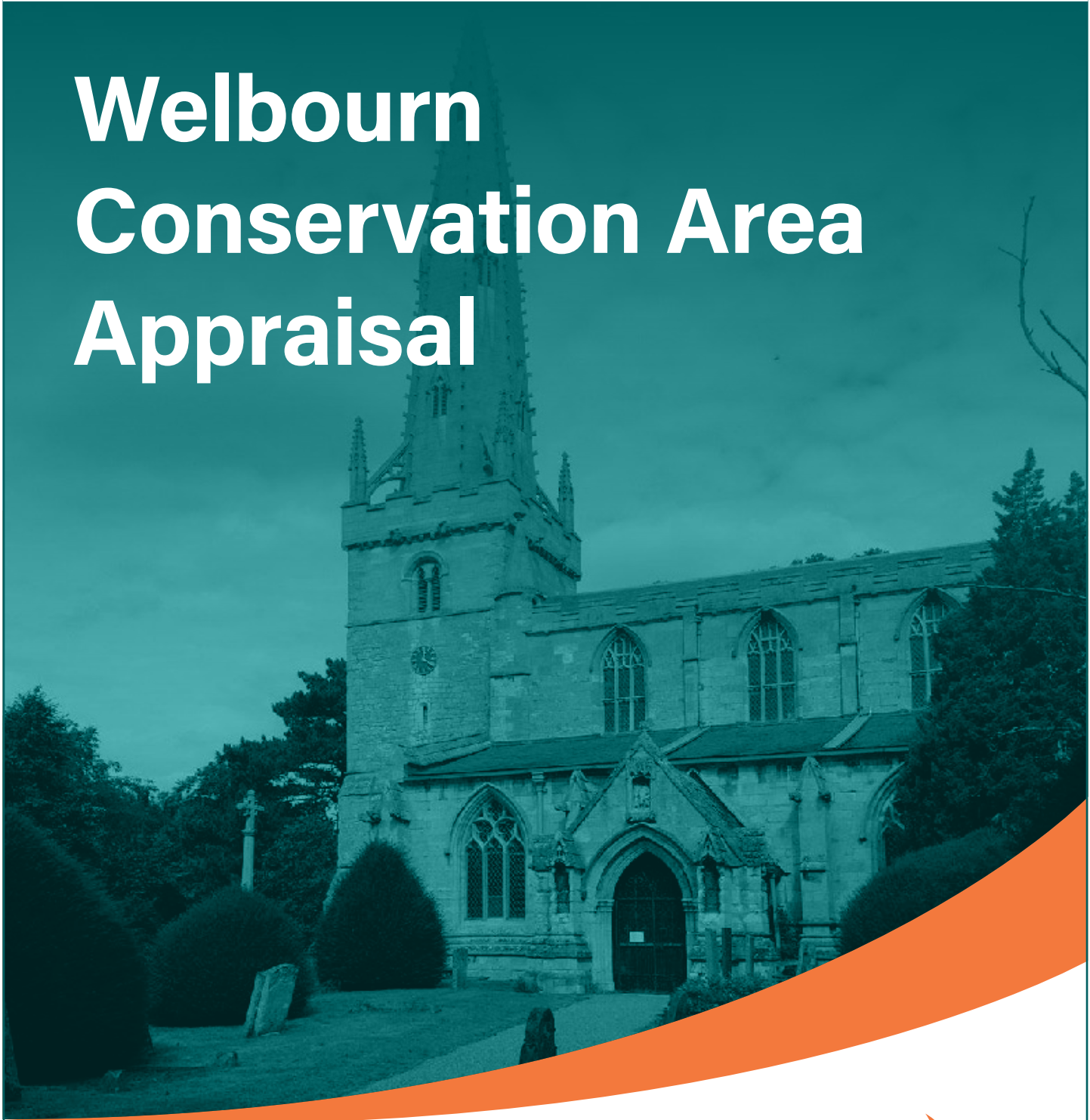


ADOPTED VERSION

Welbourn Conservation Area Appraisal



OCTOBER 2021



North Kesteven
DISTRICT COUNCIL

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Introduction

A Conservation Area is defined as “an area of special architectural or historic interest, the character of which it is desirable to preserve or enhance”. The conservation of the environment can enhance the quality of life of those who live or work in the area. Under the 1990 Planning (Listed Buildings and Conservation Areas) Act, Local Authorities are required to review existing Conservation Areas and, where appropriate, consider the designation of new ones.

Factors which contribute to the special quality of a Conservation Area may include:

- the architectural quality of the buildings themselves
- the materials of which they are made
- their relationship with one another and their setting in the landscape
- the character of the spaces between buildings, including walls, hedges, trees, grass verges and ground surface materials
- views both within the area and from outside
- the way in which buildings, spaces and landscape reflect the historical development of the area

Welbourn Conservation Area was designated in 1977. The purpose of this document is to evaluate and record the special character of this conservation area and identify potential areas for enhancement of that character. It draws on the Parish Character Profile prepared in 2015 which forms Appendix 1 of the Welbourn Neighbourhood Development Plan. The Welbourn Neighbourhood Plan was formally made part of the Council’s development plan by North Kesteven District Council on 17 December 2015.

A comprehensive survey has been carried out and a photographic record compiled. This adoption version of the Welbourn Conservation Area Appraisal follows previous public and stakeholder consultation on the ‘draft’ version undertaken between June and August 2021.

Scope of appraisal

The purpose of the appraisal is to assess the qualities which make the area special and identify opportunities to enhance them. The appraisal will:

- Identify and record the special character of the conservation area
- Review the existing boundaries of the conservation area and suggest changes where necessary
- Identify and record buildings and structures of local interest
- Provide a framework against which future development can be assessed
- Identify any negative factors which harm the special character of the conservation area

Planning policy context

National policy

Section 69 of the ‘Planning (Listed Buildings and Conservation Areas) Act 1990’ states that every local planning authority, from time to time, shall determine which parts of its area are of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and shall designate those as conservation areas. Section 71 of the Act places a statutory duty on the District Council to consider how to both preserve and enhance its conservation areas as areas of architectural and historic interest.

Paragraph 191 of the National Planning Policy Framework (NPPF) (2021) states that when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

Paragraph 206 requires local planning authorities to look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Paragraph 207 states that not all elements of a Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole.

Further, more detailed guidance is available from the Planning Practice Guide which accompanies the NPPF and can be found at www.planningguidance.planningportal.gov.uk

The 2019 National Design Guide (NDG) sets out 10 characteristics for well-designed places, including 'Context' and specifically sub-category C2 'Value heritage, local history and culture'. The NDG is based on national planning policy, practice guidance and objectives for good design as set out in the National Planning Policy Framework, and states at paragraph 45 that 'when determining how a site may be developed, it is important to understand the history of how the place has evolved'.

It further notes that 'the local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape'. Paragraph 46 states that well-designed places and buildings are influenced positively by factors including 'the history and heritage of the site, its surroundings and the wider area, including cultural influences and the significance and setting of heritage assets and any other specific features that merit conserving and enhancing'.

Local Policy

Central Lincolnshire Local Plan (2017)

Policy LP25 'The Historic Environment' of the Central Lincolnshire Local Plan (CLLP) also refers to conservation areas and requires that development within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve, and enhance or reinforce it as appropriate, features that contribute positively to the area's character, appearance and setting. In particular, proposals should:

- a. Retain buildings/groups of buildings, existing street patterns, historic building lines and ground surfaces;
- b. Retain architectural details that contribute to the character and appearance of the area;
- c. Where relevant and practical, remove features which are incompatible with the Conservation Area;
- d. Retain and reinforce local distinctiveness with reference to height, massing, scale, form, materials and lot widths of the existing built environment;
- e. Assess, and mitigate against, any negative impact the proposal might have on the townscape, roofscape, skyline and landscape;
- f. Aim to protect trees, or where losses are proposed, demonstrate how such losses are appropriately mitigated against'.

Policy LP26 'Design and Amenity' of the CLLP requires that all development proposals must take into consideration the character and local distinctiveness of the area (and enhance or reinforce it, as appropriate) and create a sense of place. Part (f) of the policy requires that where applicable, proposals will be required to demonstrate, to a degree proportionate to the proposal, that they 'incorporate and retain as far as possible existing natural and historic features such as hedgerows, trees, ponds, boundary walls, field patterns, buildings or structures'.

The CLLP does not allocate any residential or commercial land for development in Welbourn, including therefore any within the Conservation Area.

Central Lincolnshire Local Plan Review (2021)

The CLLP is currently under review and contains draft Policy S56 'The Historic Environment', which sets out similar provisions to policy LP25 of the adopted CLLP. The draft policy notes that 'significant weight' will be given to the protection and enhancement of Conservation Areas, and that 'development within, affecting the setting of, or affecting views into or out of, a Conservation Area should conserve, or where appropriate enhance, features that contribute positively to the area's special character, appearance and setting, including as identified in any adopted Conservation Area appraisal'.

