



**Dunholme
Village Character Assessment**

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CONTENTS

1. INTRODUCTION	4
2. HISTORIC DEVELOPMENT	7
3. LANDSCAPE SETTING	20
4. STRUCTURE	34
5. CHARACTER AREAS	42
Area A - Ryland Road	45
Area B - Allwood	49
Area C - Merleswen	56
Area D - Lincoln Road	60
Area E - Dunholme SW	64

Area F - Oak Avenue	72
Area G - Watery Lane	79
Area H - Village centre	84
Area I - Dunholme East	93
Area J - Dunholme SE	101
6. CONCLUSIONS	108
APPENDIX 1 - Designated Heritage Asset details	



1 INTRODUCTION

Purpose of the assessment

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

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

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

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

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

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

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



Fig 1: Dunholme village map

Assessment methodology

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

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

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

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

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

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

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

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



2 HISTORIC DEVELOPMENT

A brief history of Dunholme

2.1 There are two differing schools of thought regarding the origins of the name Dunholme. In the 1934 publication *The Place and River Names of the West Riding of Lindsey*, the author Dr T. B. F. Emison suggested that the name of the village “Dunham” is derived from “dun” (hill) and “ham” (“river bend”). An alternative derivation was suggested by Eilert Ekwall, one of the outstanding scholars of the English language from the first half of the 20th century. He believed that name Dunholme to be of Anglo Saxon origins, “Donna’s ham”, meaning the “ham” of Dunna. Local opinion leans towards the latter of the two interpretations as being the most likely origin of the name Dunholme.

2.2 Archaeological finds of all periods have been recovered from various locations within the parish of Dunholme including a Bronze Age barbed and tanged arrowhead, Roman and medieval artefacts, the site of a medieval watermill, and a substantial medieval building which may have been a grange or manor house. An archaeological evaluation progressed by the City of Lincoln Archaeology Unit in 1996, which focused on land just off Lincoln Road, found evidence of ridge and furrow cultivation on what appeared to have been on the periphery of the medieval settlement.

2.3 A settlement at Dunholme is mentioned in the Domesday Book, written in the late 11th century, and it is thought that the core of the present village represents the shrunken remains of a larger settlement once centred on a village green or market place. At the time of Domesday, Dunholme was Sokeland of Nettleham and was owned by the King, Ilbert de Laci, Ralf Pagenel and Odo the Arblaster (cross-bow maker). There were 18 sokemen and 84 acres of meadow in the parish. In the subsequent Lindsey Survey of c.1115, the land had passed into the hands of the Bishop of Lincoln. In 1123, the Church of Dunholme was granted to Humphrey, in prebendum by Bishop Alexander, and confirmed by Papal Bull in 1146. This reference must be to an earlier church as the present structure has been dated to the period 1190-1250. This connection between Dunholme and the church has persisted to the current day, with the Bishop holding the title of Lord of the Manor of Dunholme.

2.4 The association between the Bishop and Dunholme was by no means

the only connection between the village and the church in medieval times, for in addition to there being a Prebendal Stall of Dunham in Lincoln Cathedral, with lands for its endowment in Dunholme and other parishes, three Abbie’s (Kirkstead, Barlings, and Louth Park) also held land in the parish until their Dissolution.

2.5 It is impossible to say whether the interests of the monastic foundations in Dunholme led to support from the people there for the Lincolnshire Rising of 1536; it is known however, that the insurgents passed through the village on their journey from Louth and the Wolds to Lincoln, for it is recorded that they “mustered at Dunholme Heath” in the evening, “where they were joined by the people of Kyrton Soke”.

2.6 At the beginning of the seventeenth century the land in Dunholme was already in the hands of small farmers, copyholders or freeholders. The most important family in the village for some years had been the Grantham’s, who received the Barlings land in 1545, though they had held land in Dunholme since at least 1452. However, following the death of Robert Grantham in 1661 their holdings in Dunholme passed into other hands.

2.7 Eighteenth century historic records are neither as numerous nor as eventful, but there is a wealth of material for the following century, which saw, in its latter years, the beginning of the present day Dunholme.

Evolution of the village

2.8 In terms of physical change, Dunholme has experienced quite significant growth over the past century, evolving from a modest agricultural settlement, into a sizeable village, comprised largely of residential housing development - the population has grown from 403 in 1881 to 1,681 by 2001. The maps included across the following pages visually communicate the degree of change that Dunholme has experienced over the past decades.

2.9 In 1886 (Fig 2) a recognisable road network, formed of the key entry routes of Lincoln Road, Honeyholes Lane, Ryland Road, Scothern Lane and Market Rasen Road is present.

However, development along these routes is largely confined to where they converge in the village centre, with the outer areas still largely comprised of agricultural land. At the village core, detached dwellings sit within their own plots along the various village lanes.

It is likely that many of these plots also accommodated modest farms associated with the dwellings, which would have been formed of small fields or paddocks. St Chad's Church, as well as a number of traditional cottage buildings face onto the central village green, forming a village core, which is still recognisable to the current day.

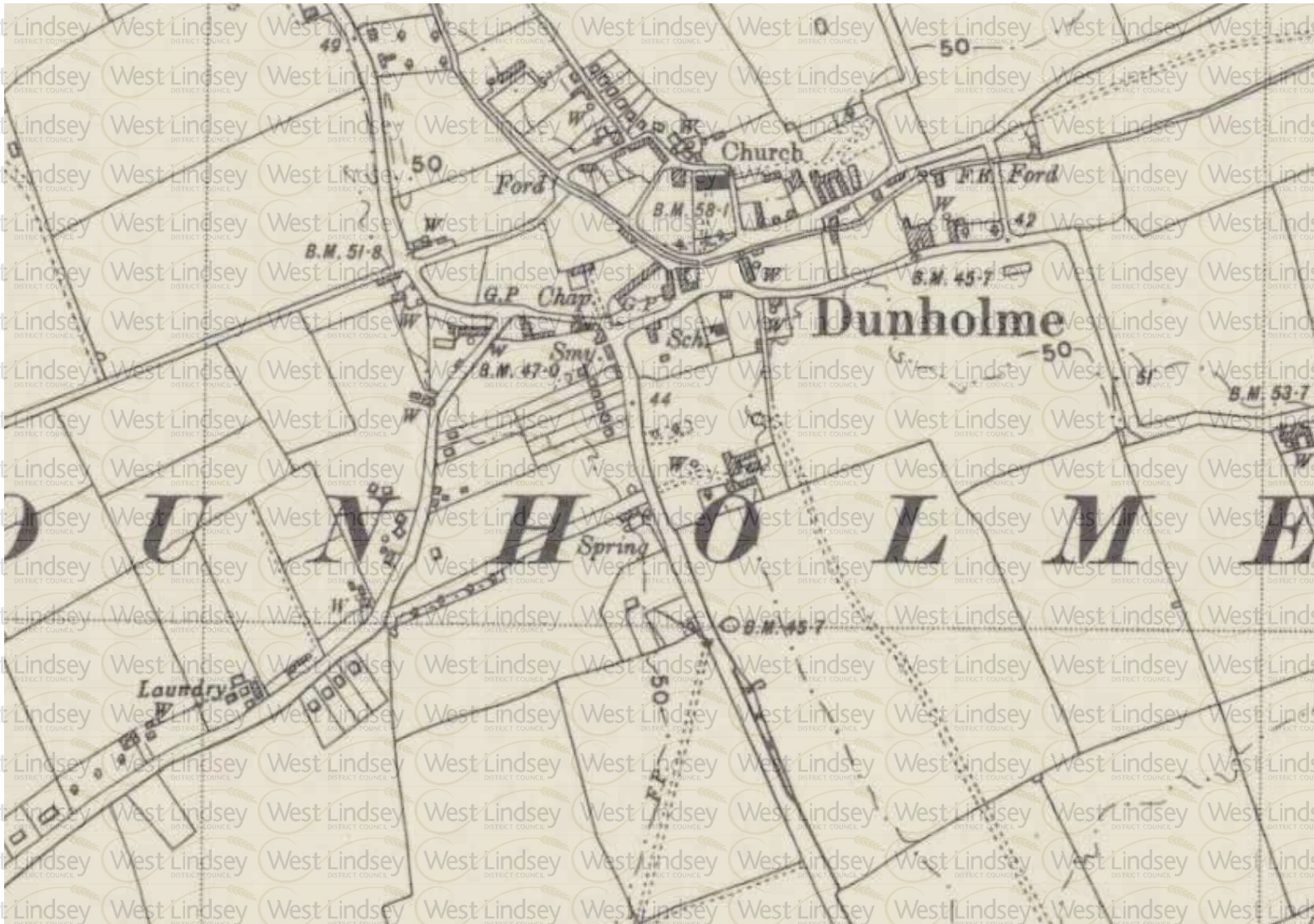


Fig 2: Dunholme, 1886



Fig 3: Dunholme, 1907

2.10 Little changed in Dunholme between 1886 and 1907 (Fig 3), with an almost identical form and structure being apparent in the 1907 map. Indeed, it is difficult to identify any built development which occurred during this time period. St Chad's Church and its surrounding setting continue to shape the form of the village centre.



2.11 By 1950 (Fig 4) a gradual expansion outwards had commenced, with the beginnings of residential ribbon development emerging along Lincoln Road and Scothern Lane. In addition, a small residential cul-de-sac has appeared along Holmes Lane, just to the northeast of St Chad's Church. However, other than the introduction of these modest stretches of residential development, the village remained largely unchanged.

Fig 4: Dunholme, 1950



Fig 5: Dunholme, 1971

2.12 By 1971 (Fig 5) Dunholme’s current day layout and structure has started to take shape. Large-scale housing development has been introduced to the west of the village with the construction of the Merleswyn and Allwood housing areas, whilst ribbon development has continued further along Lincoln Road, and also emerged along Ryland Road and Ashing Lane. In the village centre formerly undeveloped plots have been sub-divided and developed for housing, a prime example of this being along Watery Lane.

2.13 Many of the developments that happened throughout the 1960’s and into the early 1970’s were named after key figures in Dunholme’s history in effort to give them some connection with the village’s past. Merleswyn is named after an Anglo-saxon sherrif who survived the Norman Conquest. Paynell was also an Anglo-saxon landowner. Grantham, Kneeland and Anderson were 17C. landowners. Mainwaring and Hewson were 18C. landowners and Allwood and Swan 19C. landowners. Deane Walk is named after Dr. Deane who lived and held his surgeries until the early 1960’s.



2.14 Between 1971 and the present day (Fig 6), the biggest change to Dunholme has been the progression of a number of large residential developments along the entirety of the village's southern edge. This has resulted in a particularly clean edge to the village, with the A46 clearly denoting the southern boundary of Dunholme. Away from the village edges, a recognisable historic village centre remains, formed around the village green which is overlooked by the stunning and locality iconic St Chad's Church, and the traditional dwellings of 10 - 16 Market Rasen Road. Fig 7, 8, 9 and 10 highlight just how intact and largely unchanged the village green setting has remained over the course of the last century.

Fig 6: Dunholme, present day



Fig 7: View towards the village green from Market Rasen Road (west side), 1902



Fig 8: View towards the village green from Market Rasen Road (west side), present day



Fig 9: View from footpath along the beck looking towards the village green (1907)



Fig 10: View from footpath along the beck looking towards the village green (present day)

Remnants of the past

2.15 Despite the significant change the village has undergone in the last century, several key remnants of Dunholme's past thankfully remain intact, a number of which are now designated heritage assets and represent some of Dunholme's most valued and characterful buildings.

2.16 The locations and grade of the village's designated buildings are shown in Fig 11, whilst full details of each are included at Appendix 1. Also, denoted in Fig 11 are other non-designated historic buildings and features which are important to the overall composition and character of the historic centre.

2.17 First and foremost amongst Dunholme's key historic buildings is the Grade I listed (the highest level of grading), Church of St Chad. Originally constructed in the early 13th century, the church has been subject to a number of improvements and alterations down the centuries, most recently in 1856 when a major restoration project was undertaken. Built of coursed limestone rubble with slate roofing, the church sits in an elevated position at the rear of the grounds within which it located. This elevated positioning, coupled with the height of the western tower, mean that the church is a prominent and striking feature in many views within the village. It is Dunholme's most handsome and valued building, and a major landmark within the village.

Listed Buildings

Church of St Chad (Grade I)

Lampstand at Church of St Chad (Grade II)

The Vicarage (Grade II)

Non-designated historical features and buildings

Church bridge at beck

Village spring

Village green and war memorial

16 Market Rasen Road

10-14 Market Rasen Road

The Old School Community Centre

Fig 11: Historic buildings and features which shape Dunholme's village centre



2.18 Within the church grounds is another designated heritage asset - a listed lampstand (Grade II). Made of cast iron it is topped with a glass lantern, the lampstand was erected to commemorate Queen Victoria's diamond jubilee (as detailed in the plaque incorporated into the lampstand- Fig 13), and is important historical feature within the church setting.

2.19 Next door to the church is the Vicarage building, which is also listed (Grade II). This attractive property was constructed in 1864 in a fanciful Tudoresque style. Built of squared limestone rubble, the vicarage has an important relationship with the church, not only in terms of its use but also in relation to its positive visual contribution to the church's immediate setting.



Fig 12: The Church of St Chad has been an ever-present feature of Dunholme's townscape throughout the past centuries



Fig 13: Within the churchyard is the Grade II listed lampstand, which was erected to commemorate the diamond jubilee of the Queen Victoria



Fig 14: The Vicarage building, which is located just west of the church, was built in 1864

2.20 In addition to the three designated heritage assets, there are a number of other historic buildings and features which contribute positively to the character of the village's historic centre. The spring located at the foot of St Chad's Church (Fig 15), at the entrance to Holmes Lane, was bored in 1892 to a depth of 100. It is a particularly charming streetscape feature, which is subtly integrated into the stone walling which edges the roadside. It has an interesting history, having been introduced on orders of the Sanitary Authorities, who deemed the water being used in Dunholme as being unfit for human consumption, and a cause of diphtheria in the village. The spring was restored in 1964 and again in 1987.



