



EAST RIDING
OF YORKSHIRE COUNCIL

CONSERVATION AREA APPRAISAL

WELTON



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NOVEMBER 2007



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INTRODUCTION

The Conservation Area at Welton was designated by Beverley Borough Council in 1974.

It was reviewed in 1986, when Beverley Borough Council proposed the introduction of an Article 4 Direction to further protect alterations to windows and doors within the Conservation Area. This was drawn up and submitted to the Secretary of State for his endorsement, but his support was not forthcoming and the proposal lapsed.

The Town and Country Planning Act 1990 defines a Conservation Area as **"an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance"**.

For the designation of Conservation Areas to be effective, it is important that rational and consistent judgements are made in determining their special qualities and local distinctiveness, as well as their value to the local community. Such judgements should be based on a thorough understanding of the area in its wider context, reached through a detailed appraisal of its character.

The purpose behind Conservation Area designation is not to prevent any further change; rather it is to ensure that whatever change does occur is carefully managed.

This appraisal has been undertaken in accordance with "Guidance on Conservation Areas" issued by English Heritage in August 2005 in order to meet the current requirements of national government.

THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA AT WELTON

This document identifies the special architectural and historic interest of the character and appearance of Welton. It indicates how this should be preserved and enhanced and will be useful to potential developers, residents and businesses and to the Council in the making of Development Control decisions and environmental improvements.



The heart of Welton

DEFINITION OF WELTON'S SPECIAL INTEREST

The special character and appearance of the Welton Conservation Area has been created by the disposition of the buildings in its historic core so that they focus onto the Church. This 'jewel in the crown' appears as an 'island', an impression enhanced by the clear stream flowing down its northern side to the pond at its west end. As such it is unique as a village centre in the East Riding.

Around this core the village has a significant number of listed Buildings, many close to the Church. Often generous curtilages enhance the spacious feeling as do the trees and greenery. There is also a pleasant balance between its predominant architectural styles - Georgian and Victorian.

a) TOPOGRAPHY AND ITS RELEVANCE

The village is situated at the mouth of a picturesque mile-long valley, called Welton Dale which lies on the north-east to south-west alignment, and through which the road to Riplingham and Rowley passes. The village commands many beautiful views of both the river and the surrounding countryside & there are places on the higher ground in the parish where it is possible to make out the towers of York, Beverley and Howden Minsters and Lincoln Cathedral, with the naked eye.

The Welton Conservation Area lies within the 'Elloughton cum Brough to Hessle Urban Edge Farmland' Character Area, as identified in the East Riding of Yorkshire Landscape Character Assessment (ERYC, 2005).

The Landscape Character Assessment describes how the pressure from

development in this area has led to a loss of rural character and that recreational land-use is a common feature at the urban edge, for example, golf courses and playing fields.

As a result there is limited open green space between the settlements of Elloughton cum Brough, Welton, Melton and North Ferriby. This Character Area does offer extensive views of the Humber Bridge and these are important to the character of this area.

To the north of the Welton Conservation Area is the 'South-western Wolds Sloping Farmland' Character Area, an area that excludes the parkland of Brantingham Thorpe which is regarded to be distinctive due to its parkland trees and estate woodland. The Landscape Character Assessment describes the dominant features of this landscape to be the dry dales, of which those to the south tend to be well-wooded whilst those to the north have less tree cover and are therefore more open in character.

To the east of the Character Area, a mosaic of species-rich chalk grassland, scrub and woodland can be found and it is regarded to be one of the most floristically diverse areas in the Yorkshire Wolds. The scrub consists of mainly hawthorn, whilst the wooded areas are predominantly of ash. Fragments of spring-fed marsh are also present.



Kidd Lane

b) NATURAL ENVIRONMENT

The Welton Conservation Area on the whole has a larger than usual percentage of green space. This is due to some properties on the northern side of the village having very large gardens. These grounds contain a variety of mature deciduous and evergreen trees, usually around expanses of landscaped grass and flower beds. Some of the houses have such large gardens that they have small areas of woodland, so Welton contains a variety of landscapes, and this patchwork of habitats is beneficial for wildlife.

