1913. By Paul Waterhouse for Prudential Assurance Co. Ltd. Limestone ashlar with green slate roof. Edwardian Baroque style.

EXTERIOR: 3 storeys with attic. 1:3:1 bays, with central bays breaking forward. Plinth, channelled rustication to ground floor, 4 giant Ionic pilasters to central section. Ground floor has central C20 shop front in original wide segmental-arched opening with scrolled keystone and pair of squared brackets carrying a narrow central first-floor balcony. Recessed side bays each have doorways with architraves, bracketed dossierets and a dentilled open pediment supporting a deeply-recessed circular window with glazing bars in an architrave with an elaborate carved keystone with festoons, ribbons and fruit. Entrance on right has original panelled door; former entrance on left has inserted C20 glazing. First-floor string course. Pilastered central section has deeply recessed windows. Central bay has a projecting panel with scrolled feet, containing a balconied first-floor window beneath an elaborate carved cartouche and dentilled segmental hood, the panel continuing above to form the base of a second-floor balcony. Both balconies have geometric wrought-iron balustrades. Flanking bays 2 and 4 have blind balustraded aprons to the second-floor windows. Outer bays have full-height panels containing windows with bead-and-reel moulded reveals, moulded sills and raised panels between floors. All windows (apart from dormers) have C20 2-light casements. Central entablature with raised gold lettering in frieze "PRUDENTIAL ASSURANCE COMPANY LIMITED", modillioned cornice and blocking course. Side bays have coped parapets with blind balustrades to flat-roofed dormers with cross windows and glazing bars. Similar 4-light

mullioned and transomed dormer to centre. Coped gables. End stacks. INTERIOR: panelled doors in architraves, moulded cornices; open-well staircase around lift-shaft.



SOURCES: The Buildings of England: Pevsner N, Harris J, and Antram N: Lincolnshire: London: 1989-: 341  
 Grimsby - Action for Conservation: Grimsby Borough Planning Department: List of buildings of local architectural or historical interest: Grimsby Borough Council: 1972-: NO.14  
 Grimsby Planning Department: Central Conservation Area: Grimsby Borough Council: 1990-: NO.14  
 Grimsby Borough Council: Top Town Trail: Grimsby: 1989-: NO. 17

**Associated Monuments**

0347/61/0 Building: 49 Victoria Street, Grimsby

**Name:** ROYAL INSURANCE BUILDING

**Road:** VICTORIA STREET WEST

**NGR:** TA2686409369

**Designated:** 30/06/1999

**Amended:**

**Grade:** II GV

**NHLE Number:** 1379895

**Legacy Number:** 479337

**Volume/Map/Item:** 699-1/21/78

**Description:**

Shop and offices. 1904 by HC Scaping of Grimsby; JH Thompson, builder, for the Royal Insurance Company. Later C20 alterations to shop windows. Red brick with buff terracotta dressings and marble plinth. Welsh slate roof. Edwardian Freestyle.

EXTERIOR: 3 storeys. Occupies corner site, with single bay to Victoria Street, 4 bays to Brewery Street. High plinth with incised blockwork and moulded string course. Channelled rustication to ground floor. Round-arched entrance in canted corner has C20 door and boarded fanlight in architrave with keystone and side brackets supporting a carved corbelled base to an octagonal angle turret which rises through second and third storeys. Ground floor has plain shop window to right (Victoria Street) with C20 glazing in original opening. Brewery Street front to left has similar windows and a doorway entrance to the far left, all beneath deep lintels with hoodmoulds. First floor band. Angle turret has 3 narrow 2/2 sashes in architraves beneath moulded cornice and frieze with ornate relief panels. Bay to right (Victoria Street) has 2/2:6/6:2/2 tripartite sash in a raised surround with apron panel and rusticated Ionic pilasters beneath a pedimented panel, the latter forming an apron to a pair of 6/6 second-floor sashes in keyed architraves. Brewery Street front has a rectangular first-floor oriel left of centre with a similar pilastered tripartite window, the panel above forming the parapet to a second-floor balcony with a pair of second-floor sashes above. Flanking this are 3 6/6 first-floor sashes in similar Ionic pilastered and pedimented surrounds. Second-floor sashes in keyed architraves. All second-floor windows linked by sill string course and 3 flush bands. Dentilled cornice. Turret has slit lights to second floor,

octagonal upper stage with string course carrying small Ionic pilasters, moulded cornice and dome with ball finial. Flanking bays have coped gables with central round-headed niches; plain coped parapet to 3 left bays.

INTERIOR: not inspected.

Principally included for its external quality and contribution towards a distinguished Edwardian commercial street.



SOURCES: The Buildings of England: Pevsner N, Harris J, and Antram N: Lincolnshire: London: 1989-: 341

Grimsby - Action for Conservation: Grimsby Borough Planning Department: List of buildings of local architectural or historical interest: Grimsby Borough Council: 1972-: NO.15

Grimsby Planning Department: Central Conservation Area: Grimsby Borough Council: 1990-: NO.15

Grimsby Borough Council: Top Town Trail: Grimsby: 1989-: NO.16

**Associated Monuments**

0347/102/0 Building: Royal Insurance Building, Victoria Street

**Name:** ST MARYS CHAMBERS AND ATTACHED RAILINGS AND GATES

**Road:** WEST ST MARY'S GATE

**NGR:** TA2678409265

**Designated:** 31/10/1974

**Amended:** 30/06/1999

**Grade:** II GV

**NHLE Number:** 1379906

**Legacy Number:** 479348

**Volume/Map/Item:** 699-1/21/93

**Description:**

Solicitor's and former Town Clerk's offices. Mid C19, 2 builds to front, with later rear additions and interior alterations. Red brick, stuccoed to front and left return. Slate roof.

EXTERIOR: 2 storeys. 3-bay symmetrical range to left, single-window gabled section set back to right behind railings. Plinth with foot scrapers; vermiculated rusticated quoins, channelled rustication to ground floor. Section to left has central round-arched entrance with recessed door beneath plain fanlight in vermiculated rusticated surround. Twin windows with 2 round-arched plate-glass sashes in pilastered surrounds with sills and keyed arches. First-floor sill band. First-floor 2/2 sashes with vermiculated keys and shaped dripmoulds with moulded stops. Moulded cornice, coped parapet. Hipped roof. End stacks. Gabled section to right has round-headed entrance with vermiculated rusticated surround, foot scraper, door beneath plain overlight and panel in tympanum with relief inscription "ST MARY'S CHAMBERS". To left, a tripartite window with a central canted bay with segmental-headed 2/2 sashes in pilastered wood surround beneath tented roof, flanked by single segmental-headed 1/1 sashes. First-floor sill band. Tripartite 1/1:2/2:1/1 first-floor sash beneath vermiculated key and shaped hoodmould. Coped parapet and gable with finial. Left return has first-floor sash with margin bars in keyed shouldered architrave; moulded cornice and parapet; small flat-roofed conservatory with glazing-bar sashes with narrow pointed-arched lights.

INTERIOR: altered in C20. Retains original staircases, moulded plasterwork cornices and alcoves; stained glass windows to rear right.

SUBSIDIARY FEATURES: cast-iron railings and gate with elaborate openwork panels and finials.



SOURCES: Grimsby - Action for Conservation: Grimsby Borough Planning Department: List of buildings of local architectural or historical interest: Grimsby Borough Council: 1972-: NO.22  
Grimsby Borough Council: Top Town Trail: Grimsby: 1989-: NO.10  
Grimsby Planning Department: Central Conservation Area: Grimsby Borough Council: 1972-: NO.22

**Associated Monuments**

**0347/77/0 Building: St Mary's Chambers, West St Mary's Gate**

### **3. - Mid and Late 20th century buildings of the Central Grimsby conservation area including those adjoining**

Within the historic core of Great Grimsby are a number of buildings dated to the mid and late 20<sup>th</sup> century. Although they are greatly outnumbered by historic buildings, several were constructed on a much larger scale and dominate parts of the town. They make major contributions to the character of the town centre, both positive and negative, and it is therefore important to understand the role each plays.