Fig 15: The spring is a modest yet important historic feature within the village centre

2.21 Also to the north of the village green is the small brick footbridge, which is again a more low-key but still valuable heritage feature within historic Dunholme's centre. It is aligned with the entrance to St Chad's, providing direct access over the beck into the churchyard (Fig 16).

2.22 Whilst it is largely agreed that the Church of St Chad represents Dunholme's most valued building, the village's most important open space is surely the village green, around which some of the village's best historic buildings congregate. The village green has for centuries been a critical component of the village's central area (Fig 17), combining with the church and surrounding properties to form an attractive and distinct piece of townscape.

2.23 At the centre of village green stands a war memorial, which takes the form of a slender stone cross set upon a plinth, which incorporates an inscription and stands on a sloping 4 stepped octagonal base and an octagonal platform. The war memorial was built by Bowman's of Stamford and designed by WH Wood. It was unveiled on 7th August 1920. The inscription bears the names of four men of the parish who gave their lives in the first World War (Harry Cottingham, George Creasy, Fred Portus and Harrold Portus) and three in the second World War (Jack Andrews, Dennis Braithwaite and John Dixon). It is both a key component of the village green itself, and also an important landmark in its own right.



Fig 16: The brick bridge is a small-scale but highly endearing structure in the village centre



Fig 17: The war memorial has stood on the village green for almost 100 years and acts as both a dedication to those local men who lost their lives at war, and also as key landmark within the village townscape

2.24 Southwest of the village green is another important building in Dunholme's history - the Old School Community Centre. This building, which is now used as a community centre, was formerly the village's junior school. In 1864 the school was built under the School Sites Act 1841 for the "Education of children and adults of children only of the labouring, manufacturing and other poorer classes in the Parish of Dunholme". The Trustees were the Bishop of Lincoln, The Archdeacon of Stow and the Vicar of Dunholme. Originally it was just one room but in 1892 a second room was added. A new toilet block was added between the war years and then in 1959 the annex was built in the rear yard. Its current use as a community centre started in 1982. Despite these various alterations, extensions and changes of use that the building has been subjected to, the original building form can still be appreciated, with its attractive front facing facade, being largely unchanged.



Fig 18: The Old School Community Centre

2.25 The final pieces in the jigsaw that is Dunholme's historic centre are the properties of 10-14 Market Rasen Road and 16 Market Rasen Road. These residential buildings overlook the village green and frame the wider space within which it is located. Originally comprising 3 separate cottages, 16 Market Rasen is now a single property. It is simple yet elegant two-storey dwelling, with a pitched slate roof that incorporates four chimney stacks spaced at regular intervals along roof ridge. 10 -14 Market Rasen Road lie to the south of green and are formed of a single building constructed of brick, but with a painted exterior. The large hipped roof, topped with red pantiles, is a particularly visually appealing characteristic. Such red clay pantile roofing would have traditionally been a common roofing material in Dunholme, but now is only seen on number of the villages older vernacular properties.



Fig 19: 16 Market Rasen Road



3 LANDSCAPE SETTING

3 Landscape SETTING

Wider landscape features

3.1 The village of Dunholme is situated some six miles to the northeast of Lincoln, and the parish, though smaller in extent than the majority of its immediate neighbours, stretches from the main runway of Dunholme Lodge airfield in the west towards the broad valley of the Barlings Eau in the east.

3.2 The village stands almost exactly in the centre of its parish in a stretch of low-lying land which runs north-south and is bounded to the west by Lincoln Cliff, a Jurassic limestone cliff, and to the east by the Lincolnshire Wolds, and Area of Outstanding Natural Beauty, which rises to over 150m OD.

3.3 A series of smaller waterways flow towards the Barlings Eau, including Dunholme Beck, which rises at Old Man's Head Spring, in the fields west of Welton village, and runs generally eastwards through the heart of Dunholme, forming one of the village's most distinct and pleasing natural characteristics (Fig 21).

3.4 Fig 20 illustrates Dunholme's relationship with the district's wider landscape characteristics.

Dunholme Landscape Character

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

3.6 The WLLCA identifies 14 different Landscape Character Areas (LCAs) within West Lindsey, each with its own specific combination of characteristics and unique qualities. Of these areas, Dunholme lies within the Lincoln Fringe LCA (see Fig 22), the key characteristics of which the WLLCA describes as:

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

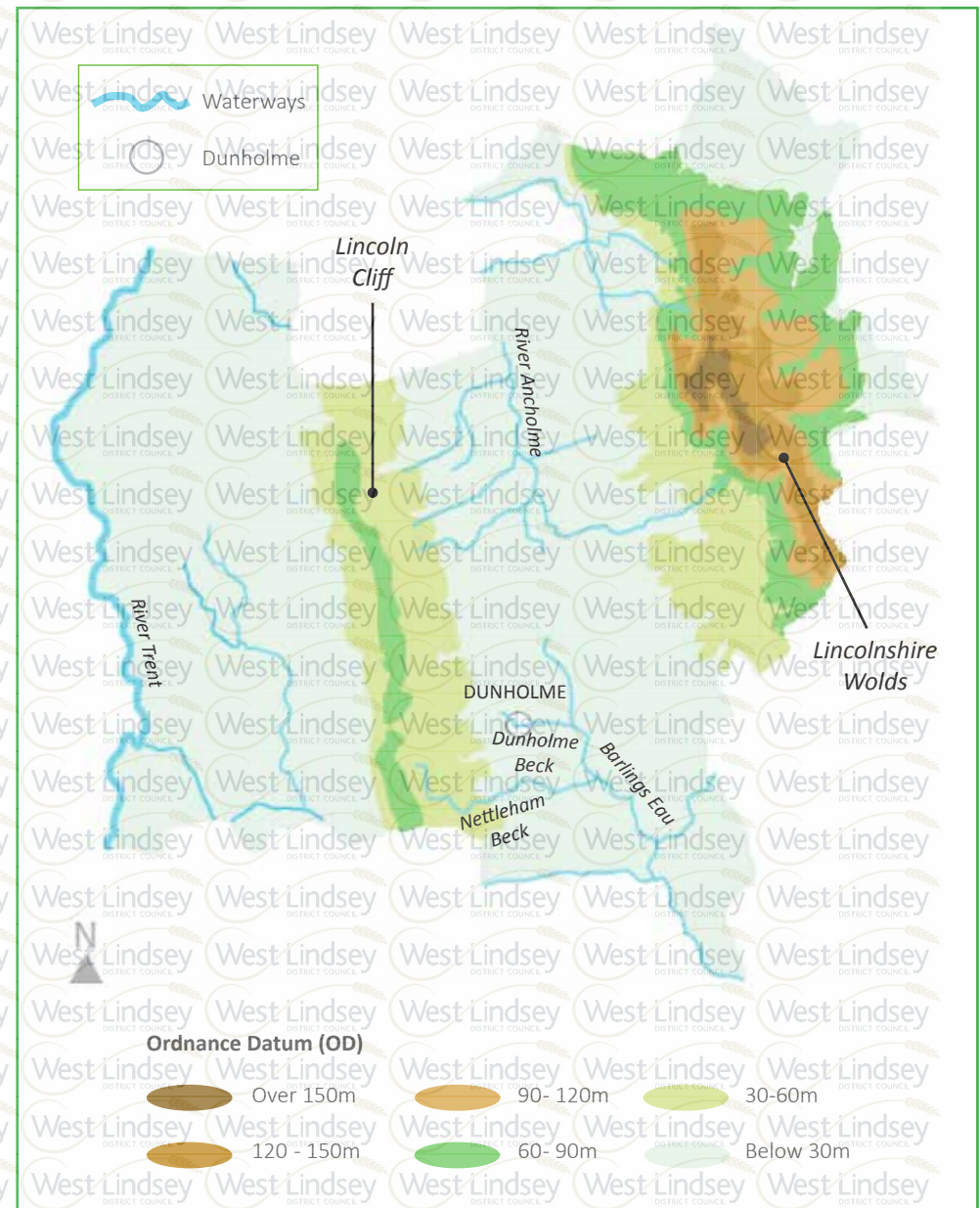


Fig 20: West Lindsey physical features map

3.7 The above landscape character description for the Lincoln Fringe LCA, broadly reflects the landscape characteristics seen in and around Dunholme. However, compared to the neighbouring Welton, Dunholme's approaches are less dominated by built forms, and generally the village has a positive relationship with the surrounding countryside setting, the only notable exception being on its western edge as approached from Honeyholes Lane, which has a rather hard edge, something which is discussed further towards the end of this chapter.

3.8 The topography of the village and surrounding landscape land is distinctively flat, and uncomplicated in its patterns, with medium to large fields of arable land defined by low hawthorn hedges. This hedgerow planting is intermittently interspersed by larger trees, mostly oak and ash.

3.9 Looking out from the north-eastern edges of the village an open, flat landscape is unveiled, across which numerous long views of the surrounding countryside can be obtained. These views are topped by dramatic, expansive skies



Fig 21: Dunholme Beck is one of the most distinct natural features within the village and is a key component within the setting of the Church of St Chad

(Fig 23), and include glimpses of the Wolds in the far distance, which are one of Lincolnshire's most distinct and prominent natural features. The presence of the Wolds in such views is a significant quality of Dunholme's landscape character, providing viewer's with an appreciation of Dunholme's position in it's wider geographical setting.

3.10 The landscape to the south of Dunholme is similarly open and largely devoid of development, comprising expanses of medium to large agricultural fields (Fig 24). However, Dunholme's relationship with this landscape is physically severed by the A46 to the south, and any visual connection is limited by the thick band of tree planting which lines the roadside.

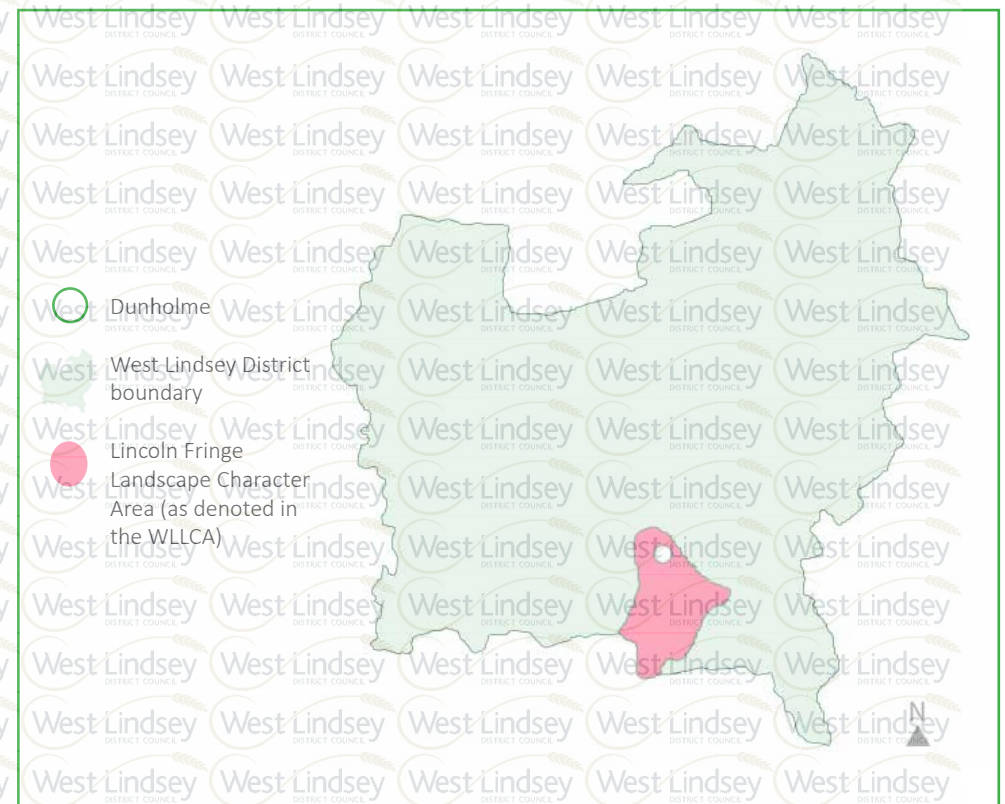


Fig 22: The Lincoln Fringe Landscape Character Area within which Dunholme is located



Fig 23: The view looking east from the public right of way which cuts across through Dunholme's immediate countryside setting to the north



Fig 24: Looking south from the A46 is a particularly open and exposed agricultural landscape

3.11 The character of the landscape to the immediate west of Dunholme varies. South of Honeyholes Lane the landscape shares the same qualities and characteristics that shape the wider countryside setting experienced to the village's south and east, namely large, flat, arable and pastoral fields, edged by low hedgerows and intermittent bands of tree planting. Again, these landscape characteristics combine to allow for long distance views across the countryside setting.

3.12 In contrast, when looking north from Honeyholes Lane, a much more convoluted, and at times enclosed, landscape is present. Agricultural fields here are generally of a smaller scale, and are interspersed by a number of visually prominent built and natural features, which result in a less open landscape and more interrupted views. These features include buildings such as the William Farr School, Dunholme Village Hall and Bowls Club, and the industrial units of SPE International, all of which line the northern edge of Honeyholes Lane, as well as the wooded area to the east of the school. Further reducing the openness of this landscape is the presence of the neighbouring Welton, whose southern boundary terminates views north from Honeyhole Lane, and creates a more enclosed landscape.

