



**Welton-by-Lincoln  
Village Character Assessment**

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# 1 INTRODUCTION

## Purpose of the assessment

1.1 Character assessments record the special qualities that give an area its sense of place and unique identity. They are widely recognised as useful tools, helping to aid the planning, design and management of future development in a particular locality.

1.2 The National Planning Policy Framework (NPPF) recognises the value of local distinctiveness and supports the use of characterisation studies, such as character assessments, to underpin and inform planning policy. Specifically, paragraph 58 of the NPPF states that:

*‘Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments respond to local character and history and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation’.*

1.3 This Village Character Assessment provides an overview of the key qualities and characteristics that define the village of Welton-by-Lincoln. It has been prepared in support of a larger project – the production of the Welton-by-Lincoln Neighbourhood Plan. Once adopted, the Neighbourhood Plan will be used by West Lindsey District Council when considering planning applications for development within the parish area.

1.4 The key role neighbourhood planning has in achieving high quality places and the importance of understanding local character and context to inform such plans is acknowledged in the government’s planning practice guidance (Reference ID: 20-030-20140306), which states that:

*‘A Local or Neighbourhood plan is essential to achieving high quality places. A key part of any plan is to understand and appreciate the context of an area, so that proposals can then be developed to respect it. Good design interprets and builds on historic character, natural resources and the aspirations of local communities’.*

1.5 This Village Character Assessment supports the design and character policies progressed within the Welton-by-Lincoln Neighbourhood Plan. It is intended to be used by developers, architects, designers, planners and the local community, to help ensure that all future development and change in Welton-by-Lincoln is not only of high design quality, but is also appropriate and complementary to the distinct and special character of the village.

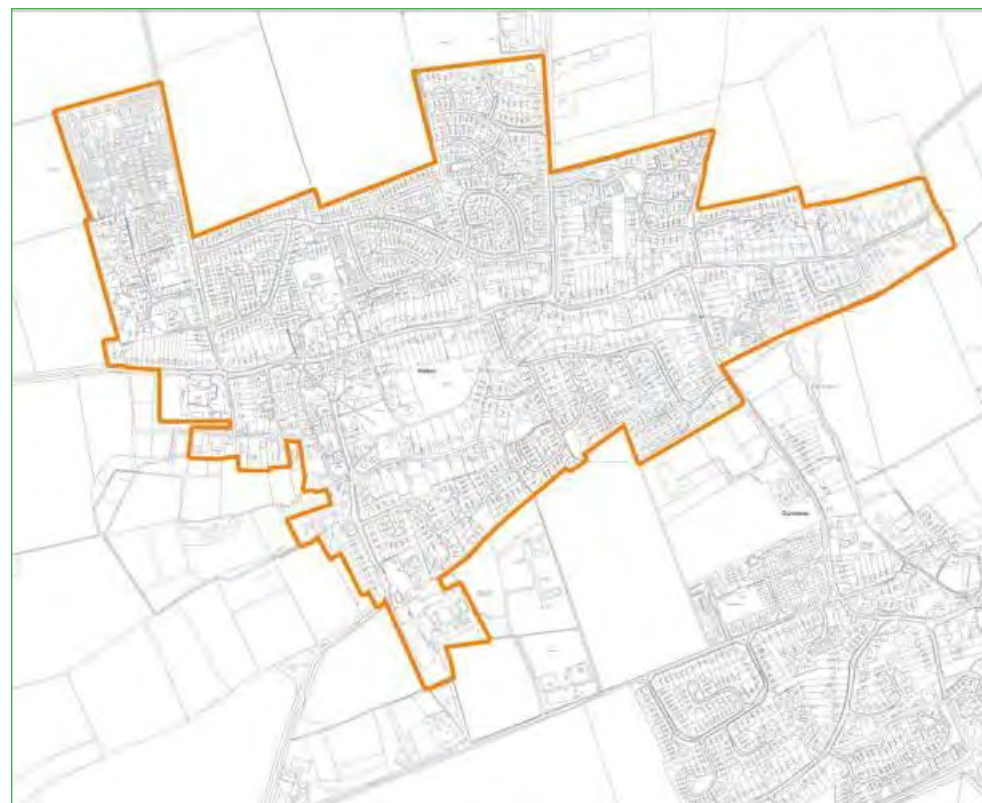


Fig 1: Welton Village map

## Assessment methodology

1.6 Recognising that the character of any settlement is formed by more than just the appearance of the buildings which occupy it, this Village Character Assessment considers a broad range of influences, including:

- Historical evolution of the area;
- Landscape setting;
- Structure, spacing and layout;
- Vegetation and planting;
- Townscape and built form;
- Landmarks;
- Views and vistas; and
- Streetscape.

1.7 While the primary objective of this assessment is to identify the qualities and positive characteristics of Welton-by-Lincoln, where appropriate, existing development which fails to contribute positively to the character of the village is also highlighted. The identification of negative forms of development ensures that a holistic assessment of the village character is presented and that all key aspects of local character are considered. In addition, this approach can also help to identify opportunities where local character might be reinforced and enhanced.

1.8 In preparing this Village Character Assessment, the following approaches to understanding and documenting the character of Welton-by-Lincoln have been progressed:

- Desktop research, including:
  - Analysis of historic and recent maps;
  - Review of existing evidence, including the West Lindsey Landscape Character Assessment (1999) and the Welton Village Design Statement (2002); and
  - Identification of designated Heritage Assets.
- Detailed on site survey of the village, including photographic and written records of key characteristics and features.

- Discussions with members of Welton Parish Council, West Lindsey District Council and local residents.

1.9 The latter approach is particularly critical to the preparation of a comprehensive character assessment, ensuring that townscape and heritage features which are perhaps less obvious to an outside expert, but are valued by local communities, are highlighted and have their importance communicated within the character assessment.

1.10 As well as providing a description of the overarching character of Welton-by-Lincoln, this Village Character Assessment also includes a more detailed analysis of specific 'character areas' within the settlement, which display distinctive attributes and differentiate them from other areas of the village.

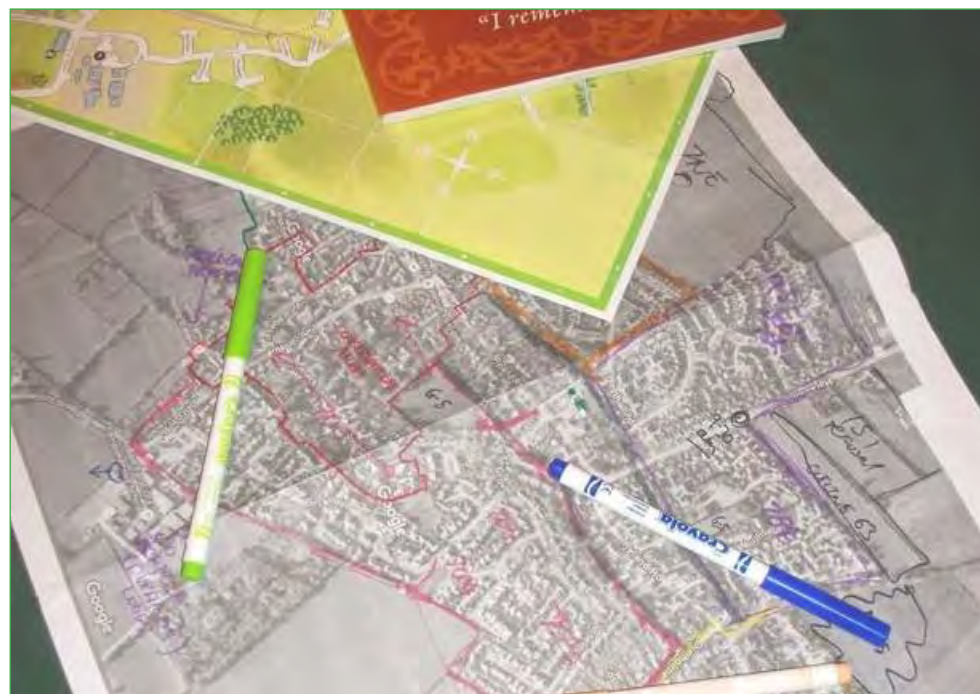


Fig 2: Local residents, including members of the Neighbourhood Plan Steering Group, identified draft character areas and provided valuable background information on Welton





## 2 HISTORIC DEVELOPMENT



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## Origins of Welton

2.1 Evidence of human settlement in what is now Welton can be traced back to Roman times, when it was likely that a Roman farmstead existed in the area (fragments of pottery from that period having been discovered in the early 1990s). However, it is the name of Welton that reveals the true origins of when the actual village, with the suffix ‘ton’ being a Saxon term for an enclosure, and ‘Wel’ coming from the Anglo-Saxon ‘wella’, which means a place of springing waters. Further evidence of the village’s Anglo-Saxon past was unveiled in the 1960’s with the discovery of a Saxon burial ground containing six skeletons dating from around 550AD.

2.2 Written evidence of the village first appeared around the time of William the Conqueror, with reference to “Wellatone” being contained in the Domesday Book, 1086. It was around this time, 1075 to be precise, that William the Conqueror handed the land at Welton to the Bishop of Lincoln, who in turn, distributed it to six Prebends or Canons. Echoes of this land division and distribution can be identified in some of the street names seen in the village today, such as Prebend Lane, West Hall, Brink Hall, Beck Hall, Pains Hall and Rive Hall (each of the ‘Halls’ reflecting the names of the Prebends who received part of the land).

## Evolution of the village

2.3 Throughout its history, Welton has largely been an agricultural village. In 1772 the Enclosures Act created a fundamental change in the very nature of the village and the immediate surrounding countryside, enclosing the previously open landscape, and creating new field patterns formed for smaller, more defined fields, many of which survived up until the 20th Century when modern farming techniques took over.

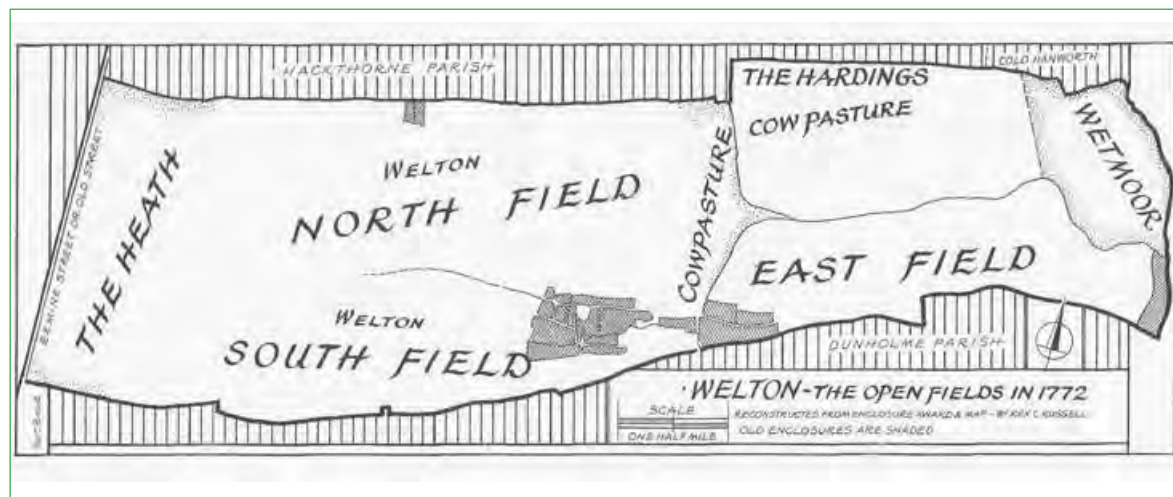


Fig 3: Welton - The Open Fields, 1772

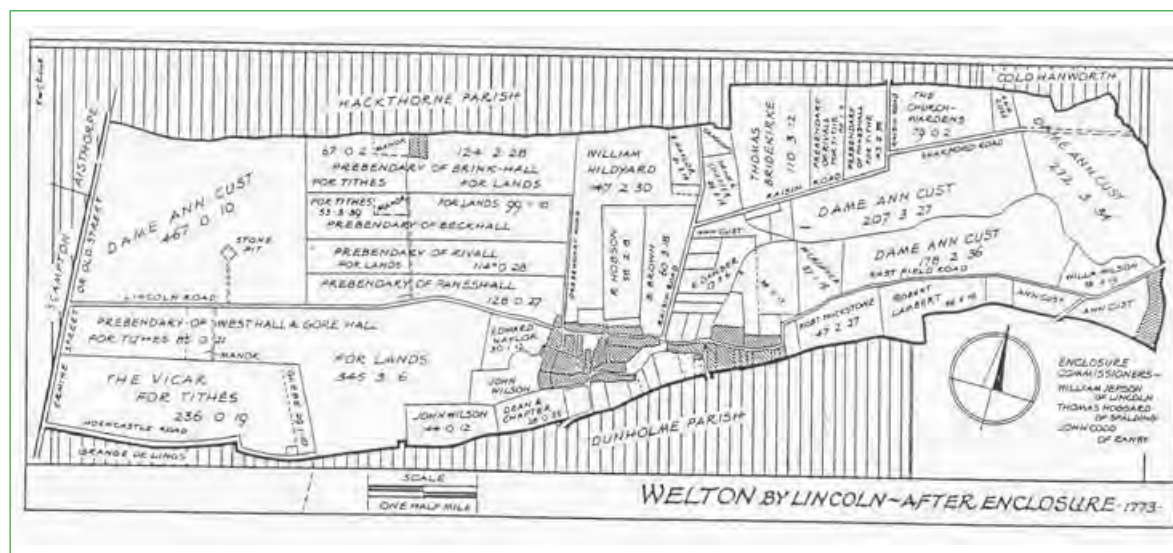


Fig 4: Welton - After Enclosure Act, 1773



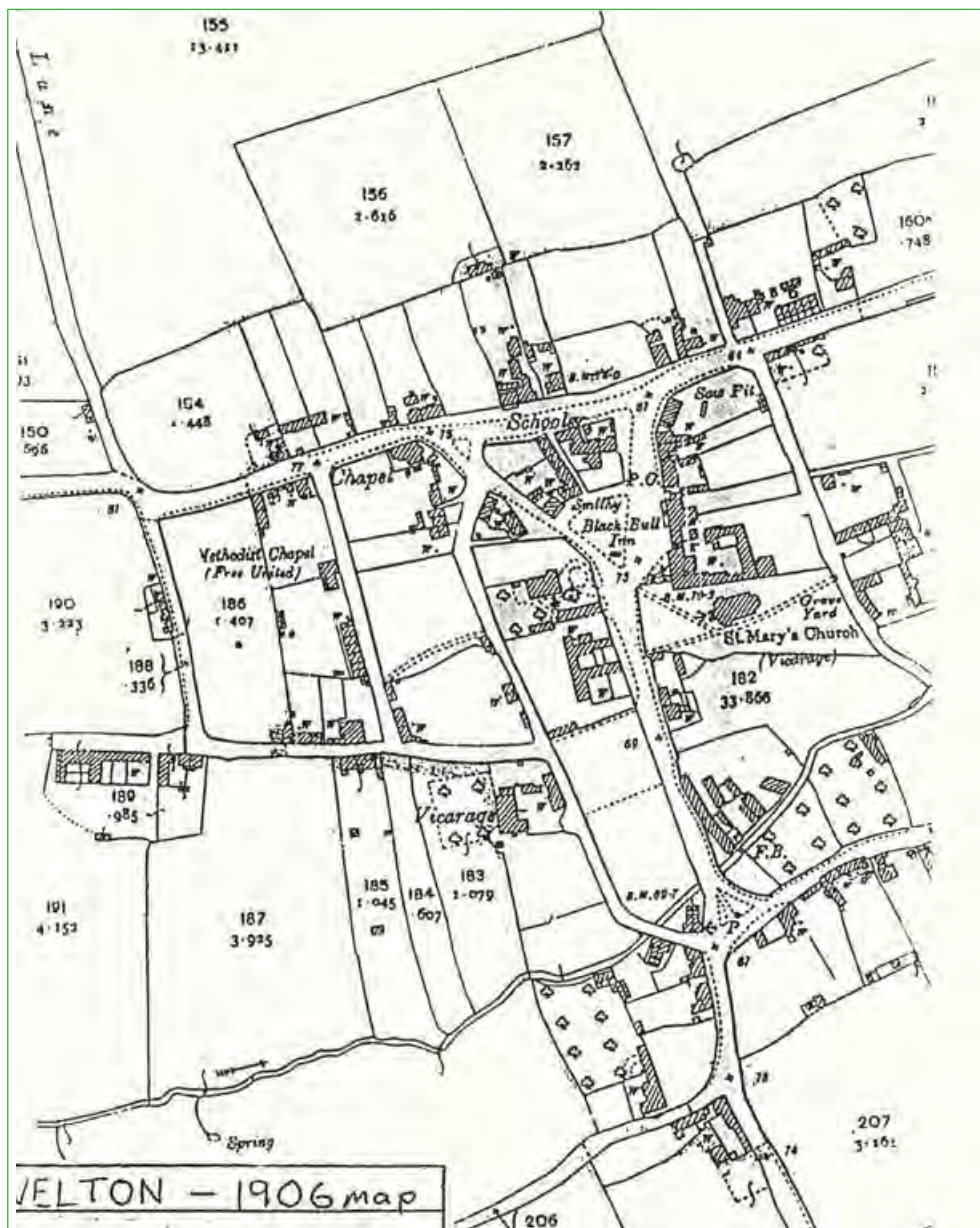


Fig 5: Welton map, 1906

2.4 Historic maps and aerial photography show that Welton displayed many of the characteristics typically associated with a traditional Lincolnshire village. In the 1906 map of Welton, the village's original rectangular plan can be identified, where a series of lanes enclosed both homes and their associated farms formed of small fields or paddocks, which would have contained domestic livestock that could be kept and tended to in close proximity to the owner's dwelling. These lanes still exist today and are named Vicarage Lane, Chapel Lane and Church Lane.

