

Welton Conservation Area Appraisal



WELTON CONSERVATION AREA

The draft of this report was prepared for consultation purposes and was circulated for information and comment to the Parish Council, local residents and local and national organisations with conservation interests. The District Council considered all comments received which resulted in amendments being made to the draft. The amendments have been incorporated into this booklet, adopted as the conservation policy of the District Council for the village by West Lindsey District Council in January 1989.

WELTON CONSERVATION AREA

INTRODUCTION

- 1 In November 1969, the former Lindsey County Council designated, under Section 1 of the Civic Amenities Act 1967, a Conservation Area in the village of Welton.

- 2 Section 277 of the Town and Country Planning Act 1971 (Amended) states that every local planning authority shall, from time to time, determine which parts of their area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and shall designate such areas as Conservation Areas.

- 3 The District Council have reviewed the Welton Conservation Area for the following reasons:-

To determine if there are additional areas of the village which warrant Conservation Area status.

To resolve any anomalies in the existing boundary caused by subsequent development.

To produce an up to date base map.

To update the report to include the changes in Town and Country Planning legislation in recent years.

To give local publicity to the Conservation Area.

- 4 A survey has shown that there are additional areas which warrant inclusion within the Conservation Area. The map with this report shows the revised boundary.

PLANNING POLICY

- 5 In the County Development Plan 1955, Welton was designated a Rural Service Centre. That is, a village selected as specially suitable for further development, and in particular for the establishment of all facilities necessary to the social and economic well being of its rural population. Housing development was encouraged and as a result the parish population grew from 797 in 1951 to 939 in 1961, 1628 in 1971, and 2503 in 1981.
- 6 The County Structure Plan 1981, designated Welton as a Main Village. A Main Village will be the location for residential development of any significant scale, having regard to the role of the village as a service and employment centre for the surrounding area. Land will be provided and planning permission will normally be forthcoming for proposals for the improvement or provision of social, community, educational, health and public utility services and facilities. Present and future detailed development policies for the village are set out in policy documents available from the Planning Officer.

HISTORY

- 7 The history of the village goes back about a thousand years. It was probably founded after the ninth century when the Vikings and the Danes began their invasions. Names are the significant historic survivals from this time. The village name, Welton, literally means "the town (ton) by a spring or stream", and a street name, Sudbeck Lane, Scandinavian for South Stream. The written history of the village began around the time of William the Conqueror; there is evidence of "Welletona" in 1070, and "Welltone" in the Domesday Book, 1086. It should be noted that Norbeck Lane has been so named only during the present century.
- 8 In many ways it was a typical Lincolnshire village. The heart of the village has a rectangular plan, an area enclosed by lanes in which the houses and farms were built, and in which were small fields or paddocks in which domestic farm animals could be kept close to home. As the medieval village expanded, then another "back lane" was provided. These lanes survive, now named Vicarage Lane, Chapel Lane and Church Lane.
- 9 Probably the most remarkable survivals from this early village are the village greens. For many people the village green is considered to be an essential attribute of the English rural scene. They are not too common in Lincolnshire, but fortunately, Welton can boast two.
- 10 Contemporary features of a village green are a well or pump, a Parish Church, and often in later years, the village school and a smithy would be built on it. Being at the heart of the community shops and inns would face the green, and public facilities, maintained by the Parish, could be provided on or near it. Welton has, or had, all these features. The Smithy has disappeared, it was on the north side of The Green; the primary school has been relocated; the village stocks and the pound, where stray animals were kept until reclaimed by their owner, both stood to the east of the present lych gate. All but the village pump are or were around the most northerly of the two greens. Following this English tradition, in 1897 an ornate, cast iron lamp post was erected on the northern green to commemorate the Diamond Jubilee of Queen Victoria, and, more recently, it became the site of a public telephone box.
- 11 As far as the existing buildings are concerned, it is not possible to be precise about the date many of them were built. Many of their sites will have been built upon for, in some cases, centuries. Some of these buildings will, no doubt, be rebuilds of earlier houses, but the work that has gone on will have hidden that fact. Notes about building dates before about 1850 will therefore, unless documentary evidence is to hand, be no more than a best estimate, and all buildings earlier than this have been altered at a later date, some drastically.
- 12 The oldest surviving building is the Parish Church of St Mary, dating from the thirteenth century. There are two buildings of the seventeenth century, and five of the eighteenth. The remainder are, almost equally, of the nineteenth and twentieth, about 50 of each. However, the nineteenth century buildings tend to be built on more prominent sites, in many cases immediately alongside footways, and

they have a greater dramatic effect.