The following is a discussion of a selection of the buildings, from the point of view of the historic environment record officer for the Borough, in order to aid assessment of the impact of the buildings upon the Central Grimsby conservation area. The dates given are mostly for the planning applications, rather than construction, and so are considered approximate.

Although the descriptions may note or discuss that many of these buildings replaced 18<sup>th</sup>, 19<sup>th</sup> and early 20<sup>th</sup> century buildings, the impact of the existing buildings will be assessed on their own merits regardless of what came before them.

It should be noted that the Central Library and Municipal Offices are also from this period, but have already been accepted as positive buildings hence their inclusion within the Local List.

#### **Other 20<sup>th</sup> Century Buildings:**

The following is a list of additional mid and late 20<sup>th</sup> century buildings within or adjacent to the Conservation Area which are not discussed in this document:

- 17 and 19 Osborne Street
- 18-20 Pasture Street
- 11-17 (odd) South St Mary's Gate
- 22 and 24 Victoria Street
- 68-72 Victoria Street
- 96-104 (even) Victoria Street
- 122-126 (even) Victoria Street
- 140 Victoria Street
- 13-17 (odd) West St Mary's Gate

Further mid and late 20<sup>th</sup> century development in the form of alterations and remodelling of historic buildings, as at 23 and 25 Bethlehem Street, are not discussed here.

## **Crown Courts, Town Hall Street**

Planning Application Number – 38243

A late 20<sup>th</sup> century Crown Courthouse. Two and three storeys in red brick with blue and yellow brick detailing and a slate mansard roof. Designed by Abbey Hanson, Rowe Partnership of Huddersfield c.1985.

The Crown Courthouse in Grimsby is a large building sat behind the Council's Municipal Offices, built on the site of the main part of Hewitt's Tower Brewery. Designed in the neo-Victorian/post-modern style of the later 20<sup>th</sup> century, the courts are a complex of red brick boxes with some attention to detail in the form of yellow brick arches, blue brick banding, an eaves course and iron railings. The complex however suffers from a lack of central focus or notable entrance, and an inactive treatment of the Pasture Street boundary.

Overall the complex is considered to be a positive feature in the conservation area.



## Imperial House, 77 Victoria Street

Planning Application Number – 27273

A late 20<sup>th</sup> century office block for Imperial Foods. Five storeys in concrete with slate and smoked glass windows. Designed by Newman, Levinson & Partners of Westminster, Portsmouth, Newcastle and Glasgow, 1974.



Imperial House is a relatively tall office block sat on the edge of, and partly overhanging, the Riverhead on the site of a former builders merchant complex. Designed in the mid 20<sup>th</sup> century Brutalist style, it seems to take some design inspiration from Victoria Mills further up Victoria Street, with strong vertical and horizontal emphases and a semi-industrial appearance. It is well scaled, being large enough to be noticed but not so large that it looks out of place. The main building is almost a standard gable ended structure, but interest is made through a wide off-centre recess running up the building and through the roofline, flanked by narrow recessed channels which run up the façade most of the way to the roof. Alternate horizontal bands of slate and smoked glass windows in slim metal frames give horizontal strength to the design. To the north of the main building is a tall service block which emphasises the semi-industrial feel of the building; almost featureless, the tower is broken by a vertical line of windows on its northern face, and a full height panel of what appear to be ventilators.



The Brutalist structure successfully bridges the gap between the former industrial heritage of the site and the emerging commercial character of the wider area, illustrating the changing activities and focus of the town centre in the mid and late 20<sup>th</sup> century. As the Brutalist architectural movement is still very controversial, and is detested by many, it is unlikely that the building will gain widespread acceptance. Due to this it should be seen as having a neutral impact upon the conservation area.



## Freshney Place (former Riverhead Centre)

Planning Application Number – 27584 and 41360

A large 20<sup>th</sup> century shopping complex built in two major phases. Two storeys with four storey car parks, the older sections in brown brick and the newer in red brick with yellow and blue brick dressing and slate roofs. The original Riverhead Centre was designed by Bernard Eagle and Partners 1969-73 and parts are still recognisable. The site was substantially expanded and redeveloped c.1989 by the Building Design Partnership of Preston.

The complex was built to the north of Victoria Street West, replacing an area predominantly made up of terraced housing. The walkways are a straightened form of the medieval streets, originally open but covered over during the later works. The original design featured brown brick walls with vertical recesses, projecting concrete arches, rooftop parking accessed from a large ramp on the Riverhead, and a large open car park between the centre and the West Haven. The later work involved further straightening of the roads, expansion of the site over the former open car park with two new multi-storey car parks built in the northern corners, roofing over the walkways and recladding of most of the remaining external walls.



The Riverhead Centre c.1980

Freshney Place was built in a Neo-Victorian style. The massing of the buildings is somewhat eclectic and pay little regard to any pre-existing buildings or landscapes; the almost completely blind frontage to Baxtergate and the West Haven is particularly unsympathetic due to its height and dominance over the adjacent road, former wharfs

and listed Mill and Maltings, although efforts were clearly made in the design to lessen the impact through decorative brickwork and stepped building lines.



Freshney Place eastern entrance in 2014.

The interior of the complex is entirely clad in modern materials, and like all such shopping precincts there is nothing to link it to the town outside.

Freshney Place, due to its generally inward looking orientation and design, is at odds with the rest of the town centre, but this is a general design issue with all such modern precincts of this age. Nevertheless, the materials used and the attention to detail reduces the impact that it has on the historic character of the wider area.

The existing building is an improvement in terms of external finishes to its predecessor, but occupies a much larger plot. Overall, whilst the building draws shoppers and visitors into the town centre, who contribute significantly to its vitality (and viability) the building's physical impact upon the historic character of the area is negative.

## **Pearl Assurance House, 78-82 Victoria Street**

Planning Application Number – 23664

A mid 20<sup>th</sup> century block of offices and shops. Three storey in brown brick and concrete, designed by Elsworth Sykes and Partners of Hull, c.1962.

A low key design, canted to the street corner, the building is relatively unassuming. The brown bricks, buff concrete and the original metal framed windows (now stark white plastic) greatly soften the appearance of a large building in a prominent position. The large multi-pane window to the chamfered corner is the sole eye-catching piece of design.

The overall effect of the building is neutral.



## **New Look, 65 Victoria Street**

Planning Application Number – 27584?

A mid 20<sup>th</sup> century shop and offices. Two storeys, the first clad in ashlar or reconstituted stone. The planning history indicates that it was built as part of the Riverhead Centre, designed by Bernard Eagle and Partners 1966-73, but it does not appear to be shown on any elevation drawings and the layout plans for the shopping centre suggest that the shop predates it.

The building is dominated by the first floor windows which are arranged as a solid band across the centre of the floor, projecting slightly in a rectangular oriel. None of the original shop front appears to survive, and there is little to alleviate the simple square shape of the first floor, in fact the plain shape is re-enforced by the equally plain shape of the oriel and the windows within it.

The overall effect of the building upon the street scene is negative due to the loss of original features and overly uninteresting design.



## HSBC Bank, 55-57 Victoria Street

Planning Application Number – 28156

A mid 20<sup>th</sup> century bank. Three storeys and part two storey in concrete with metal framed windows. Designed by Guise Davies and Upfold of London c.1968 with a replacement shop front of c.1990.

A Brutalist structure composed of two storeys dominated by bold concrete mullioned windows above a later 20<sup>th</sup> century shop front of red sandstone and granite. The first and second floors are dominated by chunky concrete mullions, with metal framed windows well recessed. Although the shop front is not original, it is made of good quality materials and is appropriate for its own period.

The two storey section is in different occupation and is designed to be set back from the main building, although it carries the same design to the first floor. The existing shop front, however, is of a lesser quality.

The building is a respectable application of the Brutalist school of architecture and is considered to be a positive contribution to the street.