Draft policy S52 'Design and Amenity' confirms that 'all development, including extensions and alterations to existing buildings, must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all'. It states that development proposals will be assessed against, and will be expected to meet a number of design and amenity criteria, including that it is based on 'a sound understanding of the context, integrating into the surroundings and responding to local history, culture and heritage' and must 'relate well to the site, its local and wider context and existing characteristics including the retention of existing natural and historic features wherever possible'.

Draft policy S80 'Housing Sites in Medium Villages' proposes to allocate the site at Borfa-Wen Farm, Hall Orchard Lane, Welbourn however this site is not within the conservation area (existing or proposed boundary).

The draft Plan will be subject to examination by the Planning Inspectorate in due course whereupon these policies (subject to any subsequent amendments) when read alongside the Welbourn Neighbourhood Plan will then form the basis of decision making for developments affecting Welbourn's historic environment.

Welbourn Neighbourhood Plan (2015)

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. The Welbourn Neighbourhood Plan (NP) was formally made part of the Council's development plan by North Kesteven District Council on 17 December 2015. However, given that the NP was made prior to the adoption of the CLLP, and is therefore not fully in conformity with it, the NP carries reduced weight relative to the CLLP for decision making purposes.

The NP notes that a significant part of the village is located within the Conservation Area, amounting to around 26.2 hectares in size (64.7 acres). Paragraph 2.19.3 of the NP notes that the Conservation Area designation 'is a reflection of the distinct and special character the built environment of Welbourn benefits from'. The NP notes however, that 'there is currently no formal document, such as a Conservation Area appraisal or assessment, which details the character of this Conservation Area and the assets which make it special'.

Paragraph 2.19.4 of the NP notes that 'despite some incremental development over the last 30 years, the village has managed to retain its distinct street pattern and network of narrow and intimate winding lanes, lined by hedges and stone walls'. It further notes that 'a large proportion of existing homes and other buildings in the village are constructed of local traditional materials, namely coursed rubble limestone and clay pantiles'.

There is no freestanding heritage policy in the NP which deals specifically with how development proposals affecting the Conservation Area will be assessed. However, part (2) of policy DES1 'Design and Character' states that where appropriate, development proposals should preserve or enhance the village of Welbourn by 'respecting and protecting designated and non-designated local heritage assets and their settings, particularly the Conservation Area'.

Furthermore, whilst not embedded within an associated policy, paragraph 2.39 of the NP sets out a number of environmental objectives, including to 'protect, enhance and reinforce Welbourn's built features and countryside environment'. The NP also identifies that the Parish Council 'will promote the provision of new signage on the A607, drawing attention to Welbourn village businesses and services, provided that such signage is in keeping with the Welbourn Conservation Area'.

Whilst the NP does not formally allocate any commercial or residential development sites, Figure 5 of the NP identifies six possible development sites that were offered up by their owners, or have potential, for residential development which collectively have an indicative capacity of 17 dwellings. 3 of these sites are within the revised Conservation Area boundary.

Additional planning controls within conservation areas

Planning permission

Planning applications, which, in the opinion of the Authority, would affect the character or appearance of a Conservation Area, must be advertised and opportunity must be given for public comment. This may include proposals outside a Conservation Area which nevertheless affect its setting. Planning permission is normally needed to demolish all or the very substantial majority of any building with a total cubic content exceeding 115 cu.m within a conservation area. Consent is also needed for the entire removal of any gate, wall, fence or railing more than 1 metre high abutting a highway, public footpath or open space, or more than 2 metres high elsewhere in a conservation area.

Works to trees

Within a conservation area there are restrictions to the work that may be carried out on trees. Under section 211 of the Town and Country Planning Act (1990) anyone proposing to cut down, top or lop a tree in a conservation area (with the exception of trees under a certain size, or those that are dead, dying or dangerous) is required to give 6 weeks' notice to the District Planning Authority. The purpose of this requirement is to give the authority the opportunity to make a Tree Preservation Order (TPO) which then brings any works permanently under control.

Unless subject to a TPO, notice is not required for works to trees in a conservation area that have a trunk diameter of less than 75mm when measured at 1.5m from ground level (or less than 100mm if reducing the number of trees to benefit the growth of other trees). A map showing the location of all TPO trees in the District can be viewed at www.n-kesteven.gov.uk/residents/planning-and-building/planning/tree-protection-and-hedges/tree-preservation-orders/. In addition the Council's adopted Tree Strategy (2020) includes further general guidance on the protection, retention and replacement of trees and hedgerows and in relation to offences involving protected trees and hedges.

Boundary changes

As part of the appraisal process the boundaries of the Welbourn conservation area have been reviewed and the following changes are proposed to be made.

The following areas and/or buildings are proposed to be removed from the conservation area as they do not meet the criteria for inclusion due to development and/or changes to property boundaries since the conservation area was designated:

Beck Street

An area of land at the rear of the Village Hall

Cow Lane

A strip of land on the north side

Crosby Lane

3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 22

Dycote Lane

2, 4

The Green

56

High Street

19a

Poplar Court

1, 2, 3, 4, 5

The following areas are proposed to be added to the conservation area to take account of actual property boundary lines:

Beck Street

Rear gardens of 2, 4 and 6

The boundary is slightly amended around the outbuildings at the rear of 14.

High Street

A small area of land to the north of Gartholm Farm

The Nookin

Rear Gardens of 13, 14, 19 and 21

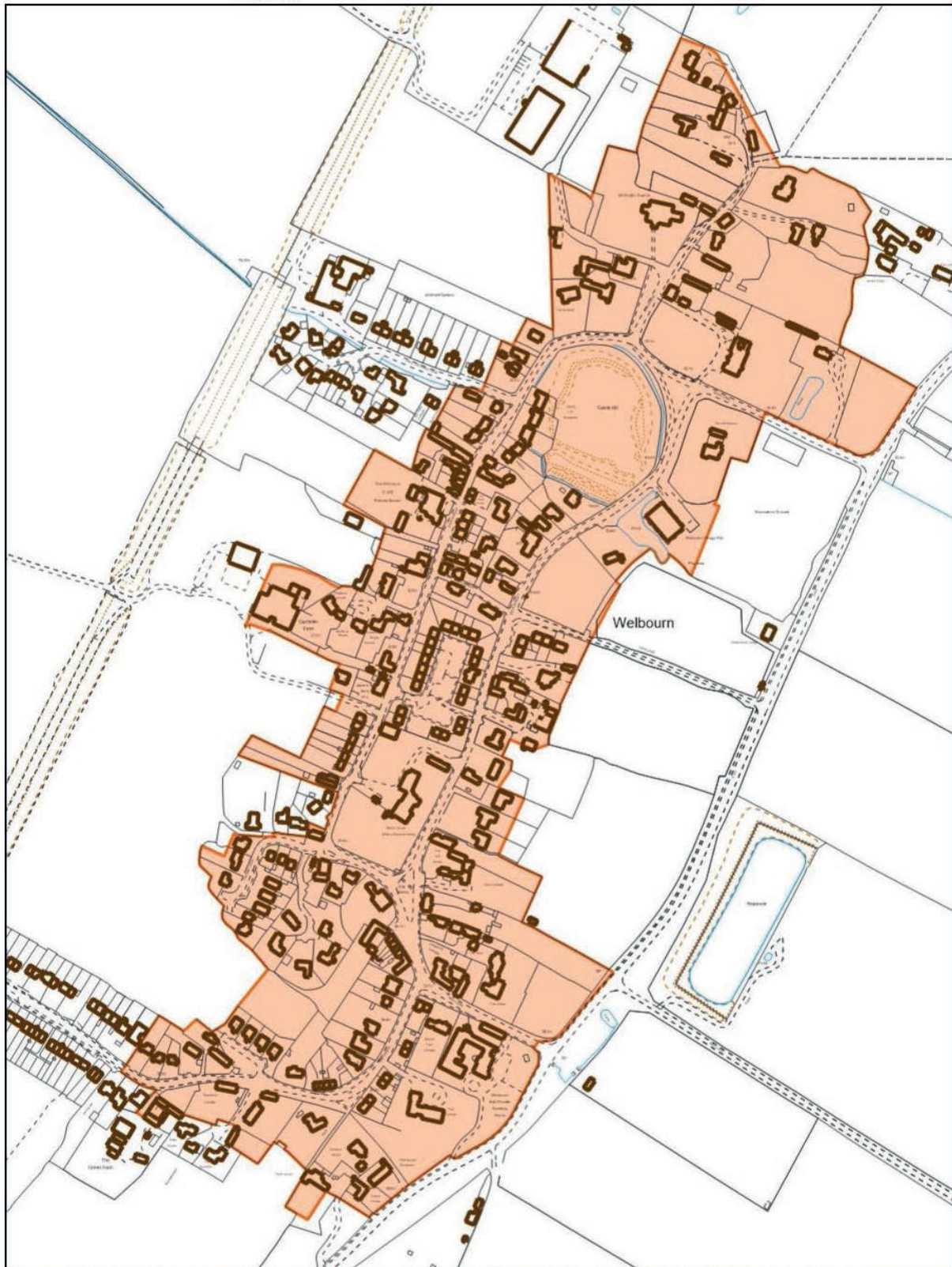
The maps on the following pages show the original and revised boundaries of the Welbourn conservation area.