Village approaches

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

3.14 The approach from **Lincoln Road** into Dunholme (Fig 25), commences with a sharp bend where the road branches off from the main A46 route that runs along Dunholme's southern boundary. Edged by grass verges, low hedgerows and a variety of trees, views of the village are initially screened along this route due to both the presence of this greenery and the winding nature of the road. It is only

after this initial bend in the road is negotiated and the route straightens out that the village begins to reveal itself, with glimpses of the residential properties that line either side of Lincoln Road appearing in the distance beyond the canopies of the more mature and towering deciduous trees which line the village approach. This is a particularly distinct and pleasing approach into Dunholme, where the simple turning of a corner transports the road-user from a rural landscape into the built context of the village setting.

3.15 The long, linear approach from **Honeyholes Lane** to the west of the village (Fig 26) offers a very different experience to road-users travelling into Dunholme. Initially this route feels particularly enclosed, with thick hawthorn hedgerows lining either side of the road. However, a number of large buildings then appear at fairly regular intervals along the route's northern edge, namely the William Farr School, the industrial unit of SPE International, and the Village Hall and Bowls Club building, which erode the feeling of being in a purely rural landscape and offer hints that a settlement may lie ahead.

3.16 Once past the village hall building, the nature of Honeyholes Lane changes substantially. Along the road's northern edge roadside vegetation becomes much more sparse, with less hedgerow and tree planting. Consequently, views across the arable fields on the road's northern side are unveiled, within which appears the imposing and somewhat unsympathetic rear facade of Tennyson House, a large, three-storey residential apartment block, which rather abruptly announces the beginnings of Dunholme's north-western edge.

3.17 Along the southern side of Honeyholes Lane, not far beyond the village hall, roadside planting and open fields give way to a constant row of small, detached, residential bungalows which front the road and form part of the Merleswen development. At this point the transition from a largely rural setting into a village context feels very much complete.

3.18 Honeyholes Lane as a whole can be considered as an approach which presents a somewhat confused character - along certain stretches the route can feel particularly green, leafy and enclosed, whilst elsewhere breaks in vegetation either present expansive views across the wider agricultural landscape or built development, either in the form of large non-residential buildings on the roads



Fig 25: The approach into Dunholme from Lincoln Road



Fig 26: The approach into Dunholme from Honeyholes Lane



Fig 27: The approach into Dunholme from Ryland Road



Fig 28: The approach into Dunholme from Market Rasen Road



Fig 29: The church tower is prominent in views as the village is approached from Market Rasen Road

northern side, or small residential dwellings on the southern side. This contrasting character is most striking once past the village hall. Here development has expanded out further along Honeyholes Lane's southern edge, resulting in a 200m stretch where the northern side of the road remains open, undeveloped and in agricultural use, whilst the southern side is comprised of single-storey housing development that feels more suburban than rural in its character.

3.19 **Ryland Road** is a particularly important approach into Dunholme (Fig 27), it being the route which links the village to the neighbouring settlement of Welton. The route transitions from one village setting to another, with a short stretch of tree-lined road between the two settlements. Though little over 100m in length, this undeveloped stretch along Ryland Road provides a critical break between the two settlements and clearly communicates to the road-user that they have left one distinct settlement and are approaching another, different settlement. Without this break in development, the distinction between where Welton ends and where Dunholme begins would be lost.

3.20 Though briefly experienced, the approach from



Fig 30: The approach into Dunholme from Scothern Lane

Ryland Road into Duholme is a pleasing one, lined by mature trees on both sides before giving way to more formal planting consisting of the hedgerows and trees of the front gardens of the residential properties which line the eastern side of the gateway into Dunholme.

3.21 Access into Dunholme from the east is facilitated by **Market Rasen Road**, which like Lincoln Road, also comes off the A46. Indeed, the approach into the village along Market Rasen Road (Fig 28) shares a number of similar qualities to the Lincoln Road approach. It to commences with a bend in the road after it leaves the A46, and it is only once this turn has been negotiated that the road-user can gain a view of the village's eastern edges. Again, there is almost an element of surprise in the way in which the village suddenly appears in the distance once the road straightens out.

3.22 Views towards the village along this approach are of a particularly finely balanced composition. The canopies of numerous mature deciduous trees dominate the village edge, creating a positive relationship with the wider landscape setting. Amongst these canopies, the rooftops of several of the village's residential properties emerge. The centrepiece of this view is the church tower, which stands confidently in the distance, and acts as a particularly distinct and powerful element on the skyline (Fig 29), communicating to those approaching Dunholme that they are on the village's doorstep.

3.23 The fifth and final approach into Dunholme is from **Scothern Lane** (Fig 30), which runs northwards off the A46. Built development is perceptible at all points along this approach road, from the large red-brick residential properties of Four Season Close, which sit in a slightly elevated position behind rows of mature trees on the left hand side of the approach, to the individual plots of ribbon development which line either side of Scothern Lane as it moves closer to the village centre. However, despite being edged by development on either of its sides, Scothern Lane still retains the character of a semi-rural road, which is largely due to the array of greenery which flourishes along its edges and ranges from wide grass verges, mature street planting, and private garden hedgerows and shrubbery.

Village edges

3.24 Dunholme's significant expansion as a settlement over recent decades means that almost all of the village edges are formed of sizeable areas of residential development. In the majority of places this has been accommodated in a manner which respects and responds to the village's rural setting, subtly merging into the surrounding landscape. For example, the villages southern edges, which are formed by some of the village's most recent residential developments, such as Manor Way and Wentworth Drive, have a green and soft appearance, being largely bounded by a thick band of roadside planting which runs the length of Dunholme's southern boundary with the A46 (Fig 31), and allows only momentary glimpses of

the development which lies beyond. For the most part, Dunholme's edges manage to achieve a balance between built and natural forms, and where views of housing development are available, they are generally set within a broader composition of tree planting and hedgerows, which they are subservient to (Fig 32).

3.25 However, there are a handful of instances along Dunholme's outer edges where development has created a less than satisfactory boundary to the settlement, with buildings appearing abruptly and without due consideration to their wider landscape setting, and in turn, eroding the village's rural character and special identity.

3.26 Fig 36 identifies these various locations where development forms a hard, exposed edge to the village. In these locations, there is little integration with, or sensitivity to, the wider landscape patterns. Corresponding images of each of these edges is shown on page 29.

3.27 The first of the three identified instances were built forms compromise the otherwise primarily soft and green edge of the village relates to Tennyson House, the negative influence it has on the approach from Honeyholes Lane having already been noted earlier in this section. It is the combination of the building's considerable height and bulk, its outward facing positioning and orientation, and the exposed nature of its setting, that creates such an overly imposing feature on the village edge (Fig 33). The building detracts from views into Dunholme from the west and fails to give an accurate portrayal of the village's true character, appearing more suited to an urban context.

3.28 Another building that has a negative impact on views into Dunholme is the Fox Earth dwelling, which lies at the end of Holmes Lane. This property is prominent in views towards Dunholme from the public right of way which cuts across the agricultural landscape north of the village. It positions itself to the fore of these views and in doing so merges in the view with the church tower, which lies further in the distance (Fig 34). The white painted exteriors of this building further heighten its visual impact on this view, making it stand out as an overly intrusive and prominent feature, which due to its unfortunate positioning and exposed nature, overwhelms and detracts from the more pleasing view of the church tower which lies beyond.



Fig 31: Dunholme's southern edge is screened by a continuous stretch of roadside planting which lines the A46



Fig 32: Glimpses of the properties of Market Rasen Road can be obtained through breaks in the vegetation along the village's north-eastern edge



Fig 33: Tennyson House is a rather stark and imposing feature on the village's western edge



Fig 34: Development in the foreground detracts from views toward the church tower



Fig 35: As the sun goes down, the village's south-western edge creates a silhouetted skyline dominated by the hard lines of the Merleswen and Anderson rooftops



Fig 36: Landscape considerations map

3.29 Finally, the long, straight, and relatively exposed western boundary of the Merleswen and Anderson housing developments (Fig 35), has created a particularly hard, urban edge to the village when viewed from along the Honeyholes Lane approach road, which again fails to acknowledge and respond to the wider countryside setting

3.30 Future opportunities to soften these villages edges should be explored, the most straightforward approach being through the introduction of new landscaping and planting to partially screen these built forms and lessen the current adverse visual impact they have on views into Dunholme.

Relationship with Welton

3.31 The village of Welton is located to the immediate north of Dunholme. It is separated from Dunholme by a series of open fields. At its widest, this green gap between the two settlements runs from the rear of Beckhall in Welton southwards to Honeyholes Lane (Fig 37), separating the two settlements by approximately

500m. However, along Ryland Road, the gap between the two villages narrows to as little as 80m (Fig 38).

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

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

3.34 In contrast, much of the land along Ryland Road which forms part of the



Fig 37: The agricultural land separating Welton from Dunholme (view from Honeyholes Lane)

green gap is of a nondescript character (see Fig 38), with no obvious function or value, other than that of ensuring separation between the two settlements.

3.35 A series of rights of way provide pedestrian access into and across this green gap (see Fig 39). A number of these pathways provide direct access between Dunholme and Welton, enhancing connectivity between the two settlements, whilst encouraging sustainable transport movements. These routes also offer local residents access to the wider open countryside setting, and opportunities for walking, cycling and other informal recreation pursuits.

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

- establishing uses which are compatible with the open and undeveloped nature



Fig 38: The undeveloped fields east of Ryland Road

- of the land;
- improving public accessibility to this wider countryside setting, either through the enhancement of existing rights of way or creation of new walking trails; and
- enhancing the biodiversity value of the land, through the introduction of further planting and habitat creation.



Fig 39: Access to the land north of Dunholme is facilitated by a series of public footpaths

Landscape recommendations

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

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

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

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

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

3.42 Future development along these routes should be designed to respect the qualities of each approach. Changes to the roadside character, such as the

introduction of solid fencing or other hard boundary treatments, new accesses, or widened visibility splays, would likely detract from the character of the approach. Similarly, new development, if poorly sited and overly dominant, could disrupt the character of these gateway routes and detract from the overall experience of the village approach.

3.43 Where existing buildings detract from the character of the village approach or views into the village, appropriate landscaping should be introduced to mitigate their negative impact.



4 STRUCTURE

4 STRUCTURE

4.1 Dunholme is a small, relatively compact village, with a clearly defined edge to its developed area. It is roughly symmetrical in its plan form, taking the shape of an isosceles triangle, with a broad base stretching along the village's southern boundary from which the village's built extents gradually narrow until they come to a point at the village's northern extents on Ryland Road.

4.2 The village's southern boundary is defined by the A46 (Fig 40), a major transport route running between Lincoln and Grimsby, which accommodates heavy flows of fast-moving traffic. From the A46 there are three points of access into Dunholme; Lincoln Road to the west, Market Rasen Road to the east, and Scothern Lane, which runs up through the centre of the village. These three routes are spaced at regular intervals along the A46, whilst both Lincoln Road and Market Rasen Road come off the A46 in a similar manner, commencing with a sharp bend before straightening out on their approach into the village centre. Consequently, due to this regular spacing and mirroring characteristics, these routes play a key role in reinforcing the symmetrical form of the village.

4.3 The two other main approaches into the village are Ryland Road, which links through to neighbouring Welton, and Honeyholes Lane, which enters the village on its western side. A review of historic mapping confirms that each of these five primary routes into the village have existed for at least the last 120 years, albeit with some minor upgrades and alterations in response to increased vehicular flows and the arrival of the A46 bypass road.

4.4 The remainder of the village road network is comprised of more minor, secondary routes. These take a number of different forms, but most serve the purpose of facilitating vehicular movement into and through the village's various residential areas.

4.5 In and around St Chad's Church and the village green are a number of intimate lanes, which also have been in place for well over a century and form the outer edges of the village's historic core. These include Watery Lane, Holmes Lane, and Ashing Lane.

4.6 Away from the village centre, the more recent housing developments generally cluster around a series of cul-de-sacs (Fig 41), the only exception being



Fig 40: The A46 clearly defines the southern boundary of Dunholme



Fig 41: Away from the village's central routes, residential cul-de-sacs make up a large proportion of the village's road network

the north-western part of the village, which has a very regimented, grid-like street layout focused around Allwood Road.

4.7 Though the high number of residential cul-de-sacs does limit vehicular connectivity with the village, pedestrian movement isn't quite so stifled, with a generous network of public footpaths linking different parts of the village, facilitating easy and traffic-free movement for those on foot and cyclists. Indeed, one of Dunholmes most significant qualities are the number of dedicated pedestrian routes the village possesses, which are generally very well maintained and pleasingly informal and simple in their appearance (Fig 42). As well as enhancing pedestrian permeability through Dunholme, a number of footpaths extend into the surrounding landscape, providing local residents with direct access to the wider countryside setting.

4.8 The village core is formed around St Chad's Church and the village green (Fig 43). It is here where the majority of the village's best and most distinct buildings lie, and also many of the village's key community facilities, including the local supermarket, community centre, and parish church.

4.9 Beyond the immediate setting of the village green other non-residential uses are few and far between. Dunholme has in recent years lost several valued community assets, including the Lord Nelson pub, the Four Season Hotel, the local post office and Spar foodstore, leaving it a village composed largely of residential development. The only notable non-residential premises elsewhere in Dunholme are the village hall and local bowling club on Honeyholes Lane, St Chad's Primary School on Ryland Road, and a hair and beauty saloon, which sits beside the now derelict Spar shop building (Fig 44). The William Farr School and grounds are almost entirely within Dunholme Parish, but are physically separate from the village settlement, sharing a closer relationship with the neighbouring village of Welton.

4.10 The village's residential areas, which constitute the largest proportion of the Dunholme's townscape, take a number of different forms. Many of the villages oldest dwellings line the historic lanes which meander in and around Dunholme's centre. Moving outwards from the village centre, each of the five approach routes are lined by residential ribbon development comprised of detached and semi-detached dwellings of varying architectural styles and forms and differing



Fig 42: Dunholme has numerous pathways which run through the village and help to create a very walkable and pedestrian friendly environment



Fig 43: The village green lies at the centre of Dunholme

construction eras.