THE VILLAGE CHARACTER

- 13 There are a number of different features which make up the character of an area. Usually these will involve a number of elements, most importantly buildings, the spaces around them, and trees.
- 14 Buildings which are considered to be important will usually, but not always, be old. That is of the eighteenth and nineteenth centuries or before. They will include all the buildings Listed as being of architectural or historic interest, (Listed Buildings), in the area. Whatever its age, a building should exhibit a certain style. It should, even if it has been modernised, still appear to be an example of the style of building of its period. Certain properties which have been improved to the extent that they have been rebuilt, have new roofs, modern windows or later extensions so that this style has been lost, are less important as they stand. This is not to say, of course, that the style cannot be put back by future reconstructions or alterations.
- 15 The design of buildings changes with time, with changes in building techniques, materials and fashions. Many old buildings were built to conserve heat, with small windows and thick walls, facing south to catch the sun. The safety of their structure also depended on making as few holes in a wall as practicable. Central heating and modern techniques have changed all this. Gardens were, for the most part, places to grow vegetables and keep domestic livestock, chickens and pigs, so the house would be built at one side of the garden often right up against the road to maximise the production of food. Privacy in the home was not so important as small windows gave little opportunity for passers-by to see in. Now the demand is primarily for large areas of glass to let light and sun in; for privacy the house now has to be set back in the garden, and the front at least becomes an ornamental landscaped setting.
- 16 This demand is reflected in the modernisation of old buildings. Small to start with, they have often been extended, or two or three converted into one. Where they have been extended they may have been rendered or painted in an attempt to hide a change in building material, or to make old brickwork more weather-proof.
- 17 Such modernisation will have resulted in the loss of certain traditional building features once common to the County. Brick tumbling, where the hard end of the bricks was used along the top edge of a gable to avoid cutting a brick where, laid in horizontal courses, it reached the edge of the roof, survives on a few village buildings (see paragraph 38). The vertical sliding sash window with its attractive proportions within a building elevation can still be found. Its less common associate, the horizontal sliding sash, has almost disappeared, probably largely because it was not so well fitting, and therefore prone to allow draughts. For this reason it is often only found now on domestic outbuildings but they can be seen in the village.
- 18 Spaces are very important in determining the character of an area. Spaces are not only defined by buildings, but by the shape of the ground, and by features such as walls, trees, individually, in

groups, and woodland. Spaces are the open areas formed by their relationships.

- 19 There are few people who do not appreciate the beauty of trees. When well established, and mature, they will always add to the attraction of any area. They take many years to grow, but can be destroyed in minutes, and their replacements take decades to fill the gap. Trees will generally be considered important, especially if they are healthy, and pose no threat to passers-by and nearby buildings.
- 20 In Welton, these elements combine in the area around the two greens, along the High Street linking them, in Manor Lane, Sudbeck Lane, and Church Lane, and parts of Cliff Road, Vicarage Lane, and Norbeck Lane.
- 21 Conservation Areas are required to be clearly delineated, and usually there will be obvious physical features along which a boundary line may be drawn. Elsewhere, there may be a "grey area", but the general rule of thumb is to include land or buildings if it does add, or could be made to add, to the character of the area. Otherwise, it is left out. It is by using these criteria that the boundaries have been drawn.
- 22 Just because a building, space or tree, or other feature has been left out does not mean that it is not important in itself. It simply means that its surroundings do not have that overall character that justifies Conservation Area designation.

THE CONSERVATION AREA

- 23 The Conservation Area boundary has been drawn as indicated on Map 1. The boundary follows fixed points on the ground, or a straight line between fixed points. This is designed to overcome any conflict over the exact extent of the Area.

The Green

- 24 The Green is a focal point in both visual and social terms. The main village street leads north and south through it, and adjacent to it are the village pub and some of the local shops. It is important not only as a landscape feature in itself, but as an historic survival of a traditional village green. In its centre is a mature lime tree, planted to commemorate Queen Victoria's Diamond Jubilee in 1897. The cast-iron lamp post on the southern corner of the green was also provided to celebrate the same event. Lincoln Road passes by the green; the tarmac area widens out considerably in front of the Black Bull and the shops, and provides an area for car parking.
- 25 On the north side is the former village primary school, established here in the early 1800's. While the main buildings of red brick have no particular architectural merit the adjoining School House is a pleasant early nineteenth stone building.
- 26 To the west of the school stood the village Smithy, recently demolished, but with its stonework rebuilt into a private garage on the same site.



"The oldest surviving building is the Parish Church of St Mary"
Paragraph 12

"... Manor Farmhouse ... an excellent example of a late nineteenth century
large house" Paragraph 29



- 27 At the south-east corner the village pound and stocks once stood. Part of this area has been incorporated into the Churchyard.
- 28 Although surrounded by buildings, a village atmosphere is created by the well treed Manor Farmhouse garden on the west, and the Churchyard on the south.
- 29 The buildings, with minor exceptions, date from the nineteenth century although the Black Bull may date from the late eighteenth. The two most imposing buildings are the Black Bull and Manor Farmhouse, the latter in particular being an excellent example of a late nineteenth century large house. The older part of the Black Bull is built of stone with a later brick addition. Colour washing in white has eliminated the contrast between the two materials whilst retaining the pleasant texture of the rubble stonework. An arched carriageway entrance in the front elevation leads into what was the former coachyard. The ground floor front windows and porch have been altered in the present century, but the first floor displays the same appearance as it has for a hundred years or so.
- 30 The buildings are a mixture of stone and brick walls, with some attractive red pantiled roofs. Limestone is the most prominent walling material, but the yellow brickwork of Manor Farmhouse blends well with it. Red brick, less common in Welton, is used for the front wall at the newsagents shop, and for the cottages on the west side of Manor Lane.
- 31 Although intrinsically attractive, the appearance of the area is marred. The most prominent drawbacks are the electricity and telephone poles and overhead wires, many of these on the green itself. The Green also exhibits an untidy jumble of street furniture, 'phonebox, litter bins, a bench, street lights, and hydrant marker, which although each serving an important purpose, have been provided over the years in a random manner. The situation is, at times, further exacerbated by haphazard car parking on the area in front of the Black Bull. (See paragraph 70 below).