2.5 The heart of the village was centred on the northern green, where traditional stone buildings clustered around its triangular form. Many of these buildings still stand today, including the locally iconic St Mary's Church and the Black Bull public house. This arrangement was mirrored further south at the junction of Lincoln Road and Sudbeck Lane, where the village's second green, which accommodated the village pump, formed a central focal space to those buildings which gathered around it.



Fig 6: The second green at Lincoln Road, which accommodated the village



2.6 Together the two village greens, the historic lanes and the buildings which overlook them formed the structure of the village's historic core and this arrangement which is still largely intact today forms a key component of Welton's unique identity and character.

2.7 At the time of the First World War the population of the village stood at just under 700 people, and the scale of the village reflected this modest population figure. During the 1920s the first council houses were built in the village, but construction was largely limited due to the lack of land available for sale. By the beginning of the 1930s the population still only stood at 635 and aerial images confirm that by 1938 (Fig 9) the village core had changed little from its 1906 form, with the fields north of Ryland Road and Cliff Road remaining open and undeveloped.

2.8 However, from the 1950s onwards Welton experienced substantial growth and expansion which has continued right up to the present day. During this period the village absorbed the former hamlet of Ryland and edged southwards towards the boundary of neighbouring Dunholme, with only a relatively narrow stretch of agricultural land now separating the two.



Fig 7: The village green, 1910



Fig 8: View from the church tower looking east towards Church Lane and beyond, c1937



Fig 9: Welton aerial view, 1938





Fig 10: 1906 and 2015 figureground comparison (dates on inset images refer to year of initial construction, not photography)





*Fig 11 and 12: The view looking south from Lincoln Road towards St Mary's Church has evolved significantly over the last century. In 1905 (Fig 11, left), the view was formerly dominated by built development, the skyline consisting of the straight lines of the village roofs, but in 2015 the view is significantly greener (Fig 12, below).*



A variety of new non-residential uses were also introduced to the village, many of which were of a scale not previously seen within the village, including William Farr Church of England Comprehensive School, the village hall, the Co-op supermarket and adjoining health centre and library. The contrast between the 1906 village form and that of the present day is shown in the figureground map contained at Fig 10.

2.9 Though through the extensive expansion of the village much of the surrounding countryside and vegetation was lost to development, conversely, the village centre appears to have become a greener environment through this passage of time (Fig 11 and 12). Dense canopies of mature deciduous planting now jostle with the surrounding buildings for dominance of the skyline, creating a much more rounded and dynamic townscape.



## Remnants of the past

2.10 Despite the significant change the village has undergone in the last century, numerous remnants of Welton's rich past thankfully remain intact and many are now designated heritage assets and gems amongst Welton's built fabric.

2.11 The entire village core (Fig 13) which takes in the two village greens and historic lanes, was designated a Conservation Area by West Lindsey District Council in 1969. It accommodates the majority of the village's listed buildings and also a number of other non-listed historic buildings, which despite their lack of formal designation, are still important to the overall character of the conservation area.

2.12 Outside of the conservation area lie an additional three designated heritage assets. Two listed buildings are located at the junction of Ryland Road/ Eastfield Lane; Ryland Farmhouse and the adjoining pigeoncote, whilst just outside the south western boundary of the village are the remains of a medieval fishpond complex, which is designated as a Scheduled Ancient Monument.

2.13 The location of the designated heritage assets reflects the village's historical origins, with all of these assets either being located within the original village core or where the outlying hamlet of Ryland once existed.

2.14 The locations and grades of the village's designated buildings and monuments are shown in Fig 15, whilst full details of each are included at Appendix 1. Further discussion of the character and influence of the village's heritage assets is provided within Section 5 'Character Areas'.

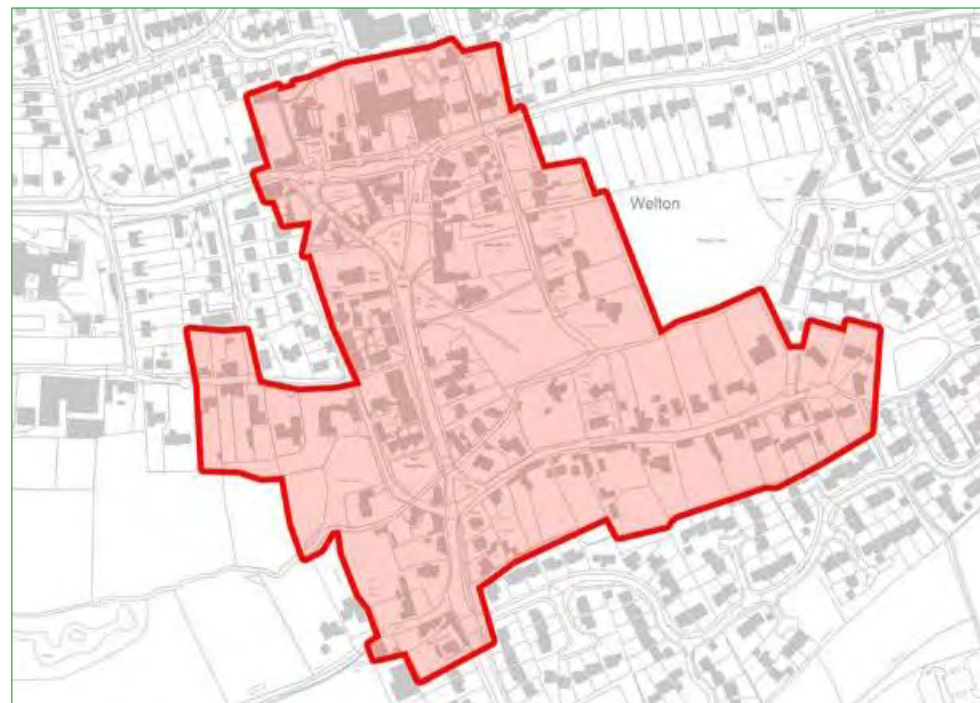


Fig 13: Welton Conservation Area



Fig 14: The grade II\* Church of St Mary is Welton's highest grade of listed building





Fig 15: Designated Heritage Assets in Welton





### 3 LANDSCAPE SETTING



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#### Wider landscape features

3.1 Welton lies in the broad valley of the Barlings Eau in a stretch of land which runs north-south and is bounded to the west by Lincoln Cliff, a Jurassic limestone cliff, and to the east by the Lincolnshire Wolds, an Area of Outstanding Natural Beauty, which rises to over 150m OD.

3.2 From the Barlings Eau a series of smaller waterways flow, including Welton Beck, which flows up from Dunholme (where it is referred to as Dunholme Beck) and cuts across the entire length of Welton in a west-east direction.

#### Welton Landscape Character

3.3 The West Lindsey Landscape Character Assessment (WLLCA), published in 1999, provides a detailed assessment of the special character, distinctiveness and qualities of the various landscape types found across the district.

3.4 The WLLCA identifies 14 different Landscape Character Areas (LCAs) within West Lindsey, each with its own specific combination of characteristics and unique qualities. Of these areas, Welton lies within the Lincoln Fringe LCA (see Fig 17), the key characteristics of which the WLLCA describes as:

- Flat agricultural landscape with a number of expanded settlements.
- Medium sized fields with low hawthorn hedge boundaries and few hedgerow trees.
- Approaches to settlements generally dominated by the built form.
- Views to Lincoln Cathedral.

3.5 The above landscape character description for the Lincoln Fringe LCA, broadly reflects the landscape characteristics seen in and around Welton. The topography of the village and surrounding landscape is distinctively flat, and uncomplicated in its patterns, with medium to large fields of arable land defined by low hawthorn hedges.

3.6 This open, flat character makes for numerous long views dominated by dramatic, big skies across the surrounding countryside from many of the approach

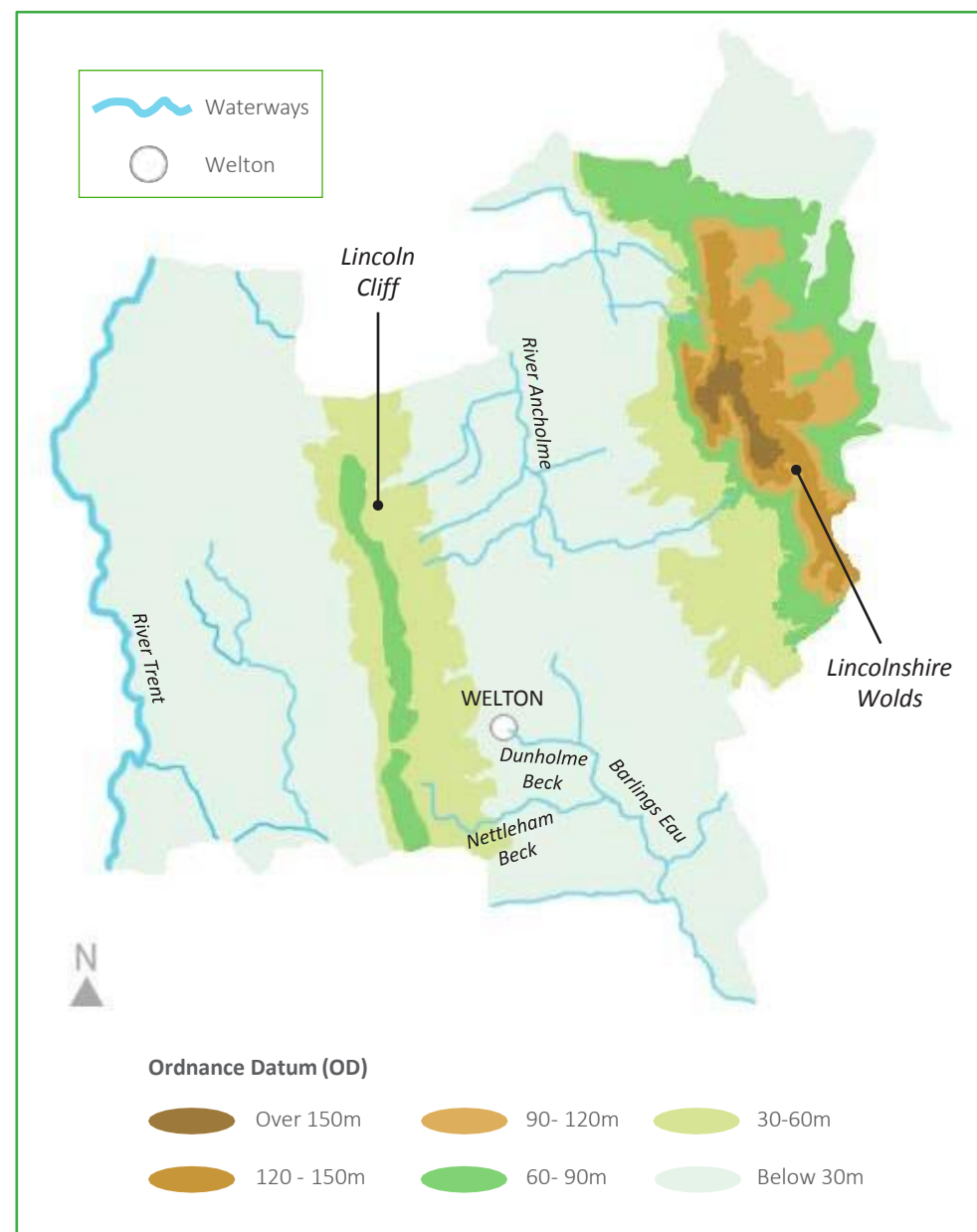


Fig 16: West Lindsey physical features map



roads into Welton (Fig 18).

3.7 Hedgerow planting is intermittently interspersed by larger trees, mostly oak and ash, which where they appear restrict views and create more enclosed, intimate feeling roads.

3.8 From both the northern and eastern edges of the village, along such routes as Eastfield Lane and Hackthorn Road, views of the Lincolnshire Wolds are available in the distance. Where these views of the Wolds are available, they provide an extra dimension to the landscape character, giving the viewer a glimpse of one of Lincolnshire's most distinct and prominent natural features, and an appreciation of Welton's position in its wider geographical setting.

3.9 Views of Lincoln Cathedral are less available from Welton's edges. A survey of the various routes approaching and surrounding Welton revealed limited occasions where the Cathedral was visible, despite its substantial scale and commanding positioning. However, there is one notable view in which the Cathedral and Welton coexist. This is from Mill Lane, which runs to the north-east of Welton, and from which a view comprising a foreground of arable fields, with Welton appearing in the middle-ground and Lincoln Cathedral further afield to the right of the view (Fig 19).

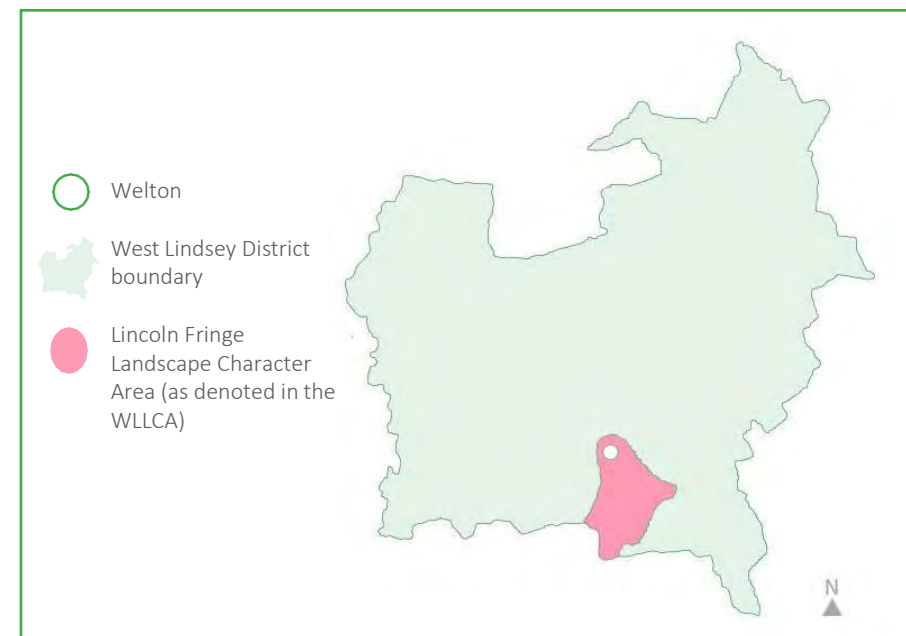


Fig 17: The Lincoln Fringe Landscape Character Area within which Welton is located



Fig 18: The surrounding landscape is characterised by arable farmland enclosed by low hedgerows and long views dominated by dramatic skies



## Village approaches

3.10 Welton has five main vehicular approach roads; Heath Lane to the west, Eastfield Lane to the east, Hackthorn Road to the north and Lincoln Road and Dunholme Road, both of which approach Welton from the south. Each approach road has its own distinct qualities and characteristics in terms of both alignment (straight or curved), profile (flat or undulating), and edging (grass verges, hedgerows, trees, buildings, etc), and these variations influence how the village unveils itself to the approaching road-user, with each approach offering a differing first impression of the settlement.

3.11 The approach from **Heath Lane** into Welton (Fig 20) is a gently undulating route edged by wide green verges and continuous low hawthorn hedgerows which accommodate stretches of larger deciduous trees. These rows of deciduous trees, the majority of which line the north edge of the road, act to screen views of the wider countryside and guide the eye forward towards the village, the first impressions of which come from glimpses of the roofline of Healthlinc House to the right and the properties of Kingsway and Chapter Close to the left, which can be seen through breaks in the roadside vegetation.



Fig 19: View from Mill Lane towards Welton with Lincoln Cathedral in the background



Fig 20: The approach into Welton from Heath Lane





Fig 21: The approach into Welton from Eastfield Lane



Fig 22: The approach into Welton from Ryland Road, Dunholme



Fig 23: The approach into Welton from Lincoln Road





3.12 Arrival in Welton is marked by distinct and attractive green and gold signage, beyond which a thick band of trees runs along the north edge until it gives way to the two-storey red brick properties of Cliff Road, whose presence confirms the completion of the transition from countryside to village setting.

3.13 This approach from the west provides a largely picturesque and gradual transition from open countryside to village, much of which can be attributed to the quality and quantity of the roadside vegetation. However, this approach is also somewhat degraded by the overly exposed and hard edge of the Kingsway and Chapter Close residential development which can be viewed through breaks in the roadside planting. These residential developments relate poorly to their wider countryside setting and display little effort to integrate with the adjoining landscape, leaving a very abrupt and overly urban hard edge to this length of the settlement boundary.

3.14 Travelling towards the village along **Eastfield Lane** (Fig 21) it is the canopies of the village's tallest and most mature trees which indicate the positioning and presence of Welton, rising well above and dominating the village's built structures. Views towards Welton from this approach are generally open and unbroken, with Eastfield Lane being lined largely by low hedgerow without any significant bands of trees.

3.15 The first built structures viewable from this approach road comprise the rear façades of a number of large, detached residential properties. These nestle amongst an abundance of mature vegetation to form a well balanced village edge, where countryside and settlement merge. Indeed, looking further west across the fields, along the northern edge of Welton from Eastfield Lane, there is little indication of the extent and amount of housing development accommodated, with vegetation dominating the views, and only glimpses of built forms available. Such edge of settlement treatment is befitting of a rural village, preserving the rural identity of Welton by ensuring that the built form works in tandem with the natural environment rather than dominating it.

3.16 Arrival at Welton is confirmed by further bespoke signage, after which Eastfield Lane transforms into a green and leafy route lined by residential ribbon development.

3.17 The main road linking Welton to the neighbouring village of Dunholme is **Ryland Road** (which becomes Dunholme Road until its exit from Welton). Ryland Road transitions from one village setting to another, with a short stretch of tree-lined road between the two settlements (Fig 22). Though little over 100m in length, this undeveloped stretch of Ryland Road provides a critical break between the two settlements and clearly communicates to the road-user that they have left one distinct settlement and are approaching another, different settlement. Without this undeveloped stretch of Ryland Road, the distinction between where Dunholme ends and Welton begins would be lost.