4.11 In more recent decades the village has seen significant expansion occur through the introduction of a number of large housing developments on the village edges. This expansion began in the 1960s and 70s when the village started to extend westwards with the development of the Merleswen and Allwood Road developments, which sit either side of Honeyholes Lane. A second wave of housing development from the 1980s through to the present day has seen the village grow further southwards to the extent that there is little in the way of undeveloped land between the village centre and the A46.

4.12 Green spaces make an important contribution to the village townscape, providing a setting for the buildings which surround them and also offering opportunities for leisure and recreation. The church grounds and village green, are undoubtedly the village's most important green spaces, forming a key element of Dunholme's historic core.

4.13 A number of larger green spaces offer formal recreation and play opportunities, namely the football field and play ground at Allwood Road and the smaller, more secluded space nestled between Kennington Close and Beech Close, which also has children's play facilities. Interspersed throughout the rest of the village are a collection of more modest, but still important areas of green space, which provide local residents with more immediate opportunities for leisure and recreation, and a help to create an attractive setting to those homes which overlook them (Fig 44).

4.14 The final key component of the village's overarching structure is Dunholme Beck (Fig 45), which flows from neighbouring Welton, and gently winds through the village. It is a generally prominent feature within the Dunholme townscape, and one which has been embraced by the village - culverts have been avoided, with either fords or bridges providing access across the stream, whilst much of the water's edge accommodates footpaths, creating pleasant, tranquil walkways through the village centre.

4.15 Maps at Fig 46, 47, and 48 visually communicate the village structure as discussed in the above paragraphs.



Fig 43: Dunholme has lost a number of local facilities in recent years, and the village has only a handful of remaining non-residential uses



Fig 44: Green spaces help to enhance the setting of residential areas within which they sit



Fig 45: The beck has served as one of the village's most appealing features for centuries, and remains one of Dunholme's most prized natural assets

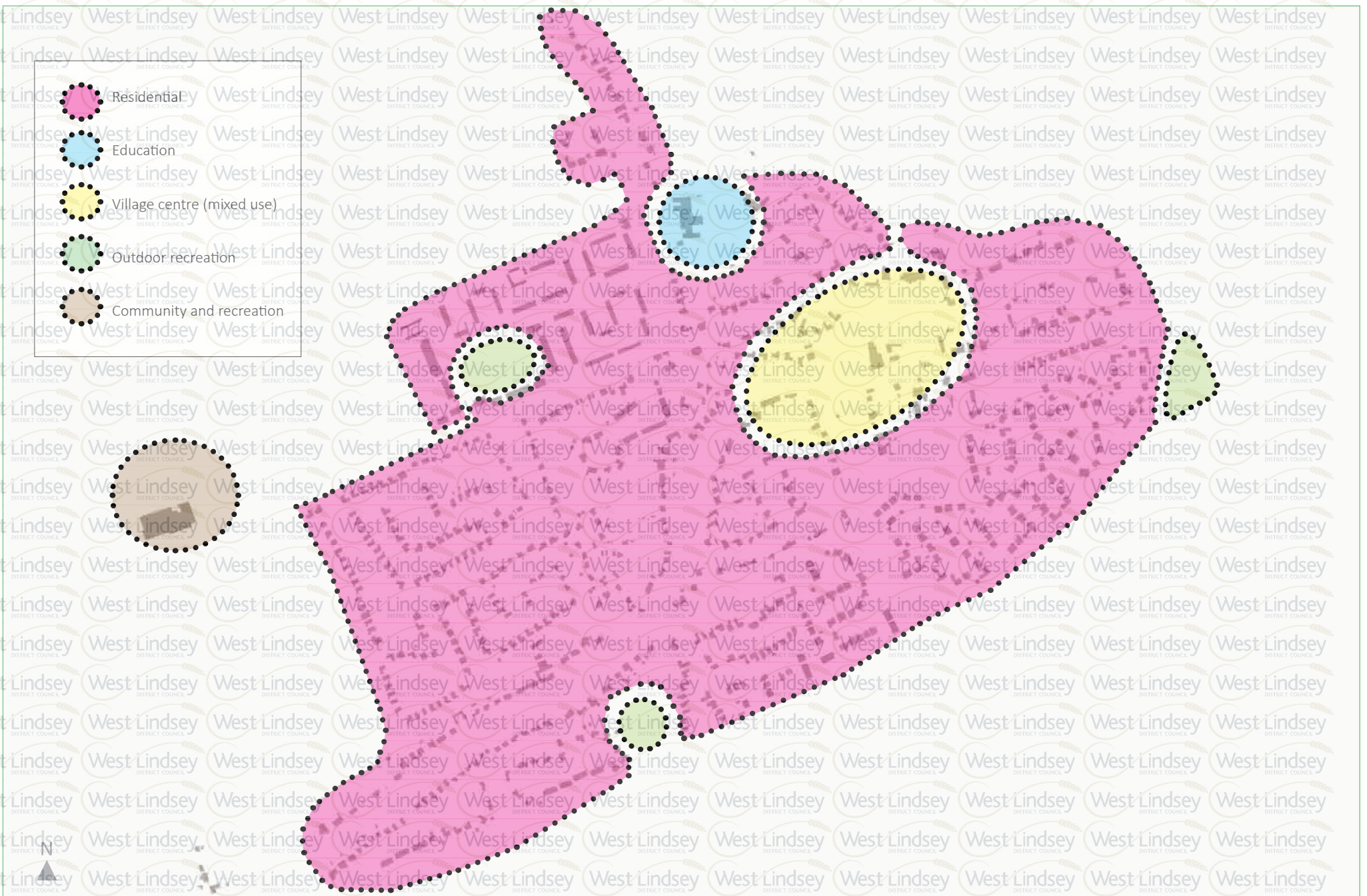


Fig 46: Distribution of land uses map



Fig 47: Built environment and green spaces

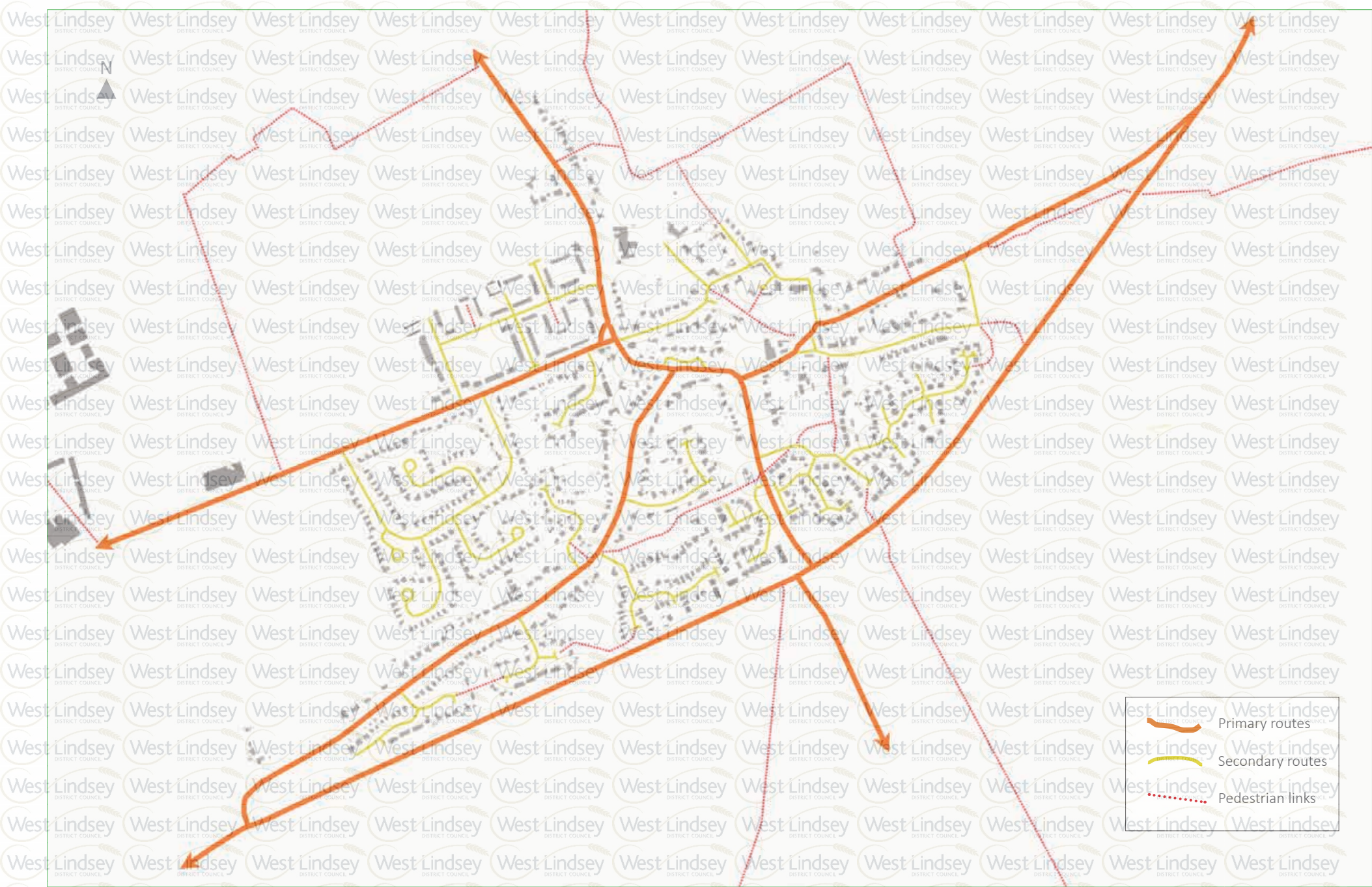


Fig 48: Village connectivity map



5 CHARACTER AREAS

5 CHARACTER AREAS

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

5.2 10 different character areas are identified in total. These are denoted on the map at Fig 49. The following pages provide an overview of the qualities and locally distinctive contextual features of each area. Negative features worthy of enhancement are also identified. A written overview of the key characteristics of each area is provided, and for each area an accompanying townscape analysis map is provided (key provided to the right). Annotated photographs are also included to help communicate the distinct character of each area.

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

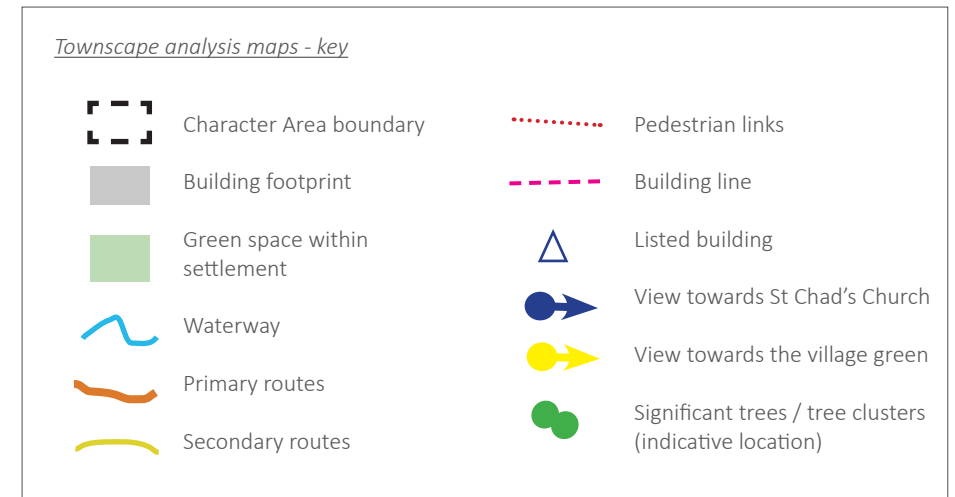




Fig 49: Village Character Areas map

5 CHARACTER AREAS

Character Area A - Ryland Road

Character Area A comprises the northern extents of Dunholme, where Ryland Road enters the village settlement. It has a linear form, which is arranged along Ryland Road and is primarily composed of residential ribbon development that lines the eastern edge of this approach into Dunholme. A small residential cluster, Cottingham Court, also exists on the opposite side of Ryland Road. The only non-residential use is St Chad's primary school, which occupies the southern end of the Character Area. Pedestrian movement through the Character Area is facilitated by a continuous footpath which lines the eastern edge of Ryland Road.

Character Area A essentially functions as the northern gateway into Dunholme. The symmetrical nature of Ryland Road, shaped by the continuous bands of planting on either side (Fig 51), is broken by the emergence of rows of residential properties along the road's eastern edge (Fig 52). Initially the properties along this side of the road are largely hidden from view, being screened behind formal hedgerow planting. However, the presence of built forms becomes much more apparent as the boundary treatments to these properties become ever more sparse and give way to large, open gardens formed of extensive front lawns.

Behind these front gardens, set well back from the road edge, detached dwellings share a common building line, are spaced at regular intervals and are generally of the same size and scale (one or one-and-a-half storeys). Therefore, despite the fact that each property displays differing external finishes, roof forms, and architectural compositions, this group of properties still appear as a coherent and orderly piece of townscape. A backdrop of thick tree canopies further enhances the setting and collective appearance of these properties (Fig 53).

On the opposite side of Ryland Road, which retains its green and undeveloped character until further south, the first built forms arrive in the guise of Cottingham Court, a small, standalone, residential enclave, which is bounded on three sides by open fields.