## Marks and Spencer's, 49-51 Victoria Street

Planning Application Number – 37209

A late 20<sup>th</sup> century shop. Four storeys including mansard with dormers, in brown brick with slate roof. Designed by Norman Jones Sons & Rigby of Southport, c.1983-5.

A post-modern building, Marks and Spencer's uses largely traditional materials, a symmetrical façade, traditional proportions, a mansard roof with gable pediments and dormer windows. Whilst employing these traditional features, it is still unarguably a modern building that makes a smart, clean impact upon the street scene.

The buildings is considered to be a positive contribution to the street.



## Lloyds Bank, 50-52 Victoria Street

Planning Application Number – 40185 and 40186

A late 20<sup>th</sup> century bank. Two storeys in light brown and blue brick. Designed by Stewart & Southern of Newcastle, c.1987.

A neo-Victorian/post-modern building, the choice of materials, limited design work and scale contribute to it looking out of place in the street scene. The buff and blue brick are quite alien to Grimsby's town centre, and the design of the building is not of sufficient interest to alleviate this.

The building is considered to have a negative impact upon the street scene.



## 40 and 40A Victoria Street, 2-10 (even) East St Mary's Gate

Planning Application Number – 38196

Two blocks of late 20<sup>th</sup> century shops built together on a prominent street corner. Red/brown brick with brown brick and ashlar dressings and a concrete tile roof. Designed by David Hall and Associates of Derby c.1984-5.

A range of shops in neo-Victorian/post-modern design, lacking the presence of the buildings on the other three corners. It is, however, a rather smart building with good attention to detail.

The buildings should be seen as a positive contribution to the street.



## British Home Stores, 1-7 (odd) Victoria Street

Planning Application Number – 27584

A mid 20<sup>th</sup> century department store. Almost full length ground floor shop front, brown brick first floor and part concrete clad second floor. Part of the Riverhead Centre, the designs were first put forward by Bernard Eagle and Partners 1969-73, however they were completed by Epril and Partners of London c.1974.

A long building occupying four historic plots in modernist or brick-brutalist style. Nine bays long, with a prominent piece of modern art to the first floor, third bay from the left. The ground floor is dominated by a long display window with marble cladding to the remainder and a full length, backlit, curved plastic signage board above. The first floor is brick with tall, narrow, windows, regularly spaced vertical recesses and narrow concrete pilasters to break up the design. Above is an unbroken line of short windows, presumably for a second floor storage space, and then smooth concrete arches above.

The design is almost identical to the architecture of the Riverhead Centre, however it is much more accomplished with a greater attention to detail and materials.

The buildings should be seen as a positive contribution to the street.



## 16-20 Old Market Place

Planning Application Number – 21920

A block of two storey shops with offices or apartments making a third floor. Built in brown brick with a flat roof, designed by J E Pye of Grimsby c.1959.

A range of shops in a very restrained mid 20<sup>th</sup> century style, curved to address this historic street corner and market place. Both the design and materials are low key, but still a tidy looking design with each unit having symmetry.

The building should be seen as a neutral part of the street scene.



## Devonshire House, Bull Ring Lane

Planning Application Number – 29296

A five storey office block with shops on the ground floor. Built in dark brown brick, designed by G Raymond Jones & Associates of Wrexham c.1972

Devonshire House was built as part of the major redevelopment of this part of the town, along with the adjacent Nicholson, Rushton & Smith buildings. The immediate impression is a large block of dark brick, with a recessed ground floor, and little to break the design – for example there are vertical recesses, but these are too subtle to have much of an effect. Taller and in much darker materials than its neighbours, the building looms over the area, an impression that is made worse by the first floor overhang.

The building should be seen as having a strong negative effect upon the street scene.



## Market Hall

Planning Application Number – 29946

A single storey covered market place. Built in brick and concrete to designs by W S Beswick, a borough architect, c.1973.

Little of the market place can be seen from the conservation area, just an entrance that was partially re-modelled in 1993 along with works for Freshney Place, although a second entrance also exists in the ground floor of Devonshire House. The basic design of both the main building and the entrances is utilitarian, but some effort has been put into reducing the visual impact, such as the metal and glass canopy facing onto the old market place.

Overall, the visual effect of the building on the conservation area is negative, but the scale of the effect is small as so little is visible.



## Wilkinson's Block, St James' Hotel and St James' House

Planning Application Number – 29296

The one development within Grimsby town centre that is bound to come up in discussions of the town's history is the area formerly known as The Bull Ring. Once the heart of the town, and a visual link with other Lincolnshire Market towns, the area came under pressure for redevelopment from the 1950s. Eventually, a great swathe of the town's centre was demolished, including the bull ring and one side of the market place, and it is difficult to separate the assessment of the existing buildings from that destruction, but the following will attempt to do so.

As part of the redevelopment of this area, three buildings were designed by Nicholson, Rushton & Smith, with all three completed by 1975. These were St James' House, St James Hotel (formerly the Grimsby Crest Hotel) and a large block of shops often referred to as the Wilkinson's Block after the primary occupant.

All three are built in brown brick, with slate and lead dressings to St James' Hotel and the Wilkinson's Block and rusticated concrete dressings to St James' House and St James' Hotel. They bear a striking resemblance to Sir Basil Spence's buildings at Sussex University, albeit in a more subdued style in respect to the neighbouring medieval Parish Church.



Looking across Bethlehem Street to the southern façade of the Wilkinson's Block

Along with the three buildings, a public square (St James' Square) was laid out across the old churchyard, but also taking in some of the surrounding buildings plots and roads. The following quote was written in 1974 and although the public space has since been re-designed with higher quality materials and a less formal layout, it still applies today:

*“It is a measure of the architect’s very successful handling of the scheme that, on entering the square, one is more immediately aware of the space that has been created and the landscaping with its very pleasing combination of planting, brick paving, concrete flags and the grassed expanse of the old churchyard, than of the buildings themselves. These, with their restrained detailing, combine to form a humanely scaled, richly coloured yet undemonstrative brick back-drop to the whole scheme.”* The Brick Bulletin. July 1974. Volume 10 No.5.



Looking south west across St James' Square

The largest of the three buildings, the Wilkinson's Block, is composed of one large retail unit, two public houses and six smaller retail units. It is a low building, mostly two storey but dropping to a single storey towards the Parish Church, built in a warm red/brown brick with slate and lead dressings. It provides the entire western frontage to the Old Market Place, the southern frontage to Bull Ring Lane, half of the northern frontage to Bethlehem Street, and the eastern frontage to St James' Square; the latter two are largely inactive, in fact the frontage to St James' Square is deliberately inactive in order to preserve the quietude of the church square, with the otherwise blank wall punctuated by regular faux windows to give interest. The largely inactive frontage to Bethlehem Street is, however, out of character for the area but is thankfully relieved to some extent by an interesting artwork in copper of Viking Warriors, as well as large faux/blocked windows. The block is O shaped in plan, with a central loading yard accessed through an arched entrance off Bethlehem Street in order to disguise the utilitarian rear of the buildings.

The second building, St James' Hotel, is four storeys including mansard and roughly T shaped in plan. Built in the same warm red/brown brick with lead and slate dressings,

but also some rusticated concrete. The strongest design feature are the regular, large, Palladian windows to the ground floor which have heavy slate panels above the arches.



The Grimsby Crest Hotel in 1981

The third building is St James' House which is a three storey office block with a largely open ground floor and a rooftop apartment on one side. Built in the same warm red/brown brick of the other buildings, it lacks the slate and lead detailing and instead has rusticated concrete. The open ground floor, formerly used as a car park, makes an instant impression, as do the first floor square oriel windows.



St James' House in 2014

The three buildings work well together to frame St James' Square, being well scaled and interesting without being overly dominant. They should be seen as an important part of the town and conservation area.

### **TSB bank, 9-10 Old Market Place**

Planning Application Number – 34743

A three storey bank. Built in brown brick with a ground floor shop window, designed by A G East, Lloyds' regional architect based in Leeds c.1980.