There are some small communal green spaces, and also a large pond, although this is artificial and does not contain a large number of aquatic plants or animal species. However, it does attract birds and there are a number of Mallard ducks as well as a pair of moorhens.

Owls and bats, among other animals, often favour old buildings as nesting/roosting locations. At the top of Dale Road is a currently disused mill, and this type of abandoned building is often a haven for wildlife, as they are less intensively repaired and managed than most other properties. Although it may be re-developed in the future, at the moment it is a conservation asset to the surrounding countryside.



Beck Lane

As the Definition of Welton's special character advises, (see above), it is the inter-relationship of three main components, two of them natural, that creates its specialness: Trees, Water and Architecture.

All Conservation Areas include architectural elements, most have trees, but it is the incidence of flowing water and its relationship with the other two which affords much of Welton's distinctiveness.

c) TREE PRESERVATION ORDERS

Within the Conservation Area there are three Tree Preservation Orders, as follows:-

1. File Ref. 138 (Hall Walk, Welton) dated 1991 covering trees to the south-west of the road to Riplingham.
2. File Ref. 651 (Welton No. 5) dated 2002 covering trees in the garden of No. 2 Becksde.
3. File Ref. 899 (Welton No. 9) dated 2004 covering trees in the rear garden of 11 Hall Walk.

d) OPEN SPACES

Looking at the Conservation Area as a whole, there are a significant number of areas which are still undeveloped. This is particularly so to the west of Kidd Lane, but also in Dale Road.

Several of the larger properties have generous curtilages, and although these are not public open spaces, they add significantly to the airy feeling of the village.

Public open space is represented in two areas - foremost, adjacent to the Churchyard - which is of course publicly accessible - and also to the north-east of Brookside between Dale Road and Chapel Hill.

As part of this re-appraisal the Conservation Area has been extended to the south-west to take in the open area onto which No. 4 Cowgate faces. This is a significant approach into the village and its importance deserved to be recognised by its inclusion.

Open Space is crucial to what makes Welton special. It is recognised as such in the Conservation Area's definition which is highlighted in the introductory section to this Re-appraisal.

e) BOUNDARY TREATMENT

There are a number of different boundary treatments in the village, though where they exist around the centre of the village; these are usually relatively low brick walls.



View looking north into Dale Road

"Where they exist" is in itself a telling phrase, because often they do not, which once again adds to the feeling of spaciousness. Walls, (and lesserly fences), add to a hardness of character more often associated with urban and suburban settlements since they imply "keep out!" and therefore create a forbidding atmosphere.

Hedges are softer in the impact they have on the environment and, with the exception of evergreen ones, they have, like trees, the benefit of changing with the seasons, which in turn gives added interest. Hedges are found in greater numbers towards the Conservation Area's perimeter. Their retention should be encouraged, and regrettably there has been some loss of these in recent years, which is to the Area's detriment.

f) ORIGINS AND EVOLUTION - ARCHAEOLOGY

Welton is one of a small number of villages nestling on the narrow strip of relatively low lying land overlooked by the sharp slopes of the southern ends of the Yorkshire Wolds, adjoining the Humber. And this area of wetland has been extensively exploited by man for the best part of the last ten thousand years. The earliest activity is likely to relate to a pattern of seasonal hunting, fowling and hunter gatherer communities. Possible evidence of such activity is represented by the nearby finds of part of an aurochs skeleton sticking out of the mud on the foreshore between Melton and North Ferriby in 1992.

There have been finds in the area from the Neolithic period, early Bronze Age and from the Iron Age when it is believed that permanent settlements probably began.

The Roman army crossed the Humber in AD71 and established a fort at Brough and the major Roman road from Brough to Welton and Swanland passes through the Parish on a north-east to south-west alignment and would appear to bisect the village along the line of Cowgate.