The cluster is formed of five large individual properties. The properties take a number of cues from some of local traditional vernacular forms, most notably

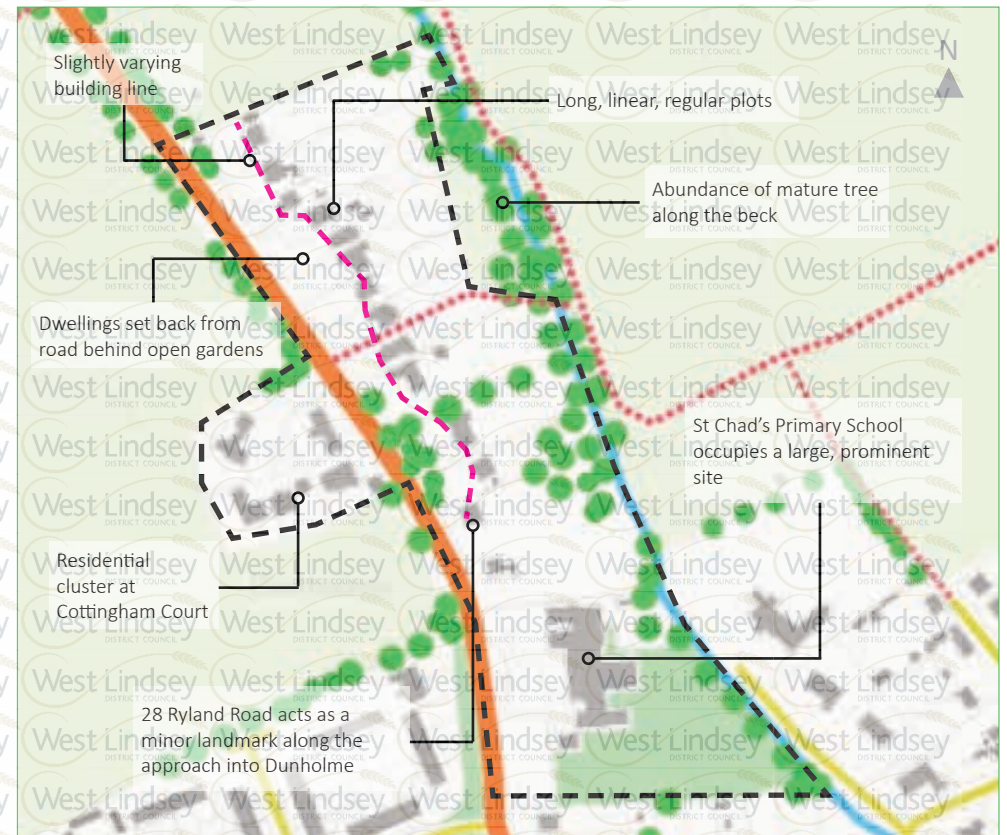


Fig 50: Character Area A - townscape analysis map



Fig 51: The approach into Character Area A is lined by planting on both sides

through the progression of red clay pantile roofing, which contrasts pleasingly with pale-brown brickwork that forms the building's walling (Fig 54). Additional distinct and attractive features of the Cottingham Court properties, which contribute to the overall aesthetic quality of these buildings, include chimneys that project from the gable-end, painted timber-framed casement windows, and stone lintels, sills, and door surrounds.

- In addition to their well-considered materials palette and architectural composition, those properties of Cottingham Court that front Ryland Road merge subtly into their edge-of-village, semi-rural context through the retention of hedgerow planting along the property frontage, which helps enhance their overall appearance from along this approach into Dunholme.
- After Cottingham Court and the row of smaller residential properties which sit across the road from it, building density actually decreases, with both sides of the road again dominated by greenery, including a number of mature ash trees. This stretch of road is largely devoid of built forms other than the prominent two-storey property of 28 Ryland Road, which displays a simple yet classic and satisfying symmetrical form (Fig 55), with chimney stacks emerging at each end of the pitched, slate roof, and a basic three bay facade at the centre of which emerges a modest enclosed porch with pitched roof. The property is accommodated within sizeable gardens, which are lined at the front by low-lying hedgerows and contain a variety of attractive planting within their grounds, including orchards to the rear. The garden also hosts the remains of what appear to be an old brick farmhouse or cottage building, which though in a somewhat dilapidated state and overgrown with ivy, is a minor, but positive historic feature in the townscape. Collectively, 28 Ryland Road and its garden setting (Fig 56), represent one of the most memorable and distinct townscape events within Character Area A.

- Just beyond 28 Ryland Road, is the village primary school, St Chad's. The school has a wide frontage onto Ryland Road, along which run tall and imposing lengths of chain link fencing and a centrally positioned double leaf swing gate (Fig 57). Much of this fencing is hidden behind hedgerows which offer a more visually appealing edge to the school grounds.

- The school buildings are set back from the road behind area's of



Fig 52: Hedgerows and tree planting momentarily cease along the eastern edge of Ryland Road, being replaced by open residential gardens

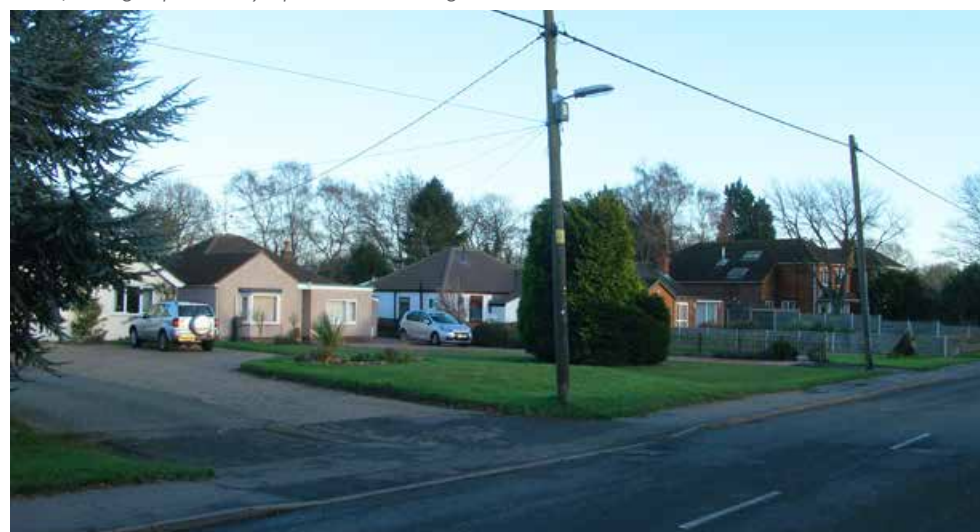


Fig 53: The detached properties that lie to the east of Ryland Road

hardstanding which accommodate teaching staff car parking and a multi-use games area. The buildings are comprised of a complex of interconnected, single storey structures, mostly of red or yellow brick and topped with brown pantiles. The school is fairly unremarkable in its architecture and appearance, but equally not an offensive influence on the local character. More problematic are the dull, rudimentary roadside pedestrian barriers located along the footpath outside the school entrance, which have a perfectly legitimate safety function to fulfil, but are not perhaps most the most attractive or appropriate features for a rural village streetscape (Fig 58). The painting of these barriers and/or addition of hanging planters would immediately enhance the visual quality of these street features.



Fig 54: The entrance into Cottingham Court is marked by a particularly well-executed new build, which seeks to replicate the form and appearance of a traditional Lincolnshire cottage



Fig 55: 28 Ryland Road has a symmetrical facade with a central entrance door and end chimney stacks



Fig 56: The extensive garden to 28 Ryland Road accommodates a vibrant variety of trees and other planting and a dilapidated, yet visually appealing outbuilding



Fig 57: St Chad's Primary School is set back from the road behind a combination of security fencing and large entrance gates



Fig 58: Pedestrian barriers, like those outside the primary school, fulfil an essential safety function, but can often be unsightly features within the street scene

Positive characteristics and features

- Roadside trees and hedgerows which line either side of the approach in Dunholme, particularly the of towering row of poplars at Cottingham Court and the cluster of mature deciduous trees that enclose 34 Ryland Road.
- Consistent building lines and the regular spacing of properties along the eastern edge of Ryland Road, which helps unify this piece of townscape despite variations in building form, scale and appearance.
- Green backdrop to the properties along eastern edge of Ryland Road.
- 28 Ryland Road, which is a distinct and handsome building marking the gateway into Dunholme.

Negative features and potential threats

- Loss of roadside vegetation along Ryland Road has diminished it's semi-rural character, exposing very formal garden arrangements of a more suburban character. Further removal of hedgerows, particularly if replaced by alternative, less sympathetic boundary treatments such as fencing, would further erode the largely green character that of this stretch of road currently enjoys.
- Along the frontage to St Chad's Primary School, both the extensive security fencing and entrance gates, as well as the pedestrian barriers, have a oppressive, unwelcoming influence on the townscape.

5 CHARACTER AREAS

Character Area B - Allwood

Comprised entirely of residential development and accommodating one of Dunholme's largest green spaces, Character Area B has a grid-like layout which is unique to the village, with housing being arranged under the periphery block principle, whereby building frontages face onto the public realm and street, the backs of buildings face onto each other, and private space, in this case individual back gardens, are accommodated in between.

The area's eastern side is defined by Ryland Road, which is edged by rows of red brick, two-storey terraced properties which incorporate tall gabled, 'bookend' dwellings, which are typically finished in white painted render, and create welcome articulation and variety in the townscape. These properties are set back from the road, behind small gardens mostly enclosed by formal hedgerows (Fig 59), beyond which the public roadside space is formed of pedestrian footpaths and wide grass verges, the latter being a real positive in the streetscape, giving this side of Ryland Road an appealing green and open character, and providing an attractive setting for the surrounding properties.



Fig 59: The residential terraces opposite the primary school provide a strong frontage onto Ryland Road

Honeyholes Lane defines the southern boundary of Character Area B. Here a variety of built residential forms run parallel to the road. The entrance into Tennyson Drive is marked by bungalows, whilst further along the northern side of Honeyholes Lane as you move towards the village, buildings are all two-storeys in height. Initially, these two-storey properties are arranged in semi-detached blocks, however after the entrance to Morris Close, they take on the form of terraced rows. Buildings along the northern stretch of Honeyholes Lane generally share the same building line, creating a strong, consistent frontage onto the road and a well-defined piece of townscape.

Buildings along the northern edge of Honeyholes Lane also share a similar materials palette, namely dark concrete pantile roofing, red brick exterior walling, and white framed windows, which gives these rows of housing a unified character.



Fig 60: Character Area B - townscape analysis map



Fig 61: View towards St Chad's Church from Honeyholes Lane

- The public realm along the northern edge of Honeyholes Lane consists of a narrow grass verge and a public footpath. However, in some parts the grass verge has been lost to on-street car parking, the extents of which are denoted through the use of patterned hard surfacing made of red pre-cast concrete blocks. Garden boundary treatments are more varied, with the original planted hedgerows having been replaced by fencing, low red brick walls, or indeed, not replaced at all, leaving open gardens.
- One of the most pleasing characteristics of this stretch of public pathway are the evolving long views which can be obtained towards St Chad's Church tower (Fig 61), which not only acts as an attractive and instantly identifiable feature on the skyline, but also draws the eye forward and provides the viewer with a distinct appreciation of their location in relation to the village centre.
- Internally, away from the main roads, Character Area B comprises further terraced properties of similar red brick walling and dark pantile roofing. Again, a



Fig 62: An attractive terraced row along Allwood Road

number of tall gabled, 'bookend' dwellings add variety to the townscape, as does the inclusion of dark weatherboard cladding on the upper storeys of some of the dwellings which occupy central positions within these terraced rows (Fig 62). Again, these areas of housing appear at their best where the original boundary hedgerows have been retained.

- The most striking building within Character Area B is undoubtedly Tennyson House (Fig 64), purely through its sheer scale and imposing appearance, which is very much at odds with practically every other residential property in the village; no where else in Dunholme do apartment blocks or properties of such considerable height and massing exist.
- Going some way to offset the overly dominant form of Tennyson House is the extensive green space which lies across from it, which accommodates a playing field and children's playground (Fig 65). This space plays as important role within Character Area B, providing a green and open setting to those properties



Fig 63: Removal of boundary hedges and front lawns have eroded the original character of some parts of Character Area B



Fig 64: The scale and bulk of Tennyson House does not sit easily with the wider village character, representing a form of development more appropriate to an urban setting



Fig 66: The southern and eastern edges of the recreation area enclosed by a mixture of differing boundary solutions, which undermine the aesthetic quality of the space



Fig 65: The central green space provides a welcome break in development and creates an open and green setting to the surrounding properties of Allwood Road and Tennyson Drive

which surround it. It has a particularly positive relationship with the dwellings that line Teenyson Drive and Allwood Road, many of which look directly onto it. Less satisfactory however is the manner in which the space relates to the properties of Morris Close and Honeyholes Lane, where a variety of tall, unsympathetic, and overly harsh boundary treatments enclose the rear gardens of these dwellings, including wooden fencing panels and steel fencing (Fig 66). These various boundary forms line the space's eastern and southern edges and detract from the overall aesthetic quality of the space.

- In addition to the large recreation space, there are other green features present which contribute positively to the character of the area. Grass verges exist both along both Teenyson Drive and Allwood Road, whilst trees pepper the two narrow ends of the central green space, and also the western edge of Tennyson Drive (Fig 67). The northern edge of the character area has a constant backdrop of mature greenery formed of the trees and hedgerows which separate it from the open fields to the north.
- Footpaths line all of the routes which run through this character area, allowing for good pedestrian connectivity and movement. There are also number of



Fig 67: Trees and grass verges enhance the setting of those properties which overlook Tennyson Drive

small, secluded, hedgerow-lined pathways which branch off from the main footpath network and provide access to a handful of properties that are set away from the road. Though not in keeping with what is now considered good design practice, these routes seem to have avoided the potential issues that can arise where routes lack natural surveillance, namely issues around poor security and the facilitation of anti-social behaviour. Indeed, rather than instilling any sense of apprehension, the pathways have an intimate charm, stemming from their unique character with their perfectly maintained formal hedgerows and particularly narrow width combining to give the appearance of a leafy, green tunnel (Fig 68).