This late 20<sup>th</sup> century bank is built in a mid 20<sup>th</sup> century style, replacing a very similar building. The ground floor was mostly windows, but several have been blocked and only one is still transparent; this gives a very inactive appearance. The upper floors are in brown brick with concrete lintel at the base and concrete pediment above, and two storey canted bays between. The design is very utilitarian.

It should be seen as a negative building within the conservation area.



## Hampton House, Church Lane

Planning Application Number – 24211

A four storey office building. Built with ashlar cladding and large windows, designed by Nicholson Rushton c.1962.

A mid 20<sup>th</sup> century modernist office block with a roughly triangular plan, and a projecting ground floor wrapping around two sides along the street front. The ground floor has large display windows to the street corner, with most of the walls finished in rustic stone cladding. Set back by a couple of meters, the a further three storeys of office accommodation rises, clad in smooth ashlar with large windows running most of the width of each side, giving a very transparent and light appearance. Further interest is provided a metal sculpture on what would otherwise be a blank section of wall (probably the outside of the lift shaft) on the Church Street elevation.

The building has a generally smart appearance, makes good use of an unusual triangular plot, and contrasts the adjacent parish church well rather than detracting from it.



## Spencers, 2 Old Market Place

Planning Application Number – 28885

A three storey shop with storage space above. Built in brick, concrete and glass, designed by Elsworth Sykes & Partners of Hull c.1970.

Most of this building's façade is made of glass panels, with opaque/painted panels below clear glass. The ground floor has an almost full length shop window, which it shares with its neighbour 3 Old Market Place, and the top of the façade is faced in smooth concrete. The overall appearance is dull and uninteresting and the building would not be worthy of note if it was not on such a prominent corner, facing the Yaborough Hotel and Vaults.

The building occupies the second plot on the market place, the first plot having been lost to road widening. Numbers 1 and 2 were originally of matching design to numbers 3 and 4, and also carried the same design along the Bethlehem Street façade. It is regrettable that the existing building in no way reflects this former character.

It should be seen as a negative building within the conservation area.



## Yorkshire Bank, 2-12 (even) Bethlehem Street

Planning Application Number – 27824

Two three storey block of shops, offices and a bank. Both built in concrete to designs by Sir Charles Nicholson Rushton c.1967.

The western section is three units wide, with a stairwell forming a fourth unit of different design. Each of the units has stall riser and pilasters in black mosaic, surrounding large display windows, with white mosaic to the signage boards above. The first and second floors have closely spaced metal framed windows, with each alternative window surrounded by a projecting concrete moulding, giving a three dimensional chequerboard pattern. The pediment is again clad in white mosaic. The stair well is clad in slate, with a very large window to the first and second floor to give interest.

The eastern section is a single bank unit and, until recently, had a shop front in granite and slate but this has since been replaced with glazed tiles. The upper floors have fewer windows than the adjacent block, with projecting concrete panels between each window. The pediment is in smooth concrete. The building is canted to the junction, and has façades to both Bethlehem Street and West St Mary's Gate.

The two blocks were designed to work together and are a major component of the street scene. Overall, the design is good, but being of Brutalist style it is unlikely to gain wide acceptance for a while. It should, however, be seen as having a positive contribution to the street scene.



## Co-Operative Bank, 27 South St Mary's Gate

Planning Application Number – 28106

A two storey bank building. Brown brick with concrete dressings and large windows, designed by P Wilson, the branch architect for the Co-Operative Wholesale Society Ltd c.1968.

A relatively small modernist building occupying the street corner. The design is low key with no main focus and irregular division of the facades giving a very utilitarian appearance. Given the lack of architectural interest and it's prominent position, it should be considered to have a negative impact upon the conservation area.



### 1-15 (odd) Osborne Street

Planning Application Number – 30912

A tall single storey building. Full width shop front with stepped wall above in textured concrete, divided into several units. Behind is a very large retail unit with blank red brick facades broken by plain blue brick pilasters and service features. Designed by Brown and Buttrick of Lincoln c. 1970.

A large and unsympathetic building. The Osborne Street frontage is composed of standard glass shop fronts and a covered alley leading into a supermarket, with a stepped concrete wall above. The concrete wall is reminiscent of Basil Spence's Coventry Cathedral but lacks the detailing or gravitas, instead it looks cut-rate and unsightly. The rear of the building is little better, although the red brick is more in keeping with the historic town, due to its overbearingly utilitarian design.

Probably the most detrimental building in the conservation area due to its scale and poor design.

The building is also accompanied by a large car park which lacks any quality landscaping, either hard or soft, which is severely detrimental to the conservation area.



## Abbey Walk Multi-Storey Car Park

Planning Application Number –27865

A four storey car park. Concrete frame with some brick infill and iron railings, and a brick and glass stairwell. Designed by H J Campling, the Borough Engineer & Surveyor, and built by Holst & Company of Scunthorpe c.1967.

A substantial multi storey car park, built during the same period as the Central Library and Riverhead Centre. The building is concrete framed with abstract art panels in cast concrete to relieve the design, a large spiral exit running from the top level and a prominent brick and glass stairwell. Internal access to upper floors by ramps, and lower floors by the spiral. The space is largely uninhibited by pillars, with only a central spine running through the building, making parking significantly easier than many other multi-storey car parks and increasing the amount of useable space.

The building is handsome and well laid out, but has suffered from structural defects since its construction as well as negative views of buildings from this period. It should be seen as a building with a neutral impact on the conservation area.



## 27 Osborne Street

Planning Application Number – 28957

A three storey office building. Concrete framed exterior with brick and tile panels. Designed by Nicholson & Rushton c.1970.

A prominent corner building in a restrained modernist style, with strong horizontal emphasis. The layout of the facades is neither regular, nor interestingly eclectic, giving a utilitarian feel to the design. Given the lack of architectural interest and the prominent location, the building should be seen as negative.

It should be noted that the existing building represent the second set of plans submitted to the planning authority. The first set were for a more interesting design similar to the Yorkshire Bank on Bethlehem Street or Midland Bank on Victoria Street.



### Rear-of Argos, Osborne Street

A Royal Mail sorting office. Concrete with some brick and a small loading yard open to the street. The building is not recorded within the planning history, although it is shown on later applications of 1973 as a sorting office for the head post office, so must pre-date this. Probably designed by centralised post office architects.

A large utilitarian structure, with the Osborne Street façade divided into three sections. To the left is a full height brick wall with no relieving features. The central section has a small loading bay at ground floor level, partly separated from the street by metal grills, and a large block of windows above set in metal frames with thin pilasters. The right section has brick at the ground floor with two small service entrances and a short strip of lights above, then a concrete wall at first floor level with another thin strip of lights, and a second floor with part short light and part proper sized windows. Set back from the street, further storeys rise from the flat roof in irregular blocks.

The building is utilitarian in design and has a strong negative impact upon the street scene and conservation area.



## **New Oxford House, Osborne and George Streets**

Planning Application Number – 17642

A three storey commercial and office building. Concrete framed, clad in reconstituted stone. Designed by R W Brown of Grimsby c.1956.

A prominent corner building with strong horizontal emphasis, curved to the street corner. The ground floor has almost full width shop windows with mosaic risers and reconstituted stone pilasters where the originals are intact, with full width fenestration above separated by tile panels and narrow pilasters. At the western end is a short section of brick building over the service entrance, at the northern end is a short block designed to sit with slight prominence over the main building, achieved by a projecting surround to the whole façade, whilst carrying the main design principals.