Anglo-Saxon activity in Welton is represented so far by the remains of a *grubenhaus* (or sunken floored building) found in Church Street, and dating perhaps to the 6th century AD. However,

the main evidence for Anglo-Saxon and Anglo-Scandinavian settlement and land use in the area is provided by place name evidence. Welton is a pre-conquest name meaning Middle Farm and this suggests that by the 10th century a regular pattern of estates and settlements had been established along the strip of coastal land on the southern edge of the Wolds. Welton was clearly a major late Saxon estate centre, as it was the centre of Welton Hundred, and as such was to be an administrative centre for much of the Middle Ages.

The estate is mentioned in the Domesday Book and in 1086 belonged to the Bishop of Durham. For the whole of the Middle Ages it formed part of Howdenshire, in common with the other lands held by the Bishops of Durham.

There is no mention of a Church here in the Domesday entry and it is therefore assumed that a Church came later with the 19th century historians Sheahan and Whellan noting that the Church of St. Helen was supposedly founded between 1087 and 1100. The Church was restored in 1862 by Giles Gilbert Scott. Because he restored everything to the style of the late 13th century much of the earlier work has now been removed - the sole survivor being a multi-scalloped Norman Respond, hidden away in the arch from the chancel to the north.



Looking north into Church Street

Welton, like other villages a short distance to the west of Hull, was to become a favourite place for Hull merchants to establish their country seats. This process had already begun by the late 18th century, but was to intensify during the 19th century. In 1793 Anna Seward described the area west of Hull as "the whole country seems an extended range of pleasure-grounds, so richly has it been cultivated and adorned by mercantile opulence. Its villas, thickly sown, vie in elegance with the seats of our nobility" By the time of the 1855 Ordnance Survey Map the village had expanded considerably, and new buildings were being established at the eastern, south-eastern and south-western ends of the village.

In 1856 there was a National School here which took both boys and girls.

There were formerly three Chapels or meeting houses in the village, but all have now been demolished. A Primitive Methodist meeting house was established in 1869, a Wesleyan Chapel in 1815 and a Unitarian house in about 1850.

g) LAYOUT AND DISPOSITION

The village plan contains a mixture of formal planned elements, along with those dictated by topography. The main axis lies on the north-west to south-east orientation, sharing the same alignment as the former Roman road. This is preserved in the straighter sections of Cowgate which appear to preserve its line through the settlement and it is likely that Cowgate, as the principal street within the medieval village, would have been established along an existing road.

The original historic core of the village is likely to have focused on the compact area comprising Cowgate, church Street, The Green, and the cross streets in between. At some stage the settlement probably extended further to the west and south-west, with the development of Beck Lane and Pool Beck as a south-westerly continuation of Church Street.

The earliest surviving plan of the village that shows any great detail in its depiction is the 1775 Jeffreys Map. At that date, it formed a fairly compact settlement with various tracks and roads suggesting that the modern line of what is now Holly Hill had already been established by this date, although not buildings are shown in this area; so this eastern area possibly functioned as an extra area of green or common land in the alter 18th century.

In more recent times, and prior to the building of the present A63, which bypasses the village just to the south of the Conservation Area; Welton lay on the main road linking Hull with the Midlands and South of England.

Traffic entered the village from Melton, leaving towards Elloughton via Cowgate.

With the introduction of the one-way system, this has left the Church and the Green, along with the properties between Parliament Street and Ladywell Gate as something of an extended roundabout.

There is a third access point into the village coming from the north-west, which is via the steep hill (in local terms) called Kidd Lane. This represents the most dramatic and characterful entrance into the village, plunging the traveller from open countryside into the heart of the village within only a couple of hundred yards, the feeling of drama and enclosure being heightened by the roads

close at hand boundaries and its general shadedness. Sadly, over recent years the Lane has suffered from the introduction of close-boarded fencing which has eroded its green character to a noticeable extent.