Conservation Area Boundary 1977



North Kesteven
DISTRICT COUNCIL

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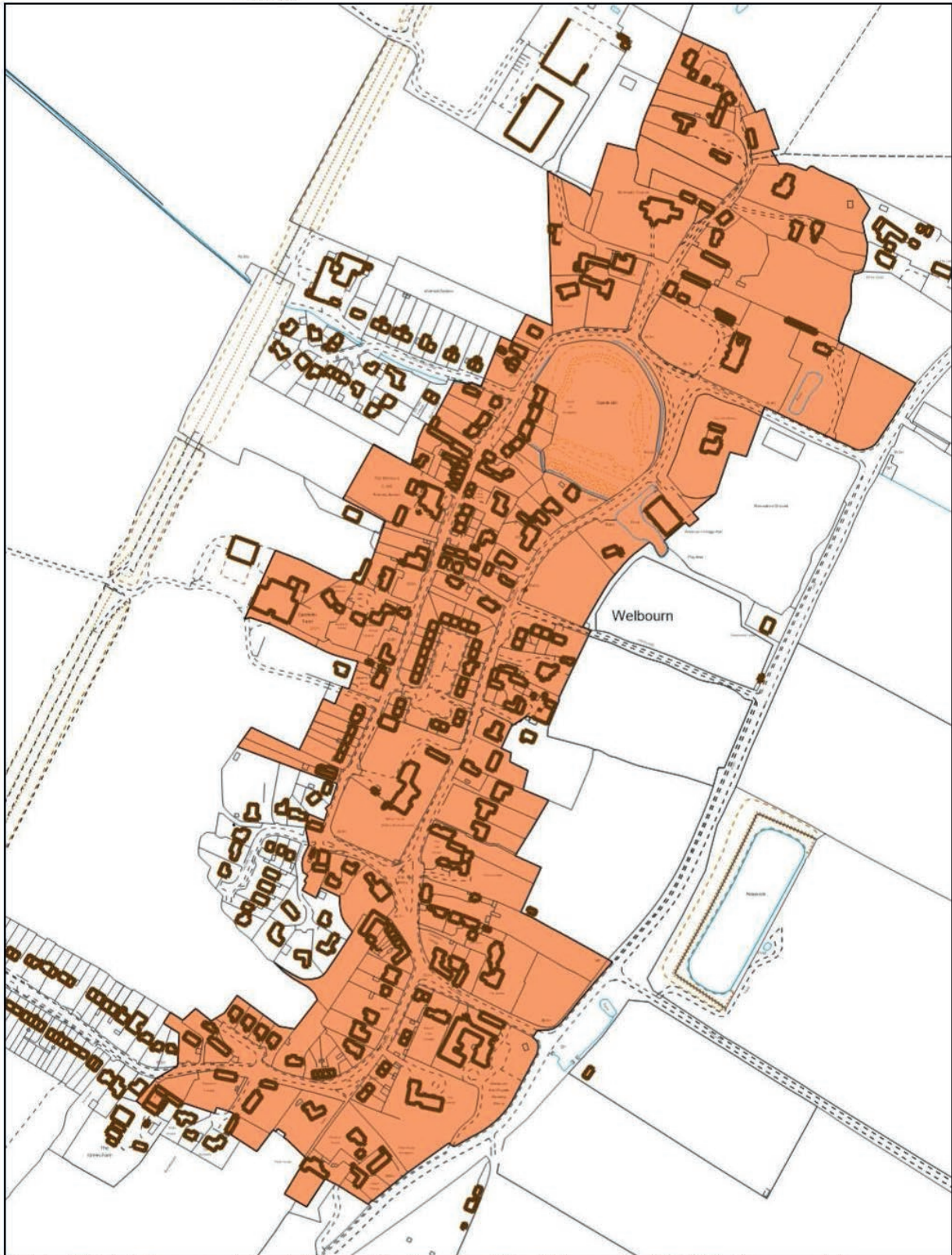
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Revised Conservation Area Boundary 2021 (proposed)

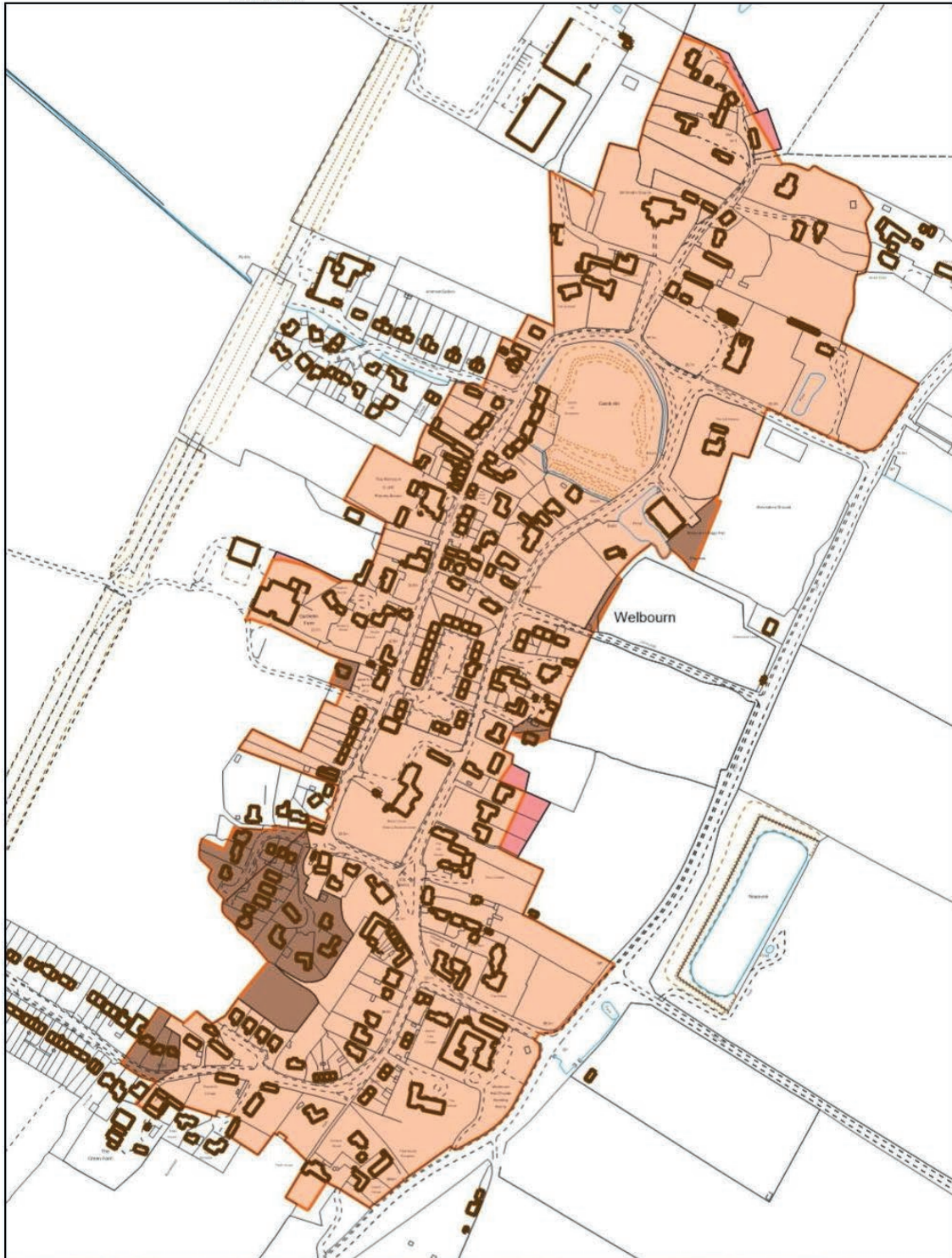


North Kesteven
DISTRICT COUNCIL



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-  Areas to be removed from the Conservation Area
-  Areas to be added to the Conservation Area

Overview

Welbourn Conservation Area was designated in 1977 and a more wide-ranging village appraisal was published in 1979. The current conservation area covers an area of about 26 hectares (65 acres) and encompasses the historic core of the village.

In the twentieth century, the village has expanded to the south west along Dycote Lane, and there have been other developments both as infill and as comparatively small new groups of houses on the western edge, but the historic core of the village is still readily discernible.



Location and setting

Welbourn lies on the main A607 Lincoln to Grantham road, about twelve miles south of the city. In common with several other villages along the Lincoln Cliff, the historic core of the village is set slightly off the main road, from which it is still separated by open countryside, forming an important part of its setting and character. Welbourn is the first village travelling south from Lincoln to be on the lower ground below the Cliff.