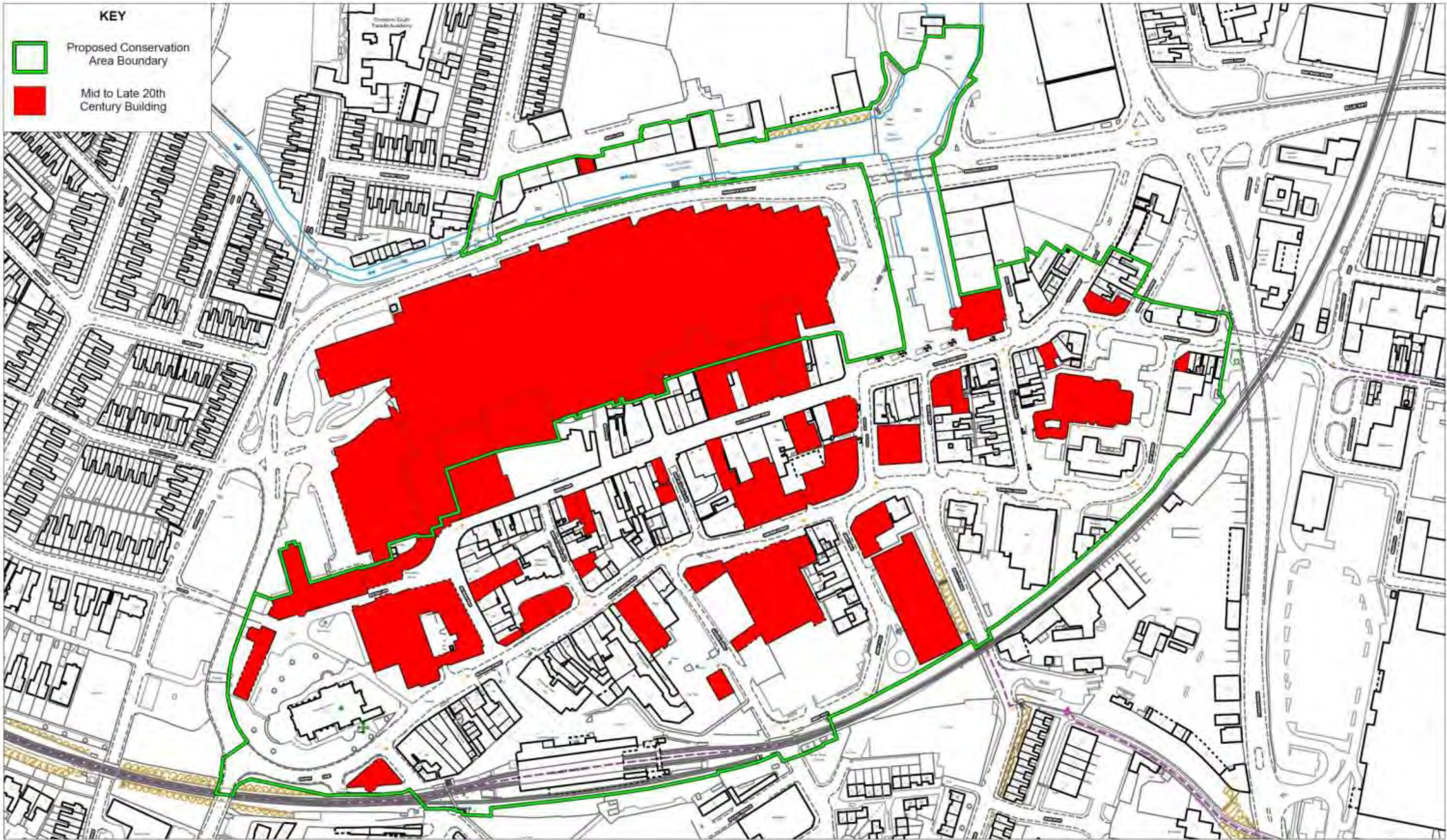
The building is smart and handsome, built in good materials and dealing with the corner position well. The original shop fronts have started to be removed, which is eroding the quality of the building, but it should still be considered to be a positive building.







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

# Central Grimsby Conservation Area Mid to Late 20th Century Buildings



### KEY

-  Proposed Conservation Area Boundary
-  Mid to Late 20th Century Building

Scale c.1:2,500 at A3

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22nd May 2015

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#### 4. . Gazette Advert (Central Grimsby)

##### North East Lincolnshire Council

##### PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 (PART II, SECTIONS 69 & 70)

##### NOTICE OF REVISION TO A CONSERVATION AREA BOUNDARY FOR THE CENTRAL GRIMSBY CONSERVATION AREA

NOTICE is given, under the Planning (Listed Buildings and Conservation Areas) Act 1990, of a revised boundary for the **Central Grimsby conservation area** in **North East Lincolnshire**. The revised boundary (to the original designation of 1990 and later extension of 1993) comprises of alterations as follows:

Inclusion of the properties and curtilages of the following —

- 

Removal of the properties and curtilages of the following properties (to be transferred simultaneously to Wellow conservation area) –

- 

The effect of the designation broadly states –

- Any new development should preserve or enhance the character and appearance of the conservation area.
- In addition to normal planning requirements, planning permission should be submitted for demolition of all, and in some cases part, of any building or structure.
- All works already restricted by the Town and Country Planning (General Permitted Development) Order 2008 still apply.
- Planning applications for development which would, in the opinion of the Local Planning Authority affect the character or appearance of the conservation area must be publicised and representations received as a result of this will then become a material consideration when determining the application.
- It becomes an offence, subject to certain exceptions to cut down, top, lop, uproot, wilfully damage or wilfully destroy any tree in the area except with the written consent of the Local Planning Authority. Six weeks written notice of proposed works to fell, lop or top a tree is required to be submitted to the Local Planning Authority prior to works commencing. Replacement planting may be required.
- The Local Planning Authority has a duty to formulate and publish proposals for the preservation and enhancement of the area. A copy of the new Conservation Area boundary may be accessed online from:

<http://www.nelincs.gov.uk/resident/planning-and-development/heritage-and-conservation/conservation-areas-article-4-directions/>

Signed  
Date:

## 5. Gazette Advert (Wellow)

### North East Lincolnshire Council

#### PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 (PART II, SECTIONS 69 & 70)

#### NOTICE OF REVISION TO A CONSERVATION AREA BOUNDARY FOR THE WELLOW CONSERVATION AREA

NOTICE is given, under the Planning (Listed Buildings and Conservation Areas) Act 1990, of a revised boundary for the **Wellow conservation area** in **North East Lincolnshire**. The revised boundary (to the original designation of 1972 and later extensions in 1993 and 2009) comprises of alterations as follows:

Inclusion of the properties and curtilages of the following —

- 

These properties, curtilage and land have been transferred to Wellow conservation area from the adjoining Central Grimsby conservation area because they fit more appropriately with the character and appearance of Wellow.

The effect of the designation remains unchanged but broadly states –

- Any new development should preserve or enhance the character and appearance of the conservation area.
- In addition to normal planning requirements, planning permission should be submitted for demolition of all, and in some cases part, of any building or structure.
- All works already restricted by the Town and Country Planning (General Permitted Development) Order 2008 still apply.
- Planning applications for development which would, in the opinion of the Local Planning Authority affect the character or appearance of the conservation area must be publicised and representations received as a result of this will then become a material consideration when determining the application.
- It becomes an offence, subject to certain exceptions to cut down, top, lop, uproot, wilfully damage or wilfully destroy any tree in the area except with the written consent of the Local Planning Authority. Six weeks written notice of proposed works to fell, lop or top a tree is required to be submitted to the Local Planning Authority prior to works commencing. Replacement planting may be required.
- The Local Planning Authority has a duty to formulate and publish proposals for the preservation and enhancement of the area. A copy of the new Conservation Area boundary may be accessed online from:

<http://www.nelincs.gov.uk/resident/planning-and-development/heritage-and-conservation/conservation-areas-article-4-directions/>

Signed  
Dated:

## 6. Public Consultation Letter

North East Lincolnshire Development  
Management Services  
Origin One, Origin Way,  
Europarc, Grimsby  
North East Lincolnshire,  
DN37 9TZ  
Telephone: 01472 324213



Dear owner/occupier,

### Central Grimsby Conservation Area Appraisal

I am writing to seek your views on draft document recently completed which relate to the future of the Central Grimsby conservation area, which encompasses nearly all of the town centre.