- Less appealing is the alleyway that leads to the garage blocks behind Allwood Road, which shares a similar lack of natural surveillance as the pedestrian pathways, but without any of the charm or aesthetic appeal. This side entrance has an overly harsh, urban appearance, being devoid of greenery, surfaced wholly in tarmac and lined by the fencing panels of those properties which edge it (Fig 69). Indeed, the garage areas themselves are equally uninviting (Fig 70), with their backland location, lack of natural surveillance and worn appearance liable to instil a sense of vulnerability amongst those accessing this area.



Fig 68: The narrow pedestrian pathway of Deane Walk



Fig 69: Access route to the garages behind Allwood Road is poorly overlooked



Fig 70: The garage block behind Allwood Road

Positive characteristics and features

- Long views of St Chad's Church from Honeyholes Lane.
- Well-defined streets with a coherent, permeable layout.
- Consistent approach to materials and architectural styles between buildings.
- Large green space with high recreation and aesthetic value.

Negative features and potential threats

- Tennyson House is out of keeping with the rest of the area due to its excessively imposing scale and bulk.
- Loss of hedgerows and lawns within individual properties has negatively impacted the character of the area.
- The uncoordinated approach to how the rear boundaries of Morris Close and Honeyholes Lane respond to the centrally open space has resulted in an unsatisfactory edge to the space's eastern and southern extents.
- Poorly overlooked and uninviting access to the garage block north of Allwood Road.

5 CHARACTER AREAS

Character Area C - Merleswen

Located to the south of Honeyholes Lane, Character Area C is occupied exclusively by residential properties, most of which were constructed through the 1960's and early 1970's.

Much of the character area is structured around Merleswen, a single road that loops south from Honeyholes Lane. From Merleswen run a number of winding residential cu-de-sacs, namely Paynell, Anderson, The Granthams, and Kneeland. The curving street layouts contrast strongly with the grid layout of Character Area B, and the straight, linear character of Honeyholes Lane.

Both Merleswen and the various cul-de-sacs which latch onto it are lined on either side by single-storey, detached bungalows, with The Granthams, which also hosts a number of two-storey properties, being the only exception. Roofs are mostly pitched and topped with brown pantiles, whilst walling is largely comprised of yellow, red or brown brick, sometimes offset by areas of plain render. Gable ends facing the road are a regular feature (Fig 72). A number of properties have been subject to alterations since their initial construction, with many appearing to now have living accommodation within in their roof spaces, indicated by the presence of dormers (Fig 73).

Many properties have integrated garages, usually set back from the main facade and located to the side of the dwelling. They are generally accessed by narrow, linear driveways. The remainder of the front gardens to these properties are mostly formed of simple, squared plots of well-maintained lawns (Fig 74). Gardens are generally open, but where they are enclosed, low-level red brick walling or modest hedgerows are the most common boundary treatments.

Roads within the area are narrow and edged on either side by footpaths, which are sometimes set behind or within generous grass verges (Fig 75). Streets are also largely without road markings or signage, which makes for an uncluttered streetscape.

The wide sweeping roads with broad pavements and grass verges, combined with the low building heights, and lack of on street parking creates

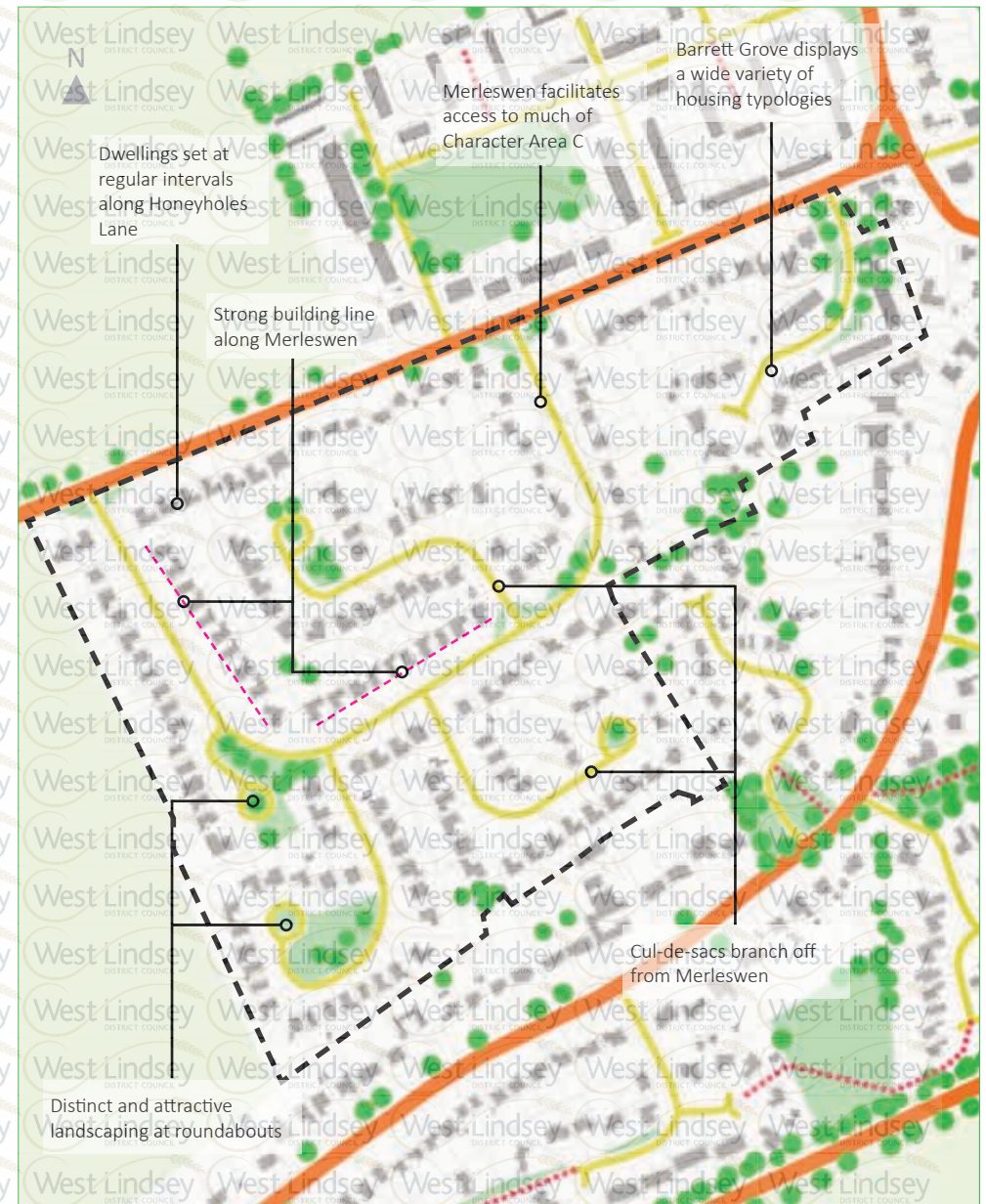


Fig 71: Character Area C - townscape analysis map

a very open, unenclosed, uniform townscape. The low building heights and detached nature of the dwellings also allow for numerous long views through the development, over the rooftops and between the buildings.

- A common and particularly appealing characteristic of each of these cul-de-sacs is the manner in which they terminate, with a small, landscaped roundabout, topped with grass and accommodating a number of trees, located at the end of each (Fig 76). At Anderson, Kneeland and Paynell, these roundabouts share a setting with larger areas of open green space which also host mature trees (Fig 77).
- To the east of the Character Area is Barrett Grove, which is completely separate from Merleswen. Barrett Grove has a less uniform character, with a greater variety of building typologies, which include detached, semi-detached and terraced dwellings, and also single and two-storey properties (Fig 78 and 79). However, the largely open nature of the townscape persists, with gardens unenclosed, and wide street profiles.



Fig 72: Many streets are lined by dwelling whose gable ends front onto the street



Fig 73: Numerous properties have been modified to accommodate rooms in the roofspace



Fig 74: Front gardens are comprised of small lawns edged by a concrete covered driveway



Fig 75: Meandering footpaths edged by grass verges and landscaped greens create a pleasant, informal character



Fig 76: Each of the residential cul-de-sacs that run from Merleswen have a small landscaped roundabout at their end



Fig 77: A number of large landscaped areas containing clusters of mature planting add significantly to the local character



Fig 78: Terraced bungalows along Barrett Grove, again with largely exposed front gardens



Fig 79: Large, two-storey homes with open gardens occupy at the end of Barrett Grove

Positive characteristics and features

- Simple open plan character throughout makes for a spacious townscape.
- Landscaped roundabouts, greens and grass verges with tree planting.
- Consistent scale of development and housing typology makes for a very coherent and unified piece of townscape.
- Small scale of dwellings and spacious character of the streets allows for views out the area and glimpses of Dunholme's wider townscape.

Negative features and potential threats

- Poorly executed alterations to properties including roof extensions.
- Enclosure of private gardens and/or replacement of lawns with hardstanding.

5 CHARACTER AREAS

Character Area D - Lincoln Road

Character Area D takes in the northern edge of Lincoln Road, which runs west from Dunholme's village centre. It is formed primarily of residential ribbon development which has grown outwards from the village centre. Its development in a piecemeal, plot-by-plot manner over a number of decades means that the northern edge of Lincoln Road hosts a mix of building forms of varying age and appearance, each with their own characteristics and qualities. In some cases this individuality comes from properties displaying their own entirely unique form and decorative style, whilst in other circumstances dwellings of similar form have differing facade treatments and details through which they communicate their individuality.

Between the village outer edge and the entrance to Woods End, properties tend to take up a central position within long, linear plots, and consequently most have similar sized front and rear gardens. This consistency of positioning within individual plots also means that there is a steady building line along this northern stretch of Lincoln Road, which the majority of properties adhere to.

From Woods End to the village centre, properties on the northern side of Lincoln Road have a more varied positional relationship with the road, with some located right on the street, and others set back within their plots. However, these variations in dwelling positioning transpire in a very organic and subtle manner, with properties moving gradually back from the roadside to more discreet positions, before again creeping forward towards the front of their plots. This creates a gently-arching yet consistent building line between Woods End and the end of Lincoln Road.

Notable buildings along the north edge of Lincoln Road, which stand out from the diverse mix of architectural styles and building forms, include (1) a row of attractive semi-detached inter-war dwellings located towards the outer edges of the village, which have distinct hipped roofs that accommodate shared central chimney stacks, and display ground floor facades of red brick with upper storeys being painted or pebble-dashed (Fig 81), (2) a large rendered three bay period property, with chimney stacks set at angle within the roof ridge (Fig 82), and (3) a couple of modest, yet charming detached dwellings with steeply sloping hipped

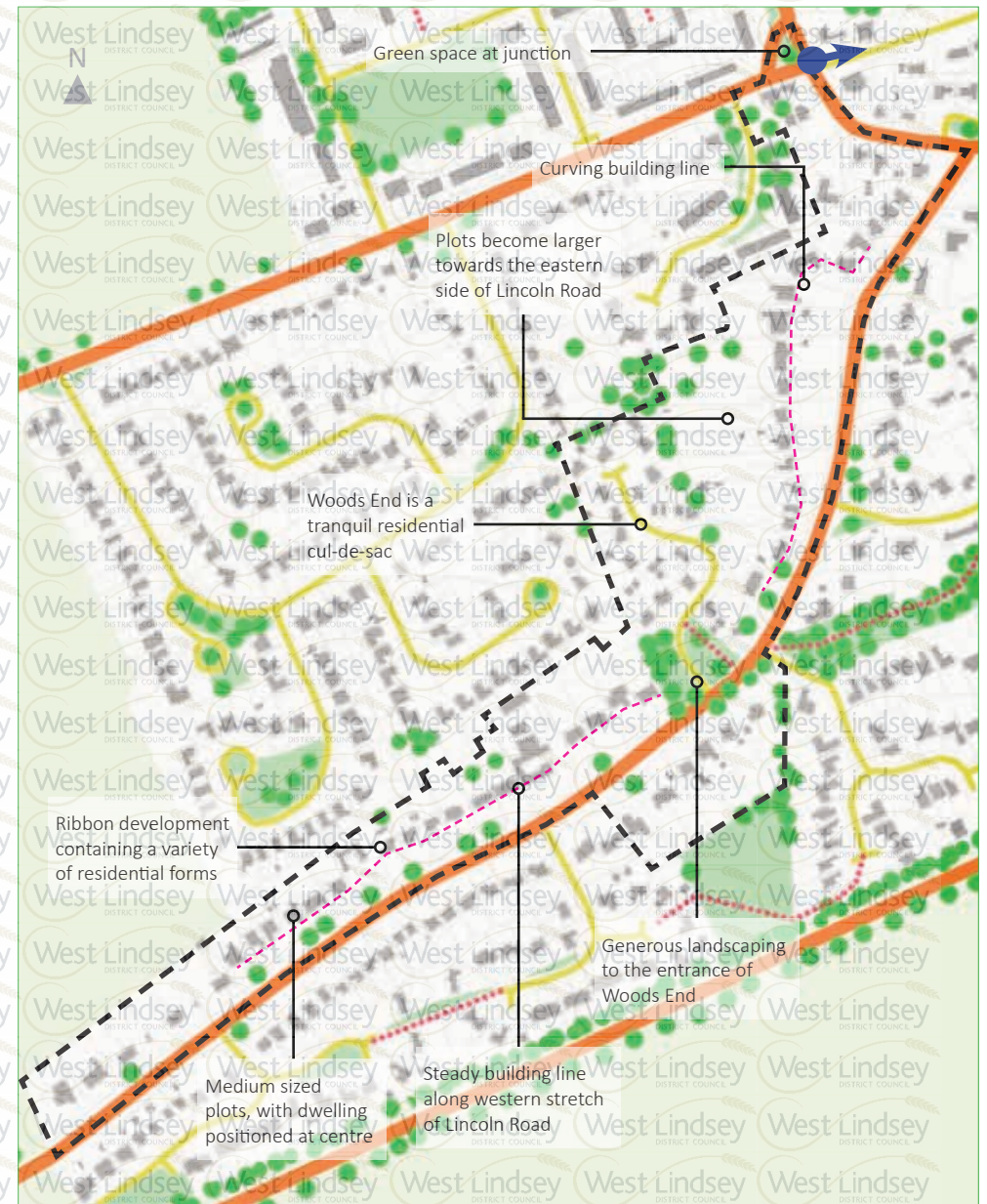


Fig 80: Character Area D - townscape analysis map



Fig 81: Attractive and largely unaltered inter-war properties sit towards the village edge



Fig 83: No. 30 and 32 Lincoln Road have a quaint charm



Fig 82: 36 Lincoln Road is one of the most distinct building in Character Area D



Fig 84: Dwellings are fronted by gardens enlivened with a variety of planting and shrubbery



Fig 85: The northern side of Lincoln Road has a particularly green character

roofs, sash windows, centrally located chimney stacks, and distinct a canopy running along the entire building facade above ground floor level.