Lincoln Road

- 32 Lincoln Road falls gently away from the green, southwards, to reach a smaller green at the junction with Sudbeck Lane. Despite the building in recent years of a number of modern bungalows and a residential home, the road still has an attractive nature, but here also overhead wires and associated poles are intrusive. The Parish Church of St Mary forms a most attractive feature in the village centre. This old stone Church stands in a well kept Churchyard, and is viewed through mature trees. The lych gate was built in 1937. The Churchyard was extended in 1889 and 1907 to reach its present extent. The village War Memorial stands in front of the Church, alongside the road. Very few War Memorials are protected by being Listed as Buildings of Special Architectural or Historic Interest, but this one is. 15 Lincoln Road, on the eastern side is an unspoilt example of a late nineteenth century cottage. As the road falls to cross the village beck, where there was a ford until 1860, one of the oldest surviving village buildings can be seen. This is Brook House, dating from the seventeenth century. In the early nineteenth century the front and rear walls were raised, presumably

to replace a thatched roof with pantiles, and a small southern extension was added. It has horizontal sliding sash windows (see paragraph 17). It remains, however, the oldest house in the village to remain unaltered since that time. It is a Listed Building, and its front garden has attractive iron railings.

- 33 On the green at the junction of Lincoln Road and Sudbeck Lane stands another interesting historical feature, the village pump, another example of a structure, which although not too uncommon in Lincolnshire, is worthy of its status as a Listed Building.
- 34 This green is similar to the other in that around it is a jumble of street furniture, litter bin, seat, road signs, street nameplates, overhead wires and poles. If anything, it is slightly less of a problem here as the centre of the green is uncluttered, displaying the pump to its best advantage.
- 35 South of the green is another attractive house, this time of the early nineteenth century, 10 Lincoln Road, a Listed Building. At the junction of Green Lane is Rednil Farm and Cottage, with outbuildings alongside the road. The outbuildings, one of which was a barn, now a saddlery, are very important in conservation terms. Their limestone rubble walls and pantiled roofs, typical of the village, close the view southwards along Lincoln Road. They are therefore very prominent in the street scene.

Sudbeck Lane

- 36 Its name implies that man has lived in Sudbeck Lane for centuries. It is a narrow, gently winding cul-de-sac, fringed with grassy verges and mature trees, giving it a particular character quite unlike streets in much of the rest of the village.
- 37 2 Sudbeck Lane stands guardian at the entrance to the lane. A late nineteenth century rebuild of an earlier cottage, with an unspoilt charm, it has an unusual wooden lattice porch on its front elevation.
- 38 Halfway along the lane, on its south side, are three houses originally built in the eighteenth century, 8 and 12 Sudbeck Lane, and Stonefaces. All have been altered over the years, although Stonefaces less so, and as such it is a Listed Building. In its limestone gables it displays red brick tumbling, an example of a typical Lincolnshire building detail becoming much less common now as older houses are rebuilt, rendered or extended. Taken together, these three buildings are the greatest concentration of buildings of their date in Welton.
- 39 The south side of the lane is bordered with mainly eighteenth and nineteenth century buildings, built right alongside the road, their faces and their long gardens facing the south. The north side has mainly modern houses and bungalows, most built in the last forty years. These, however, have less of an effect on the street scene, being built mainly well set back from the road edge, and having mature front gardens.

Vicarage Lane

- 40 The southern end of Vicarage Lane, from its junction with Norbeck Lane, is within the Conservation Area. It is a narrow ribbon of tarmac with grass verges in front of limestone walls. Behind the walls, particularly in the grounds of the Old Vicarage are mature trees. To the east of the lane, between it and Lincoln Road, is a fine old walnut tree. The demand for walnut wood, particularly for large trunks from which to cut matched veneers, is the reason for majestic walnut trees such as this becoming scarce.

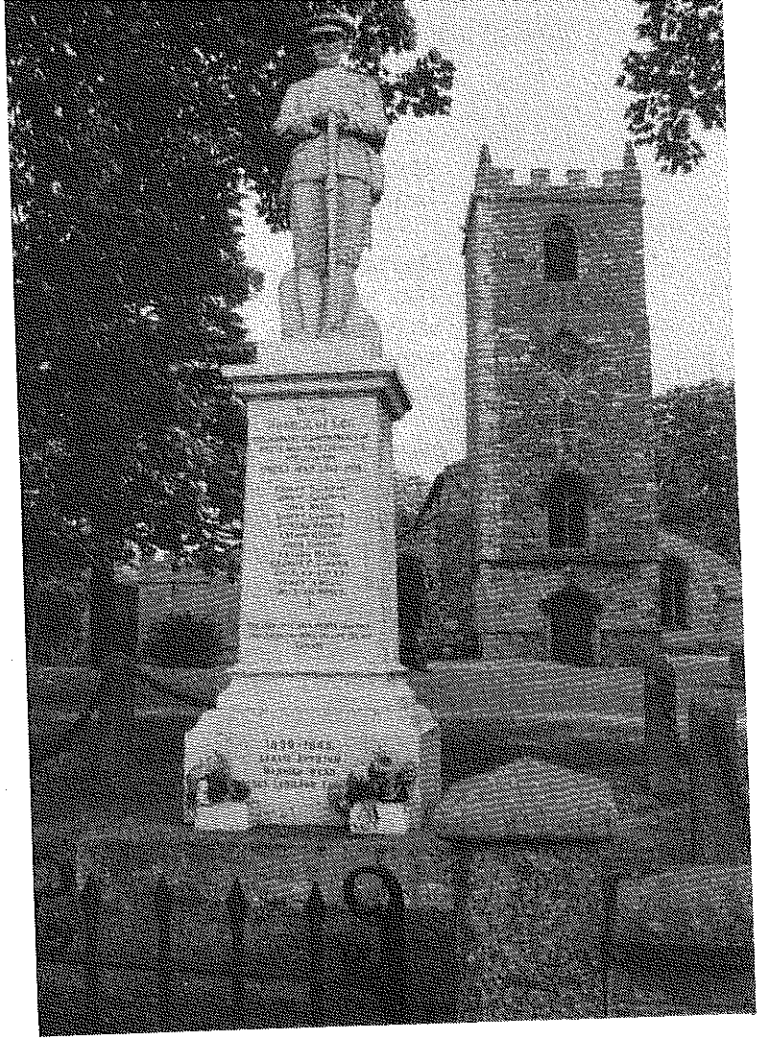
Norbeck Lane

- 41 The limestone wall of the Old Vicarage grounds, and its trees, continues around the corner into Norbeck Lane. At the junction of Norbeck Lane and Chapel Lane is a group of nineteenth century cottages, which together form an attractive group, although no individual one is outstanding. One, The Lilacs, has a datestone, 1815. Overhead wires and poles are particularly intrusive in this area.