3.18 Though briefly experienced, the approach from Ryland Road into Welton is a pleasing one, lined by mature trees on both sides before giving way to more formal planting consisting of the hedgerows and trees of the front gardens of the residential properties of Dunholme Road.



3.19 Of all the approach roads into Welton, **Lincoln Road** (Fig 23) suffers most from poorly screened and positioned development, namely the substantial and visually intrusive built form of William Farr School. Though a very well- renowned institution and valued local asset to Welton, the school detracts from this approach into Welton due to its considerable size and limited landscaping, which are at odds with its immediate landscape setting which comprises mature deciduous trees and open fields.

3.20 However, there is scope to improve this approach by introducing new planting in and around the school to partially screen its built form, and also soften the impact of its expanse of car parking, which is equally insensitive in its appearance and form. Such landscaping works would quickly elevate this approach into one of Welton's most picturesque points of entry, as the wider landscape setting is an attractive one, with a wealth of mature planting present both along Lincoln Road and also in views beyond the school towards the village.

3.21 **Hackthorn Road** is a linear route lined by a combination of hawthorn hedgerows and trees (Fig 24). Whereas the hedgerows on many other approaches appear to have been the subject of regular pruning and maintenance, the hedgerows along Hackthorn Road have been allowed to mature into more substantial specimens. This mature hedging in conjunction with what appears to be the formal planting of deciduous trees at regular intervals along the western side of the road create a strong sense of enclosure on this approach into Welton.

3.22 Gradually, hedgerows and vegetation begin to give way to residential properties lining Hackthorn Road. This change is largely gradual and in keeping with what one would expect from a road transitioning from countryside into a village setting. However, whereas the older properties on the right hand side of this approach accommodate trees and planting to their fronts, which helps to break up their massing, the properties of the more recent Northfield Road development on the opposite side appear rather stark in their setting, being of both sizeable bulk and having little in the way of greenery to soften their influence. However, the introduction of new planting may help to address this issue.

## Village edges

3.23 Welton's considerable expansion as a settlement over recent decades means that almost all of the village edges are formed of residential development. In many places this has been sited and landscaped in a manner which respects and responds to its rural setting, merging gently into the surrounding landscape.

Unfortunately, a number of developments on Welton's outer edges present a much harsher boundary to the settlement, appearing abruptly, dominating views, and eroding the village's rural character and special identity.

3.24 Fig 25 identifies the various locations where development forms a hard, exposed edge to the village. In these locations, there is little integration with or sensitivity to the wider landscape patterns. Corresponding images of each of these edges is shown on page 23.

3.25 Many of the most extensive and visually intrusive of these hard edges run along the northern extents of the village. They are the combined result of (1) the awkward nature of the northward expansion, which has seen development appear along the western edges of Prebend Lane and Hackthorn Road whilst the land between the two remains undeveloped, creating a hard, jagged edge (2) a lack of variety in building heights, forms and orientation which would have helped to create a more varied and porous edge (3) inadequate landscaping to help mitigate the visual impact of these edge of village developments.

3.26 Future opportunities to soften these village's edges should be taken. This could be done through either the introduction of new landscaping schemes or the progression of further, but better designed and landscaped housing development, which can act as screening to the existing unsatisfactory situation. Such additional housing development should explore opportunities to vary building forms and orientations so as to ensure the development does not appear as a single wall of development in views into the village.





Fig 25: Landscape considerations map





1. Heath Lane looking towards Kingsway/Chapter Close development
2. Prebend Lane looking towards Rivehall Avenue/ Eagle Drive
3. Prebend Lane looking towards Bramble Close/Poachers Rest
4. Hackthorn Road looking towards Northfield Road/Halfpenny Close





- 5. Bridleway north of Dunholme looking towards Musgraves Orchard/Eastfield Close
- 6. Beckhall looking towards Ryland Gardens/Dunholme Close
- 7. Honeyholes Lane, Dunholme looking towards Beckhall
- 8. Honeyholes Lane, Dunholme looking towards William Farr School



## Relationship with Dunholme

3.27 The village of Dunholme is located to the immediate south of Welton. It is separated from Welton by a series of open fields. At its widest, this green gap between the two settlements runs from the rear of Beckhall southwards to Honeyholes Lane (Fig 26), separating the two settlements by approximately 500m. However, along Ryland Road, the gap between the two villages narrows to as little as 80m.

3.28 This undeveloped gap plays an important role in preventing the coalescence of the two settlements. It protects the setting and separate identity of each settlement, and therefore its retention as a predominantly open and undeveloped landscape is critical to ensuring the effective separation of Welton and Dunholme and the safeguarding of the individual character of each village.

3.29 The gap is formed largely of agricultural land, but also accommodates a relatively substantial patch of mature woodland, which is fairly unique to Welton's wider landscape setting, and as such, is of value to Welton both in biodiversity and visual terms. Furthermore, within this woodland lie the foundations of some of those structures that comprised the former RAF Dunholme Lodge, which are of considerable historic interest and value to the village.

3.30 In contrast, much of the land along Ryland Road which forms part of the green gap is of a nondescript character (see Fig 27), with no obvious function or value, other than that of ensuring separation between the two settlements.



Fig 26: The agricultural land separating Welton from Dunholme (view from Beckhall towards Honeyholes Lane)

3.31 A series of rights of way footpaths provide pedestrian access into and across this green gap (see Fig 28). A number of these footpaths provide direct access to Dunholme, enhancing connectivity between the two settlements, whilst encouraging sustainable transport movements. These routes also offer local residents access to the wider open countryside setting, and opportunities for walking, cycling and other informal recreation pursuits.

3.32 Moving forward, opportunities should be explored to secure the open character of this green gap through:

- establishing uses which are compatible with the open and undeveloped nature of the land;
- improving public accessibility to this wider countryside setting, either through the enhancement of existing rights of way footpaths or the creation of new walking trails;
- enhancing the biodiversity value of the land, through the introduction of further planting and habitat creation; and
- exploiting those existing assets located within the gap, such as the woodland and RAF base foundations neighbouring William Farr School, which are of significant value in landscape and heritage terms.



Fig 27: The undeveloped fields along Ryland Road, Dunholme



Fig 28: Access to the land south of Welton is facilitated by a series of public footpaths



## Landscape recommendations

3.33 The following recommendations aim to ensure that (1) future development respects and has a positive relationship with the village's landscape setting and (2) where Welton's relationship with the surrounding landscape has been compromised through poorly designed or insensitive development, measures are pursued to resolve such flaws.

3.34 Designers and developers should consider carefully how their proposed development fits into its landscape setting. Development proposed on the fringes of Welton should attempt to create a soft, porous edge to the village. This can be achieved by (1) retaining or creating views through the development into the village centre, (2) varying the scale, form, positioning and orientation of the buildings which comprise the development and (3) by retaining existing landscape features such as trees and hedgerows and introducing further similar planting. Standardised belts of landscaping along new developments should be avoided - landscaping should be local in character and formed of appropriate tree and hedgerow species.

3.35 Where development has failed to respect the landscape setting and created a hard, unsatisfactory edge to the village, opportunities for retrospective planting schemes should be explored to help lessen the adverse visual impact.

3.36 The first views into any town or village are important in forming an initial impression of the settlement, particularly for visitors and tourists. Consequently it is critical that these gateways are carefully managed, their qualities protected, and inadequacies addressed.

3.37 Approaches into Welton are typically lined by mature roadside trees and hedgerow planting, which frame the surrounding fields of open, arable farmland. This vegetation plays a key role in the transition from countryside to village settling, ensuring the village is unveiled in a gradual manner and therefore should be retained.

3.38 Future development along these routes should be designed to respect the qualities of each approach. Changes to the roadside character, such as the introduction of solid fencing or other hard boundary treatments, new accesses, or widened visibility splays, would likely detract from the character of the approach. Similarly, new development, if poorly sited and overly dominant, could disrupt the character of these gateway routes and detract from the overall experience of the village approach.

3.39 Where existing buildings detract from the character of the village approach, appropriate landscaping should be introduced to mitigate their negative impact and improve the quality of the approach.



4 STRUCTURE



## 4 STRUCTURE

4.1 Welton is a relatively compact village, with a clearly defined edge to its developed area. It is dissected by an east-west route, which starts as Cliff Road on the village's western side, then runs into Ryland Road and finally Eastfield Lane before exiting the village to the east. From this central route run the other key approaches into Welton; Lincoln Road, Hackthorn Road and Dunholme Road, the latter of which links to the neighbouring settlement of Dunholme.

4.2 The village's social and economic core is formed around Lincoln Road, and its northern junction with Cliff Road. It is here where the majority of the village's best and most distinctive buildings lie, and also the greatest variety of land uses, with the local pub, supermarket, library, church and health centre, amongst a number of other retail, commercial and community uses present.

4.3 Just off this central spine are the historic routes of Sudbeck Lane, Vicarage Lane and Church Lane, each of which accommodates its own share of traditional buildings in the local vernacular style. Plot patterns and development rhythms are irregular along these lanes, reflecting the unplanned and piecemeal nature of their development.

4.4 Away from the village centre, there are two further notable hubs comprised of non-residential uses. The first is located along Ryland Road and consists of the village hall, the local police station and Welton's telephone exchange. The second is located further east just off Dunholme Road and provides local residents with a second retail offering in the form of a food store and a parade of smaller shop and office units, which include a butchers, takeaway food and hairdresser amongst other uses.

4.5 Educational uses are represented by the extensive William Farr C of E Comprehensive School, which is located at the south gateway into the village, just off Lincoln Road, and St Mary's Primary Academy, which is tucked in behind the Co-op supermarket and edged on its other sides by residential properties.

4.6 Residential development comprises the largest proportion of the village's townscape. Each of the major routes running through Welton is lined by ribbon housing development. In recent decades the village has extended its northern and southern directions through the introduction of a number of large housing developments.

Most of these are formed of a series of cul-de-sacs hanging off a single central route. Housing within these developments is for the most part arranged along a consistent building line and regularly spaced to form well-defined streets.

4.7 The southern boundary of the village presents a relatively, organic and smooth edge to the village. However, the northern edge to the village is much more jagged, with the developments of Stonecliff Park and Poachers Rest extending northwards into the landscape, creating an awkward and unsatisfactory conclusion to the village edge.

4.8 Housing across the village is typically formed of either detached or semi-detached dwellings. Few terraced homes or blocks of flats exist.

4.9 Numerous pathways dispersed throughout the settlement enhance permeability and facilitate pedestrian movement. The highest concentration of these routes can be found in and around the village centre and the local primary school. As well as enhancing pedestrian permeability through Welton, a number of footpaths extend into the surrounding landscape, providing local residents with direct access to the wider countryside setting.

4.10 Green spaces play an important role in bringing balance to the townscape. Welton's centre relies on the two village greens and the lush grounds of the churchyard to offset the village's built environment and road network. The large recreational area in the centre of the village provides valuable sporting and leisure opportunities to local residents. A number of lesser green spaces are dotted throughout the village's various housing developments, providing residents with more immediate opportunities for leisure and recreation, and a setting to those homes which overlook them.

4.11 The beck is one of Welton's unheralded assets, winding through the village from west to east, emerging at certain points to elevate quality of the village townscape, introducing an additional natural dynamic to the setting.

4.12 Maps at Fig 29, 30 and 31 visually communicate the village structure.

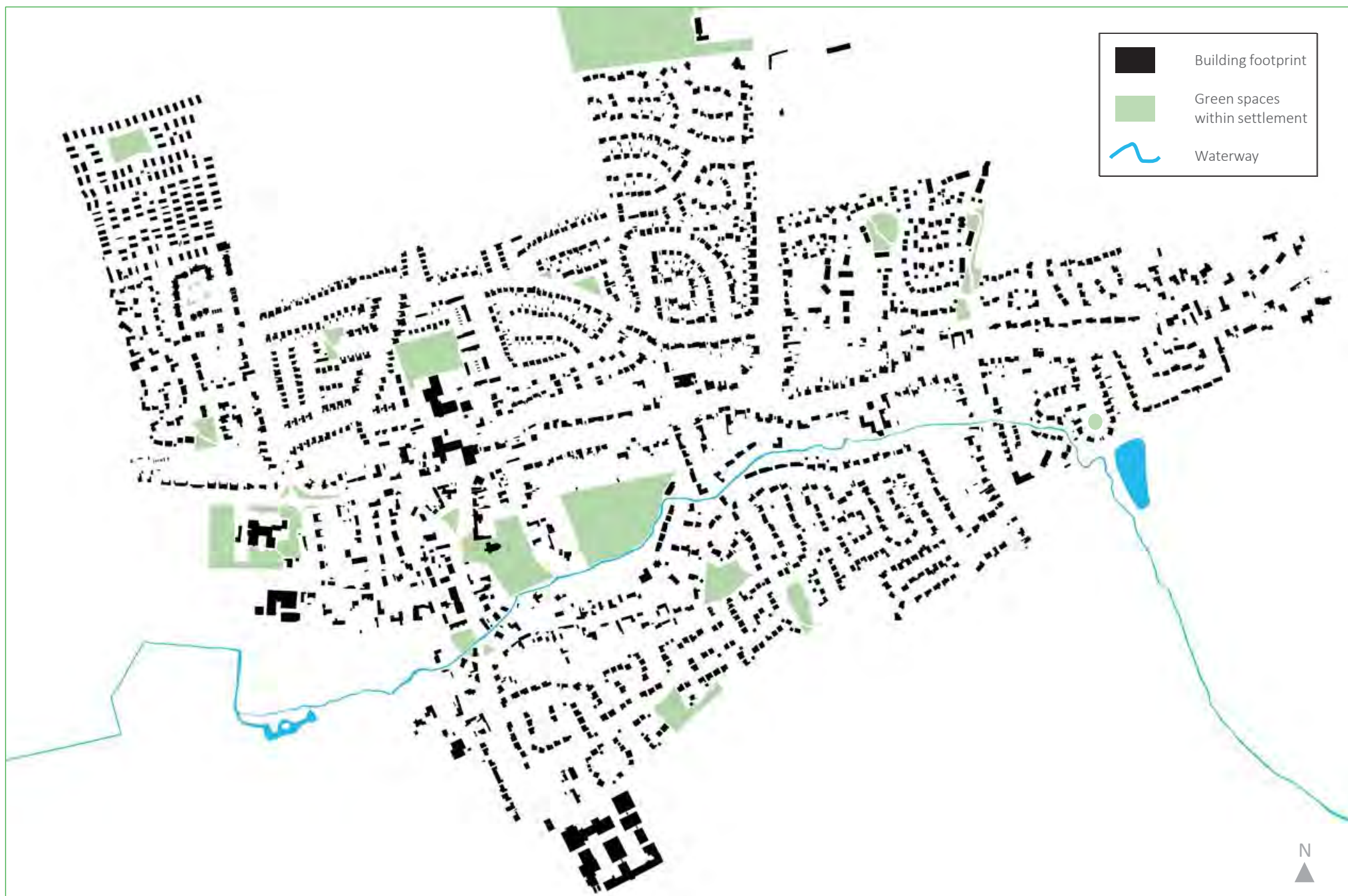


Fig 29: Figureground showing village structure including green spaces and waterways



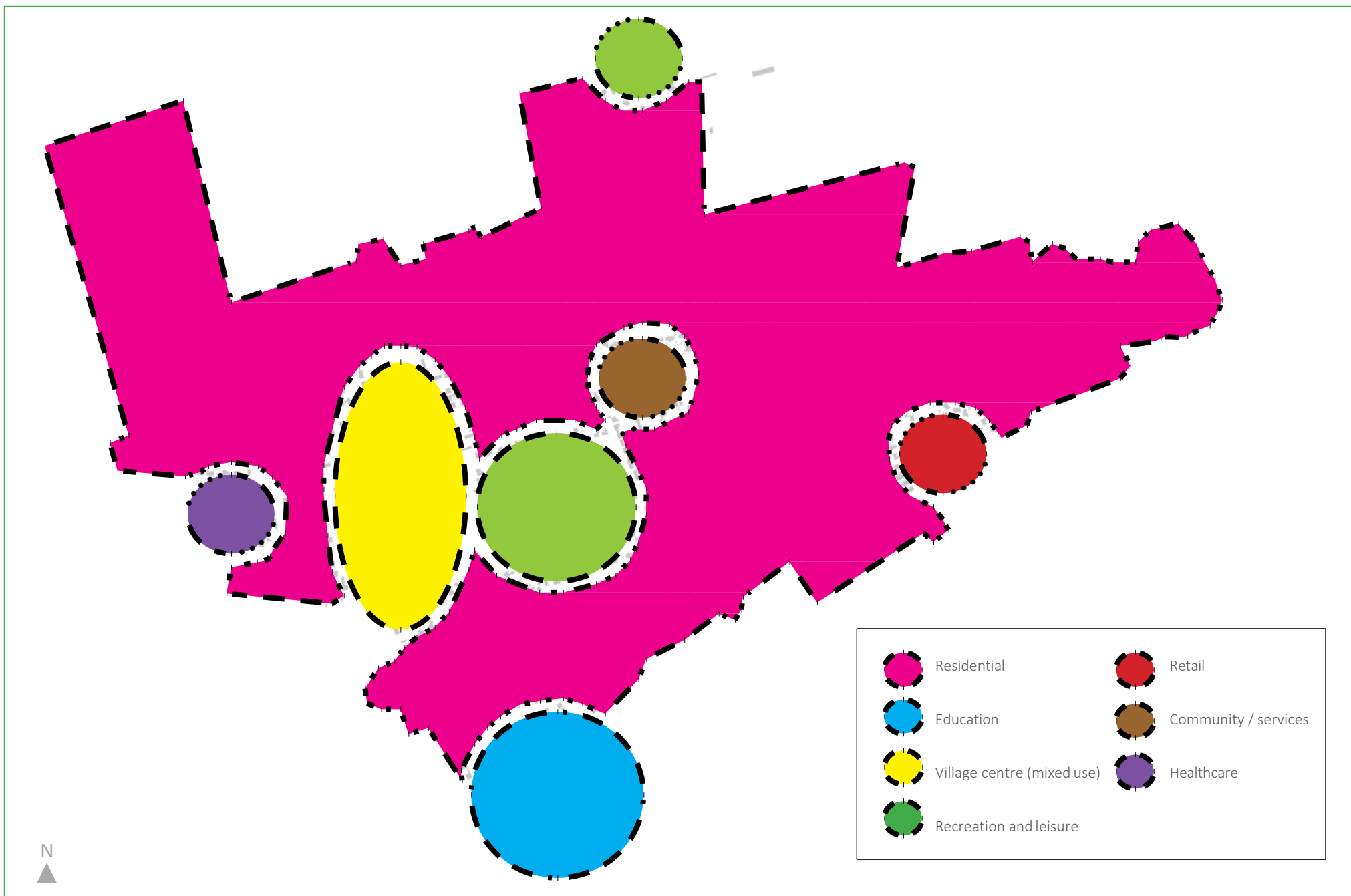


Fig 30: Distribution of land uses map



Fig 31: Village connectivity map (NB the properties of Dunholme Close, Ryland Gardens and 1-5 and 2-8 Roselea Avenue are in the Parish of Dunholme)