The council has a duty to review its conservation areas periodically and to publish proposals for their preservation and enhancement. In doing so, it is vital that we listen to and understand the views of people and businesses in the town centre and this is why I have written to you.

By way of background, the Central Grimsby conservation area was first designated in 1990, triggered by dramatic loss of many of its historic buildings. It was extended in 1993 and further alterations to its boundaries have now been suggested as part of a Conservation Area Appraisal, produced in accordance with guidance from English Heritage. We would now like to hear your views on its findings.

This Conservation Area Appraisal is important because it records what is of interest, and what is less so, in the town centre. It will also be used to assist in the town centre's conservation, development and its enhancement. It is also vital to the area's ability to win outside funding to support positive town centre initiatives.

An exhibition about the Central Grimsby conservation area will be on display in the Reception at Origin Two, Europarc, Grimsby between 1<sup>st</sup> February and 4<sup>th</sup> March 10am – 4pm. The exhibition will include detailed maps and documents for the area as well as provide access to the Conservation Area Appraisal paper itself.

For information regarding access call 01472 326289 option 1.

Alternatively, you can find all related documents and provide feedback via the website below:

<http://www.nelincs.gov.uk/resident/planning-and-development/heritage-and-conservation/conservation-areas-article-4-directions/>

We will also be holding a public meeting on the conservation area appraisal at The Michael Hunter Room - Grimsby Minster (refreshments available) on Thursday 25<sup>th</sup> February 4:30pm – 6pm and Friday 26<sup>th</sup> February 10:30am – 12 noon.

It is important that we know how people living in and around the Conservation Area feel about their historic environment. For this reason we have created a short questionnaire attached to this letter which can be returned to the address above. Alternatively, you can place your comments in the box provided alongside the exhibition at the public meeting.

Thank you for taking the time to read this letter, and I look forward to hearing your views in regard to the work that we have produced and any additional ideas that you believe will further preserve and enhance the area.

Yours faithfully,  
*Signature*



# CENTRAL GRIMSBY CONSERVATION AREA



MANAGEMENT PLAN 2015

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## INTRODUCTION

Conservation area designation<sup>16</sup> 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 Central Grimsby 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 the council to bring about the improvements needed to preserve and enhance

Central Grimsby 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.

Central Grimsby conservation area is on Historic England's National Heritage At Risk Register. It describes Central Grimsby as very bad and but improving. The 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 Central Grimsby is to retain its conservation area status.

This management plan has been created using the current Historic England guidance<sup>17</sup>. However, these guidelines follow outdated Planning Policies all of which have since been superseded by the 2012 National Planning Policy Framework (NPPF). Whilst English Heritage 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.

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<sup>16</sup> Planning (Listed Buildings and Conservation Areas) Act 1990

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<sup>17</sup> Understanding Place: Conservation Area Designation, Appraisal and Management 2011

## AIMS

This management plan aims to provide a robust strategy for the appropriate management of Central Grimsby conservation area to reverse 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 Grimsby 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 Register<sup>18</sup>.

## 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 development – including 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. Empty property & Gap Sites – unoccupied shops as well as space above which has potential use as offices or residential as well as sites such as car parks, which are under used and play no positive role within the conservation area.

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<sup>18</sup> List entry 7632 – described as ‘very bad’ and ‘improving’.

## **A – Loss of historic detail**

The erosion of special architectural and historic interest within the Central Grimsby 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 Grimsby'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. Central Grimsby has the following examples; many properties have swapped timber framed windows for uPVC units (in some cases totally altering the openings), historic timber shop fronts have been removed, some brick buildings have been rendered, original slate or pantile roofs have been changed to concrete, 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.

It is also worth mentioning that the loss of these features can also be linked to residents lack of knowledge. This is either knowledge of what is seen to be of historic value, maintenance skills or of permitted development rights. Generally speaking commercial properties and flats do not benefit from permitted development rights and hence inappropriate changes as described in most cases within the principally commercial Central Grimsby conservation area would not be able to carry out these works without the need for planning permission.

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

1. the accessibility and promotion of the Central Grimsby Conservation Area Appraisal and Management Plan.
2. 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.
3. 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.
4. the creation of a public presentation – highlighting Permitted Development rights inside conservation areas and identifying the benefits of preserving and enhancing historic features.
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.
6. enforcement action, where appropriate and proportionate, with regard to unauthorised works which have a negative impact upon the conservation area.
7. the use of legal powers to stop erosion and deterioration of architectural interest such as, Section 215 Notices and Repairs Notices.

## **B – Poor quality development**

Central Grimsby contains large areas of poor quality development. The map on page 106 contains blocks late 20<sup>th</sup> century development which tends to be the focus of poor quality. These when grouped together because of their inappropriate scale and mass, design or material use detract from the historic character of the conservation area.

Although at this stage the immediate plan should be to enhance these and other poor quality buildings in the area, with regards to design, landscaping and shop fronts, there is the potential to secure high quality new development at these sites in the future. High quality replacements should follow the historic street plans, including replication of the rows of small terrace buildings where appropriate, returning intimacy to the historic market town.

The northern and western sides of St. James square are one area highlighted in need of high-quality re-development. No historic fabric remains above ground here but it is important to preserve and enhance views to the grade I Minster and reinstate those that have been lost. As one of the main through roads for Grimsby, enhancement seen from Fredrick Ward Way will improve the visual character of the area not only for local residents and workers but for the many people who travel through Grimsby. This would also then have the potential to increase footfall by tempting those who usually pass through the town to stop, and shop.

Central Grimsby as a historic commercial centre contains many examples of original shop fronts however many more have been replaced or have suffered from inappropriate alteration. Some have had their fascia's altered and extended to suit the need for larger trade space which detract from the smaller scale historic units. Many shop fronts (old or new) do not follow a traditional shop front design, this 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 Central Grimsby conservation area. The replacement of inappropriate shop fronts, with an appropriately detailed traditional timber shop front, hence forth 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 development does not continue to dominate the commercial areas of Central Grimsby 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 fronts 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. 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. enforcement action, where appropriate and proportionate, with regard to unauthorised works to commercial premises which have a negative impact upon the conservation area.
6. 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 properties 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 Central Grimsby it is the condition of some buildings on Town Hall Street of which cause concern. Here, ignoring obvious inappropriate alterations to 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 timberwork and masonry or clearing out of gutters.

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’<sup>19</sup>. 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 Central Grimsby. Many shops and other businesses are operated on a small scale and dependant on monthly turnover. These small businesses are crucial to the areas character in addition to the larger franchise. It is important that both are supported; a downturn in trade can result in a struggle to keep up with building maintenance.

The docklands character area including grade II West Haven and Haven Mill are proposed to be added to the conservation area. These as well as many other properties inside the area are currently in poor condition arguably due to their occupancy levels. This problem will be addressed in section F with regard to empty properties. It is hoped that when properties find a viable use that their condition will improve as a result.

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<sup>19</sup> Paragraph 132 of the NPPF.

In order to ensure that the properties in Central Grimsby 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 and reuse.
3. encourage the appropriate use of vacant 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 a 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 Central Grimsby conservation area's special interest.

Most streets in Central Grimsby conservation area are shared by people and traffic. Improvements could be made to many of these to reduce on street parking. The presence of on-street parking diminishes amenity, in terms of creating a visual and noise intrusion. This is a particular problem for West St. Mary's Gate and Bethlehem Street. Which should be of a particularly intimate character. St. James Square is also at times dominated by parked cars. Enhancement/Improvement to these areas would be beneficial to the character and appearance of the area as a whole.

English Heritage produced the "Streets for All"<sup>20</sup> 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.

Another issue for Central Grimsby's public realm are the problems caused by inconsistency. With such a large area of public realm and renewal and repair being done typically on a rolling cycle based on a need by need basis inconsistencies easily happen. However in Central Grimsby the use of different materials creates barriers as well as causes a detraction from the character and appearance of the area. This effect can be seen at its worse on Osborne Street where it meets the junctions of Abbey Walk, Doughty Road, George Street, New Street and Town Hall Square. Here the surface is mixed with slabs, blocks, bricks and tarmac neither pleasant in appearance nor leading you in any particular direction. As a consequence it feels like waste land.