Cliff Road

- 42 The northern end of the Conservation Area includes part of Cliff Road. Generally, the appearance of this area is marred by the overhead wires and poles along the north side of the road. At the junction of Cliff Road with Vicarage Lane stand two important buildings, Stonecliffe House and the Welton Methodist Chapel.
- 43 Stonecliffe House is a Listed Building. Together with Brook House on Lincoln Road, it is one of the two oldest surviving secular buildings in Welton. Dating from the mid seventeenth century, it has present day alterations, such as double roll concrete tiles and modern casement windows. Its steeply pitched half hipped roof was at one time thatched, and its walls are of the mellow local lime stone. The size and colour of its roof make it very prominent, and it closes the view along Manor Lane, from the green.
- 44 The Methodist Chapel was built by the Wesleyans before 1842. It may be a building here that was being used as a Chapel in 1814. The building was remodelled and extended in 1884, and it is this work that is seen today. Cliff Road bends slightly by the Chapel, making it very prominent in the view along the road from the east. In front it has attractive iron railings, but its appearance is marred by a single storey part brick, part cement rendered, garage in the grounds of the adjacent cottage (see paragraph 68).
- 45 Generally, the other buildings are of the nineteenth century although there are some more recent examples on the north side. Prominent among these are the library, health centre and Coop Supermarket, built in the last twenty years. The supermarket is the most prominent, closing the view northwards from the green. Its single storey construction with large plate glass windows is a style at variance with the rest of the centre of the village. Some tree and shrub planting in its forecourt would help by breaking up its dominant appearance (see paragraph 68). The older buildings here, although modernised, and none individually outstanding, are generally built of materials sympathetic to the nature of the

"Very few War Memorials are protected by being Listed as Buildings of Special Architectural or Historic Interest, but this one is" Paragraph 32



"15 Lincoln Road ... is an unspoilt example of a late nineteenth century cottage" Paragraph 32



village. The original part of the former primary school, now a shop, and dating from 1826, is an important part of the village heritage.

- 46 Opposite the junction of Cliff Road with Church Lane is another of the village's rare eighteenth century buildings, 7 Ryland Road, which has a date-stone above the doorway, 1782. Opposite it is Ashfield Cottage, an attractive late nineteenth century house, converted many years ago from two cottages.

Church Lane

- 47 Church Lane is a very narrow cul de sac. At its northern end it serves a few houses and cottages, and the rear of the Black Bull, but at the southern end its character changes. It becomes an attractive grassy track ending adjacent to the village beck. This lower half benefits from the mature trees in the Churchyard. Painshall, set back off the eastern side, is a pleasant large house, dating from the early nineteenth century. However, at either side of the rear entrance to the Black Bull are areas of unkempt land, which present an unsightly appearance (see paragraph 68).

POLICIES AND ACTIONS FOR CONSERVATION

- 48 Within the Conservation Area the following policies and actions will be pursued by the District Council.

Planning Applications

- 49 In a Conservation Area, planning applications are required for extensions to dwellings in excess of 50 cubic metres, or one tenth of the cubic capacity of the original dwellinghouse, whichever is the greater. Outside a Conservation Area, the requirement is for an extension of 70 cubic metres, or 15 per cent.
- 50 Any application for planning permission for development that, in the opinion of the Council, is likely to affect the character or appearance of the Conservation Area will be advertised for public comment.
- 51 The acceptability or otherwise of any proposed new buildings within the Conservation Area will, in many cases, depend on the detailed siting and external appearance of the buildings and the material to be used in their construction. The Council may therefore refuse to consider outline applications. Detailed applications may be required indicating the siting, design and materials of construction of any proposed building works.
- 52 Applications for new uses or changes of use will be granted permission only if it is considered that the proposed use will not detract from the appearance and character of the Conservation Area.
- 53 The Town and Country Planning General Development Orders, 1977 to 1985, set out several cases of development which may be carried out without the need to seek planning permission. These works are usually called "permitted development", and include such matters as painting, the installation of new windows and doors, the placing of shutters alongside windows and the rendering of walls, and other

minor works. These rights do not always apply to Listed Buildings which are covered by separate legislation. However, it is possible to control certain specified types of permitted development such as those outlined above, if the local authority are prepared to make a Direction under Article 4 of the above Orders. An "Article 4 Direction", as it is known, has to be confirmed by the Secretary of State for the Environment, and there has to be a large measure of local public support for the venture. The District Council do not consider that at this time there are sufficient reasons to impose any further controls, but the option is there if needed. It should also be noted that an Article 4 Direction can be made anywhere, not just in a Conservation Area.