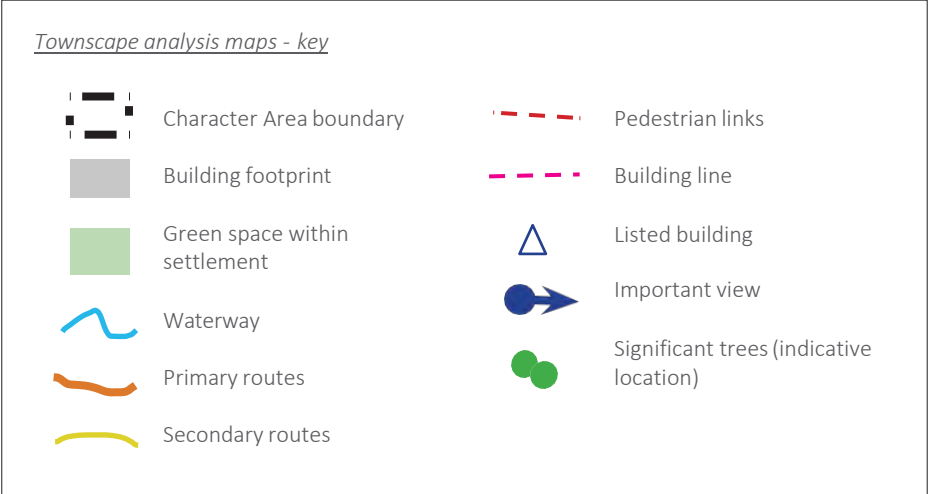
## 5 CHARACTER AREAS

# 5 CHARACTER AREAS

5.1 For the purpose of a more detailed assessment of the individual areas which comprise the village, this study divides Welton into a number of distinct character areas, each of which are defined by a collection of similar features and characteristics.

5.2 Eleven different character areas are identified in total. These are denoted on the map at Fig 32. The following pages provide an overview of the qualities and locally distinctive contextual features of each area. Negative features worthy of enhancement are also identified. A written overview of the key characteristics of each area is provided, and for each area an accompanying townscape analysis map is provided (key provided to the right). Annotated photographs are also included to help communicate the distinct character of each area.

5.3 Whilst the principal characteristics for all areas have been summarised, it has not been possible to illustrate each individual feature and consequently the absence of a specific feature or building from this document does not necessarily mean that it is unimportant to the character of the local area.





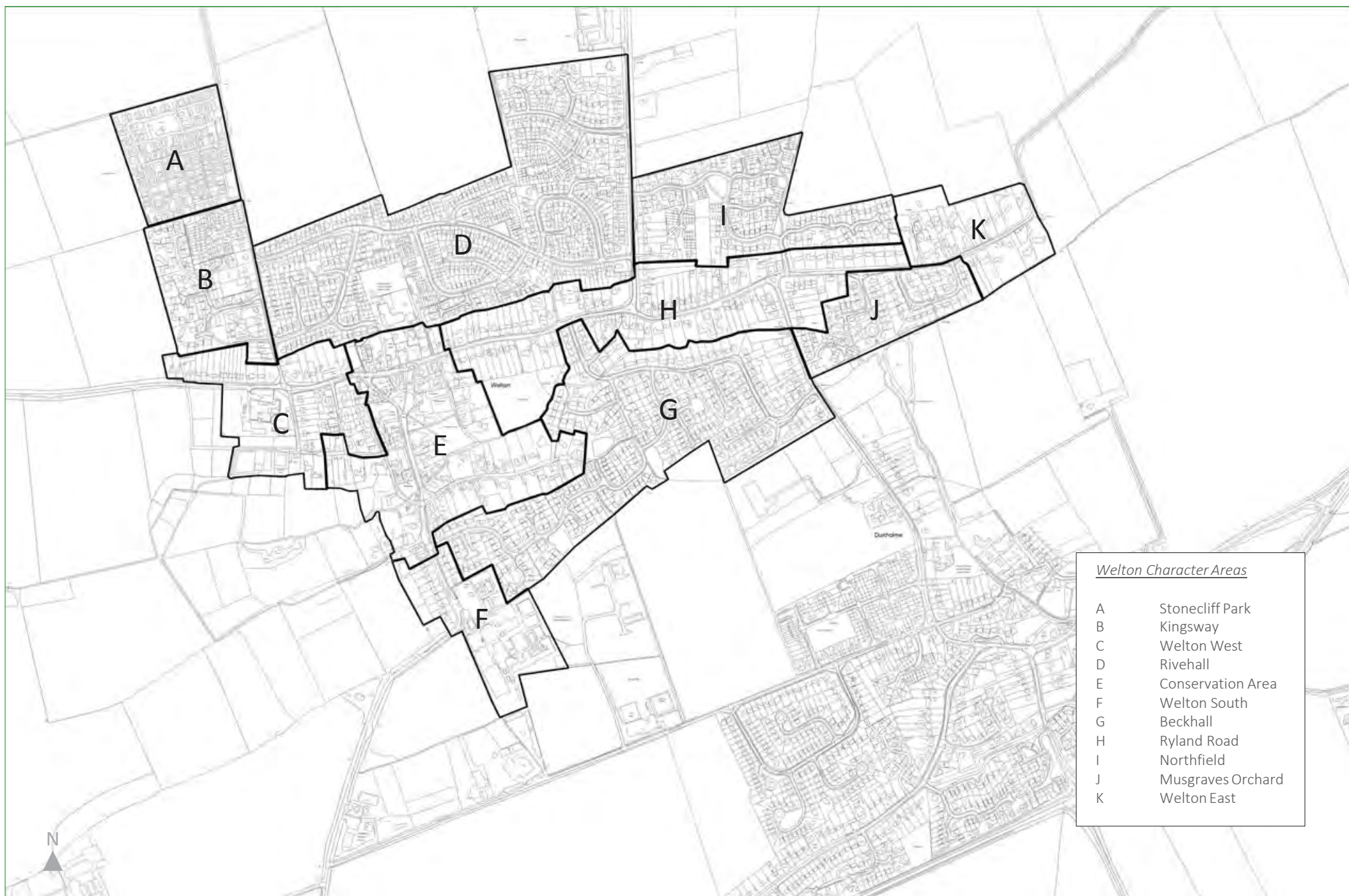


Fig 32: Village Character Areas map

## 5 CHARACTER AREAS

### Character Area A - Stonecliff Park

- 1960s residential park, catering for the over 50s, which is located at the north-western extent of Welton bounded to the north and west by open fields and farmland.
- Main access to the park is from Prebend Lane. Within the park, routes are narrow and do not have any defined footpaths. However, low traffic levels and the slow-moving nature of traffic mean that routes take on a shared-surface nature, along which both pedestrians and vehicles can move.
- Formed of detached, single-storey, pre-fabricated dwellings set along straight, linear routes. The only non-residential use is a social club building, which sits at the park entrance and acts as a community hub.
- Road network is grid-like in form. Routes are overlooked by dwellings which are set at regular intervals on similar sized plots and generally follow a consistent building line. This makes for a much organised, regimented townscape character.



Fig 33: Elaborate and meticulously maintained private gardens represent one of the key characteristics of this area

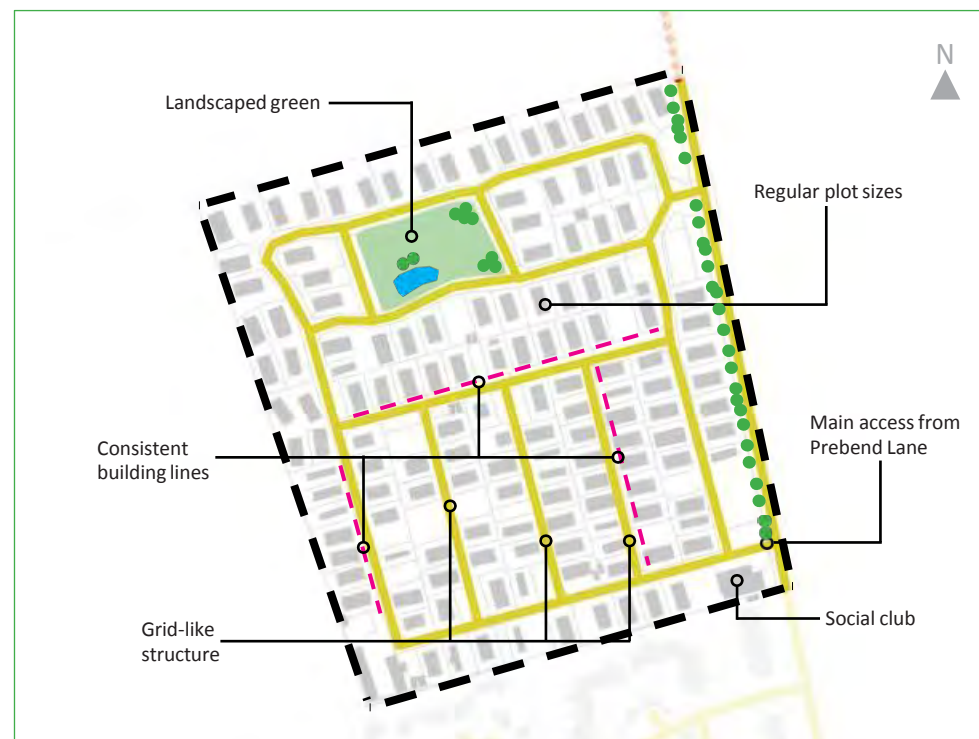


Fig 34: Character Area A - townscape analysis map



Fig 35: Buildings are regularly spaced and follow similar building lines, but individually present differing facade treatments



- Properties are single storey, and the majority have gently sloping pitched roofs. Gable ends face the street and form the front facade of dwellings.
- Despite the largely uniform nature of the dwellings in terms of scale and size, from property to property there are variations in facade treatment and landscaping through which each property expresses its own individual personality, whilst still maintaining and respecting the overarching character of the wider development. Variations in facade treatment include differing paint colours and window types (Fig 35). Gardens, though modest in size, are often elaborate in their layout and design, and immaculate in their apparent maintenance and presentation (Fig 33), displaying a wide variety of planting, including splashes of colourful flowering, sections of manicured hedging, and numerous shrubs and small trees.
- An open space at the northern end of the park represents the only public green space in the park (Fig 36). Like many of the private gardens, this green space is also formally landscaped, hosting a variety of planting and also a small pond. The space creates a break in the otherwise built-up, regimented layout of the park, and forms a distinct event and focal point within the townscape, which serves to enhance the setting of those properties which overlook it.

- Though backing onto open fields and with limited mature vegetation along its edges, the park does not represent an overly intrusive or urban feature on views into the village, with the small scale of its properties and stretches of boundary hedgerow minimising its visual impact.



*Fig 36: The landscaped green located at the northern end of Character Area A*



*Fig 37: The linear nature of the roads and consistent spacing, positioning and orientation of the individual properties make for very well defined streets*

## 5 CHARACTER AREAS

### Character Area B - Kingsway

- Formed of two distinct housing developments and the residential properties on the western side of Prebend Lane.
- The first residential area, which is the smaller of the two, is Monce Close. Accessed from Prebend Lane, this 1980s residential cul-de-sac is formed of a large central parking court overlooked by two-storey terraced properties (Fig 38). This compact terraced arrangement provides a heightened sense of enclosure in the townscape, with unbroken lines of housing framing the central parking area.
- Unremarkable in their design and detailing, the brown brick buildings which make up Monce Close do not offer any distinct characteristics which acknowledge their setting within a Lincolnshire village.
- Though few in number and of small scale, the green spaces which edge the central parking court, and the trees which they accommodate (Fig 38), bring a softer, green dynamic to the area, which helps to counter the otherwise quite urban and harsh environment formed by the expanse of parking and stark rows



Fig 38: Strips of landscaping help to counter the dominance of the central parking court

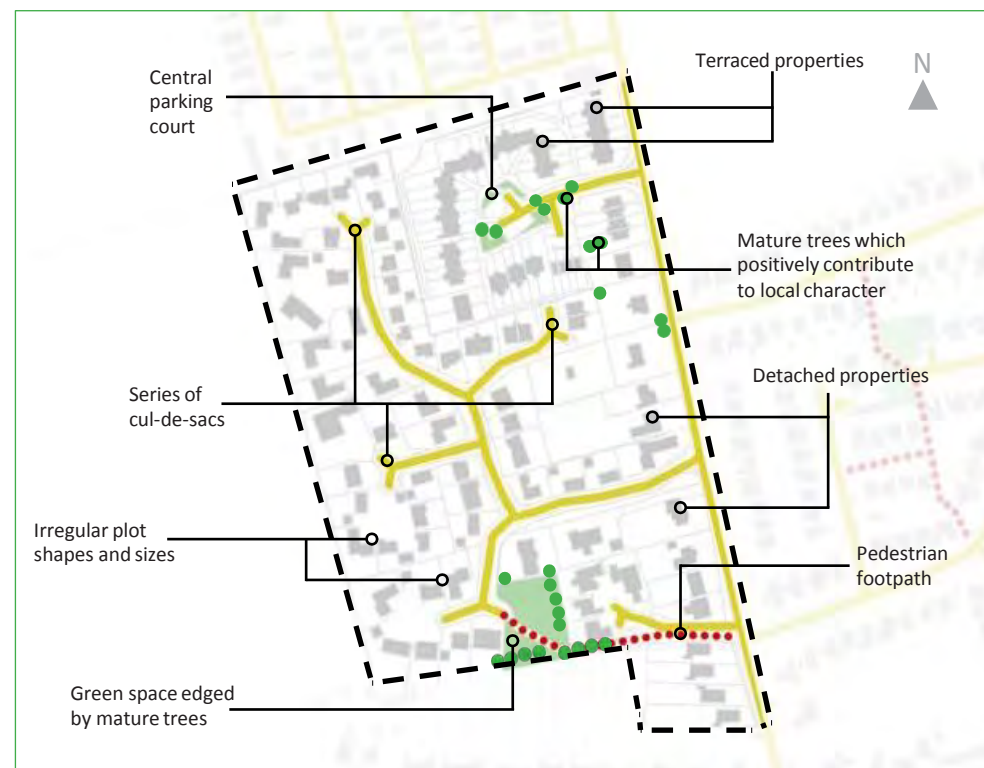


Fig 39: Character Area B - townscape analysis map



Fig 40: The terraced properties of Monce Close group around a central parking court



of terraced housing. The retention of these green features is critical, whilst the introduction of further planting in and around the parking court would be welcome and undoubtedly enhance the area.

- South of Monce Close is the more recent residential development of Kingsway, which also includes Chapter Close and The Cloisters. Less compact and rigid than neighbouring Monce Close, this housing development is formed of a series of cul-de-sacs, around which cluster a mixture of detached and semi-detached dwellings. Here dwellings are set along uneven building lines and often at angles to the road. Consequently, plots sizes and shapes vary from property to property.

- Throughout Kingsway and the adjoining cul-de-sacs many properties have an open plan layout, with little or no boundary treatment. Where boundaries do exist, they typically take the form of formal hedgerow planting. Gardens mostly retain their lawns and many host a variety of trees and shrubs.



*Fig 41: Curved streets make for evolving views*



*Fig 42: Kingsway is accessed from Prebend Lane*

- Street profiles vary throughout the development - in some places the road is lined by wide footpaths on both sides, elsewhere only a single side of the street caters for pedestrians. Grass verges are a common feature throughout this development and even where they are relatively modest in their size, they still help to counterbalance the urban influence of the wide tarmaced roads and sizeable residential properties which occupy the area.

- The curved nature of the streets along with the variable building lines and variety of planting and greenery make for a series of evolving vistas and views within the area (Fig 41).

- Properties are finished in a variety of bricks, the majority being of red brick, though a number are of yellow or brown brick. Visual interest is enhanced through the introduction of a variety of building details, including contrasting brick string courses, chimneys, dormer windows, hanging clay tiles and porch canopies. Houses typically have garages or individual private parking spaces integrated into their front or side gardens.

- Public open spaces are limited in number, but one significant green space does exist at the southern end of the character area. Lined by mature deciduous trees, this space is dissected by a footpath which provides direct access to Prebend Lane (Fig 43).

- The western side of Prebend Lane forms the eastern edge of this character area and is lined by more residential buildings. Along this length of Prebend Lane there is a relatively consistent building line. However, in almost all other respects properties differ (Fig 44). Terraces line the northern proportion of Prebend Lane, whilst further south as the road moves towards the village centre; detached dwellings are the main building typology. Individually, these detached buildings display a wide variety of forms, roof styles and pitches. This is likely to be the result of piecemeal development and redevelopment through the decades, which has produced a great variety of housing types along a relatively short stretch of road.