This historic core comprises the High Street and Beck Street, running almost parallel from north to south on either side of the site of the mediaeval castle, with North End and The Nookin extending past the parish church to open countryside to the north, and The Green and Dycote Lane running south and then west into the Low Fields.

Welbourn still has many traditional buildings dating from before the turn of the twentieth century. As befits a location on the boundary between the stone of the Cliff and Heath, and the clay lands of the low fields, both brick and stone are used as building materials, with stone predominating among the earlier buildings. The former Lincoln and Honington branch of the Great Northern Railway, with its station nearby at Leadenham, also allowed for the use of building materials from further afield from the middle of the nineteenth century, including slate in place of the more traditional pantiles as a roof covering.

Being on lower and more sheltered ground than the cliff villages to the north, Welbourn is not as “huddled” as its neighbours. Though stone walls still frequently define the road edges, there is a greater sense of openness in general, and areas of public green space, particularly at road junctions.



Historical development and archaeology

The Lincolnshire Historic Environment Record (HER) notes that the settlement of Welbourn is first documented in the Domesday Book, the name comes from the Old English of wella and burna, which means 'the stream running from a spring'. Welbourn had a manor, which was held by Robert Malet, a mill and a church with a priest.

The Romans were active in the area nearly a thousand years before this, however, and there have been many casual finds of Roman coins and other artefacts around the village. The nineteenth and early twentieth century Ordnance Survey maps record a "Roman Encampment" on the site now occupied by Hall Orchard Lane, but the HER suggests that this was an erroneous identification (though evidence of Roman settlement was found during trial excavations in 2001).

There is documentary evidence for a "castellum" in 1158, when a stone wall was built around an existing earthwork defence. Castle Hill marks its site. A document of 1288 refers to a hall with two chambers, a kitchen, brew house, ox house, cowshed and sheepfold. Also mentioned were a wall surmounted by a tower, and a ditch around the court. The castle was abandoned in 1374 but geophysical surveys and limited excavations have indicated substantial buried remains.

Fifty families are recorded as living in Welbourn during the late seventeenth / early eighteenth century. By 1801 the population has grown to 360. This growth continued steadily until it peaked in 1871 at 677, the population then began to decline, a decade later in 1881 it is recorded as 550. By 1901 the population stood at 504. The population in the 2011 census was recorded as 647.

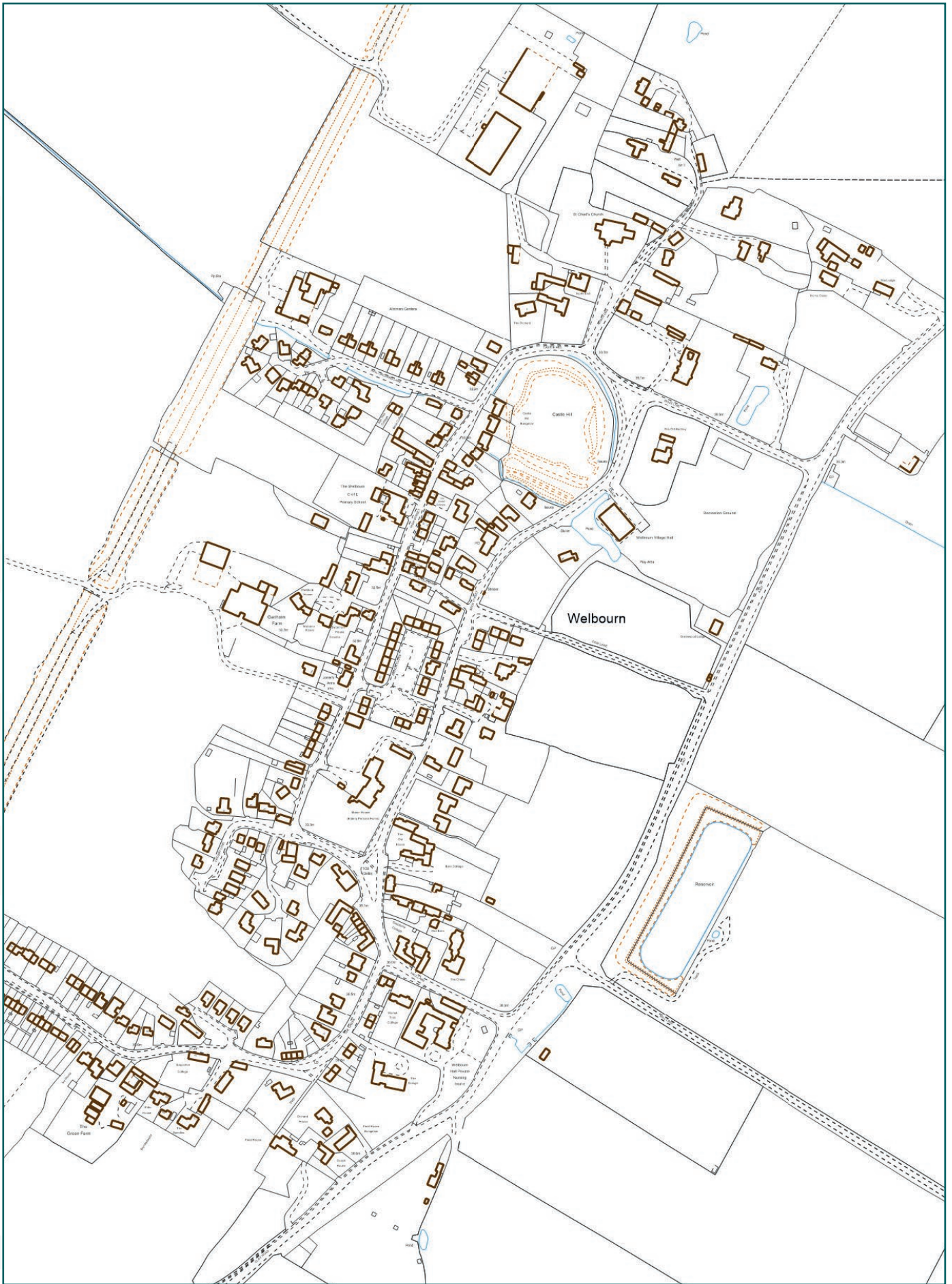
A great storm is recorded in Welbourn on the 13th of October 1666. It is documented that on this day it hailed stones as big as pigeon's eggs, and that 44 dwellings were destroyed.

The Great Northern Railway opened its line from Grantham to Lincoln in 1867, with the nearest station at Leadenham, a little over half a mile from the south end of the village. This closed in 1960.

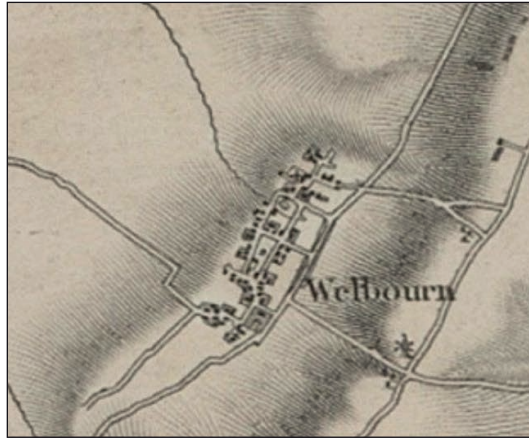
William White's 1856 directory of Lincolnshire lists one public house in Welbourn (The Joiners' Arms); in addition to a beerhouse, a baker, a butcher, three grocers (one of whom was also a draper and one a second butcher) a tailor, a joiner, two blacksmiths, a miller and a wheelwright.



Welbourn, 1903



Welbourn, 2021



1856



1898



1945



2021

The Growth of Welbourn



Character Appraisal

Landscape and open spaces

The core of the village, around the High Street, is quite loosely built up, with considerable open space between buildings, though many of the older buildings are set tight to the back of the footway. Beyond the High Street, along Beck Street, and The Green, houses tend to be slightly set back. Where they front the road there are several attractive surviving sets of iron railings, while hedges also soften the street scene. Elsewhere, high stone walls are in evidence, particularly as the High Street curves round into North End.

Beck Street, North End and (as its name suggests) The Green all have sections with broad grass verges and islands in the roadway, some with visually-important groups of mature trees. The north end of Beck Street in particular has an almost rural, rather than village, quality.



Public Realm

Roads, footpaths and lighting are generally in good condition, albeit usually of standard materials and design. There are, however, recent examples of public art and specially-designed street furniture, installed as part of the Ridges and Furrows project, which contribute to a specific sense of place.

Sense of Enclosure and Boundary Treatments

Many of the older buildings on the High Street are set at, or just behind, the back of the pavement, sometimes at right-angles to the road. Even so, there are significant gaps between buildings, and further out there is an even greater degree of separation. A sense of enclosure is generally maintained by boundary walls or hedges.

In a few locations, post-war developments have very open frontages with only dwarf boundary walls, or no physical boundary at all. Where such developments form a discrete enclave they sometimes achieve a distinct character of their own, and they are also quite well-suited to those parts of the village where the established character is one of openness to the street, however where they abut or interrupt an older streetscape of the more enclosed kind the effect can be visually disruptive.