Siting, Design and Materials

- 54 The building lines to which the frontages of existing buildings are constructed are important to the character of the area and any new development or modification to existing development will be required to accord with the existing building lines, except where there is a good and clear aesthetic justification for not doing so.
- 55 The design of, and materials to be used in, new buildings or in extensions to existing buildings should, in form, colour and texture, be in harmony with the traditional buildings in the Conservation Area.
- 56 The external painting of walls should be avoided wherever possible. One of the most significant characteristics of the village is the exposed stone and brickwork of its buildings. External painting requires regular maintenance which, if it does not take place, can lead to buildings becoming unkempt in appearance, to the detriment of the surrounding area. It will normally be more in keeping with the village environment to repair and repoint existing walls without painting. This will not apply where a wall is covered in stucco, that is, a cement render, specifically meant to be painted.
- 57 The proportions of doors and windows in an elevation is of great importance in the creation and maintenance of building character and quality. The size of shape of an aperture should be retained, with windows of traditional design and modern construction inserted.
- 58 The addition of louvred shutters alongside windows is not to be recommended. This is not a traditional detail of Lincolnshire buildings and can spoil the proportion of an elevation. Moreover, they introduce unnecessary clutter to the detriment of the appearance of the building, and increase the burden of maintenance, requiring regular repainting.
- 59 Developers and/or owners are urged to contact the Council's Planning Department to discuss any proposals for altering or extending older dwellings, and for new buildings before detailed design work is undertaken.
- 60 It should be noted that in addition to the provision made for controlling the demolition and alteration of "listed" buildings, the Town and Country Amenities Act 1974 requires that within Conservation Areas, consent is obtained from the District Council before a building is demolished.

- 61 If, in the opinion of the District Council, the proposed alteration of any building not listed is likely to detract from its appearance, or from the appearance of the area, the Council will consider making a Building Preservation Notice, which then applies the same control to the building as if it were "listed".
- 62 The owner of a Listed Building for which Listed Building Consent, involving a measure of demolition, has been granted, is required to give one month's notice of his intention to carry out the work to the Royal Commission on Historical Monuments so that they may be able to make such records of the building as may be necessary. Listed Buildings within the Conservation Area are included in Appendix 1.

Grants for the Repair and Maintenance of Buildings

- 63 Within the limits of such funds as may be afforded from time to time, the District Council will consider making grant-aid available towards the repair and maintenance of older buildings. Buildings do not have to be Listed as being of Special Architectural or Historic Interest (ie a Listed Building), but they must, in the opinion of the District Council, be of importance in the local street scene. The amount of grant-aid made available is usually related to the excess costs incurred by the owners in their maintenance and repair arising from the use of special materials or workmanship to preserve their character and appearance. Potential applicants are advised that no works should be carried out before approval for grant-aid has been confirmed. Those buildings which are considered to be most important in contributing to the character of the Conservation Area are set out in Appendix 1, but there may be other buildings, both inside and outside the Area, on which work may be grant-aided.

Other Grants

- 64 The District Council have a scheme of grant-aid to support work which will result in environmental improvement, the number of schemes in any one year being limited by the funds available. The type of work which can benefit from this is not specified because of the great variety of projects which can achieve the desired results. Projects can be identified by an individual, local organisation, Company, Parish Council or the District Council. The main criteria is that some local improvement must be achieved or the preservation of an existing attractive environment which is under threat. An applicant, landowner, or the sponsoring organisation is expected to make a financial contribution also. Each application is treated on its individual merits. Details are available from the Planning Officer.
- 65 The District Council promote the planting of trees throughout the District through their Tree Planting Scheme. Details are available from the Planning Officer.

Trees

- 66 It should also be noted that the Town and Country Amenities Act 1974 makes provision for the protection of trees in Conservation Areas which are not covered by Tree Preservation Orders, by requiring that



"... Brook House, dating from the seventeenth century" Paragraph 32

" ... another interesting historical feature, the village pump, ... worthy of its status as a Listed Building" Paragraph 33



anyone intending to cut down, top, lop, uproot, damage or destroy any such trees shall give the District Council six weeks notice of their intention to do so. This gives the District Council the opportunity to consider the making of a Tree Preservation Order. The Council will look most carefully at development which is likely to affect existing trees and may require tree planting, in connection with new development.

Public Participation

- 67 Although the District Council has considerable powers of control in Conservation Areas, the success of such areas depends to a large extent on the willingness of the general public, particularly those living and working within Conservation Areas, to participate with the planning authority in furthering the aims of conservation. It is in the interests of the local community to do so as it protects the immediate surroundings of their homes and undoubtedly enhances the value of property in the vicinity. In this respect the planning department will always be willing to offer help or advice to any member of the public on any matter concerning conservation.

Enhancement

- 68 Section 277(8) of the Town and Country Planning Act requires that planning authorities shall pay special attention to the desirability of enhancing the character of Conservation Areas. The District Council envisage that apart from opportunities which might arise from time to time for the promotion of a particular improvement, generally, such schemes will be promoted by the residents, possibly through the Parish Council, taking advantage of the funds available as set out in paragraphs 63 to 66 above.

- 69 Examples of the sort of problems that could be solved in this way are given in the text. These are:-

Para 44 - the appearance of a single storey garage adjacent to the front of the Methodist Chapel.

Para 45 - the planting of two or three trees in the forecourt of the Coop Supermarket to break up the dominant appearance it has from the south along Lincoln Road.

Para 47 - for a scheme to improve the appearance of the land on either side of the rear entrance to the Black Bull from Church Lane.

- 70 However, there will be other improvements, of such a scale, or involving detailed design work and the involvement, cooperation and financing by a number of organisations, that the District Council is probably in a better position to coordinate. An example of this is the improvement of the appearance of the green referred to in paragraph 31 above.

- 71 The objectives of any improvement scheme should be fourfold:-

1 To reduce 'clutter'.

2 To give prominence to the lime tree, the "Jubilee" lamp, and



"... another attractive house, 10 Lincoln Road, a Listed Building"
Paragraph 35

"Sudbeck Lane ... a narrow, gently winding cul de sac" Paragraph 36



possibly the telephone box.