- A similar lack of consistency and coherence is apparent in the various boundary treatments to these Prebend Lane properties, with some favouring

hedgerows and others opting for either brick walls or fencing. A more coordinated approach to boundary treatment from property to property would likely enhance this stretch of townscape and help bring a more unified character to the western edge of Prebend Lane.



*Fig 43: A pedestrian route links Prebend Lane to Bishops Place*



*Fig 44: A diversity of residential building forms and boundary treatments exist along Prebend Lane*



## 5 CHARACTER AREAS

### Character Area C - Welton West

- This area forms the western gateway into Welton and is structured around Cliff Road and a series of residential lanes which run parallel to each other in a north-south direction.
- Grass verges line both sides of Cliff Road on its approach into the village, whilst its southern side is lined by a continuous band of low hedgerow, which is interspersed with more substantial deciduous trees (Fig 45). These green features help to convey a semi-rural character even after the settlement has been entered.
- Occupied primarily by residential properties, the only exception being Healthlinc House (Fig 49), a rehabilitation hospital for those with learning difficulties. The hospital is a comparatively large building, with a relatively expansive footprint. However, despite its size and location on the edge of the settlement, it does not overly dominate the immediate townscape nor views into the village, as it is set amongst several rows and clusters of mature planting which softens its appearance.



Fig 45: The entrance into Welton from Cliff Road is a green and attractive one

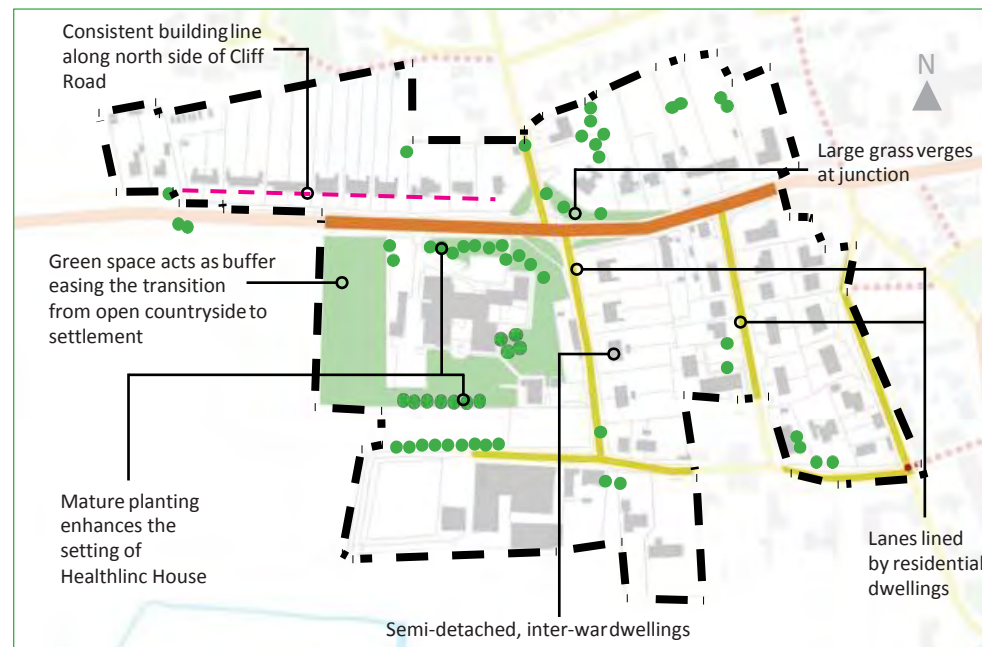


Fig 46: Character Area C - townscape analysis map



Fig 47: Red brick inter-war housing lines Cliff Road at the gateway into Welton

- Across from the hospital, Cliff Road is lined by a row of distinct red brick inter-war properties (Fig 47), which line the road at regular intervals along a consistent building line to form a coherent and pleasing entrance to the village.
- Further along Cliff Road lie the turn-offs for Prebend Lane to the north and Norbeck Lane to the south. Four sizeable grass verges converge at this particular junction, providing a welcome green edge to these vehicular routes and combining with the roads to create a particularly open townscape which affords numerous views of the wider village setting.
- South of Cliff Road, the routes of Norbeck Lane, Chapel Lane and Vicarage Lane host a variety of residential properties. The western part of Norbeck Lane is lined on one side by inter-war properties (Fig 50), which are of similar scale and form to those seen along Cliff Road (semi-detached with hipped roofs and a shared central chimney stack), but display a greater diversity of facade finish, with ground floors being typically of red brick and upper storeys being of painted or pebble-dash render. It should be noted that only part of Norbeck Lane falls into this character area, and the more historic stretch, which is situated towards the village centre, forms part of Character Area E.



*Fig 48: Properties along Chapel Lane are generously spaced adding to the semi-rural feel of the street and allowing for views through towards the village centre*



*Fig 49: Healthline House enjoys a generously landscaped setting*



*Fig 50: Properties along Norbeck Lane display a strong visual coherence, being of the same building typology and progressing a consistent approach to garden boundary treatment*



- Chapel Lane and the western side of Vicarage Lane both lay host to a mixture of detached and semi-detached 1960s dwellings. Of modest scale (typically either one or one and a half storeys) these dwellings are fairly ordinary in their appearance. The properties do however benefit from generous spacing, and this combined with their modest scale, gives these routes a strong visual connection with the village centre, with the canopies of those taller trees located within the conservation area providing a green backdrop to the properties. Views of St Mary's Church tower are also available at certain intervals along Chapel Lane.

- Moving closer to the village centre along Cliff Road, the first stone buildings, which one might typically associate with Welton, appear (Fig 53). These two dwellings abut the footpath leading into the village and are orientated with their gable ends facing the road. They appear to have been subject to a number of alterations since their original construction. However, they still retain enough of their original character to enhance this approach into the village centre and give a hint of what is to follow in terms of architectural forms and finishes.



*Fig 51: Looking back towards Healthline House, the presence of the hospital is barely perceptible due to the thick planting which encloses it*



*Fig 52: Boundary treatments vary significantly along Chapel Lane, undermining the coherency of the street*



*Fig 53: Closer to the village centre a number of more traditional house types emerge*

## 5 CHARACTER AREAS

### Character Area D - Rivehall

- Character Area D consists primarily of residential development dated from approximately the 1970s through to the 2000s. Despite the size of this area and the prolonged time period across which it was developed, there is a strong degree of consistency to the townscape, particularly in terms of building typology, footprint size, spacing and plot size. Most dwellings are detached and sit at the centre of their plot, with front and back gardens of similar sizes.
- A variety of building sizes are present across the area. However, generally speaking, dwelling scale rises across this character area from west to east, with the streets such as Hazel Grove and Heath Close being formed largely of bungalows, and the more recent dwellings to the east, such as those on Brinkhall Way and The Spinneys being mostly of two storeys.



Fig 54: A network of pedestrian routes provide links to the local primary school and the village centre



Fig 55: Private planting contributes to the residential streetscape

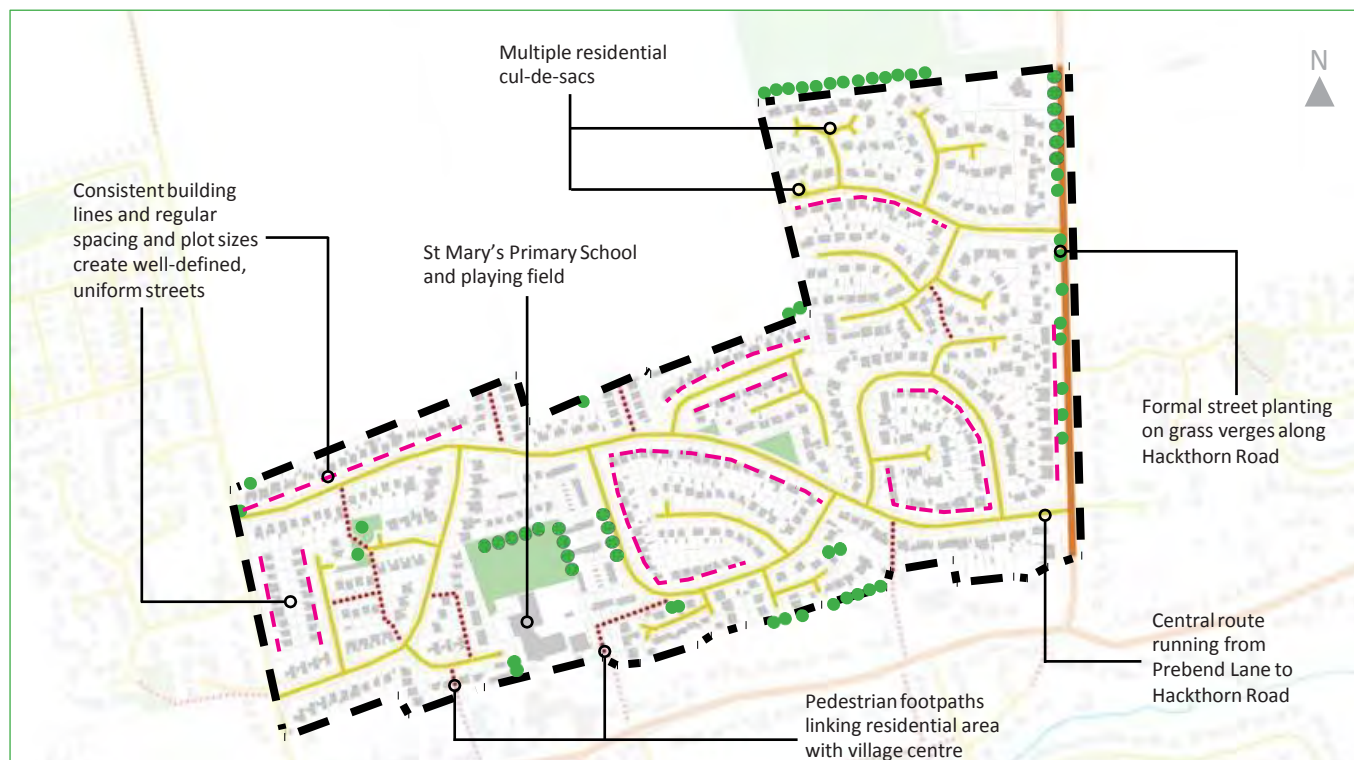


Fig 56: Character Area D - townscape analysis map



- Much like Character Area B 'Kingsway', the buildings in this character area display few traits which could be deemed locally distinct or typical of a Lincolnshire village, with red and brown brick dominating the townscape. However, a combination of regular grass verges, sizable open plan gardens accommodating a variety of private planting and intermittent hedgerows, the relatively generous spacing of the properties and wide streets does give much of the area a spacious and green character, befitting of a village setting. However, where such characteristics are less abundant, with dwellings more tightly arranged and grass verges non-existent, such as in Bramble Close and Field Close, a suburban character begins to emerge.

- This character area also plays host to the local primary school and its playing fields. This local community facility is well connected to the wider area by a series of pedestrian routes (Fig 54) which provide links from both the wider residential area and also the village centre.



*Fig 57: Character Area D contains a high proportion of bungalows*

- For such a significant proportion of the village area, this character area is lacking in public open space, with a couple of triangular greens along Rivehall Avenue representing the only notable green spaces accessible to the general public (Fig 59).



*Fig 58: Mature trees and grass verges help to give the area a less urban feel*



*Fig 59: Public green spaces are at a premium within Character Area D*

## 5 CHARACTER AREAS

### Character Area E - Conservation Area

- Character Area E follows the same boundaries as the Conservation Area, which was first designated in 1969. This area covers the village's historic core, which lays host to the majority of the village's most valued, unique and recognisable buildings and continues today to be the central focus of everyday life in Welton.
- At its heart is St Mary's Church (Fig 62), a grade II\* listed building of Norman origins. Though set back from Lincoln Road within its cemetery setting and nestled amongst some of the villages most mature and vibrant vegetation, the church and its grounds still exert a considerably positive influence on the wider character of the village centre. It represents the tallest built structure in the village and glimpses of its tower can be gained from numerous parts of the wider settlement.
- One particularly pleasing and finely composed view of the church tower is that from the junction of Lincoln Road and Green Lane (Fig 60).



Fig 60: View from the junction of Lincoln Road and Vicarge Lane looking towards the village centre

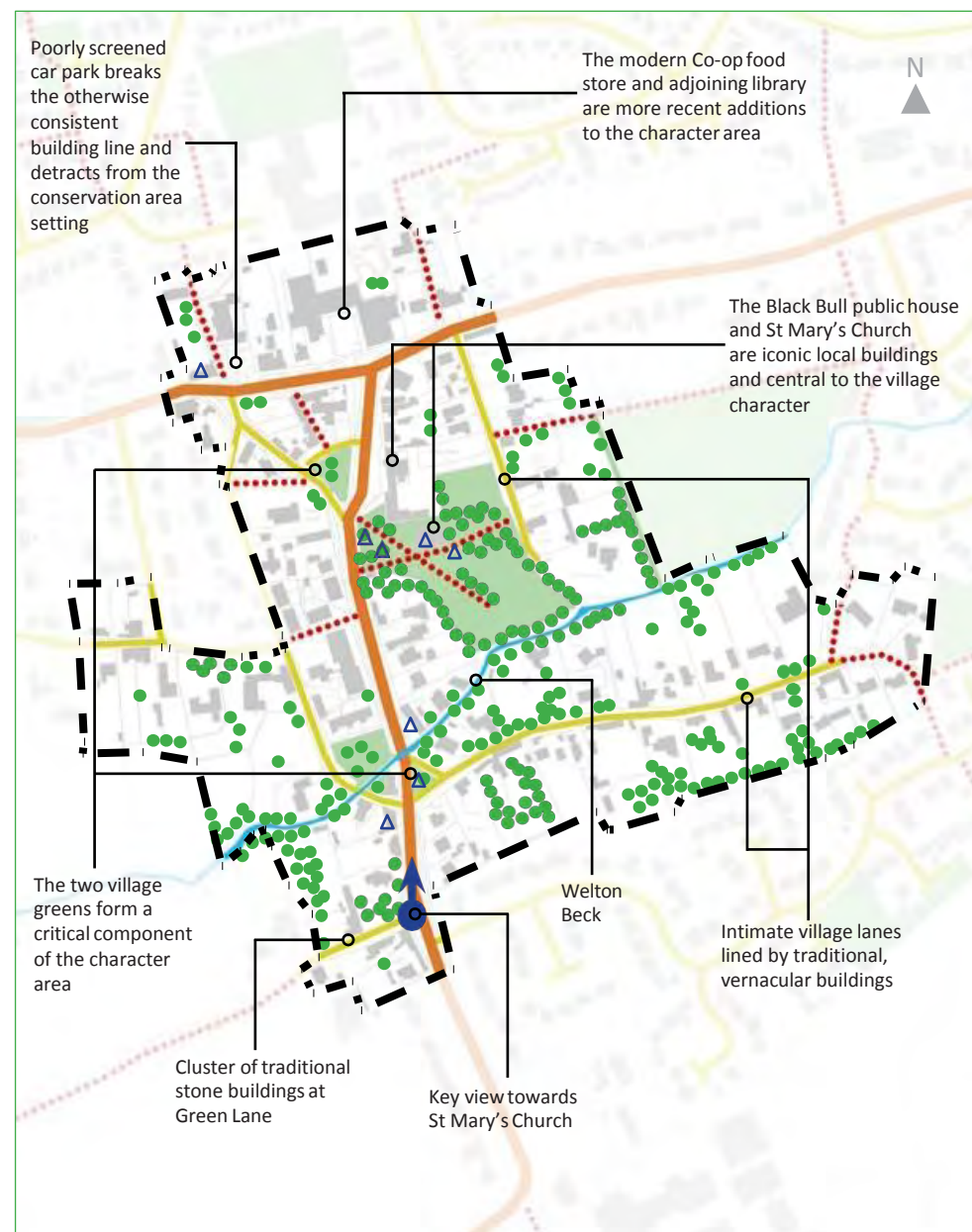


Fig 61: Character Area E - townscape analysis map



Bustling with greenery, this view plays host to the southern green and its pump in the foreground, whilst the listed Brook House occupies the middle-ground and the view terminates with the church tower emerging through the thick canopies of the cemetery trees.

- St Mary's Church is one of a number of distinct buildings, which along with the village green, shape the character and form of the village core. To the west of the green is Manor House. Enclosed by stone walling and a thick band of trees, Manor House represents one of the village's most unique buildings. Formed of pale yellow brickwork with finely detailed crenellated bay windows and soaring chimney stacks at each gable end, the building is an integral component of the village green setting.



*Fig 62: St Mary's Church, whose grounds accommodate a number of listed structures, represents the village's most iconic and important building in terms of its heritage, identity and character*

- Across from the green, on the opposite side of Lincoln Road, is the Black Bull Public House (Fig 65). This imposing yet attractive building presents a commanding frontage onto Lincoln Road. Part stone, part brick, but with a facade finished exclusively in cream colour washing, the pub is second only to St Mary's Church in terms of Welton's most distinct and locally iconic buildings and is very much a landmark building in its own right. The tumbled brickwork on the pub's gable end is a particularly distinct and pleasing feature. Along with the adjoining premises, which include the Parish Council office (formerly the old butchers shop), a cafe, newsagent and hairdresser, the pub forms one of the village's main stretches of non-residential uses.

- To the north of the green are the old Smithy and former Primary School buildings. These two buildings have long abandoned their original uses and are now residential properties, but retain their stonework finish and vernacular character, making them important assets to the village green whose northern boundary they edge.