Boundary walls are varied in materials and detail. Most common are coursed local limestone rubble, with pantile copings. There are also a few brick walls, though these tend to be in the outer parts of the historic centre. Cast-iron railings are also found, usually supported either direct from the ground or from only a very low dwarf wall of stone or brick with no masonry piers interrupting the run. Close-boarded timber fences to domestic properties are usually a modern feature and rarely enhance the character of their surroundings. Fortunately, Welbourn has very few examples intruding into its streetscene.

Architectural details

Details are generally simple and robust, as befits a farming village. Roofs fit tightly with little overhang, gable ends do not have barge boards and rarely end in parapets. Window openings are simple and only have ornament beyond what is structurally necessary in the very grandest cases.

Landmarks, Listed Buildings, Scheduled Monuments and buildings of local interest

Landmarks

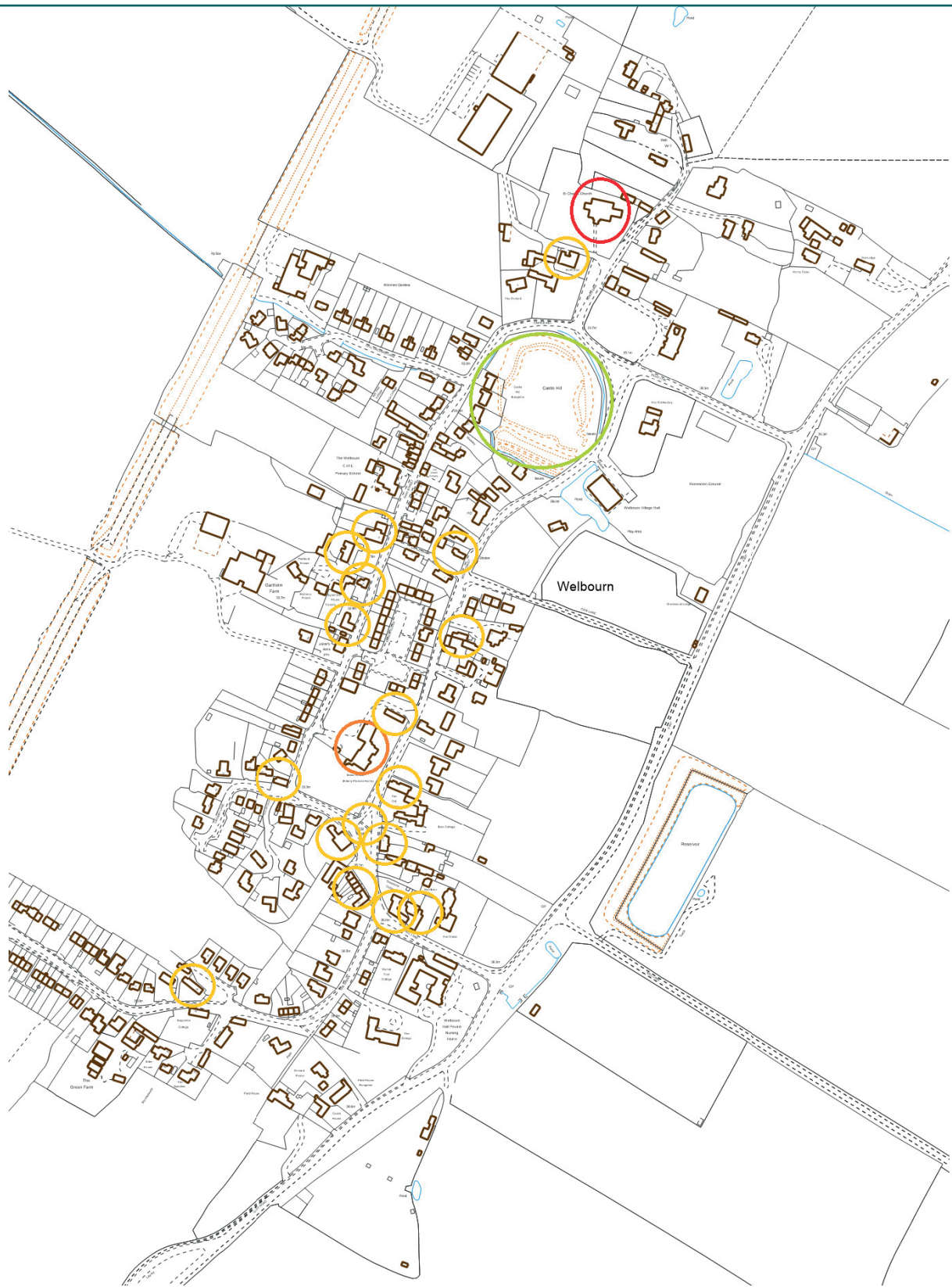
Some buildings and structures stand out from their surroundings because of their height, scale, design or location. They may also stand out because they have particular significance to the community. They can act as focal points and navigation aids. There are a number of such buildings within the conservation area and they are explored in further detail in the sections dealing with the individual character areas.



Listed Buildings and Scheduled Monuments

A map showing all the listed buildings within the conservation area is on the following page. It was correct at time of going to press but for up to date information on listed buildings please see <http://www.historicengland.org.uk/listing/the-list/>.

Castle Hill is a Scheduled Monument.



- Listed Building Grade II
- Listed Building Grade II*
- Listed Building Grade I
- Scheduled Ancient Monument

Landmarks, Listed Buildings, Scheduled Monuments and buildings of local interest

Listed Buildings in the Conservation Area

BECK STREET

STABLES TO WELBOURN MANOR
List Entry Number: 1061844
Grade: II

18, WELLAND COTTAGE
List Entry Number: 1061845
Grade: II

WELBOURN MANOR
List Entry Number: 1360567
Grade: II*

WHEELWRIGHT COTTAGE
List Entry Number: 1360568
Grade: II

DYCOTE LANE

LONG COTTAGE
List Entry Number: 1360569
Grade: II

THE GREEN

THE OLD HOUSE
List Entry Number: 1061846
Grade: II

BURTT'S COTTAGE
List Entry Number: 1061847
Grade: II

HUNT HOUSE
List Entry Number: 1360570
Grade: II

MYRTLE COTTAGE AND CO-OPERATIVE
COTTAGES
List Entry Number: 1061848
Grade: II

K6 TELEPHONE KIOSK ON THE VILLAGE
GREEN
List Entry Number: 1241051
Grade: II

HALL LANE

GREYSTONE COTTAGE
List Entry Number: 1360571
Grade: II

STABLE TO REAR OF GREYSTONE
COTTAGE
List Entry Number: 1308462
Grade: II

HIGH STREET

BLACKSMITH'S FORGE
List Entry Number: 1061849
Grade: II

27, HIGH STREET
List Entry Number: 1061850
Grade: II

WELBOURN HOUSE
List Entry Number: 1061851
Grade: II

NORTH END

CHURCH OF ST CHAD
List Entry Number: 1061852
Grade: I

WELBOURN FARMHOUSE
List Entry Number: 1147631
Grade: II

HIGH STREET

TREVELLA
List Entry Number: 1147619
Grade: II

BARN AT GREENGATES
List Entry Number: 1147625
Grade: II



Buildings of local interest

As part of the appraisal process the local list of sensitive buildings (non-designated heritage assets) for the conservation area was reviewed against the Councils' adopted assessment criteria. The following buildings and structures in the conservation area were identified as suitable for inclusion having regard to those criteria:

The following list only shows sensitive buildings (non-designated heritage assets) that are inside the boundary of the conservation area. Proposed additions to the local list are shown underlined. Buildings which it is proposed to remove from the local list are shown in *italics*.

Beck Street

- Post Office 5 Beck Street
- Willow Beck 11 Beck Street
- Welland House 20 Beck Street railings and outbuilding
- The Old Rectory
- Number 8

Grantham Road

- Field House

The Green

- Co-op House, 2 The Green
- Barn Cottage, 3 The Green
- White House Cottages, 11 & 13 The Green
- 15, 17, 19, 21,
- 32-38 (even) and railings
- Sapperton Cottage 35 The Green
- 40
- *Green Farm* (demolished)
- The Woodshed, 10 The Green (Formerly listed as Hunt Barn)

Hall Lane

- Welbourn Hall
- 2, 4, 8

High Street

- Bangor & Dendor 5 & 7 High Street
- Joiners Arms Public House
- Former Methodist Church, 26 High Street
- 39 – 47 (odd)
- White Horse House, 28 High Street
- White Horse Cottage, 32 High Street
- Outbuilding in grounds of Manor House adjacent 17 Manor Close
- Sunnyside 53 High Street
- Gartholme Farm

Little Lane

- 1 – 3 Little Lane Cottages (Formerly listed as Manor Cottages (1 and 3))
- The Cottage 2 Little Lane
- Bay Tree Cottage 4 Little Lane
- Wayside 5 Little Lane

Moat Lane

- The Old Place

The Nookin

- Holly Cottage 1 The Nookin
- Jasmine Cottage 2 The Nookin
- The Warry 4 The Nookin
- 13 – 19 (Odd)
- "Beehive" Well

North End

- The Lodge 8 North End and outbuildings

Old Mulberry Court

- Building to rear of The Coach House, 4 Old Mulberry Court

The criteria for assessment are included at Appendix 1

Inclusion on the list does not impose any additional restrictions on the owners of these buildings but allows careful consideration of the impact of any development affecting them or their setting as set out in policy LP25 of the Central Lincolnshire Local Plan, policy DES1 of the Welbourn Neighbourhood Plan and Paragraph 197 of the National Planning Policy Framework. The Council has taken the view that it is preferable to identify these assets in advance rather than reacting once a planning application has been submitted.