No. 29 Cowgate

h) BUILDINGS:

i) Scale

The residential buildings in the Conservation Area are overwhelmingly two storeyed. There are occasional single, one and a half and two and a half storeyed examples but these are in too great a minority to make any significant impact on the street scene in general.

Welton Mill, with its four storeys, proves itself an exception to all these rules.

ii) Orientation

Once again, most properties follow the general rule of facing onto the road. With the smaller historic dwellings, these are often at back-of-pavement-edge, what gardens they have being at the rear. In general the larger (and grander) the property, so the amount of curtilage increases, the most imposing houses being set back within well treed grounds.

iii) Materials

As with most East Riding settlements the choice of building materials would have evolved around what was available locally. However, it has to be conceded that Welton's fairly close proximity to the Humber probably gave it access to materials from further afield than would have been practical to other more remote villages.

iv) Walls

The red/brown clamp bricks found almost universally in these parts of the East Riding are equally apparent in Welton. There are, though, a number of examples of bricks from the grey-yellow colour range, and between them, these unpainted brick buildings account for just over half of the residential building stock.

Following this comes more than one third of buildings having painted brick or painted render, with a handful finished in traditional pebbledash as well as one or two in stone. Compared with most other villages, it can be commented that the proportion of painted buildings is somewhat higher than would be encountered elsewhere, though the figure has been inflated by the way that some of the 20th century housing developments have favoured this finish.

Where buildings are painted they are always in pale colours, of which the most usual are off-white or cream.

v) Roofs

There are more concrete tiled house roofs in the Welton Conservation Area than there are in either pantiles or slate. This disappointing state of affairs (because concrete tiles are not a traditional roofing material) is down to the incidence of 20th century properties

which have been allowed with such tiles, and these have an erosive effect on the Area's character.

Once again, there is a surprise in the (high) proportion of slate roofs - around 20%, and of these there are a number in the more unusual (green) Westmoreland slate.



Row of Gothic Cottages – Parliament Street

vi) Windows and Doors

There are, once again, a high proportion of non-traditional UPVC windows and doors and this has caused some erosion to the historic character of the Conservation Area.

vii) Chimneys

There is quite a range of different sizes and shapes of chimney pots in evidence. These are predominantly red (Terracotta) and round, although there are also examples of cream ones, and a few are square.

With regard to their height the greatest proportion of them are short - once again due to the lack of attention to detail on some of the late 20th century development sites. Welton is not, however, over-endowed with ornate chimney pots - only a couple of

examples of crown pots having been noted.

It is a disappointment that some modern developments within the Conservation Area have not required the incorporation of chimney stacks and pots. The omission of these, once again, is part responsible for some of the erosion of the Conservation Area's character.

j) HISTORIC BUILDINGS

The following buildings in the Conservation Area are Listed:-

Welton Lodge, Chapel Hill	(II)
No. 2 Church Street	(II)
No. 8 Church Street	(II)
No. 14 & 16 Church Street	(II)
St. Helen's Church	(II*)
No. 28 Cowgate	(II)
No. 4 Cowgate	(II)
Stable at Welton Garth, Cowgate	(II)
No. 30 & 32 Cowgate	(II)
15 Cowgate (Welton Grange)	(II*)
27 Cowgate (Welton Manor)	(II)
29 & 31 Cowgate (Barn House)	(II)
33 Cowgate (Memorial Hall)	(II)
9 Creyke Lane (Creyke Lodge)	(II)
Welton Hall Gates & Piers	(II)
Mill House, Dale Road	(II)
Welton Mill, Dale Road	(II)
Fountain & Basin, The Green	(II)
9 The Green	(II)
Green Dragon Public House	(II)
Pair of Cottages 15m East of	
Green Dragon	(II)
4 The Green	(II)
Welton Hill, Kidd Lane	(II)
Welton Hill Gates & Gate Piers	(II)
3 Ladywellgate	(II)
1 Ladywellgate (The Cottage)	(II)

The following buildings within the Parish are listed, (Grade II), but do not come within the Conservation Area:-

The Raikes Mausoleum, Welton Dale
The Laurels, Melton Old Road

Melton Grange
Melton Grange Coach House
Manor Farmhouse, Wauldby
Wauldby Chapel, Wauldby.