*Fig 63: St Mary's Church is largely screened by vegetation in views from the village centre, but individual components of its wider setting, including the village war memorial, its lych gate and those very trees which obscure it*

- The green itself is of triangular form and is home to a mature lime tree (Fig 64), which was planted in 1897 to commemorate Queen Victoria's Diamond Jubilee. An ornate cast-iron lamppost was also erected on the green in celebration of the same event and another on the northern side to commemorate Queen Elizabeth II's Diamond Jubilee in 2012. Together these commemorative features along with a map board and a trio of semi-mature deciduous trees add further character to the green and wider village centre. However, the village green has also been inflicted with some less than appropriate streetscape features, including a modern phone box, bus shelter, litter bin and a generic street light with a 'No Entry' sign attached to it, all of which clutter the green and erode its visual quality.
- North of the green lies Cliff Road which is edged by a number of further distinct buildings of particular note, including the Methodist Church (Fig 67), which functions as a landmark at the junction of Cliff Road and Manor Lane. It has been recently expanded through the introduction of a tasteful and subservient modern side-extension. Its positioning on the junction of Cliff Road means that it is particularly prominent in views along this route.



Fig 64: The village green



Fig 65: The Black Bull pub and adjoining premises present a strong frontage onto Lincoln Road



- Partnering the Methodist Church at the junction of Cliff Road and Manor Lane is Stonecliffe House. This grade II listed building is one of the village's oldest buildings; it consists of limestone walling and has a particularly steeply sloping and deep half-hipped pantile roof. Together with the Methodist Church it forms an attractive and memorable edge to this key road junction.

- Further along Cliff Road is a row of traditional two-storey buildings (Fig 66), also finished in limestone with chimney stacks emerging at either end of their pitched roofs. These properties host a variety of uses, including an Indian takeaway, pet store and fish and chip shop, further adding to the diversity of the village's retail premises. Unfortunately, despite their attractive and locally distinct stonework, their character has been eroded through the introduction of uPVC windows, which are unsympathetic to the original building due to their obtrusive, chunky appearance.



Fig 66: Retail premises within traditional buildings along the northern edge of Cliff Road



Fig 67: The Methodist Church with its contemporary extension



Fig 68: The Co-op supermarket utilises a palette of materials appropriate to the village core





*Fig 69: The village's second green is pleasingly simple and uncluttered in its composition, with a single tree, the village pump and a trio of planted floral displays being its only occupants*



*Fig 70: The view towards the village centre comprises three dominant colours; (1) the red of the pantile rooftops, (2) the pale yellow of the limestone walling, and (3) the rich green canopies of the village trees*



*Fig 71: The beck emerges at the south of Character Area E, where its presence enlivens the immediate townscape setting*



- A significant blot on the townscape is the car park that fronts the Cliffe Court building. Located in a prominent location directly in front of the Cliff Road and Manor Lane junction, the space detracts from the setting of the listed Stonecliffe House, and proves an unwelcome void in what is an otherwise consistent building line formed of traditional properties. The two mature trees which sit either side of the car park entrance only partially minimise its adverse impact on the townscape, and the largely featureless side facade of Cliffe Court, a building which does little to respect its conservation area setting, still looms large in views from Cliff Road.

- Further along Cliff Road at the junction with Ryland Road and Lincoln Road are the Co-op supermarket and adjoining library and health centre buildings (Fig 68). With a rich red pantile roof and stone walling, this building has made obvious efforts to respect the character of the surrounding townscape. However, it is still of a scale that is out of keeping with the rest of the conservation area, and a lack of landscaping makes it an overly exposed feature in views from Lincoln Road to the south. Opportunities to increase roadside planting along the front of this building should therefore be explored.

- At the southern end of the conservation area is the second village green (Fig 69), which is overlooked by Brook Cottage, a grade II listed property and one of the oldest buildings in the village, dating from the seventeenth century. Formed of limestone with a red pantile roof, this building has a strong relationship with this second village green, with which it combines to create a particularly attractive and distinct piece of townscape.

- This green accommodates the village pump, which is also listed and acts as a local landmark, as well as a reminder of Welton's origins (Welton roughly translates to the 'village with a well'). The green and its pump combined with the abundance of mature planting, the beck, and the numerous attractive cottages which occupy its wider setting result in one the village's most unique, picturesque and unspoiled pieces of townscape.

- Moving north along Lincoln Road towards St Mary's Church, two contrasting built forms exist on either side of the road. On the western edge of Lincoln Road is Park House (Fig 73), an imposing and rather unsympathetic 1960s



*Fig 72: New development has been successfully integrated into the conservation area by drawing inspiration from local vernacular building forms and using traditional materials*



*Fig 73: Park House is a less than successful introduction to the conservation area, but whose visual impact could be mitigated through additional street planting*

block of council flats, whose slightly elevated position combined with its significant bulk make it a commanding presence in the townscape. As with the Co-op building, the introduction of tree planting to the front of Park House could go some way to lessening its visual impact and soften its presence along Lincoln Road. Indeed, there are already sizeable grass verges along this stretch of Lincoln Road, which could comfortably accommodate such planting.

- In contrast, the eastern side of Lincoln Road is edged by buildings which are more in sync with the village character in terms of building form and materials (Fig 70), clay pantile roofs sitting atop stone buildings which are bounded by walls of the same stonework. 15 Lincoln Road, which sits along this stretch of road, represents a particularly well-preserved example of a late nineteenth century cottage. Neighbouring 15 Lincoln Road is a more recent courtyard development (Fig 72), which manages to respect the sensitive conservation area setting through the use of a mixture of stone, red brick, and clay pantile roofing, but still tastefully



*Fig 74: Sudbeck Lane has a rural charm*

expresses its more recent construction era through some subtle variations in its material palette, such as the introduction of slate roofing, grey aluminium window frames and timber doors, and the integration of some bespoke architectural features such as glazed porches.

- Away from the main routes of Lincoln Road and Cliff Road, the conservation area takes on a more intimate character. Sudbeck Lane and Church Lane are both narrow cul-de-sacs, lined with grassy verges and rows of mature trees. They are lined with numerous traditional cottage buildings (Fig 72 and 73), many of which display typical Lincolnshire features such as brick tumbling and sash windows. Along the southern edge of Sudbeck Lane, buildings typically abut the road, whilst dwellings along the northern edge, some of which are of more modern construction era, are typically set well back from the road and have a much more secluded setting, being largely screened by roadside vegetation.



*Fig 75: The properties of Church Lane enjoy a secluded setting rich with mature vegetation*



- Norbeck Lane and Vicarage Lane which are located towards the western side of the conservation area, are also formed of narrow lanes edged by grass verges, but have a more open feel to them, with various views and glimpses of the wider village setting available through breaks in vegetation or where buildings drop down to a single-storey. Stone walls, some of which are topped with pantiles, feature prominently along both of these routes and form one their defining characteristics (Fig 76). Buildings of note along these routes include a cluster of attractive nineteenth century cottages at the junction of Norbeck Lane and Chapel Lane (Fig 77) and the Old Vicarage on Vicarage Lane, all of which draw on a materials palette consisting of stonework and pantile roofing. Green Lane at the southern end of the conservation area shares a similar character, comprised largely of greenery, stonewalling and red pantile roofing (Fig 78).

- More information on this particular character area can be found in the Welton Conservation Area Appraisal prepared by West Lindsey District Council in 1989.



*Fig 76: Stone walls form boundaries to many of the properties along Norbeck Lane*



*Fig 77: The junction of Norbeck Lane and Chapel Lane is home to a group of attractive cottage buildings*



*Fig 78: Green Lane is a short, narrow route lined with stone walling, traditional dwellings and farmhouses and splashes of greenery*

## 5 CHARACTER AREAS

### Character Area F - Welton South

- Forming the southern gateway into Welton, this character area consists of William Farr CofE Comprehensive School and the residential properties which line this brief stretch of Lincoln Road.
- The school is formed of a series of large single and two-storey buildings, many of which are linked together through connecting corridors. These buildings merge together in views from Lincoln Road and appear as a single wall of development, which lacks any significant form of landscaping or vegetation to lessen its dominance on the townscape. The school car park is similarly unsympathetic in its landscaping, consisting of an unbroken expanse of hardstanding, which is exposed to Lincoln Road.
- Once past the school, a townscape more befitting of a village setting emerges. Generous grass verges line Lincoln Road, beyond which are detached dwellings - bungalows along the western side, two-storey to the east - set back from the road behind garden lawns. Private hedgerows and street planting line much of the approach into the village, including a couple of particularly towering willow trees. A footpath along the eastern edge facilitates pedestrian movement from the village centre to the school.



Fig 79: Looking north along Lincoln Road



Fig 80: Character Area F - townscape analysis map



Fig 81: Tree planting is sparse along the boundary of William Farr School



## 5 CHARACTER AREAS

### Character Area G - Beckhall

- Similar in many respects to Character Area D, this character area is formed of a series of residential cul-de-sacs that branch off from the central routes of Beckhall, The Grove and Roselea Avenue which are also lined with detached dwellings.
- Reflecting its construction in phases across a number of decades, from the 1970s through to the 2000s, this character area displays a variety of building forms and street layouts.
- Roselea Avenue, Orchard Close, Ryland Gardens and Dunholme Close which represent the longest established areas have a pleasingly green and open character, with trees, grass verges (Orchard Close only), private planting in gardens



Fig 82: Roselea Avenue has a spacious and green character

and the thick canopies of larger, more mature trees in the distance, all contributing towards providing a soft, leafy setting to the buildings (Fig 82 and 84).

- The buildings along these streets are mostly single or one and a half storey set back from the road behind small, but green and generously planted front gardens. Regular spacing provides glimpses through the buildings to the surrounding area, which combined with the small scale of the dwellings and the abundance of greenery helps to give these streets a particularly airy feel.
- In contrast, those residential streets which occupy the western half of the character area, such as Beckhall, Willow Way and The Pastures are occupied by large, tightly spaced, two storey dwellings which dominate the townscape (Fig 86). These dwellings often have a footprint which equals or surpasses the size of their gardens, resulting in the built form overwhelming the greener elements of the area.

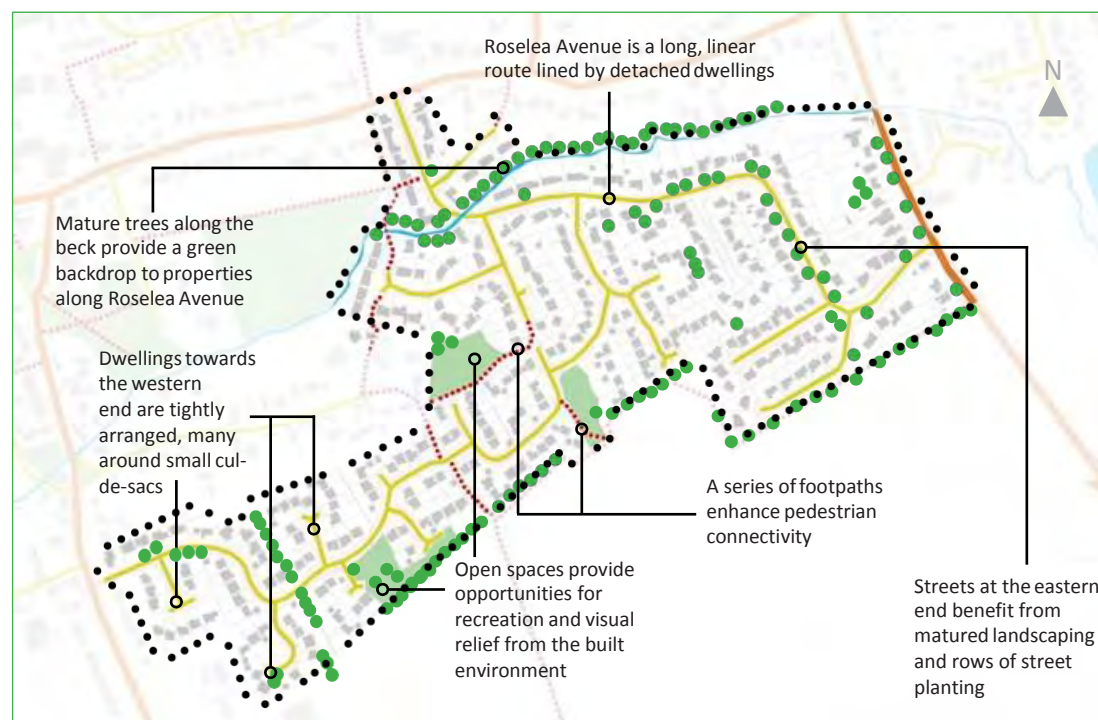


Fig 83: Character Area G - townscape analysis map





Fig 84: The mature trees which line the beck form a green skyline behind Roselea Avenue



Fig 85: Open spaces set amongst more recent development bring relief from the otherwise densely developed residential streets



Fig 86: Newer development along Beckhall is of a higher density than what is typical in Welton, with its tight arrangement and large scale and bulk creating a much more suburban character



- Street profiles along Beckhall and the smaller cul-de-sacs which branch off from it typically consist of a central two way road edged by tarmac paving on either side. Grass verges are an unfortunate omission here. Likewise, street planting is sparse, and where it does exist, has not matured sufficiently to offset the overbearing influence of the road network and densely built environment.
- The lack of reasonable spacing between dwellings and their large scale also means that views through the development are limited, and that the various bands of mature planting located beyond the streets are mostly obscured and unable to dictate a positive influence on the streetscape.
- However, a series of open spaces (Fig 85 and 88) within this character area, as well as some intimate, pleasant pedestrian footpaths (Fig 87), do go some way to countering the overly urban character of the area. These spaces make a



*Fig 87: Grass edged pathways and their accompanying simple yet attractive wooden signage are more in keeping with Welton's rural village character*

valuable contribution to the character area, providing critical splashes of greenery and openness, as well as opportunities for leisure and recreation.

- The buildings within Character Area G display a mix of architectural forms, features and detailing. Most of the older, single storey dwellings such as those which line Roselea Avenue, Orchard Close and Dunholme Close have pitched roofs with forward facing gables. Red or grey brick, with concrete roof tiles are the predominant materials. Chimneys are accommodated in most dwellings and make a valuable contribution to the roofscape, providing additional visual interest to the properties. Many properties have introduced dormer windows to create additional living accommodation within their roof space.
- Within the more recent 1990s and 2000s developments, yellow or red/brown brick is the prevalent walling material. Most roofs are topped with brown tiles



*Fig 88: Tucked behind Willow Way is a secluded green space which hosts a variety of planting arranged in a very informal and natural manner*

and are either pitched or hipped in form. Many properties display variations in brick bonds and decorative finishes, such as half timbering, string courses, brickwork lintels, sheet metal topped bay windows and columned porch entrances. Whilst these features help to add visual interest to the buildings and break up their bulk, as with many of the residential areas which have grown outwards from the historic core of Welton, there is little acknowledgement of the village's architectural heritage present in the design of these dwellings which ultimately are of a fairly homogeneous, suburban character, the like of which can be found throughout much of the country.



*Fig 89: Insufficient spacing between dwellings, inadequate street planting and the large bulk of the individual buildings combine to create the impression of a single, imposing built form which blocks out views of the wider locality*



*Fig 90: Recent dwellings tend to incorporate parking areas and garages into their frontage*



*Fig 91: Some dwellings present a confused mix of architectural features and details, few of which have any particular connection to the village's architectural heritage*



## 5 CHARACTER AREAS

### Character Area H - Ryland Road

Formed along Ryland Road and Eastfield Lane, a central route which cuts through the village in a gently winding manner, Character Area H is lined by ribbon development which has grown outwards from the village centre. Its development in a piecemeal, plot by plot basis over a number of decades means that it hosts a variety of building forms of varying age and appearance (Fig 94) each with their own individuality. In some cases this individuality comes from properties displaying their own entirely unique form and decorative style, whilst in other circumstances dwellings of a similar form have differing facade treatments and decorative details through which they communicate their individuality.



Fig 92: The gently winding nature of Ryland Road combines with an abundance of greenery and varied building forms to create a series of evolving views

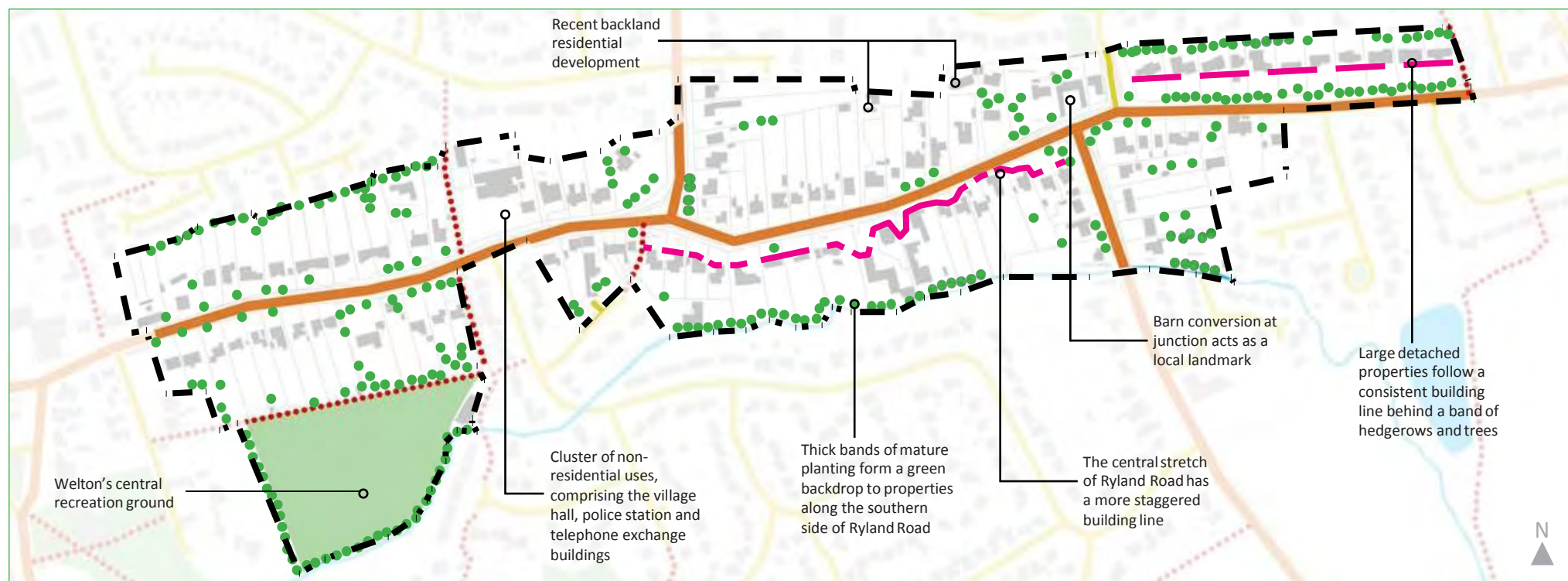


Fig 93: Character Area H - townscape analysis map



- The majority of dwellings along this route appear to have been constructed between the 1950s up to the present day. However, there are a number of older properties finished in the local vernacular style. Most notable amongst these is the barn conversion at the junction of Ryland Road, Eastfield Lane and Dunholme Road. This building, formed of three linear blocks arranged around a central courtyard area, has been sensitively converted into a residential property retaining the original stonework and red clay pantile roofing (Fig95).