Key views and vistas

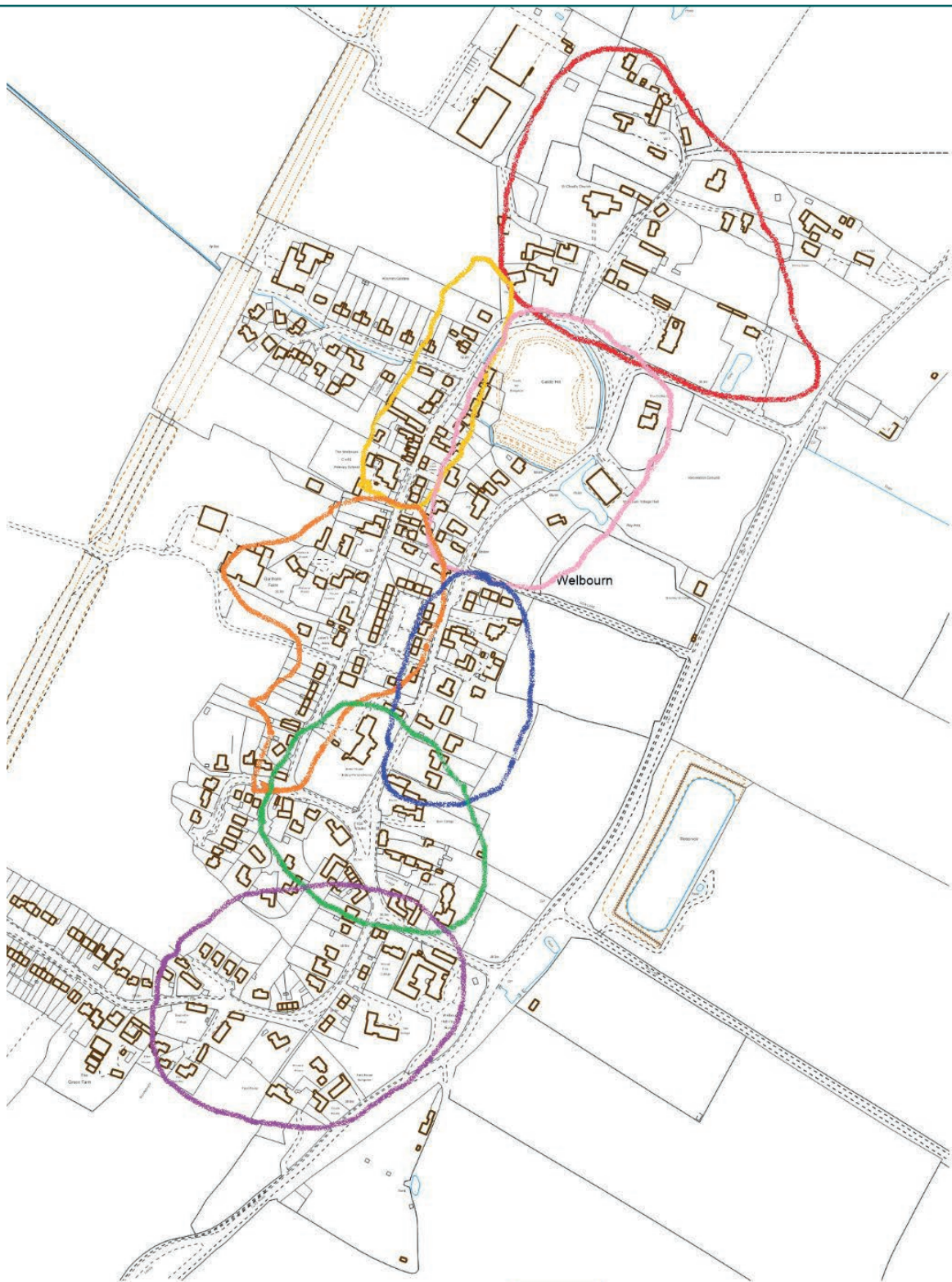
Views and vistas are explored in more detail in the sections of the appraisal on individual character areas below. A broad overview is given here but it is important to note that this is by no means an exhaustive list. The omission of a particular view or vista does not imply a lack of significance and a thorough analysis of views affected by any proposed development will be required to accompany a planning or listed building consent application.

The views to the east towards the Cliff are of particular importance. Views the other way, from the A607 towards the village set in open countryside are an important part of the setting of the conservation area.



Character Areas

Within the conservation area are smaller areas each with their own distinctive character. In order to simplify the appraisal process and make the final document easier to read the conservation area has been broken down into a number of smaller character areas. These broadly follow the character areas described in the Welbourn Neighbourhood Development Plan (2015).



CHARACTER AREAS



The Nookin and North End



High Street North



High Street South



The Green and Welbourn Manor



Lower Green and Welbourn Hall



Beck Street South



Beck Street North and Castle Hill

Conservation Area Character Areas

The Nookin and North End

Summary description

The northern edge of the historic settlement, running out from Castle Hill, past the church, into open countryside.

Landscape and routes

The Nookin, at the very northern edge of the village, is a scatter of (mostly) stone and pantile cottages set in what feel like a very open landscape, with views to the north across open countryside towards Wellingore and its church. To the south, Holly Cottage and Nookin Cottage form a “gateway” into the more enclosed parts of the village, beyond which the churchyard presents an impressive view of the east end of St Chad’s church. The churchyard trees form a softer enclosure as The Nookin becomes North End. At this point, the public space widens to the west, with a broad grass verge in front of Welbourn Farm with its neatly-kept hedge and railings. Facing this is the attractive group of the lodge-like number 8 North End and its outbuildings with their distinctive ventilators along the roof.



High stone walls enclose the space beyond, with mature trees behind, which also close the view south to Castle Hill. Looking north, Holly Cottage juts out to close the view. Old Place to the east of the junction with Castle Hill and Moat Lane, formerly the Rectory, built in 1868, is a grand house but is largely hidden behind its boundary walls and trees. The same is true of number 7 North End, opposite.

Key views and landmarks

The most important building here is the Grade I listed mediaeval church with its unusually bulbous spire, a prominent landmark looking in both directions along the road.

There is a pleasant contrast of the openness of the northern part of The Nookin with the leafy enclosure of North End. The views across open countryside towards Wellingore are given a foil by the views into mature trees to the south, and there is a sense of separation from the rest of the village.

Predominant material palette

Stone and pantile predominate, though parts of Holly Cottage, and number 8, and the whole of Welbourn Farm's facade, are of brick. Welbourn Farm has a slate roof, as does number 8, an unusually-steep, half-hipped roof of a design which is uncommon in the district as a whole, though number 7, opposite, also has this feature, but in pantile.