- 3 To maintain the function as a bus stop.
- 4 To maximise the potential for car parking.

72 These can be achieved by the following:-

- a Removal of electricity poles and overhead wires with supplies rerouted.
- b Consideration of the siting of litter bins to reduce the number.
- c Investigation of the relocation of the telephone box and/or the rerouting of overhead wires and removal of poles.
- d The provision of a footway in front of the Black Bull, and the marking out of car parking spaces (an estimated maximum of 20).
- e Relocation of street light adjacent to "Jubilee" lamp, possibly adjacent to the Lych Gate.
- f Relocation of street nameplates onto convenient walls.

73 Whilst the District Council would be prepared to coordinate this scheme, and to consider grant-aid towards it, it will not be prepared to finance the total cost. The success of schemes such as this depend on the willingness of the various parties involved, County, District and Parish Councils, Electricity Board, British Telecom, and local residents, to achieve the results, and to provide finance where appropriate. Informal discussions will be held, in the first instance, to see what, if anything, is likely to be achieved, the timescale involved, and the cost. In the meantime, the views of the organisations involved and of villagers on the principle of such improvements, and any additional suggestions that they may have, are sought.

WELTON CONSERVATION AREA

IMPORTANT BUILDINGS

Numbers refer to Map 1

NB This list includes all those buildings which by virtue of their design and their materials contribute most strongly to the character of the area. It includes all the Listed Buildings within the Conservation Area. The exclusion of any building from this list does not indicate that it has no contribution to make to the village character, but that it is either of modern materials, or has been altered such that its original character has been changed. Comments refer to the street elevations.

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| 1 | 7 Ryland Road | C18 house, dated 1782 above doorway. Lime stone rubble with brick dressings. Pantile roof, brick coped west gable with brick tumbling, and ridge chimney stack. Sash windows. Listed Building. |
| 2 | Ashfield Cottage | Late C19, was two cottages, now one. Lime stone walls, pantiled roof. Yellow brick arches to sash windows. Unusual collection of chimney pots in garden. |
| 3 | Empty Shop | Formerly a joinery workshop, single storey, C19, yellow brick, slate roof with wide overhanging eaves. Decorated barge boards at gable ends, with ridge finials at either end. Sliding sash windows. |
| 4 | Greyfriars and adjoining dwelling | Pair of semi-detached houses, late C19. Limestone walls, slate roof. Central yellow brick stack with red brick details. Wide overhanging eaves and, at gable ends, decorated barge boards with ridge end finials. Stone mullioned windows with drip moulds. Mixture of casement and sash windows. |
| 5 | School House | Early C19, former Schoolmaster's house. Coursed limestone rubble, pantiled roof, modern double glazed windows. |
| 6 | Spindles Woolshop | Formerly the village primary school, dating from 1826, rebuilt in 1889. Single storey, yellow brick and pantiles, sliding sash windows. |
| 7 | Stonecliffe House | Mid C17 house with C20 alterations. Coursed limestone rubble with steeply pitched half hipped roof, covered in double roll concrete tiles. Was at one time thatched. Listed Building. |

- 8 Methodist Church Built as a Wesleyan Chapel before 1842, rebuilt and extended in 1895. Limestone walls with a hipped slate roof. Central single storey gabled entrance porch with parapet and single storey schoolroom to rear. Stone window surrounds and eaves detailing.

- 9 Late C19 cottage. 2-storey, limestone walls with pantiled roof. Yellow brick arches to ground floor doorway and sash windows. Yellow brick chimneys at gable ends. Iron railings to front garden.

- 10 Black Bull Inn Public House, late C18 or early C19. Coursed rubble north wing, brick south wing on rubble plinth. Welsh slate roof. Colour washed, two storey, six sash windows on first floor, modern C20 ground floor windows. To the right is an elliptical carriageway archway. Brick coped side gables with tumbling on the north gable. Modern porch.

- 11 Lamp Cast-iron lamp post and lantern. Post erected by the villagers in 1897 to commemorate the Diamond Jubilee of Queen Victoria. The original oil lantern was replaced by 1931 with an electric light. After standing with no lantern for several years, a replica electric one was placed in 1987.

- 12 Manor Farmhouse Late C19 farmhouse. Two storey, yellow brick with slate roof, sash windows. Two ground floor bay windows with crenellated parapets. Central arched doorway with fanlight and double entrance doors. Tall yellow brick chimneys.

- 13 Rubicon Former C19 farmyard barn, to west, and cartshed, to east, now garaging and shop respectively, single storey with loft above, and single storey. Limestone walls, with red brick infilled openings on south side. Steep pantiled roof, with gable ends.