- The barn conversion, by way of its striking appearance and prominent location on a key road junction forms a landmark building along Ryland Road. Its role in views from Dunholme Road to the south is particularly important where it sits centrally framed by the green planting lining this approach road (Fig 96). The only disappointing aspect of this building is the excessive amount of streetscape features clustering its frontage. Whilst the red cast iron post box and simple sign post have a distinct charm, the various other objects which edge the roadside in front of the barn conversion, such as the telephone kiosk, dog waste bin, electricity box and 'Give Way' sign are all visually intrusive and harm the otherwise high quality character of this building.



Fig 94: Dwelling form, scale and materials change from building to building



Fig 95: The refurbished barn building at the junction of Ryland Road and Eastfield Lane is one of the most attractive and distinct buildings outside of the conservation area and an important landmark along this central route



- Plot patterns are generally regular along Ryland Road and Eastfield Lane. Typically houses are wide fronted with their frontage running parallel to the road. The majority are set back behind private gardens which helps give the character area a largely open and spacious appearance. Properties at the western end of this character area enjoy large back gardens and smaller front gardens, whilst this situation is reversed at the eastern end along Eastfield Lane where many of the properties nestle towards the back of their plots behind large front gardens.
- Recent backland development which can be found along the northern side of Ryland Road (Fig 97) goes against the otherwise regular plot pattern. Such tandem development, in what would have formally been the back gardens of the original Ryland Road properties, has had little visual impact on the character of the area, as the buildings which have been introduced share the same original access and are of a modest scale, meaning that their presence is screened by the original roadside dwellings and landscaping. However, careful consideration should be given to any future proposals for similar backland development, as the cumulative impact of such proposals will likely erode the character of this area over time.



*Fig 96: The distinct stonework and vibrant red roof of the farmhouse buildings are the centrepiece of the view north from Dunholme Road*



*Fig 97: A number of backland developments have appeared to the north of Ryland Road*



*Fig 98: The northern edge of Eastfield Lane has a strong green character, heavily influenced by the wide grass verges and flourishes of mature vegetation*

- The predominant form of boundary treatment is hedges, however some properties have introduced brick or stone walling, which where it appears, tends to detract from the predominantly green character of the road edge. Green verges are present along much of the road and also at key junctions, where they are often occupied by mature trees. These green features help to create a less formal, more rural character and add to the visual appeal of this character area. The northern edge of Eastfield Lane is particularly green and leafy (Fig 98), where some of the villages grandest properties lie largely screened behind towering mature trees.
- In addition to the numerous residential properties which occupy Character Area H, there is also a cluster of non-residential buildings just east of the Ryland Road and Hackthorn Road junction. This trio of buildings comprises the village hall, telephone exchange building and the local police station. All are single storey and

of reddish/brown brickwork. This similarity of construction era, materials and simple architectural language, coupled with their non-residential use, means that these buildings merge into one coherent cluster of development.

- The village hall setting is somewhat overwhelmed by the expanse of car parking which engulfs it. The introduction of planting and greenery along the roadside could help break up the negative visual impact of this large area of hardstanding. Similarly, the telephone exchange building could benefit from additional landscaping and a greener boundary treatment to bolster the rather scant screening provided by the existing timber fencing. Such landscaping measures would improve the influence these buildings have on their immediate townscape setting.



*Fig 99: The telephone exchange building has an irregular-shaped roof profile finished in polygonal hanging tiles*



*Fig 100: The Village Hall*



## 5 CHARACTER AREAS

### Character Area I - Northfield

- Constructed largely over the past decade, much of Character Area I has had little time to mature into its setting and resultantly the townscape is one dominated by hard surfaces and built forms.
- Formed exclusively of residential development, the properties which occupy this character area are generally of two storeys, detached and set within plots which relative to their building footprint are small. Gardens are therefore often limited in size, particularly those fronting properties (Fig 102), which also often have the added burden of having to compete with on plot car parking provision. Buildings are of a standardised, off-the-shelf appearance and pay little regard to the village's distinct character or history.
- Dwellings are for the most part arranged at a density which is higher than that seen elsewhere in Welton and the minimal distances between properties means that views of the wider locality are limited. This is particularly true of those most recently constructed properties along Northfield Road (dwellings along The Hardings are more generously spaced - see Fig 105). However, there are a handful of valuable open spaces which provide some relief from the otherwise unrelenting character of this dense townscape. The most pleasing of these green spaces is that which is bounded on its northern and eastern edges by Northfield Road (Fig 106) and accommodates a band of towering fir trees which form a focal point and bring some much needed visual interest to the townscape.
- Beyond the actual open green spaces, much of the streetscape is lacking in greenery. Street planting is minimal and where it does exist is generally not of sufficient maturity to counter the prevailing urban character of these streets. Whereas across much of Welton, plots are either open plan or bounded by hedgerows, here property boundaries are frequently formed of tall brick walls which are uncharacteristic of the village.

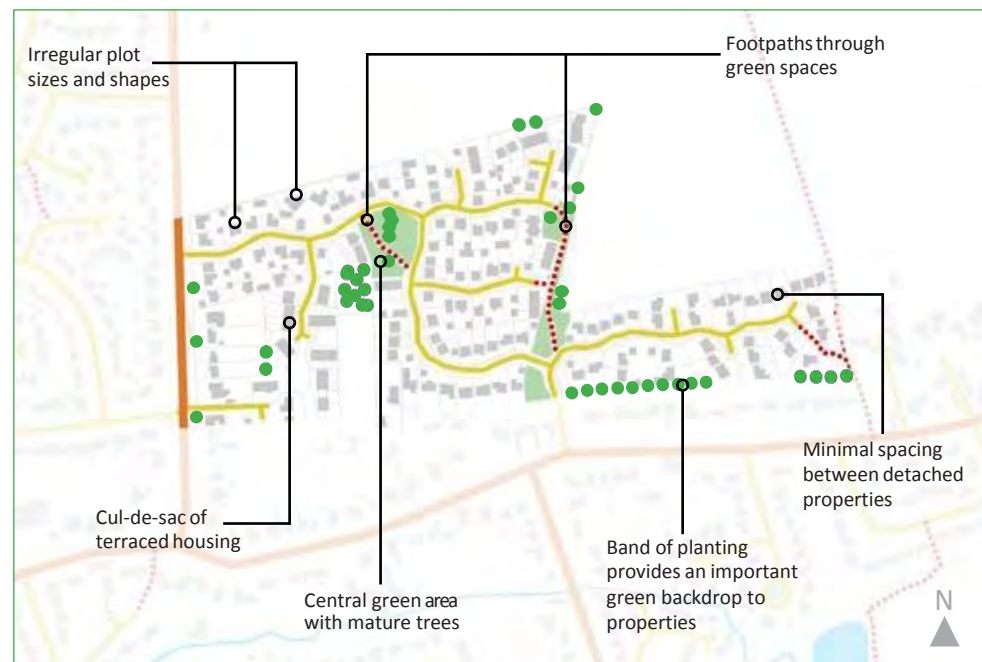


Fig 101: Character Area I - townscape analysis map



Fig 102: Built forms are overly dominant within much of Character Area I



*Fig 103: Tightly arranged, large two storey dwellings with limited landscaping make for an oppressive, overly urban townscape*



*Fig 104: Where landscaping is compromised for car parking provision, the impact on the townscape can be detrimental*



*Fig 105: More generous spacing between dwellings allows for glimpses of the landscape beyond, creating connections with the wider countryside setting. However, such spacious arrangements appear too infrequently within Character Area I*



*Fig 106: Mature fir trees have been retained as part of the Northfield Road development and now occupy the central green space which provides an attractive setting to those buildings which surround its edges*



## 5 CHARACTER AREAS

### Character Area J - Musgraves Orchard

- This character area is formed of three distinct sub-areas; the small retail hub of Ryland Bridge, the residential cul-de-sac of Eastfield Close and Musgraves Orchard which is formed along an internal loop road.
- The retail cluster at Ryland Bridge consists of a food store, which is a single storey, stand alone building (Fig 108) and a parade of smaller retail units which are accommodated in a single terraced row (Fig 109). Finished in dark brown brickwork with concrete roof tiles, these buildings overlook a tarmaced parking area enclosed by a narrow strip of landscaping that contains a row of semi-mature trees. A band of particularly towering trees which mark the boundary with the green fields that lie to the south provide a green backdrop to the retail units and views into the open landscape are available through these trees (Fig110).
- Also accommodated at Ryland Bridge is a mixture of terraced, semi-detached and detached residential properties, most of which have open plan gardens (though greenery has generally been substituted for gravel or paved parking spaces). The beck flows to the rear of some of these dwellings where it is unfortunately screened from public view. The lack of greenery within gardens and the extensive nature of the retail areas car parking means that Character Area J suffers from a disproportionate amount of hard surfacing.
- Further east is the small residential cul-de-sac of Eastfield Close which has a coherent layout, with buildings contained in regular plots and consistent building lines. Modest bungalows with front-facing gables and pitched roofs represent the single built form found along Eastfield Close. Buildings share a similar scale, form and footprint size, but manage to display a level of individuality through variations in facade treatment, with some properties breaking up their exteriors with expanses of different coloured brick or areas of render. The treatment of car parking in Eastfield Close is particularly effective from a townscape perspective, with single garages set well back from the road down the sides of properties, ensuring that they do not come to overwhelm the frontage, as is the case in many of the more modern developments in Welton.

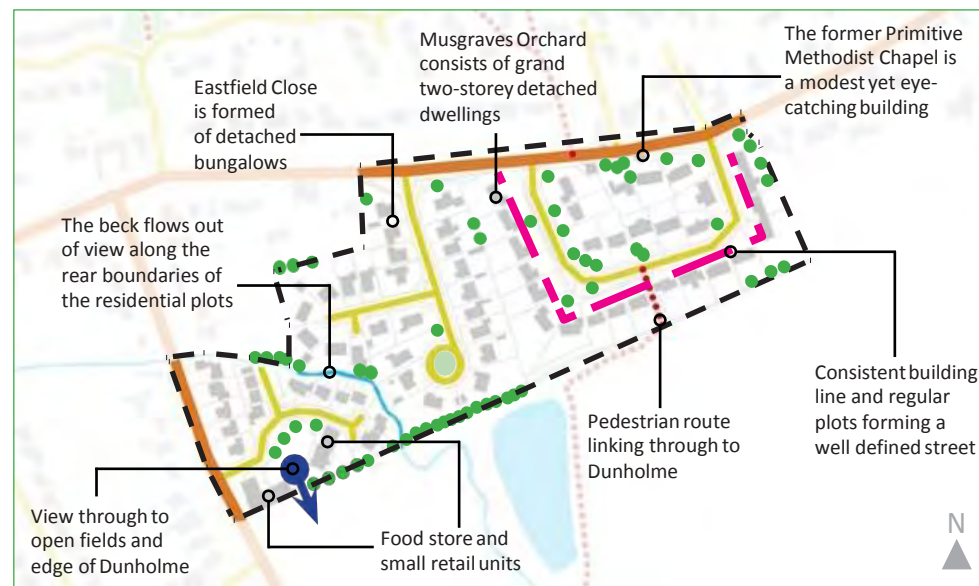


Fig 107: Character Area J - townscape analysis map



Fig 108: The Costcutter food store at Ryland Bridge

- The final sub-area within Character Area J is Musgraves Orchard which is characterised by two distinct building forms; large, detached dwellings of red or grey brick within its western half (Fig 112) and small red brick bungalows towards the eastern side. Across this housing development there is a general sense of spaciousness; the result of wide street profiles which accommodate generous grass verges and also large, generally open plan front gardens, most of which have their lawns intact.

- This character area does have one architectural oddity which stands out from the more generic building forms found within Ryland Bridge, Eastfield Close and Musgraves Orchard; this is the former Primitive Methodist Church building (Fig 113). Now a dwelling, this small but characterful building was constructed in 1859 and nestles along the roadside of Eastfield Lane. Despite its modest size, the building has enough character and charm to elevate it to a minor landmark in its own right and one of the architectural highlights of Eastfield Lane.



*Fig 109: A parade of small shops completes the retail cluster at Ryland Bridge*



*Fig 110: The first dwellings on the upper edge of Dunholme can be viewed across the fields from the Ryland Bridge car park*



*Fig 111: Eastfield Close has a distinct and coherent character*





*Fig 112: Generous gardens and a backdrop of mature planting helps to break up the dominance of the large detached dwellings in Musgraves Orchard*



*Fig 113: The former Primitive Methodist Church building forms a local landmark within Character Area J*

## 5 CHARACTER AREAS

### Character Area K - Welton East

- This character area contains some of Welton's best preserved vernacular architecture, much of which formed part of the hamlet of Ryland and was subsumed by Welton as it grew outwards.
- Eastfield Lane curves from its countryside approach into Character Area K, at which point the road straightens to present an attractive route edged by grass verges and enclosed by a variety of thick planting (dense hedgerows and mature trees) and roadside residential properties, which together create a tunnel effect and draw the eye forwards (Fig 114).
- Buildings in this area are arranged in a particularly scattered fashion, with no consistent approach to their orientation or distancing from the roadside and sitting within plots of differing sizes and irregular shapes. The informal manner in which properties are arranged adds to the more rural, unplanned character of this area.



Fig 114: Entering Welton along Eastfield Lane a long view appears, framed by mature trees, hedgerows and a number of large, detached properties, including the red bricked 62 Eastfield Lane (left of image) which nicely marks the entrance into Welton

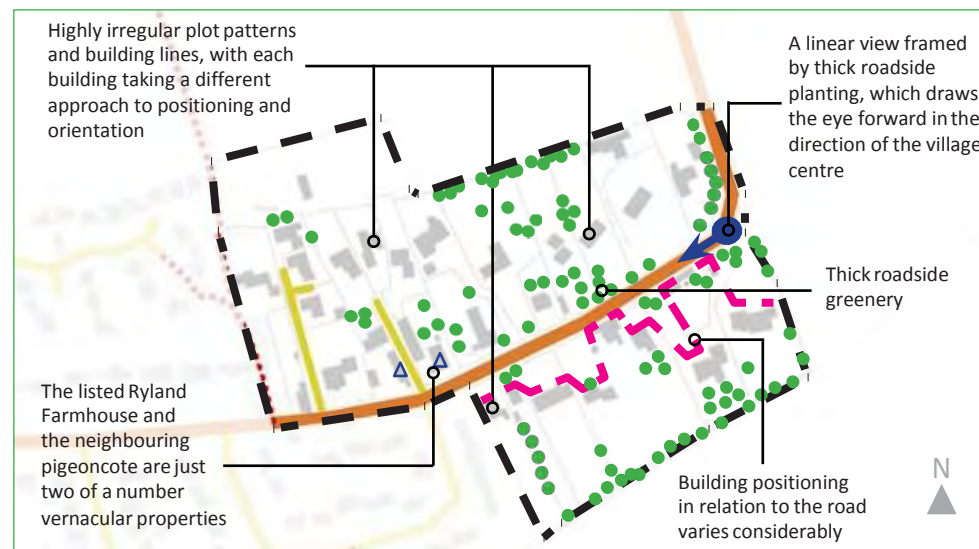


Fig 115: Character Area K - townscape analysis map

Fig 116: The green of the grass verges, mature trees and hedgerows, yellow stone walling and red pantiles comprise the colours which characterise the eastern end of Eastfield Lane



- Many of the twenty or so dwellings which lie within Character Area K are largely obscured in views from the road, screened by planting or hidden behind other properties. However, amongst those properties which are more exposed and viewable from Eastfield Lane there are a number of particularly high quality, memorable buildings which add to the unique character of the area. Amongst these are the two listed buildings of Ryland Farmhouse and the neighbouring pigeoncote (Fig 117). Built of coursed limestone rubble with red clay pantile roofing, Ryland Farmhouse has a simple elegance in its form with brick chimneys emerging at each gable end of its pitched roof. The facade benefits from a symmetry achieved through a centrally located ground floor entrance with sash windows either side and similar three bay arrangement at first floor level.



*Fig 117: Ryland Farmhouse and the adjoining pigeoncote building represent two of Welton's best preserved pieces of vernacular architecture*

- To the immediate west of Ryland Farmhouse is the pigeoncote building, which shares similar stonework and roofing finishes as Ryland Farmhouse and whose weather vane peaks above the street side planting to form a notable and distinct feature on the skyline.

- Though not listed, 63 Eastfield Lane (Fig 118) can be considered as comprising a third high quality vernacular property which along with Ryland Farmhouse and the pigeoncote building, forms an attractive collective of traditional stone buildings. The stone walling present to the front of each of these properties helps to further consolidate the relationship between these buildings.