This problem exists elsewhere in the area but not to this extent. Great priority should be given to regularising these areas in order to bring them into line with the wider area both making them more attractive through its enhancement but also increasing desirability. There are currently plans to include Osborne Street and Bethlehem Street into the second stage of the town centre repaving or Grimsby Town Centre Accessibility Improvements as it is known.

This draft plan includes the provision for alternative parking in St. James Square away from the Minster grounds which itself

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<sup>20</sup> Streets For All: Yorkshire & the Humber 2006

is an improvement. The plan also includes the addition of trees along Bethlehem Street and Osborne Street.

Densely populated and highly developed urban areas, such as Central Grimsby, have little opportunity for private green spaces. Therefore the trees within its public areas are important, to maintain a natural presence in the built environment offering both wildlife habitats and enhancing the areas visual appearance. The Civic Square and The Riverhead are such areas in need of improvement. Currently neither of these areas have a proposed improvement scheme.

The Civic Square would benefit greatly from the removal of public parking and a return to a traditional open public square. This would then encourage greater public interaction with the space in turn allowing improved appreciation of the town centres most iconic building the Town Hall. If this space was returned to a square it would also lend itself as an ideal events arena or meeting point.

The River Head has been recently cleared after the relocation of the towns bus stops in a bid to better disperse the flow of people entering the town centre. This has left a gap site for potential redevelopment. The pair of mature willow trees remain which were planted in the 1980's and are desirable to maintain, any subsequent development should be designed around them.

Unfortunately the previous 1980's planting scheme was not continued along the walkway which runs below Fredrick Ward Way which is of poor quality. This area opposite the grade II

listed Haven Mill and West Haven Malting's would be vastly improved by the removal of poor quality specimens and replacement with species more in line with the existing Willows.

The River Head area of the conservation area although proposed for addition to the conservation area should have been treated sensitively previously as it forms a major part of the grade II Haven Mill and West Haven Mill buildings.

In order to ensure improvements to the public realm within Central Grimsby conservation area North East Lincolnshire Council will support:

1. the retention/repair of traditional paving and hard landscaping where this is found (sometimes 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 Bethlehem Street and West St. Mary's Gate and where possible the use of narrow primrose lines to enforce this, here and elsewhere within the conservation area.
10. introduction of high quality trees.

## **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 Central Grimsby Conservation Area Appraisal will hopefully lead to a greater interest in some of Grimsby'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 Central Grimsby 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 town for other council purposes.

It is important that the residents of Central Grimsby support the preservation of their conservation area. If they do not, in the long term Central Grimsby conservation area will cease to improve and degrade regardless of our continuing efforts to protect it, eventually leading to its de-designation. The Grimsby 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 condition highlighted by the Heritage at Risk Register as 'very bad'.

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

1. the accessibility and promotion of the Central Grimsby 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 – Empty Property & Gap Sites**

Grimsby contains a high number of empty property, both commercial on the ground floor and offices/residential at upper floors. Re-use or development of these vacant spaces is encouraged in order to cater for housing supply need as well as to improve condition and optimise potential.

Grimsby also contains a high number of gap sites, these come in the form of open land both grassed or covered with hard standing. Many of these closest to the town centre have become car parks. Although these are not unused they still form large areas of under-developed and unattractive space, especially as they lack formal landscaping and boundary treatments. These sites both inside and surrounding Central Grimsby conservation area have been identified on the map on page 30 of the Central Grimsby Conservation Area, Conservation Area Appraisal 2015.

Redevelopment of the gap site just outside the conservation area boundary; but effecting its setting, on Cartergate has recently been out to public consultation. Here an office block is proposed which takes design ideas from the adjacent St. James Minster whilst considering other factors which aim to improve its usability and longevity in an ever changing climate.

The Central Grimsby conservation area presents opportunities for high quality new development, as already expressed, in place of poor quality development and in gap sites. 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 Central Grimsby Conservation Area Appraisal on page 32.

In order to ensure that the Central Grimsby conservation area does not continue to be dominated by vacant property North East Lincolnshire Council will support:

1. encourage the appropriate use of vacant premises when considering planning applications and advise owners of what uses can be undertaken without the need for planning permission or change of use.
2. 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:
  - Section 215 Notice.
  - Repairs Notice.
  - Urgent Works Notice.
  - Dangerous Structures Order (Section 77,78 or 79)
3. the inclusion of empty property within wider local regeneration projects hopefully encouraging investment.
4. the use of Site Appraisals to inform all proposals for change of use within the Central Grimsby conservation area and its likely impact on its character and appearance.
5. the investigation into potential funding for the re-development/enhancement of empty buildings.
6. the creation of a wider Regeneration Plan to help steer future development into targeting the most appropriate areas.
7. encourage high quality new development. Especially on areas identified on page 30 of the Central Grimsby Conservation Area Appraisal as requiring attention or as gap sites.

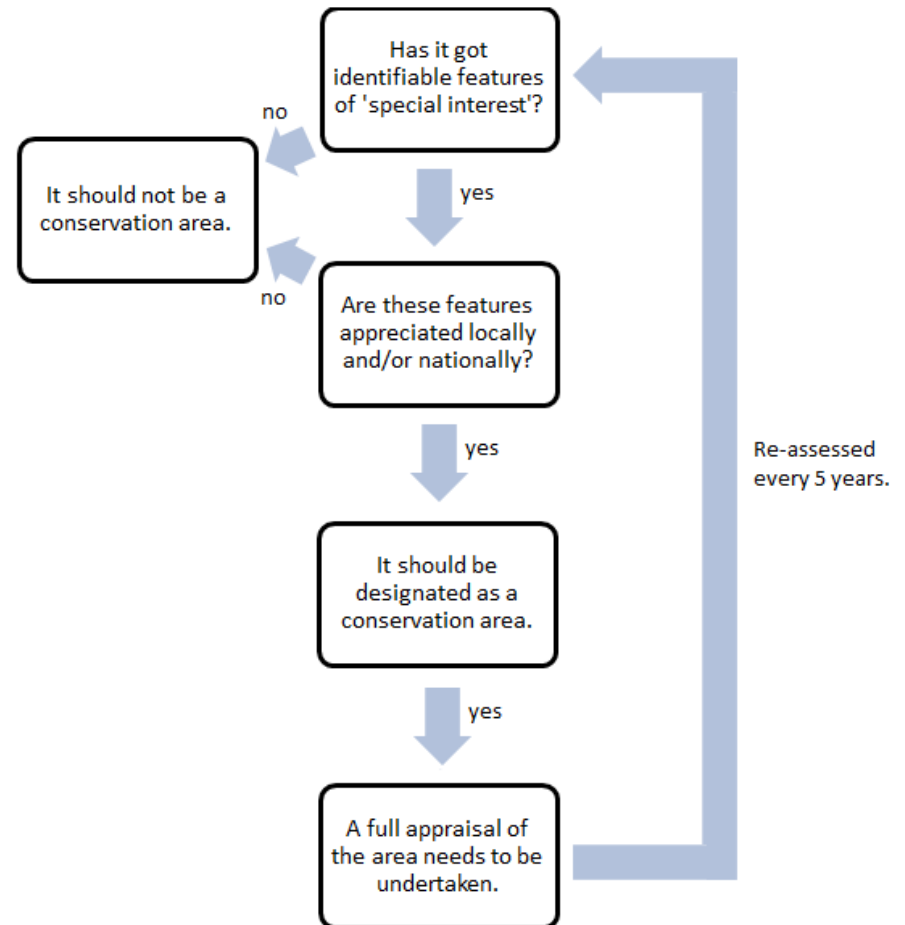
8. the use of Site Appraisals to inform all proposals within the Central Grimsby conservation area and their likely impact on its character and appearance.
  