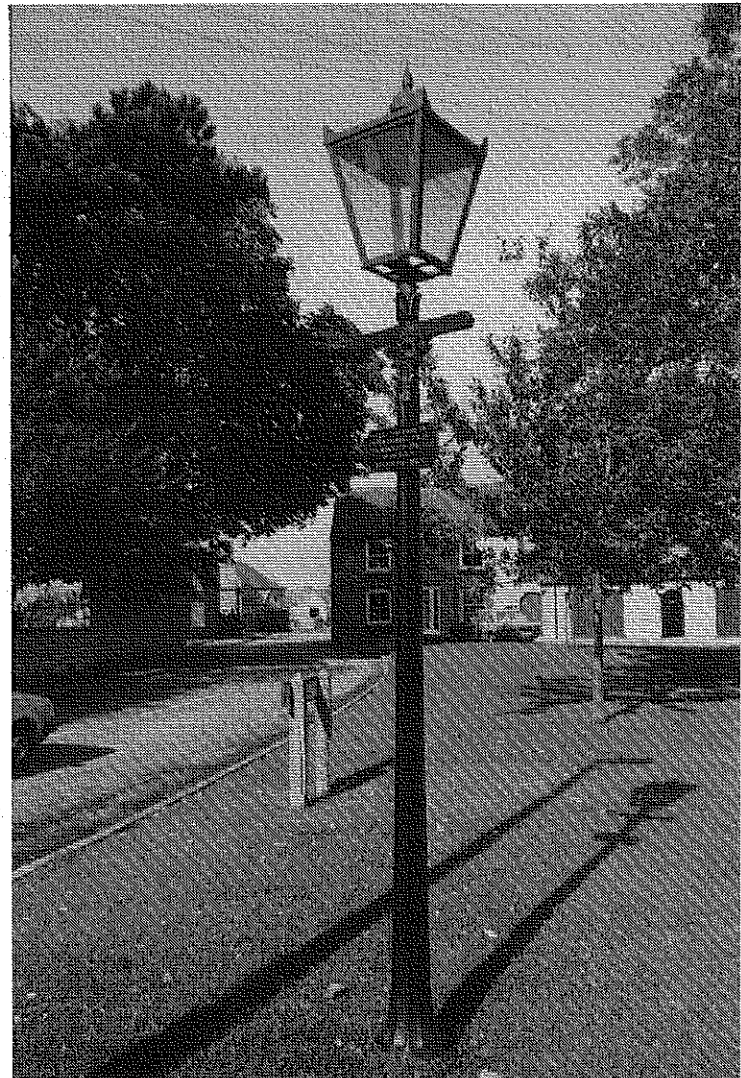
- 14 Shop and outbuildings Early C19 range of buildings, formerly stores, stabling and barn, associated with the Black Bull Inn. North end now a shop; former barn, at east end, business premises. All except barn single storey, limestone walls, pantiled roof. Barn of similar materials but two storey, with red brick door surround.

- 15 War Memorial Unveiled in 1923, Portland stone. A



Ashfield Cottage, with 7 Ryland Road behind

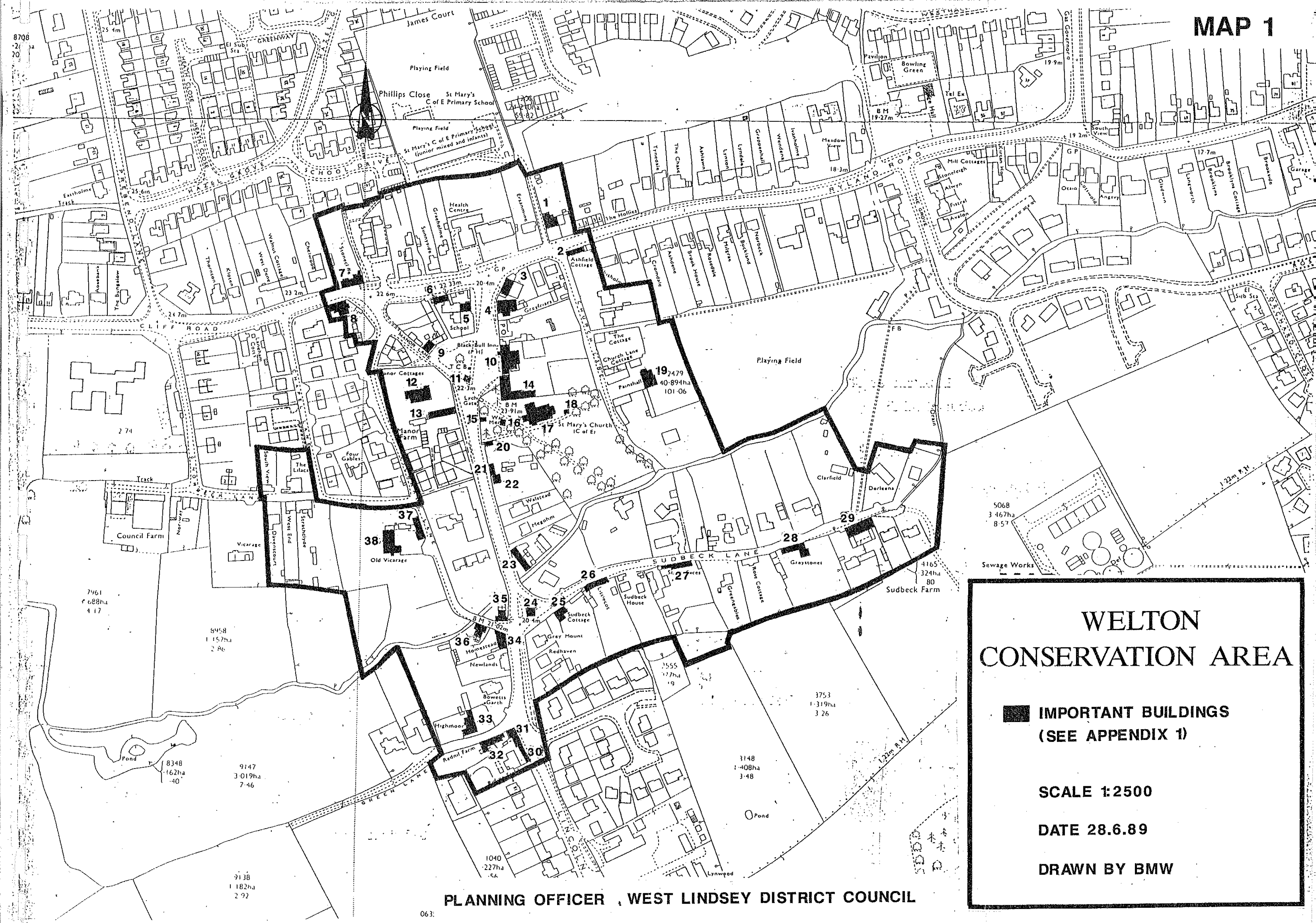
The Green, Cast Iron Lamp Post
and Lantern