Predominant scale and massing

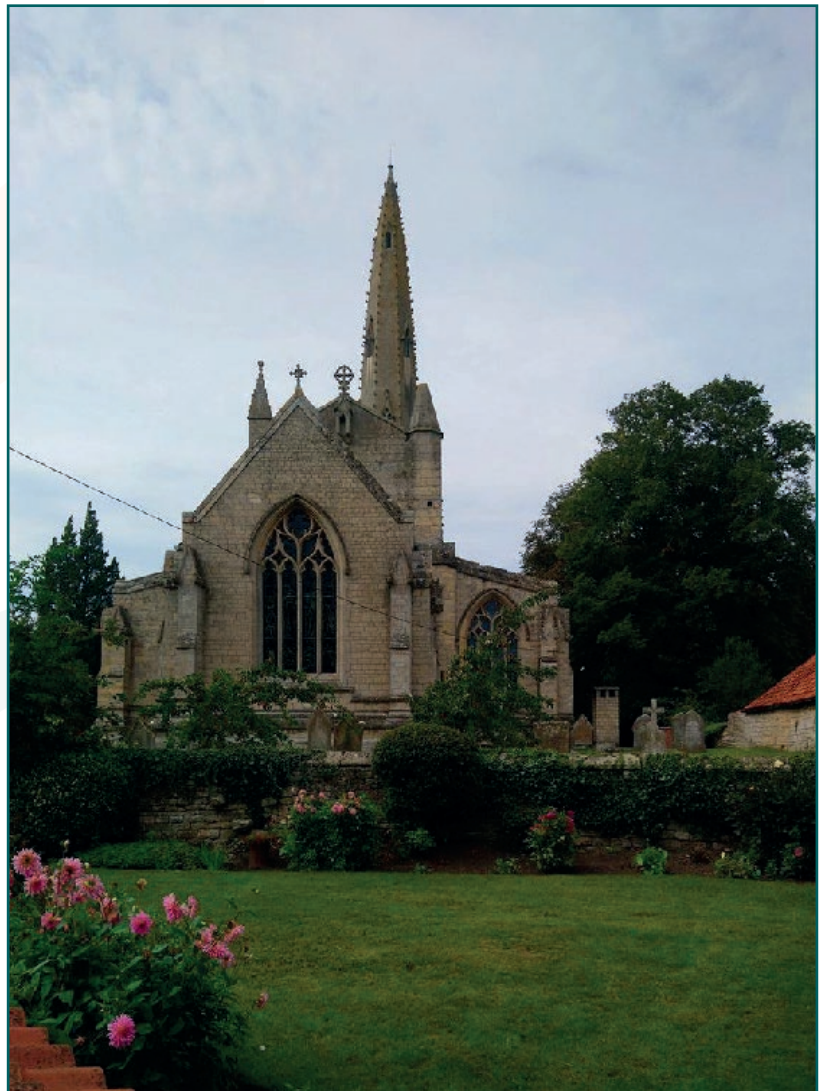
Apart from the church, buildings are of one or two storeys and are set relatively far apart.

Positive features

The rural atmosphere of the lane and the extensive view to the north are a pleasant contrast to the centre of the village and the mature trees and grass verges reinforce the impression that this is the edge of the settlement. Almost all the buildings make a positive contribution to the attractive character of this area.

Negative features

There are few negative features apart from the rather intrusive overhead wires. The few recent houses generally sit well with their older neighbours and the only one in a non-traditional material (beige brick) is unobtrusive behind its landscaped garden.



High Street North

Summary description

This is the principal street of the historic settlement, once the commercial and social focus within the village including the school, shops, public house, Methodist Chapel and tradesmen's premises. Most buildings are of red brick and pantile set within an enclosed streetscape, linked by stone boundary walls.

Landscape and routes

Castle Hill curves west and south between the well-wooded slopes of the castle site to the south, and a stone boundary wall with more trees behind, to the north. It then reaches the top of the High Street where two modern houses face the castle ditch, which bounded by a rural timber fence. The road runs almost dead straight from here, with a low stone boundary wall on the west, and open lawns in front of a group of 1960s bungalows on the east, which stand partly on the castle site. Number 3 and 5, a semi-detached pair, are of c.1900, as are two further pairs round the corner in Hall Orchard Lane (outside the conservation area) but all the other houses along this section of the street are post-war, and built to somewhat generic designs with little reference to local tradition.

The older buildings in the street begin with 28 and 32, a pair separated by an archway leading to a yard at the back, and facing the gabled 55 High Street. Both sit right at the edge of the pavement and form a gateway into the older, more densely built up, part of the village. The High Street kinks slightly at this point and on the west side is a terrace of stone cottages with a steeply-pitched pantile roof. Opposite is the former Methodist Chapel of 1839.

Beyond these, a modern but distinctive row of three properties with an interestingly-varied roofline, two bungalows flanking a house with unusual dormer windows, face the school built in the 1960s as a replacement for a Victorian building on the same site.

Key views and landmarks

The views up and down the street, framed usually by buildings and stone walls, are a key characteristic of the area.

Predominant material palette

Most of the buildings are of brick in varying shades of red, and have pantiled roofs though there is also some slate. The design and layout of the modern buildings which predominate here is often not close to the form and appearance of the older properties, so they can look alien in the streetscene as a whole.

The roads are bounded by low stone walls and hedges.

Predominant scale and massing

Properties are generally two stories high though there are bungalows adjacent to the castle site and the school is also single-storey. The few older buildings are close to the road and form the back edge of the pavement. Roofs are usually parallel to the street but one is turned at right-angles and its gable end is thus prominent. Nearly all the older buildings are formed from simple rectangular units with no significant projecting elements.

Positive features

Older buildings generally retain a good deal of original detail, including boundary treatments.

Negative features

Since they are the predominant type in this part of the conservation area, it can hardly be argued that all of the post-war developments are “negative”, but most are set too far back from the street the use of imported materials and standardised designs undermines local distinctiveness. This applies to boundary treatments as well as to buildings. The school, while a highly-valued asset to the community, is particularly out of place in its design and siting.

High Street (South) Character Area

Summary description

The more open section of the High Street running south from near the junction with (and including) Little Lane. The most visually-obvious buildings here generally have a more traditional appearance at first glance, though this is partly because much of the more modern development is set a long way back from the road frontage and is hidden by mature trees which impart a rural character.



Landscape and routes

The High Street runs fairly straight from the junction with Little Lane, where there is a cluster of attractive older buildings including the three-storey Welbourn House, which dominates its neighbours. Little Lane itself is narrow, and tightly enclosed by old stone and brick cottages, stone boundary walls, and hedges.

Beyond the junction, continuing along the High Street, there is greenery along the east side of the road, largely hiding the 1960s Manor Close retirement bungalow development in the former grounds of the Manor House. Manor Close itself, built c1960, is a rather attractive enclave of bungalow housing for older people, mostly in form of terraces, arranged around a central green. Though not untypical of its period, it has some historic interest as it demonstrates changing attitudes to the elderly and moved to encourage independent living in a sheltered community.

On the High Street, three older properties – the listed stone cottage at 27 High Street, the Joiners' Arms pub of the late nineteenth century, and between them the prominent stone gable end of the listed Trevella, mark a change in the urban form and beyond this point to the south there are post-war Local Authority family houses built in the 1950s. Typical of their date, they are simple in form and detailing, and though set back from the street front, sit quite comfortably. Beyond, 5 and 7 are a semi-detached pair built in the early twentieth century by the Lincoln Co-operative Society. The opposite side of the street is bounded by the wall of the Manor House and its well-wooded grounds, at the northern corner of which is a large stone outbuilding to the Manor House with a distinctive roof ventilator.

Gartholm Farm, west of the High Street behind the Joiners' Arms, is a handsome group of "model" farm buildings of the early nineteenth century.

The High Street ends with the former blacksmith's forge at the corner of Crosby Lane and the view south is closed by the former Lincoln Co-operative Society stores of 1883, believed to be the earliest such venture in a rural village in Lincolnshire and among the earliest in the country.

Key views and landmarks

Views up and down the High Street are dominated by mature trees. There is an attractive view of Welbourn House above and between the smaller houses of Little Lane, and the former Co-Op stores are an important "stop" to the street.

Predominant material palette

Materials are mixed though stone and pantile predominates among the older buildings. Post-war buildings are almost all of red, brown, or buff brick.

Predominant scale and massing

Domestic buildings are predominantly of two storeys, the exceptions being the bungalows of Manor Close and the three-storey Welbourn House, and are made up of simple rectangular forms.



Positive features

The character area has a number of well-preserved traditional buildings, and some more recently-constructed properties which reinforce their own sense of distinctiveness.

The Green and Welbourn Manor

Summary description

The High Street curves round to the east away from its junction with Crosby Lane, bounded on one side by the grounds of the Manor House. At the junction with The Green and Beck Street, the road widens and surrounds a large, informal, grassy island with a mature chestnut tree planted to commemorate Queen Victoria's Diamond Jubilee in 1897. This is surrounded by traditional stone houses of particularly high visual quality.

The widening of the road, the grass verges, and the informal placing of many of the buildings gives a sense of spaciousness. Crosby Lane itself comprises post-war development in cul-de-sac form which does not make a positive contribution to the character of the conservation area. It is proposed to remove this from the conservation area.

Landscape and routes

The streets curve gently, and do not feel as enclosed as the High Street, even though there are still buildings and boundary at, or near, the rear of the pavement.



Key views and landmarks

The sequential views in all directions, often ending with groups of mature trees, or attractive stone houses (some of them set in or behind large gardens are pleasantly varied by the curve of the road and the gradual change in the form of development.

The Old House, Burtt's Cottage, Myrtle and Co-operative Cottages, Greystone Cottage and Hunt House are important in framing and controlling these views, as is the stone boundary wall and woodland of the Manor House grounds. The Manor House itself is largely screen by tress, while the listed K6 telephone kiosk on the green itself is a quirky landmark.

Predominant material palette

Walls are almost all of stone, and roofs are of pantiles or Welsh slate.

Predominant scale and massing

Scale and massing follow the pattern of one-and-a-half and two storeys, except that buildings are set further apart and the spaces between them (and their linking boundary walls) are of importance in establishing the subtly different character of this area.



Positive features

The character area contains a number of well-preserved traditional buildings, often creating well-enclosed streets and spaces with a distinctive character.

Negative features

There are very few negative features in this character area.