9. the use of Design Appraisals on all proposals within the Central Grimsby conservation area based upon the findings of a thorough Site Appraisal to ensure the proposal is in keeping with scale, bulk, height and materials of the area.

## SUMMARY

This management plan has highlighted a number of actions which we need to take in order to retain and enhance Central Grimsby 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 Central Grimsby 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 English Heritage 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 development
C. Condition
D. Public realm
E. Unauthorised development
F. Empty Property and Gap Sites



Actions	Management Plan	Position
<p>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.</p>	<p><b>2...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.</b></p>	<p>Done Appendix 7.1</p>
	<p>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.</p>	
	<p>1...the production of guidance to advise residents on appropriate building maintenance.</p>	
<p>Create generic guidance of do's and don'ts within conservation areas.</p>	<p><b>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.</b></p>	
<p>Support applications which appropriately retain, repair, replicate and reinstate historic features.</p>	<p><b>3...applications for proposals to make changes to existing buildings which:</b></p> <p style="padding-left: 40px;"><b>iii. retain and repair, or where the original is beyond repair, the accurate replication of, original and historic architectural features.</b></p>	<p>Ongoing</p>

	<p><b>iv. include the authentic reinstatement of missing architectural features.</b></p> <p>2...applications for proposals to make changes to existing historic shop fronts which:</p> <p>iii. retain and repair or where the original is beyond repair, the accurate replication of original and historic architectural features.</p> <p>iv. include the authentic reinstatement of missing architectural features.</p> <p>3...sympathetic shop front design and materials for new shop fronts within the conservation area.</p>	
<p>Use proportionate enforcement action where unauthorised development is seen to be damaging to the character or appearance of the conservation area.</p>	<p><b>6...enforcement action, where appropriate and proportionate, with regard to unauthorised works which have a negative impact upon the conservation area.</b></p> <p>5...enforcement action, where appropriate and proportionate, with regard to unauthorised works to commercial premises which have a negative impact upon the conservation area.</p> <p>6...exercise control over the display of advertisements to ensure that signs are designed and located to respect the character and appearance of the area.</p>	<p>Ongoing</p>

<p>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:</p> <ul style="list-style-type: none"> <li>i. Section 215 Notice.</li> <li>ii. Repairs Notice.</li> <li>iii. Urgent Works Notice.</li> <li>iv. Dangerous Structures Order (Section 77,78 or 79).</li> </ul>	<p><b>7...the use of legal powers to stop erosion and deterioration of architectural interest such as, Section 215 Notices and Repairs Notices.</b></p> <hr/> <p><b>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:</b></p> <ul style="list-style-type: none"> <li>a. Section 215 Notice.</li> <li>b. Repairs Notice.</li> <li>c. Urgent Works Notice.</li> <li>d. Dangerous Structures Order (Section 77,78 or 79).</li> </ul> <hr/> <p><b>2...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:</b></p> <ul style="list-style-type: none"> <li>o Section 215 Notice.</li> <li>o Repairs Notice.</li> <li>o Urgent Works Notice.</li> <li>o Dangerous Structures Order (Section 77,78 or 79)</li> </ul>	<p>Ongoing</p>
<p>Actively search for funding opportunities for all aspects within the conservation area.</p>	<p><b>2...investigation into the potential for heritage led regeneration funding to assist with building repairs and reuse.</b></p>	<p>Ongoing (Regen)</p>

	<p><b>8...investigation into potential funding for the enhancement of the public realm.</b></p>	
<p>Encourage the reuse of empty property by encouraging appropriate change of use.</p>	<p><b>5...the investigation into potential funding for the re-development/enhancement of empty buildings.</b></p>	<p>Ongoing (Housing/ Planning)</p>
<p>Support the retention/repair and reinstatement of traditional paving and hard landscaping in the public realm.</p>	<p><b>3...encourage the appropriate use of vacant premises when considering planning applications and advise owners of what uses can be undertaken without the need for planning permission or change of use.</b></p>	<p>Ongoing (Highways)</p>
	<p><b>1...encourage the appropriate use of vacant premises when considering planning applications and advise owners of what uses can be undertaken without the need for planning permission or change of use.</b></p>	
	<p><b>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.</b></p>	
	<p><b>2...the reinstatement of traditional paving and hard landscaping where it is appropriate and would benefit the overall character and appearance.</b></p>	
	<p><b>4...like-for-like replacement in appropriate materials where damage to original street surfaces occurs.</b></p>	

Ensure consistency in material use throughout the public realm.	<b>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.</b>	Ongoing (Highways)
Maintain and introduce good design and maintenance of all street furniture.	<b>5...the good maintenance of street furniture, and, where replacement/addition is required the use of a like-for-like match or appropriate design.</b>	Ongoing (Highways/ Neighbourhood Services)
	<b>6...the introduction of traditional styled street furniture where it is appropriate and would benefit the overall character and appearance.</b>	
Continue to reduce street clutter.	<b>7...the reduction of street clutter including signage and street furniture, where possible.</b>	Ongoing (Highways)
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.	<b>9...sympathetic traffic control measures to reduce parking on Bethlehem Street and West St. Mary's Gate and where possible the use of narrow primrose lines to enforce this, here and elsewhere within the conservation area.</b>	Ongoing (Highways)
Increase the presence of trees and planting inside the conservation area to improve visual amenity.	<b>10... break up large areas of hard standing with the appropriate introduction of high quality trees and planting.</b>	Regen / Highways
Increase and maintain public access to related documents both digitally and in hard copy.	<b>1...the accessibility and promotion of the Central Grimsby Conservation Area, Conservation Area Appraisal and Management Plan.</b>	To be published online. Hard copy available

	<b>1...the accessibility and promotion of the Central Grimsby Conservation Area Appraisal and Management Plan.</b>	here and at the Municipal Offices/ Town Hall.
Create a public presentation of the do's and don'ts relating to heritage assets and conservation areas.	<b>4...the creation of a public presentation – highlighting Permitted Development rights inside conservation areas and identifying the benefits of preserving and enhancing historic features.</b>	Almost done (pending enforcement and DM input.)
	<b>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.</b>	
	<b>2...the creation of a public presentation – highlighting Permitted Development rights inside conservation areas and identifying the benefits of preserving and enhancing historic features.</b>	
Increase public access to the planning department. Including encouraging pre-application enquiry and advice.	<b>3...improved public relations by continuing to encourage discussion between the Planning Department and the community, physically and through accessibility and approachability.</b>	Ongoing
Create an annual photographic record of the area (with the help of the civic society) to help improve baseline data.	<b>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.</b>	Civic Society have agreed. Ongoing.

	<b>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.</b>	
Support the creation of a Town Centre Regeneration Plan which aims to steer and encourage future development for the benefit of the local community.	<b>3...the inclusion of empty property within wider local regeneration projects hopefully encouraging investment.</b>	Ongoing
	<b>6...the creation of a wider Regeneration Plan to help steer future development into targeting the most appropriate areas.</b>	
Only support applications of high quality design when considering new development within conservation areas.	<b>7...encourage high quality new development. Especially on areas identified on page 24 of the Central Grimsby Conservation Area Appraisal as requiring attention or as gap sites.</b>	Ongoing
Ensure that all applications within or which effect the setting of a conservation area include a thorough Site and Design Appraisal.	<b>8...the use of Site Appraisals to inform all proposals within the Central Grimsby conservation area and their likely impact on its character and appearance.</b>	Ongoing
	<b>9...the use of Design Appraisals on all proposals within the Central Grimsby 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.</b>	

	<p><b>4...the use of Site Appraisals to inform all proposals for change of use within the Central Grimsby conservation area and its likely impact on its character and appearance.</b></p>	
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**KEY READING**

National Planning Policy Framework (NPPF):

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](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](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-/](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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## APPENDIX

### 7.1 Shop Front Design Guidance.

# 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 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 will 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 fascia as to not be obtrusive. Shutters may require planning permission and may not be acceptable 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.