- The front gardens along the northern side of Lincoln Road typically contain expanses of lawn interspersed with private planting and shrubbery (Fig 84), which has a positive impact on the street, and combines with more mature roadside trees to create a pleasantly green and leafy approach into the village centre (Fig 85).
- Also accommodated within Character Area D is Woods End, a standalone, residential cul-de-sac, accessed directly off Lincoln Road. It represents one of the most recent additions to Dunholme's townscape, having been constructed in the early 2000's. It is an attractive area of housing, set along a gently winding route, which glides through a generous expanse of landscaping towards the front of the development (Fig 86) before it becomes enclosed on either side by grand, two-storey, detached family homes. Variety and visual interest in the townscape is achieved through the progression of differing building forms and orientations, a mixed palette of materials and external finishes, including red and yellow brick and white painted render, and the inclusion of numerous details within the building facades, such as decorative porch canopies, stone lintels, and brick string courses. The frontages are open plan with grass, shrubs and trees. These factors combine to give Woods End has a generally harmonious, quiet residential character.

Positive characteristics and features

- Consistent building line and regular spacing between dwellings create a strong frontage into Lincoln Road
- A range of architectural forms and styles create visual interest and variety.
- Trees, hedgerows, open lawns and private planting give the northern edge of Lincoln Road a distinctly green character.
- Attractive landscaped entrance to Woods End.



Fig 86: The entrance to Woods End is characterised by extensive areas of handsome landscaping

Negative features and potential threats

- Removal of boundary hedgerows and/or replacement of lawns with hardstanding.

5 CHARACTER AREAS

Character Area E - Dunholme SW

Comprising a long, narrow wedge of Dunholme's south-western townscape, Character Area E is again a wholly residential area, formed of two development patterns; (1) very formal, regimented rows of housing arranged along the southern edge of Lincoln Road, and (2) clustered, cul-de-sac development with a more variable character.

Properties initially have a poor relationship with Lincoln Road, turning their backs on this key approach route (Fig 87). However, once past the entrance



Fig 87: Properties backing onto Lincoln Road

into Monckton Way, those properties lining the southern edge of Lincoln Road turn around, and come to face onto the road (Fig 89). From this point onward they become a much more positive influence on Lincoln Road, creating a strong and consistent frontage along the southern edge of the route, which pleasingly contrasts with the more varied character present along the road's northern edge (see Character Area D).

There is strong degree of conformity amongst these buildings facing onto Lincoln Road, with similar facade treatments and compositions being rolled out across each property. Specifically, properties are of red/brown brick with brown steeply pitched gabled roofs with two-storey bays topped by decorative, white



Fig 88: Character Area E - townscape analysis map

bargeboards. Small chimneys, porch canopies, and areas wrapped in hanging tiles form further unifying features.

- Unfortunately, this cohesive character is somewhat undermined by the replacement of original boundary hedgerows with less subtle, more blunt forms of enclosure, such as large panel fencing (Fig 90), which create disharmony in the otherwise homogeneous street frontage.
- Tucked away from Lincoln Road are a number of self-contained residential cul-de-sacs, access to which can be gained via Monckton Way, Kennington Close and Wentworth Drive. Though the cul-de-sac nature of their layout prohibits vehicular movements between each of these areas, a comprehensive network of pedestrian footpaths actually facilitate continuous east-west movement across the entirety of Character Area E. From Scothern Lane a secluded, tree-lined trail (Fig 91) links through to Wentworth Drive. A short pathway (Fig 92) then links through from Beech Close to a large public green space, on the other side of which is Kennington Close, which also has a path through to the green space. Finally, a linear pathway, edged by grass verges and the boundaries of a number of residential properties, provides direct access between Kennington Close and Monckton Way (Fig 93).



Fig 89: Properties which overlook Lincoln Road



Fig 90: Replacement of hedgerows with alternative boundary treatments disrupts the character of this stretch of Lincoln Road



Fig 91: An secluded, tree-lined pathway winds from Scothern Lane to Wentworth Drive



Fig 92: The pedestrian pathway to the rear of Beech Close



Fig 93: Monckton Way and Kennington Close are conveniently linked by a public footpath



Fig 94: One of Dunholme's largest and best-equipped open spaces is located within the centre of Character Area E

- The aforementioned green space is an important asset within Character Area E, providing play and recreation opportunities for residents of the neighbouring housing areas. Despite its rather secluded setting, it represents one of Dunholme’s largest green spaces, and hosts a variety of children’s play equipment (Fig 94). There is a pleasing contrast in the open, expansive nature of the space, which provides views out towards the wider surrounding townscape, and the intimate, low-key character of the pedestrian routes that lead to it, which are much more enclosed and within which views of the wider area are limited.

- Four Seasons Close, a modern housing development, forms the eastern end of Character Area E. It sits in an elevated position above Scothern Lane, from which it is largely screened by a continuous band of mature trees, which also greatly contribute to the visual quality of this southern approach into Dunholme (Fig 95).

- Four Seasons Close accommodates a number of detached and semi-detached two-storey dwellings, which are arranged along two small internal cul-de-sacs. Properties lie to the front of their individual plots, with very modestly sized front gardens, and larger gardens to their rear. Red brick facades and steeply sloping slate roofs, some of which incorporate small dormer windows, represent the basic external make-up of these dwellings. Other distinct features which contribute positively to the character of these dwellings includes long, narrow chimney stacks, white timber-framed casement windows, porch canopies, and stone lintels and window sills. Colourful timber entrance doors add a splash of colour to the streetscape (Fig 96).

- The properties within Four Seasons Close are very tightly arranged, with spacing between them being minimal. This compact arrangement, along with the grand scale of the individual properties and their positioning right on the street creates an enclosed, slightly urban character along the southern of the two internal cul-de-sacs. This is less true of the northern cul-de-sac, where a generous area of landscaping creates a setting to the surrounding dwelling and a more open character (Fig 97).

- West of Four Season Close is a larger residential area formed of Oak View, Wentworth Drive, and Beech Close. The latter two streets display curving street



Fig 95: Mature trees screen Four Seasons Close from Scothern Lane



Fig 96: Properties within Four Seasons Close have well-proportioned facades



Fig 97: The green space at Four Seasons Close helps to neutralise the urban influence of the tightly arranged, sizeable dwellings which surround it



Fig 99: Oak View is heavily wooded along its northern edge



Fig 98: Winding internal roads, differing building positioning, and flourishes of planting and vegetation create an environment within which no two views are the same

profiles, which combined with variable building lines results in the creation of a series of changing vistas and views within the development (Fig 98). Oak View is of a more linear character, and is only edged by development on its southern side, its northern side being bounded by a thick band of mature deciduous trees, which are in themselves key quality of the street (Fig 99).

- Properties across Oak View, Wentworth Drive, and Beech Close are finished in a variety of materials including yellow or red/brown bricks, weatherboarding, white painted render and hanging clay tiles (Fig 100). Designs also incorporate traditional details such as dormer or half dormer windows, arched brickwork over doors and windows, contrasting brick string courses and chimneys. Whilst a variety of materials and building designs are used, the overall form, materials, scale and character is generally very cohesive. However, as with Four Seasons Close, the sizeable bulk of the properties here coupled with the often minimal spacing between each (Fig 101) has resulted in parts of the townscape appearing somewhat more urban in character.

- The final housing area, which is located to the west of Character Area E, is formed of Kennington Close and Monkcton Way. These two residential cul-de-sacs share many similarities - indeed, viewed in plan, they appear almost symmetrical in layout. Both have a quiet, private character, with a largely open plan layout, whereby front gardens are open to the wider street setting and mostly comprised of lawns with private planting alongside small driveways. Where boundary treatment does exist, it is usually of small-scale, with low-lying hedgerows being the most popular approach.

- Kennington Close and Monckton Way accommodate both bungalows (Fig 102) and larger, two-storey dwellings (Fig 103), the majority of which are detached. Roadside grass verges and areas of soft landscaping, which often accommodate an array of tree planting, help to soften the public realm and enhance the character of the gently curving cul-de-sacs within both these housing areas (Fig 104). Properties are generally set back from the roadside behind open front gardens, and all have private back gardens. Plots sizes and arrangements are fairly regular, and only become more varied and distinct towards the end of each cul-de-sac, where more elaborate arrangements have been required in response to the site constraints. At these points plots take on a triangular form, where small, narrow gardens front the



Fig 100: Hanging tiles are just one form of a particularly wide-ranging spread of external finishes that can be seen across Oak View, Wentworth Drive, and Beech Close



Fig 101: Large, tightly spaced properties can result in an overly built-up and urban character



Fig 102: Bungalows at Kennington Close, with the properties of Beech Close in the distance



Fig 103: The western half of Monckton Way has a formal appearance



Fig 104: The eastern half of Monckton Way is formed around a curving central route, which is edged by strands of landscaping, creating a playful, engaging piece of townscape

property, before the plot expands outwards to offer more generous gardens to the rear of the dwellings.

- The entire southern edge of Character Area E is bounded by a band of tree planting, which has the critical function of screening views through to the A46 and lessening the noise and visual impact of this major transport route. Additionally, this planting also provides a green backdrop to much of the character area, which enhances the overall visual quality and composition of the area.

Positive characteristics and features

- A comprehensive network of pedestrian links encourage sustainable transport methods throughout Character Area E.
- Attractive rows and clusters of mature planting along Oak View, the edge of Four Seasons Close, and along the entire southern edge of Character Area E.
- Central green space, which provides a welcome break from built forms and offers opportunities for recreation and leisure.
- Subtle variations in facade treatments and materials create variety within the townscape.
- Well-defined streets, lined by consistent building frontages.
- Areas of landscaping within the public realm enhance the setting of properties, and help to create more memorable, distinct pieces of townscape.

Negative features and potential threats

- Several areas accommodate large dwellings with minimal spacing between each, resulting in a particularly enclosed, built-up character, more akin to an urban setting.

5 CHARACTER AREAS

Character Area F - Oak Avenue

Character Area F is located to the southwest of the village's historic core, and represents one of the village's most centrally located expanses of residential development. Within the character area a range of residential forms and arrangements are present, and it is this variety that actually defines Character Area F.

Oak Avenue forms the southern edge and also the inner part of Character Area F. Accessed from Lincoln Road (Fig 106), it is a development which has matured nicely into its setting, with properties displaying meticulously maintained front gardens that are alive with greenery, behind which detached dwellings, most of which are bungalows, sit inconspicuously (Fig 107 and 108).

Properties within Oak Avenue display a diversity of forms and finishes (Fig 109), and there is no one overarching approach to the area's architecture. Plot sizes and shapes also differ throughout Oak Avenue, with gardens sizes varying throughout. However, despite this lack of architectural coherency, the area still portrays a strong, singular character, tied together by the elaborately planted and mature gardens that edge the entire street.

Again, as seen within many of the other village character areas, views of St Chad's Church can also be obtained from within Character Area F, with the top of the church tower peaking just behind those properties at the end of Oak Drive (Fig 110). Though the church is largely screened by tree planting in the middle-ground of the view, even this slight glimpse of the distinct tower feature provides an important visual connection with the village's historic core.