*Fig 118: 63 Eastfield Lane is another characterful building where stone is the main building material, used for both the boundary walls and in the construction of the dwelling itself*



*Fig 119: Eastfield Lane has a semi-rural character that allows for a gradual transition from the open countryside to the east through to the more built up village centre*



## 6 CONCLUSIONS

### Summary of village character

6.1 Welton has grown significantly over the past century, evolving from a small rural settlement primarily focused on agriculture to a largely residential village accommodating well over 5,000 residents. Thankfully, throughout this gradual transition, the village has managed to retain many of the qualities which make it unique and distinct in its own right, and consequently, the village still has a largely positive character.

6.2 Much of this character can be attributed to its attractive and relatively intact historic core which accommodates the majority of the village's built heritage assets and most handsome and distinct buildings, along with the key green spaces of the churchyard, the two village greens and the intimate, informal rural lanes which once formed the outer edges of the original village.

6.3 Beyond the historic core, a general wealth of greenery and mature vegetation throughout much of the village helps in the most part to retain the sense of a rural village. Occasional vernacular stone buildings and stretches of stonewalling help also to serve as a reminder of the village's origins and architectural heritage.

6.4 However, there are local variations in character within Welton, with the development in some character areas contributing less strongly to the established character of the area as a whole.

6.5 In particular, some of the more recent residential development which Welton has experienced over the past decades has failed to respond positively to the established character of Welton, being of a higher density with lesser distancing between dwellings and consisting of more standardised building forms, which are often of a bulk and scale greater than that seen traditionally within the village.

6.6 Many of the more recent developments have failed to retain and/or introduce sufficient planting and landscaping to enhance and soften the setting of these newer dwellings. The result has been the creation of a number of neighbourhoods of uncharacteristic design and layout which project more of a suburban rather than rural village character. These developments tend to dilute the

distinctive character of the wider area.

6.6 Essentially, beyond the village's mixed use centre, Welton has three main residential townscape types:

- 1. Residential lanes:** Located to the immediate east, west and south of the village centre, the historic routes of Green Lane, Sudbeck Lane, Vicarage Lane and Church Lane accommodate their own share of traditional buildings in the local vernacular style, where stone walling and red pantile roofing form the primary building materials. Plot patterns and development rhythms are largely irregular along these lanes, reflecting the unplanned and piecemeal nature of their development. The oldest and most mature residential areas in the village.
- 2. Residential ribbon development:** Formed of detached or semi-detached dwellings set in regular plots. Built over time in a largely piecemeal manner. Generously spaced, allowing for views of the landscape and townscape beyond, and sharing a largely consistent building line along a single main route. Typically either bounded by hedgerow or stone walls, or else open plan. Often fronted by grass verges and roadside planting. Examples include Ryland Road, Eastfield Lane, Hackthorn Road and Prebend Lane.
- 3. Residential estate development:** Large areas of residential development usually planned and built as one. Typically formed of one or two central routes from which numerous cul-de-sac routes branch off. Mostly occupied by detached or semi-detached dwellings. Relative to the building sizes, spacing between dwellings is sometimes limited and therefore many of the streets display a strong sense of enclosure. Located on the villages edges, these are the most recent forms of residential development in Welton.

6.7 Though different in character, both the residential lanes and residential ribbon development townscape types are at ease within their rural village setting. However, as previously noted, some of the more recently constructed residential estates have abandoned this more spacious and green character in favour of higher density housing development which is at odds with the established and more traditional character of the village.

## Locally distinct features and materials

6.8 Many of Welton's best and most distinct buildings display a number of similar features and details, which shape their unique character. This section provides an overview of some of these built characteristics, providing a brief description and a gallery of existing examples from around the village.

**Roofs:** Red clay pantile roofs typically top most of the village's oldest buildings. They provide the village's traditional buildings with the warmth of colour and texture that makes a perfect complement to the limestone walling which they often sit above. Pantiles generally form plain, uncomplicated gabled roofs, with chimneys, usually in red brick, emerging from the gable ends.



**Windows:** Timber-framed sash sliding windows represent the predominant traditional glazing type. Both vertical sliding and horizontal sliding 'Yorkshire' sash windows can be found integrated within the village's various traditional cottage buildings.

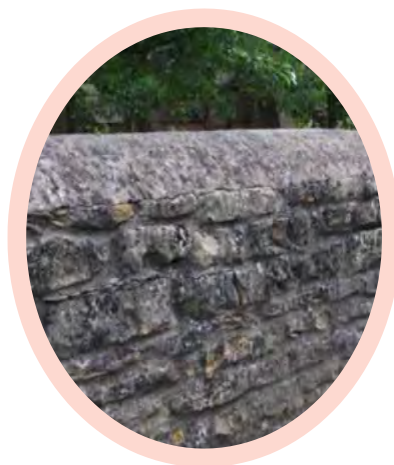




**Walling:** Limestone is the walling material mostly closely associated with Welton's built heritage and much of the village centre is constructed from this material. Yellow brickwork, seen on the likes of the Manor House and 15 Lincoln Road also works well in the village setting, having a similarly pleasing contrast with red clay pantile roofing. Red brick tumbling integrated into limestone gables is a typical Lincolnshire building detail seen in a handful of the conservation area's buildings.



**Boundary treatment:** The three boundary treatments which best represent the established character of Welton are (1) stone walling which is sometimes topped with red clay pantiles, (2) yellow brickwork walling and (3) dense hedgerow planting. The most attractive boundary treatments are often formed of a combination of walling topped with a backdrop of green hedgerow planting.



## Threats

6.9 Threats to the character of the village may arise through proposals for development that require planning permission, but they may also come about through changes that property owners make under permitted development rights, without the need for planning permission. Threats include:

- Loss of greenery in front gardens due to demands for on plot parking;
- Fragmentation of frontage treatment through the removal of hedgerows, hedges, shrubbery and grass verges;
- Loss of trees and planting which would erode the village's leafy character and heighten the dominance of the built form;
- Progression of inappropriate, uncharacteristic boundary treatments such as fencing or railings;
- Introduction of further clutter in the streetscape, such as electricity poles, overhead utility wires, road signage, etc;
- Ill-considered, inappropriate alterations to existing buildings of character through the introduction of materials and features which are not locally distinct;
- Coalescence with Dunholme to the south through the introduction of new built development within the current open fields which separate them;
- Poorly designed edge-of-village development which fails to properly integrate into its landscape setting and creates an unsatisfactory, overly hard edge to the village; and
- Development at the edge of the area built at a higher density and with a more urban form.

## Opportunities

6.10 Opportunities to enhance the character of Welton may present itself when new development is proposed in the locality, or such improvements could be made independently by individuals within their own properties or as part of a greater community initiative. Opportunities include:

- Softening of those village edges which currently share an unsatisfactory relationship with the surrounding landscape and appear starkly in views into Welton (see Fig 25 in the 'Landscape setting' section), through either the introduction of additional planting or better landscaped development of a more sensitive, less urban character;
- Enhancements to the setting of those buildings which currently appear overly exposed and dominant in the townscape (Park House, Co-op supermarket, village hall) or on approaches into the village (William Farr School); and
- Potential to secure the green and open character of the land south of Welton which provides separation from Dunholme, through the enhancement of the existing network of public footpaths and the increasing of the biodiversity and recreational value of this land.



# **APPENDIX 1**

## DESIGNATED HERITAGE ASSET DETAILS

**Name / Location:** PUMP ON THE GREEN, LINCOLN ROAD

**List entry number:** 1064089

**Grade:** II

**Date first listed:** 21-Jun-1985

**Date of most recent amendment:** Not applicable

**Details:** Pump. Mid C19. Tall, square timber housing sitting on raised stone platform, with wooden lever handle and lead spout. Listed for group value only.

**National Grid Reference:** TF 01136 79604

**Name / Location:** STONECLIFFE HOUSE, 18, CLIFF ROAD

**List entry number:** 1064129

**Grade:** II

**Date first listed:** 21-Jun-1985

**Date of most recent amendment:** Not applicable

**Details:** House. Mid C17 with C20 alterations. Coursed limestone rubble with steeply pitched half hipped pantile roof. Originally lobby entry plan with central stack which has now been removed. Single storey with attics, 5 bay front. Off centre C20 door has 2 light C20 window to left and C20 3 light window to right. Beyond to left is a further door and 2 light window. Interior has chamfered beams with shield stops and a clasped purl in roof.

**National Grid Reference:** TF 00985 79869

**Name / Location:** STONEFACES, SUDBECK LANE

**List entry number:** 1064091

**Grade:** II

**Date first listed:** 21-Jun-1985

**Date of most recent amendment:** Not applicable

**Details:** House. Mid C18 with C20 minor alterations. Coursed limestone rubble with brick and ashlar dressings. Pantile roof with raised brick coped tumbled gables and 2 brick stacks. 2 storey with garret, 3 bay garden front with slightly off centre door flanked by single C20 3 light glazing bar casements. To first floor, over the door a glazing bar hinged light flanked by single 3 light glazing bar sliding sashes. All openings have segmental brick heads with painted ashlar keystones.

**National Grid Reference:** TF 01258 79642

**Name / Location:** 10, LINCOLN ROAD

**List entry number:** 1064090

**Grade:** II

**Date first listed:** 21-Jun-1985

**Date of most recent amendment:** Not applicable

**Details:** House. Early C19. Coursed limestone rubble with yellow brick dressings. Pantile roof with 2 yellow brick gable stacks. 2 storey, 3 bay front with slightly off centre half glazed door flanked by single 3 light glazing bar sliding sashes. To first floor are 2 similar 2 light sashes. All openings have splayed brick segmental heads. To the right is a lower hipped extension. Listed for group value only.

**National Grid Reference:** TF 01107 79544



**Name / Location:** CHURCH OF ST MARY, LINCOLN ROAD

**List entry number:** 1359439

**Grade:** II\*

**Date first listed:** 30-Nov-1966

**Date of most recent amendment:** Not applicable

**Details:** Parish church. C13, 1768 by Thomas Bell, 1823 by E. J. Wilson, 1912 by Temple Moore, and C20 minor alterations. Squared limestone rubble with slate roofs. Western tower, nave, chancel, 2 aisles, south porch, north vestry. The 3 stage western tower of 1768 has off set belfry stage, embattled parapet with angle pinnacles. Gothic west door with crocketed ogee head supported on half round side shafts. Above is a 2 light C19 window and above again an ogee headed plaque recording the building in 1768 by Thomas Bell, builder and a clock with black face set in a lozenge shaped surround. To belfry stage louvred semi-circular headed lights to all faces. West end of north aisle has a 2 light C19 window, and beyond is the gabled north vestry by Temple Moore containing a heavy 3 light window with large mouchettes and quatrefoils. To left a plaque recording the vestry construction in 1912 in memory of Bishop King. Beyond again a C20 addition. To east side a 2 light window with a C20 fixed light and to left a plank door. The north aisle has 3 sets of reset C14 3 light windows with cusped heads and hood moulds. The north clerestorey has 4 paired lights with hollow chamfered reveals and cusped heads. The east wall of north aisle has a smaller 2 light C14 window matching the rest. The chancel terminates in a faceted apse with 2 light ogee headed cusped windows. The south side matches the north side. The gabled south porch has outer moulded 2 centred arch with hood, side benches and inner pointed doorway. Interior: the late C13 north and south arcades of 3 bays each with octagonal piers and capitals, double chamfered arches with hoods, ammonite and head labels to south and human head to north. At the east of south aisle a C19 moulded doorway to present vestry, and in the north aisle the entrance to the former vestry. In the chancel a further double chamfered arch on the north, the eastern respond of which has a half round capital with foliage. Traces of red paint above

the respond. The chancel has an elaborately painted C19 king post roof with texts. The reredos, screen and rood are C19, and in chancel are 2 reused C17 bench-ends. The late C18 octagonal font stands on a tall pillar and has trefoil decoration to the panels. In the north aisle glass d.1917 by Burlison and Grylls to the founder of the Bluecoat School, Lincoln, and another of 1919 to the RAF at Scampton. Hatchment on west wall of nave and a holy water-stoup beside the lectern.

**National Grid Reference:** TF 01141 79765

**Name / Location:** BROOK HOUSE, 25, LINCOLN ROAD

**List entry number:** 1359459

**Grade:** II

**Date first listed:** 21-Jun-1985

**Date of most recent amendment:** Not applicable

**Details:** House. C17 with early C19 raising, alterations and addition. Coursed limestone rubble with ashlar quoins and painted brick dressings. Pantile roof with 2 brick gable stacks and single ridge stack. Lobby entry plan. 2 storey, 4 bay front with later single bay 2 storey addition to right. The off-centre flush panel door has to left 2 sliding sashes and to right a deeper sliding sash with 4 panel overlight. To first floor are 3 two light sliding sashes to eaves. The extension has a 3 light sliding sash with overlight and above a 3 light sash to eaves. All ground floor openings have segmental brick arches, that over the door having a keystone.

**National Grid Reference:** TF 01125 79652

**Name / Location:** WAR MEMORIAL IN CHURCHYARD OF CHURCH OF ST MARY, LINCOLN ROAD

**List entry number:** 1359440

**Grade:** II

**Date first listed:** 21-Jun-1985

**Date of most recent amendment:** Not applicable

**Details:** First World War Memorial. 1919. Portland stone. A tapering pedestal on a stepped base, with entablature surmounted by a sculpture of a standing uniformed soldier leaning on a rifle in reversed arms position. Listed for group value only.

**National Grid Reference:** TF 01097 79758

**Name / Location:** 2 GRAVESTONES AT EAST END OF CHURCH OF ST MARY, LINCOLN ROAD

**List entry number:** 1064131

**Grade:** II

**Date first listed:** 21-Jun-1985

**Date of most recent amendment:** Not applicable

**Details:** Pair of head stones. 1781 and 1788. Ashlar. Headstone with ramped top and surround with roccoco flourishes including trumpet, quill and cherub, to Robert Camm d.1781. Adjacent headstone with eared and cambered head to Elizabeth, wife of Robert Camm d.1788. Listed for group value only.

**National Grid Reference:** TF 01164 79766

**Name / Location:** 7, RYLAND ROAD

**List entry number:** 1359460

**Grade:** II

**Date first listed:** 21-Jun-1985

**Date of most recent amendment:** Not applicable

**Details:** House. 1982. Coursed limestone rubble with brick dressings, with pantile roof having brick coped gable and one brick gable and one ridgestack. Semi-detached. Central glazed door is flanked by single plain sashes. To first floor are 2 similar windows. All openings have brick segmental heads. Above the door is a datestone inscribed "1782".

**National Grid Reference:** TF 01149 79918

**Name / Location:** PIGEONCOTE AT RYLAND FARMHOUSE, EASTFIELD LANE

**List entry number:** 1064130

**Grade:** II

**Date first listed:** 21-Jun-1985

**Date of most recent amendment:** Not applicable

**Details:** Pigeoncote. Early C19. Coursed limestone rubble with hipped pantile roof with wooden turret surmounted by weather vane. 2 storey single bay front having ground floor planked door, first floor central door with flight holes above. All openings have timber lintels.

**National Grid Reference:** TF 02213 80105



**Name / Location:** CROSS AT CHURCH OF ST MARY WEST SIDE OF CHURCHYARD, LINCOLN ROAD

**List entry number:** 1166107

**Grade:** II

**Date first listed:** 21-Jun-1985

**Date of most recent amendment:** Not applicable

**Details:** Churchyard cross. 1910. Ashlar. Octagonal shaft on square base rises to gabled crucifixion. Erected in memory of Dr. Richard Smith, d.1602, founder of Lincoln Bluecoats School. Listed for group value only.

**National Grid Reference:** TF 01110 79755

**Name / Location:** RYLAND FARMHOUSE, EASTFIELD LANE

**List entry number:** 1309120

**Grade:** II

**Date first listed:** 21-Jun-1985

**Date of most recent amendment:** Not applicable

**Details:** Farmhouse. Early C19. Coursed limestone rubble with pantile roof and brick gable stacks. 2 storey, 3 bay front with central C20 door having traceried overlight, flanked by single plain sashes. To first floor 3 similar sashes, all openings have stone segmental heads. Listed for group value only.

**National Grid Reference:** TF 02232 80114

**Name / Location:** Medieval fishpond complex 145m south east of Council Farm

**Scheduled Ancient Monument**

**Date first scheduled:** 07-Jul-1999

**Date of most recent amendment:** Not applicable

**Details:** The monument includes the earthwork and buried remains of a medieval fishpond complex located 120m south of Norbeck Lane. Welton was a large settlement in the 11th century with six prebendal manors dating from soon after the Norman Conquest. The fishponds lie within a close, known as Dove Yard, which was part of the medieval prebendal manor of Westhall. The monument takes the form of a series of roughly rectangular fishponds aligned north-south, now dry, bounded by parallel channels to the north and south, situated on the north side of a shallow east draining valley. The channel on the north side of the complex is cut into the natural slope and that on the south side is formed by a linear bank, or dam, at its southern edge to retain water. Both channels, approximately 110m in length, are broad, measuring 12m to 14m in width and up to 1m deep. They are thought to have served as fishponds as well as forming part of the water supply system.

The fishponds lying between the two channels are formed by a series of roughly parallel banks aligned north to south. At the western end of the complex two large banks are joined at the centre by a low ridge, forming two small ponds or holding tanks, each measuring approximately 10m in length and 0.75m deep, one with an opening to the south, the other opening to the north. To the east of the small ponds are two larger ponds, each measuring approximately 20m in length and 1m deep, one with an opening to the south, the other opening to the north. The narrow openings between the ponds and the channels suggest that the supply of water was controlled by a system of sluices.

To the east of the ponds and between the parallel channels there is a series of low scarps and hollows which are thought to have provided shallow spawning areas. The complex would formerly have been fed by water from the adjacent stream, flowing to the east.

**National Grid Reference:** TF 00894 79563