The Parish was last reviewed, for listing purposes in March 1988, but a number of buildings had already been listed in 1968 and one, Welton Grange, had been listed in 1952.

k) FOCAL POINT BUILDINGS

These buildings are highlighted because of the additional visual importance they have, due to their location. Planning applications which relate to them will therefore be considered against the criterion that their design and detailing should reflect the importance of their location.

Due to the layout and pattern of the roads within the Conservation Area there are a number of focal point buildings which make an impact, dependent on the direction being travelled? These include:-

Welton Garth, 6 Cowgate, Hawthorne House, 30 Cowgate, The Green Dragon and Cottages Adjacent, Properties on The Green to the West of the Church, 1 Brookside, The Cottage, Crake House, and Welton Lodge.



The Green Dragon

l) UNLISTED BUILDINGS OF INTEREST

The principles of selection for the listing of buildings seeks to ensure that most buildings from 1700 - 1840 are Listed. After this later date there was a significant increase in the number of buildings erected and therefore a significant decrease in the number of listings, these being limited to the best examples of particular building types.

This increases the importance of Conservation Area designation to Welton since, without the added protection that Conservation Area status gives, many buildings would be available for demolition without prior consent and this would be very damaging to the village's character, where there are several visually important buildings dating from the mid 19th century up to the Great War.

Among these unlisted buildings of particular significance are:-

Welton Rise, The Lodge, The Gothic Cottages of Parliament Street and The Old Stables.

m) HISTORICAL ASSOCIATIONS

Perhaps the most famous person associated with Welton is the highwayman Dick Turpin. Arrested in the Welton area as a horse thief and escorted to the House of Correction at Beverley by Welton's Parish Constable, he had been living at Brough for some months under the name of John Palmer. He was subsequently transferred to York Prison where in 1739 he was tried and hanged for murder. He had been recognised as Dick Turpin whilst in prison having once been England's most notorious criminal and still having a £200 bounty on his head.

Now popularly believed to have been something of a gallant, almost an 18th century Robin Hood, he has become the hero of several plays, films and a television series. This change of perception was due to a best selling historical novel called "Rookwood" written by W H Ainsworth and published almost 100 years after his death. It was this book which "adjusted" his character and created the myth of Turpin's almost non-stop ride to York on his valiant horse Black Bess - possibly the most famous equestrian escapade in the whole of English literature.



View into Ladywell Gate from the churchyard

POLICY STATEMENT FOR THE WELTON CONSERVATION AREA

The East Riding of Yorkshire Council will use its powers to protect the special character of the Welton Conservation Area.

Where the removal of trees within the Conservation Area is approved, the Council will endeavour to ensure that the Area's long term character and appearance is not thereby damaged, and that, unless there are acknowledged reasons to the contrary, replacement planting is agreed and undertaken.

Whilst **all** Local Plan Policies are important to the preservation and enhancement of Conservation Areas, Policy E22 is particularly so with regard to Welton. This relates to development proposals which would involve the subdivision of the large grounds of houses into smaller plots and advises that this will not be approved where this would result in the character of the area being adversely affected. Welton is particularly vulnerable to this because of its form and character, which has already been described.

NEW DEVELOPMENTS

The Council will have special regard to development proposals which may affect the Area and its setting to ensure that it is thereby preserved or enhanced.

TRAFFIC

Although most Conservation Areas suffer from the general increase in traffic levels, Welton has had perhaps more than its fair share.

Until recently additionally burdened by motorists seeking a way around the A63 improvement works at Melton, Welton has suffered the introduction of speed humps, whose unnatural shapes do nothing to preserve the Conservation Area's character.

Of the 15 street and property views of Welton (taken mid-morning) for this document, **all** of them included cars!