- tapering pedestal on a stepped base topped by a sculpture of a standing soldier in the uniform of the Lincolnshire Regiment, leaning on a reversed rifle. Listed Building.
- 16 Churchyard Cross
Stone cross of 1910. Unveiled at a ceremony on 8 September 1910. Octagonal shaft on a square base rises to a gabled crucifix. In memory of Dr Richard Smith, died 1602, founder of Lincoln Bluecoat School. Listed Building.
- 17 Church of St Mary
Parish Church. C13 with rebuilding work of 1768, 1823, 1912, and minor C20 work. Squared limestone rubble with slate roof. Western tower, nave, chancel, 2 aisles, south porch, north vestry. In north aisle, stained glass window of 1919 to the Royal Airforce. Listed Building.
- 18 Two gravestones
Pair of headstones, 1781 and 1788. Ashlar. Listed Building.
- 19 Painshall
Early C19 with C20 alterations. Two storey house of coursed limestone rubble and pantiles. Modern casement windows in original openings. Brick coped tumbled gables.
- 20 Shop
Former storage building, now shop, C19, single storey, limestone walls with pantiled roof. 16 pane shop window and doorway in gable end to road.
- 21 Butchers Shop
C19, single storey, limestone wall with pantiled roof. Yellow brick panel around shop window and door with blind and blind box over.
- 22 15 Lincoln Road
Late C19 house, yellow brick with pantiles, sliding sash windows with yellow brick lintels. Contemporary front door.
- 23 25 Lincoln Road
Brook House
C17 house with early C19 alterations and additions. (Raised front and rear walls, and south extension). Formerly two cottages. Limestone rubble with ashlar quoins and brick dressings. Pantile roof, horizontal sliding sash windows. Listed Building.
- 24 Pump
Mid C19 pump. Tall square timber housing sitting on a stone platform. Wooden lever handle and lead spout. Listed Building.
- 25 2 Sudbeck Lane
House, late C19 rebuild of earlier cottage. Limestone rubble, except first floor north

- elevation rebuild in red brick, brown concrete tiled roof. Red brick chimney stacks at gable ends. C19 wooden lattice porch, with finial.
- 26 6 Sudbeck Lane Late C19 house, two storeys. Limestone rubble and pantiles. Yorkshire sliding sash windows. In C19 was house and shop, timber lintel above former shop window in west elevation, now surrounded by stone work, survives.
- 27 Stonefaces Mid C18 with C20 alterations. Two storey with attic. Limestone rubble, pantiled roof, red brick tumbled gables, red brick chimney stacks. Listed Building.
- 28 Greystones
22 Sudbeck Lane C19 house. Limestone rubble with brick dentil course. Hipped pantile roof, red brick arches to sash windows.
- 29 The Barn
28 Sudbeck Lane Two storey, former C19 barn, converted in 1980 to a dwelling. Limestone walls, pantiled roof with three pantiled dormers. Brick tumbling to gables, which are raised. Modern windows, ground floor, sashes.
- 30 Outbuildings Single storey range of limestone rubble and pantiled farmbuildings. C19.
- 31 Rednil Saddlery 2-storey, C19, former barn. Limestone rubble and pantiles. One west side window with wooden shutters and timber lintel, brick surround on doorway to road.
- 32 Rednil Farm and
Rednil Cottage Late C19 farmhouse, now two dwellings. Evidence of rebuilding. Limestone rubble lower walls with ashlar quoins, ashlar upper. Pantiled roof. Red and yellow brick extension to west. Cottage has unusual gate made of horseshoes.
- 33 Highmoor Early C19 house, two storey and attic. Limestone walls, concrete tiled roof with cement rendered chimney stacks. Sash windows, panelled door with door surround and fanlight. 'JP' on gable end facing Lincoln Road.
- 34 10 Lincoln Road Early C19 house. Limestone rubble with yellow brick dressings. Pantiled roof with two yellow brick chimney stacks. Horizontal sliding sash windows. Listed Building.
- 35 23 & 25 Vicarage Lane Pair of late C19 cottages. Yellow brick with red brick quoins, door and window lintels and surrounds, and vertical divider

- between the pair. Red brick tumbling in gable ends, two first floor dormer windows. Brown concrete tiled roof, yellow brick chimney stacks with red brick detailing. Similar to 36 below.
- 36 40 & 42 Vicarage Lane Pair of late C19 cottages. Yellow brick with red brick quoins, door and window surrounds and other details. Two first floor dormer windows. Brown concrete tiled roof, yellow brick chimney stacks with red brick detailing. Similar to 35 above.
- 37 Old Vicarage outbuildings Late C19, two and single storey building, limestone walls, pantiled roof. Upper storey has a red brick dentillated eaves course.
- 38 Old Vicarage Late C19 house, built as a Vicarage, now a private house. Limestone Ashlar with slate roof. Two storey. Sash windows. Roof has large overhang and brown brick chimney stacks.



WELTON CONSERVATION AREA

■ IMPORTANT BUILDINGS
(SEE APPENDIX 1)

SCALE 1:2500

DATE 28.6.89

DRAWN BY BMW

PLANNING OFFICER, WEST LINDSEY DISTRICT COUNCIL