Lower Green, Dycote Lane, and Welbourn Hall

Summary description

The Green narrows and curves to the south between three pairs of nineteenth-century stone semi-detached houses on the east, and more modern bungalows on the west, before widening again with grassy verges and a tree, and a group of traditional brick and stone cottages and outbuildings interspersed with more recent houses, where it curves westwards and runs out beyond the edge of the historic settlement and down to Low Fields.

The widening of the road and the grass verges, again give a sense of spaciousness, though the buildings in this area are more varied in date and form, and not of as consistently high a quality.



As Dycote Lane leaves the conservation area, there are three post-war houses on the north side of the road which do not make a positive contribution to the character of the conservation area and which it is proposed to remove from the conservation area.

Landscape and routes

The road is gently curved, and since the buildings are set back behind front gardens does not feel tightly enclosed even though the northern part has narrowed again. There are fewer mature trees in this area, particularly where The Green becomes Dycote Lane, and thus an increasing sense of openness and of undeveloped countryside, even though little of this is actually visible.

Key views and landmarks

At the north end of the character area are four pairs of estate cottages on the east side of The Green, built in the 1860s to serve the Hall and said to have been constructed from the stones of its demolished Elizabethan predecessor. Though quite plain and simple, they are - with their prominent central chimney stacks and (originally) mullioned and windows - unlike any other houses in Welbourn.

Also of the 1860s is the brick and slate terrace on the next corner, built for the employees of the Great Northern Railway. These have also suffered alterations to their windows but retain attractive cast iron "railway" railings to the front gardens.

Beyond these, set behind the group of traditional stone and pantile cottages and outbuildings which form a gateway at the end of the conservation area, is a row of four one-and-a-half storey “bungalows” built c1970. While not sympathetic to traditional local forms, like Manor Close they have a distinctive and consistent character of their own.

To the east of The Green, behind the houses along the road, are the grounds of Welbourn Hall, stretching to the A607. The Hall, now a nursing home, is a grand gothic house of 1860 in well-planted grounds, which have been partly subdivided and developed.

Predominant material palette

Walls are almost all of stone, and roofs are of pantiles or Welsh slate.

Predominant scale and massing

Scale and massing follow the pattern of one-and-a-half and two storeys, except that buildings are set further apart and the spaces between them (and their linking boundary walls) are of importance in establishing the subtly different character of this area.

Positive features

The character area contains a number of well-preserved traditional buildings, often creating spaces with a distinctive character.



Negative features

Some of the individual post-war developments are neither sympathetic to the historic local character and are not particularly distinctive on their own terms, while often being visually prominent because of their location in relation to the curve of the road.

Beck Street South

Summary description

Returning from The Green, Beck Street runs north to Moat Lane, parallel with the High Street. The southern section has good traditional buildings interspersed with more recent developments. The traditional houses are mostly of two storeys and several are set gable-end to the road, while the gaps between these have often been taken by modern bungalows running parallel to the road frontage. Though there are buildings on both sides, the wide gaps and the single-storey form of much of the development allow attractive rural views eastwards, up to the slopes of the Lincoln Cliff.



Landscape and routes

The road is in two nearly-straight sections which meet at a slight angle, and since the older buildings are set widely apart and the newer ones have large and usually open front gardens, it does not feel tightly enclosed. There are fewer mature trees on the east side, and on the west side beyond the immediate grounds of the Manor House, and thus an increasing awareness of the open countryside both close behind the house and further away to the top of the Cliff.

Key views and landmarks

The view north along the street is marked on the left-hand side by the boundary wall of the Manor House, and on the right by a progression of traditional houses each aligned east-west with their gable ends abutting the road. These serve to disguise the presence of the more modern bungalows in the spaces between them.

Beyond the grounds of the Manor House, its boundary wall continues and partly screens the east side of the Manor Close development of sheltered housing, though the two-storey warden's house opens onto Beck Street. Facing this are the listed Welland Cottage, again running east-west, standing in the front garden of the grander, late nineteenth century, Welland House. The railings to the road frontage are particularly fine examples. Just before the crossroads with Cow Lane and Little Lane, there are two pairs of very plain bungalows in purple-brown brick. While very much an alien material to Welbourn, the simplicity of the design and consistency of detailing make them unobtrusive.



Predominant material palette

There is a wide variety of materials, even among the older buildings, with stone, red brick and painted brick being used as well as slate and pantile. The post-war bungalows use buff, dark brown, and pinkish brick, and concrete roof tiles.

Predominant scale and massing

Scale and massing follow a pattern of one and two storeys, except that buildings are set further apart and the spaces between them, and the alternation of face-on and end-on to the road, are of importance in establishing the subtly different character of this area.

Positive features

The character area contains a number of well-preserved traditional buildings, often creating spaces with a distinctive character and serving to disguise the extent to which there has been less-sympathetic modern infill.

Negative features

Some of the individual post-war developments are not sympathetic to the historic local character, however with the backdrop of the Cliff and the screening effect of the more traditional buildings, the combination of old and new in the landscape has a distinctive quality of its own.

Beck Street North and Castle Hill

Summary description

This is the least cohesive part of the conservation area. From the Cow Lane / Little Lane crossroads, Beck Street continues north with open fields on the right giving views to the Lincoln Cliff (this area is the subject of an extant planning permission for residential development), and a sparse scatter of development on the west, mostly post war. The Village Hall is further up on the east side, where the duckpond reinforces the rural atmosphere which – at least visually – predominates in views along the road.

Landscape and routes

The road curves round Castle Hill. Visually, this is a country lane - in both directions, mature trees dominate and only a couple of buildings have any significant visual impact.

Key views and landmarks

At the north end of the character area, Bell Tree Green is said to have been the site of mediaeval Welbourn's weekly market and annual fair. To its west is the site of the castle referred to in the historical introduction. Although only earthworks and a partial moat survive, it is an evocative site and one which is also valued as public open space.

The Old Rectory of c1910, on the east side of Beck Street at its northern end, is a good house of its date largely hidden in well-wooded grounds.

Predominant material palette

The few buildings of any prominence are mostly of red brick and pantile.



Predominant scale and massing

Scale and massing follow the pattern of one and two storeys, but buildings are mostly set so far apart that few are seen in a context of other buildings. The large open spaces between them are important to maintaining the impression of a rural location.

Positive features

The character area is of value and significance primarily for its landscape properties, and for the archaeological and historical interest of the castle site and Bell Tree Green.

Negative features

Some of the individual post-war developments are not particularly sympathetic to the historic local character but this is mitigated in most cases by the extensive greenery.

Appendix 1

Local List methodology and criteria

The Local List of non-designated heritage assets has been compiled in order to act as a planning tool. Heritage assets are usually included in a list because they are the best of their kind within a local authority area. Other assets are included because of the contribution that they make to the character of the local area.

By their very nature, buildings will make up the bulk of the list as they are the most visible of the historic assets and contribute greatly to the character of an area.

Conversely, archaeological sites will be greatly under-represented on the list due to the difficulty in establishing the nature and extent of any individual assets without first excavating, particularly within the urban environment. Designed Landscapes, pieces of art and other assets are low in overall number and so will make up a minor part of the list; they are also the least likely to be affected by development.

Criteria for the identification of locally listed (non-designated) heritage assets

A non-designated heritage asset can be a building, monument, designed landscape, definable site or place identified as having a degree of significance. Development proposals affecting an identified non-designated heritage asset will be assessed against the requirements of Policy LP25 'The Historic Environment' of the Central Lincolnshire Local Plan, any relevant Neighbourhood Plan policies and Chapter 16 of the National Planning Policy Framework (NPPF), including paragraph 197.

General criteria

The general criteria for particular asset types will be informed by Historic England's National Heritage List Listing Selection Guides. To be included on the North Kesteven District Council local list, non-designated heritage assets must meet all three of the following general criteria:

1. They must be a building, monument, designed landscape, definable site or place, and should retain the majority of their historic fabric and character.
2. They must possess heritage interest that is able to be conserved and enjoyed. This can include physical considerations such as appearance and materials as well as associations with people or past events. The physical features of an asset can help illustrate these associations.
3. Their value to the character and identity of the area must go beyond personal or family connections or the interest of individual property owners.

Heritage assets should stand out as being of greater significance than the general historic environment of which they form part.

The absence of any particular heritage asset from the local list does not necessarily mean that it has no heritage value, simply that it does not currently meet the selection criteria or that it has yet to be identified.

Detailed criteria

In addition to meeting all three general criteria, an asset must also meet at least one of the criteria in two of the sections below in order to be considered for inclusion on the list, namely;

- Interest (historic, architectural or artistic)
- Local value (association, illustration, evidence, aesthetic or communal)
- Local significance (North Kesteven's identity and history, age, rarity, integrity, group value, or other)

Further information can be found on the Council's website at:

<https://www.n-kesteven.gov.uk/residents/planning-and-building/planning/conservation-and-heritage/local-list-of-non-designated-heritage-assets/>



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