Care also needs to be taken to ensure that signage does not exceed that which is necessary, since, as the very nature of road signs is such that they are designed to make them noticeable, they almost invariably run counter to the aims for a Conservation Area's preservation.

RECOMMENDED MATERIALS

This Appraisal has already made reference to Welton's materials' character. These are often red/brown clamp type bricks and orange/red clay non-interlocking pantiles.

There are, however, examples of painted brickwork, painted render and pebbledash and consideration to these alternatives should be given according to location.

To preserve the character and appearance of the Conservation Area, traditional timber doors and windows are recommended, keeping the style simple as befits this rural location.

Guttering and fallpipes should be of cast-iron though some guttering may be of timber - often encountered in rural areas.

Thresholds should be traditional and of stone where Building Regulations permit.

Chimneys should be included on stacks and these should reflect the character of the village which often means that they would need to be cylindrical, red, and approximately 75cm (30") high, though some cream cylindrical and some square pots also exist.



14 & 16 Church Street

BOUNDARY CHANGES

Following discussions with Welton Parish Council immediately prior to the drafting of this Appraisal it was agreed that four alterations should be made to the boundaries which have appertained since 1974. These are:

1. The addition of an area of land at the north end of the Conservation Area to include part of Beverley Road and Elloughton Road and to take in an area of woodland and field behind, part of which is now within the curtilage of the re-built Welton Hill Cottage.

(This was felt necessary in order to protect these important entrances to the Conservation Area and to limit as far as possible the erosion of this natural landscape.)

2. The removal of the northern part of the new development known as Bartrams.

(This was felt necessary because it was felt that its character was alien to the historic appearance of the Conservation Area and that its impact on the street scene is limited.)

3. The addition of the area of land between the A63 and the southern boundary of Welton Grange.

(This was felt necessary because of its visual importance to the setting of the present Conservation Area and because of its importance as an approach to the village.)

4. The removal of properties to the south-east of the historic part of

Ladywell Gate, Raikes Court and recent properties on the south side of Chapel Hill.

(This was felt necessary as the character of these properties is not reflective of others in the historic core, which is therefore weakened by their inclusion.)

COMMUNITY INVOLVEMENT

This Appraisal was the subject of public consultation with Welton Parish Council and members of the public.

The comments received through this process were taken into account in the final published version of this document.

161 consultations were sent out to residents living within the Conservation Area and to these a total of 13 replies were received.

Of these 6 were positively in favour of the proposals and 4 could be classed as having no objection. Of the other 3 one was as the result of confusion as to whether Dale Road formed part of the original Conservation Area, the second was very disconcerted that the northern part of Bartrams was to be excluded, and the third objected to the proposed new line and inclusions on the north-west boundary of the Conservation Area.

There were also suggestions that Park House and its grounds should be included in the Area.

Having considered all these points the Parish Council voted to request that the revisions and Appraisal of the Conservation Area should go ahead as per the document dated (in draft form) June 2007.

PLANNING POLICY CONTEXT

The principal legislation covering Conservation Areas is the Planning (Listed Buildings and Conservation Areas) Act 1990 which provides the framework for designation, review and appraisal of Conservation Areas. There are also provisions within the Town and Country Planning Act 1990.

Government Policy and Guidance is set out in Planning Policy Guidance Note 15 (PPG15) "Planning and the Historic Environment", dated September 1994 and published by HMSO Print Centre.

The planning policy affecting Conservation Areas within the East Riding is set at the Regional, Sub-regional, and Local level. The Regional Spatial Strategy (RSS) for Yorkshire and the Humber (Adopted December 2004) deals with the historic environment in Policy N2. This is developed at a Sub-regional level by the Joint Structure Plan (JSP) for Kingston Upon Hull and the East Riding of Yorkshire (Adopted June 2005) in Policy ENV6. At a local level policies relevant to the Welton Conservation Area are currently contained in the Beverley Borough Local Plan (BBLP) (Adopted June 1996), Policies E21 through to E34. Other policies in this Plan can also affect the Conservation Area, including those dealing with new residential and commercial development, Listed Buildings and archaeology.

The RSS will be reviewed soon and the JSP will be incorporated into the Local Development Framework, which will supersede the current Local Plans in due course.

LOCAL GENERIC GUIDANCE

Beverley Borough-wide Local Plan,
Policies E21 - E34.

Leaflet, "What are Conservation Areas?"
by East Riding of Yorkshire Council,
Customer Services, County Hall,
Beverley, HU17 9BA.

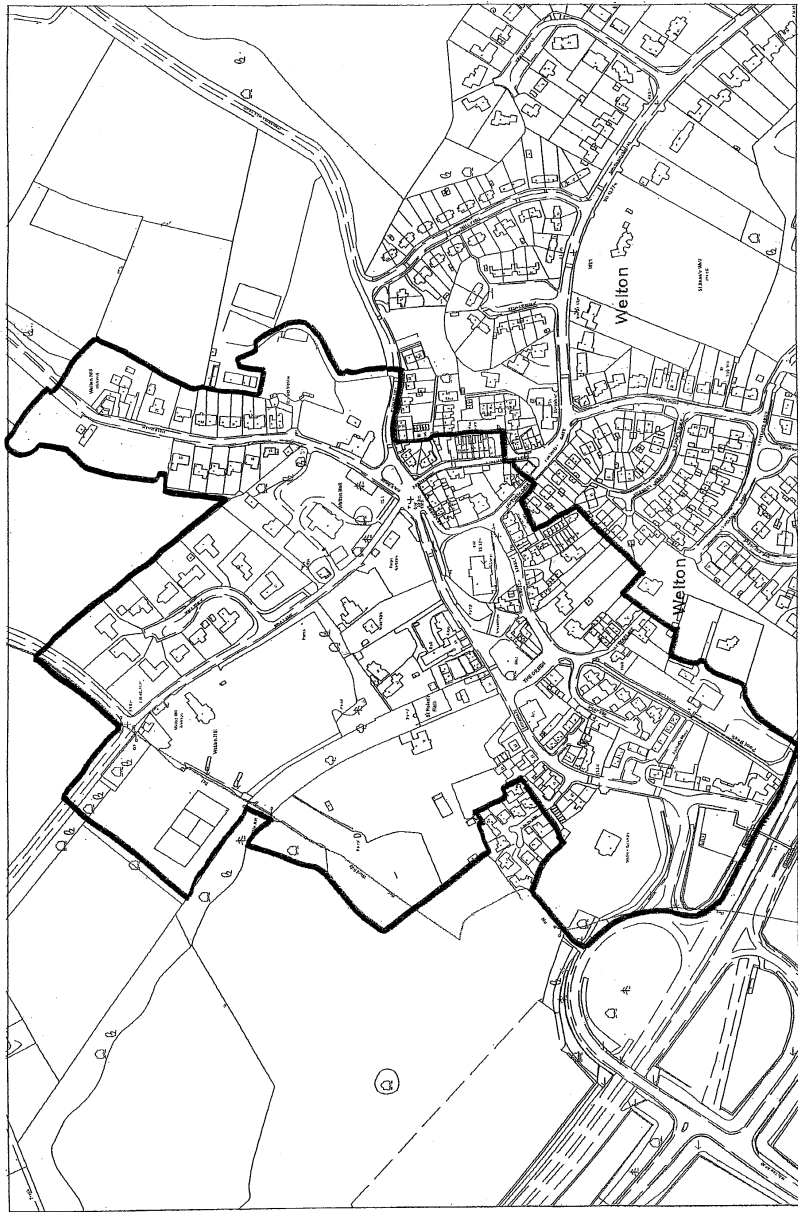
USEFUL INFORMATION AND CONTACTS

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REAPPRAISAL MAP 2007

WELTON CONSERVATION AREA