The outer edges of the character area are formed of by residential ribbon development that lines the eastern edge of Lincoln Road and western edge of Scothern Lane. However, there are notable contrasts in the building arrangement along these routes. Deep, linear plots are set at regular intervals along Scothern Lane, within which dwellings sit back from the road, resulting in medium sized

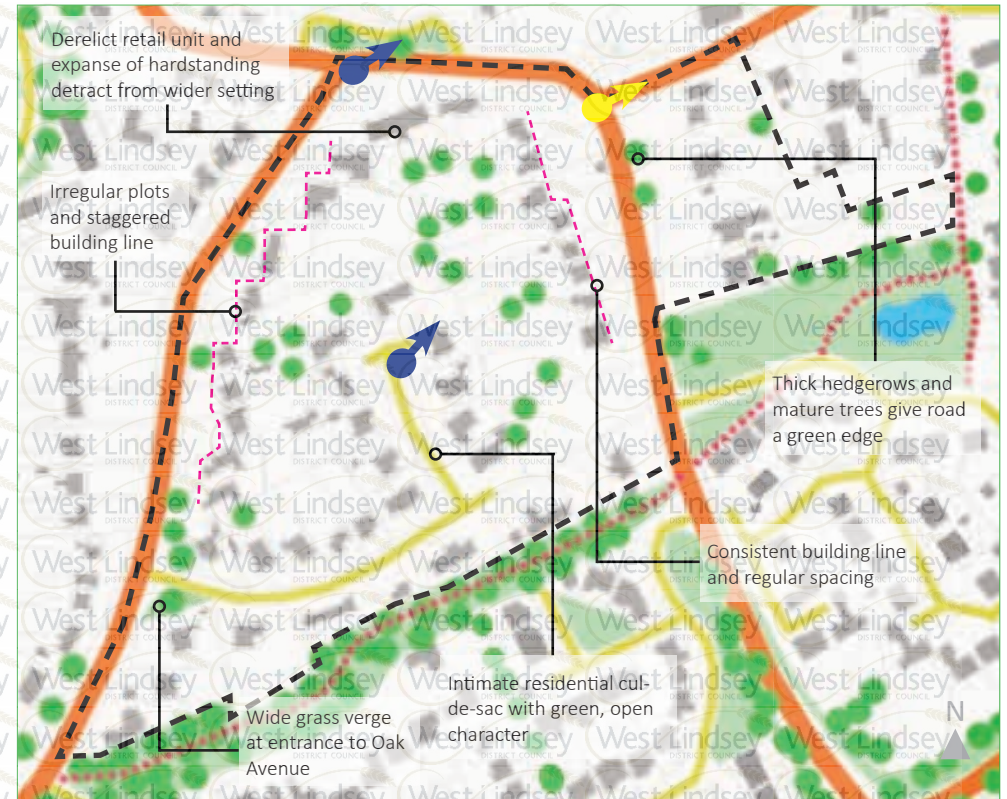


Fig 105: Character Area F - townscape analysis map



Fig 106: The entrance into Oak Avenue from Lincoln Road has a green character

front gardens and particularly large gardens to the rear. Buildings along this stretch of Scothern Lane generally adhere to a well-defined building line, which runs parallel with the road edge, ensuring all dwellings look directly onto the street. In contrast, plots along the eastern side of Lincoln Road vary greatly in terms of depth, width and shape, and within these plots individual properties are set at differing orientations and do not adhere to any common building line. Consequently, the eastern edge of Lincoln Road has a much less formal, more haphazard appearance.

- Architecturally, there is no one single approach to the design of the dwellings along either Scothern Lane or Lincoln Road, which can be attributed to the fact that development along these routes was approached individually, on a plot-by-plot basis, and over a prolonged period of time. Indeed, this variety of building forms and architectural styles is one of the main distinctive qualities of each of these routes.
- Along Scothern Lane, towards the village centre, properties are modestly sized (Fig 111). However, moving away from the village centre towards the A46, properties begin to take on a much more substantial form, the scale of which is unseen elsewhere in the village and not representative of the wider village



Fig 107: Full, vibrant hedgerows enclose many of the properties within Oak Avenue



Fig 108: An array of private planting within Oak Avenue enlivens the street scene



Fig 109: An array of private planting within Oak Avenue enlivens the street scene



Fig 110: A glimpse of St Chad's can be gained from Oak Avenue



Fig 111: More modest sized properties along the northern end of Scothern Lane

character (Fig 112). Of these Scothern Lane properties, it is some of the smaller properties that emit the greatest character and charm, such as a pair of red brick bungalows, which have front facing gable ends topped by white painted half timbering, and long, narrow chimney stacks emerging from either side of their slate pitched roof (Fig 113).



Fig 113: A charming and distinct red brick property on Scothern Lane



Fig 112: More grand, detached properties have emerged along Scothern Lane in recent years

- Lincoln Road is perhaps even more eclectic in its diversity of architectural forms and finishes, hosting a range of single-storey properties, each with its own distinct character (Fig 114 and 115).
- Boundary treatments vary along both Lincoln Road and Scothern Lane, and include hedgerows, brick or stone walls, fencing, or in some cases, no enclosure at all. However, both streets retain a sufficient quantity of greenery along their edges, in the form of grass verges, hedgerows, open lawns, trees and shrubbery, to create a generally soft and leafy character (Fig 116).
- This green and soft character comes to a rather abrupt end where Lincoln Road and Scothern Lane terminate to give way to Mainwaring Close. Here, the northern tip of Character Area F hosts what was formerly one of the village's main retail offers, the Spar grocery and adjoining post office, which now unfortunately lies in a derelict state. A substantial building, the derelict property has previously undergone a large ground floor extension, which has created two long flat-roofed wings either side of the original structure. This considerable size, coupled with its prominent location and the lack of any form of landscaping or screening along its frontage (the building is set to the rear of a rather dull



Fig 114: A hipped-roofed, pebble-dashed bungalow building along Lincoln Road



Fig 115: This red-brick cottage dwelling has a simple, yet distinct character



Fig 116: Green and natural features contribute greatly to the character of Scothern Lane



Fig 117: The derelict Spar shop and post office building is located at a key road junction within the village and represents a significant eyesore on the townscape in its current form

and featureless expanse of car parking) means that the building represents an unavoidable visual blight on the townscape, detracting significantly from the character and aesthetic quality of the surrounding area (Fig 117).

- However, the situation is not beyond redemption, and the introduction of a new use within the vacant building and the progression of a more sensitive, considered approach to the treatment of the wider site, ideally in the form of some greenery and soft landscaping could positively transform the appearance of the site. Such an approach would also enhance the setting of the neighbouring property, which accommodates a hair salon at ground floor level and residential floorspace above (Fig 118).
- The current state of the Spar shop site is even more regrettable given the great views towards the village centre which can be gained from it (Fig 119). One would hope any future proposals for this site consider and take advantage of these views, and bring forward a scheme within which these views can be better enjoyed by local residents and visitors to Dunholme alike.



Fig 118: A hair salon is accommodated on the ground floor of the two-storey property which neighbours the vacant Spar store

Positive characteristics and features

- Green, verdant edges along Scothern Lane, Lincoln Road, and within Oak Avenue.
- Variety of architectural styles creates a dynamic, vibrant townscape.
- Views toward of St Chad's church tower.

Negative features and potential threats

- Derelict Spar and post office building and surrounding expanse of car parking detract from the wider village setting.



Fig 119: A view from the edge of the Spar store car park towards the village centre, with Mainwaring Close in the foreground

5 CHARACTER AREAS

Character Area G - Watery Lane

Character Area G is formed of the tucked away properties of Watery Lane and the more outward looking dwellings of Mainwaring Close and southern Ryland Road, which greatly influence the character and appearance this central part of Dunholme's townscape.

Mainwaring Close is a particularly satisfying row of residential development (Fig. 121). Fronted by a thick strip of grassed landscaping, which is dissected by a winding public footpath, the properties of Mainwaring Close are accessed via a dedicated access, which loops round from Ryland Road. This area of landscaping, which accommodates the humble but splendid village sign (Fig 122), really enhances the setting of the Mainwaring Close properties, which themselves are of a simple, unassuming, yet coherent character, which respect rather than compete with the long views of St Chad's which lie beyond their roofline (Fig 119 and 123).

West of Mainwaring Way, the southern end of Ryland Road hosts a number

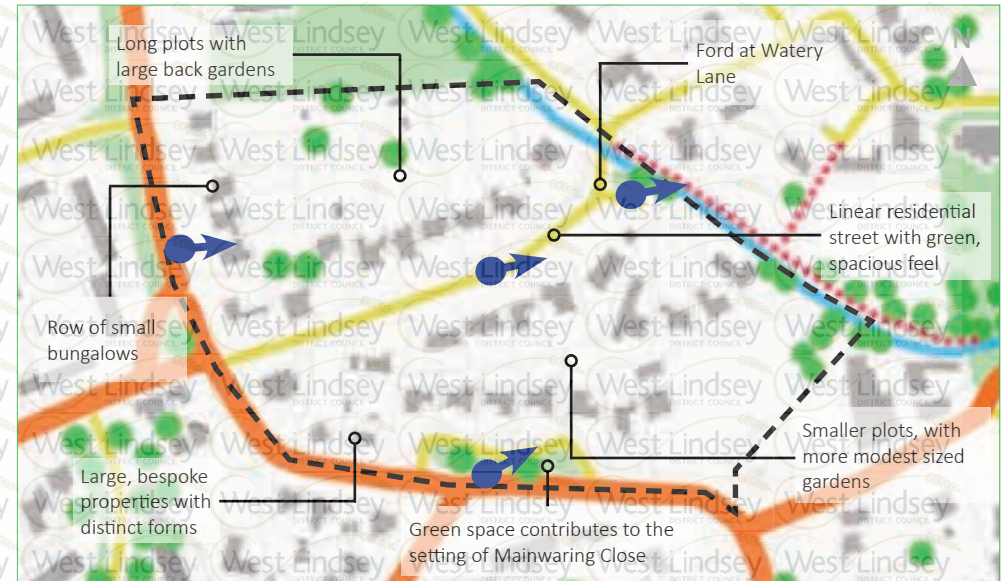


Fig 120: Character Area G - townscape analysis map



Fig 121: A view from the edge of the Spar store car park towards the village centre, with Mainwaring Close in the foreground

of larger scale detached properties, which edge the road as it bends northwards. Of these, 4 Ryland Road (Fig 124) and 8 Ryland Road (Fig 125) are the most distinct. The latter is a two-storey Edwardian dwelling, setback from the road edge behind a formal band of hedgerow. It has an appealing composition, with the ground floor facade being of red brick and incorporating bay windows on either side of the central entrance, and plainer roughcast walls at first floor level. A pitched slate roof is topped with brick chimneys which emerge from both gable ends.

- 8 Ryland Road shares a similar building form to 4 Ryland Road, with a rectangular footprint topped with a simple double-pitched roof which spans the narrower dimensions. However, it has differing materials palette, with traditional stone walling comprising the building facade. The building appears to have been extended from its original form, which has somewhat diminished its authenticity, with the large ground floor garage door being a particularly insensitive addition.



Fig 122: The village sign at Mainwaring Close, which makes references to many of the village's natural attributes and rich history, including the village beck (the blue line), Dunholme Lodge airfield (the WWII Lancaster Bombers), and the wider agricultural landscape (the farmer with horse and plough)



Fig 123: The single-storey form of the Mainwaring Close properties allows for views towards St Chad's.



Fig 124: 4 Ryland Road is one of the most striking buildings within Character Area G



Fig 125: 8 Ryland Road has been subject to a large side extension, though the original building form can still be appreciated



Fig 126: The thick boundary hedgerow of 8 Ryland Road leads the way into Watery Lane



Fig 127: St Chad's Church appears through breaks in the building forms along Ryland Road

Regardless, the building still has a largely positive influence on the street scene, especially in views from the south, where its gable end and the two prominent chimney stacks create a memorable side profile, which rises out from behind a boundary of hedgerow planting (Fig 126).

- Further north along the eastern edge of Ryland Road is a more uniform row of five small bungalows, which are set back from the road behind small hedgerow-lined front gardens. Gaps between these dwellings allow views through to St Chad's Church (Fig 127).

- Cutting through the centre of Character Area G in an east-west direction is Watery Lane. It has a particularly open character, with low-rise residential properties on either side of the road, which are set back behind unenclosed lawns (Fig 128), and wide grass verges softening the road edge (Fig 129). This open character and wide-street profile, coupled with the modest scale of the dwellings and their generous spacing creates a very spacious piece of townscape, from within which numerous views out towards the wider village setting can be gained, most notably towards the village centre (Fig 130).

- A significant quality of Watery Lane is the number of front lawns which have been retained, rather than replaced with hardstanding. This helps to create a consistent green quality throughout the area, which is further enhanced by the abundance of private planting that individual owners have introduced within their own gardens, which comprises a wide-variety of trees and shrubbery.

- Watery Lane is home to the second of the village's two fords, which is located at the eastern edge of Character Area G (Fig 131). The ford allows this piece of townscape to embrace the village beck, creating a very unique and memorable natural feature within an environment which is otherwise largely shaped by formal development.



Fig 128: Properties along Watery Lane have attractive, open front gardens



Fig 129: Grass verges combine with green gardens to create a soft character



Fig 130: St Chad's Church appears in views from along Watery Lane



Fig 131: The ford at Watery Lane

Positive characteristics and features

- A spacious, green townscape within Watery Lane, with well-maintained and planted open plan gardens.
- Some distinct architecture at the southern end of Ryland Road.
- Views towards St Chad's Church from Watery Lane and Mainwaring Close.
- The ford is a special and distinct feature.
- Bespoke village sign on the green at Mainwaring Close is a local landmark.

5 CHARACTER AREAS

Character Area H - Village Centre

Within Character Area H some of Dunholme's most handsome and historically significant buildings combine with a mix of green and natural features to create a particularly charming and picturesque village centre.

Undoubtedly the most significant and iconic of the buildings within Character Area H is St Chad's Church (Fig 133). The Grade I listed building is situated in an elevated position towards the rear of the churchyard grounds, from which point open views across the wider churchyard setting can be appreciated. The church is constructed of coursed limestone rubble with a slate roof and stone capped gables. A tower is situated at its western end, which rises above the rest of the structure, and as highlighted at various points within this document, appears in numerous long views around the village. The church also comprises a nave, adjoining side aisles, chancel, south porch and north vestry. The main entrance to the church is through the south porch. It has been suggested that this was not the original church building, rather it was built on the site of an earlier church.

The churchyard, which also hosts a Grade II listed lampstand, is enclosed by attractive stone walling, whilst the southern edge accommodates an vibrant and commanding band of tall, mature trees (Fig 134), which are an important visual component of both the church setting and also the wider village centre. The churchyard's eastern edge is largely devoid of planting and is much more exposed, allowing for pleasingly open views of the church from the entrance to Holmes Lane (Fig 135).

At the foot of the churchyard is the beginning of a public pathway that runs parallel to the village beck and facilitates pedestrian movement between the village centre and Watery Lane. It is a particularly green pathway, with a strong rural character formed by the beck and surrounding planting (Fig 136). A secondary pathway also branches off from this route and links through to Holmes Lane.

At the foot of St Chad's churchyard and beyond the beck lies the village green, which is the open centrepiece that ties Dunholme's distinct historic core together (Fig 137). The triangular green hosts an elegant war memorial, which adds a vertical emphasis to this otherwise simple flat grassed area, and together

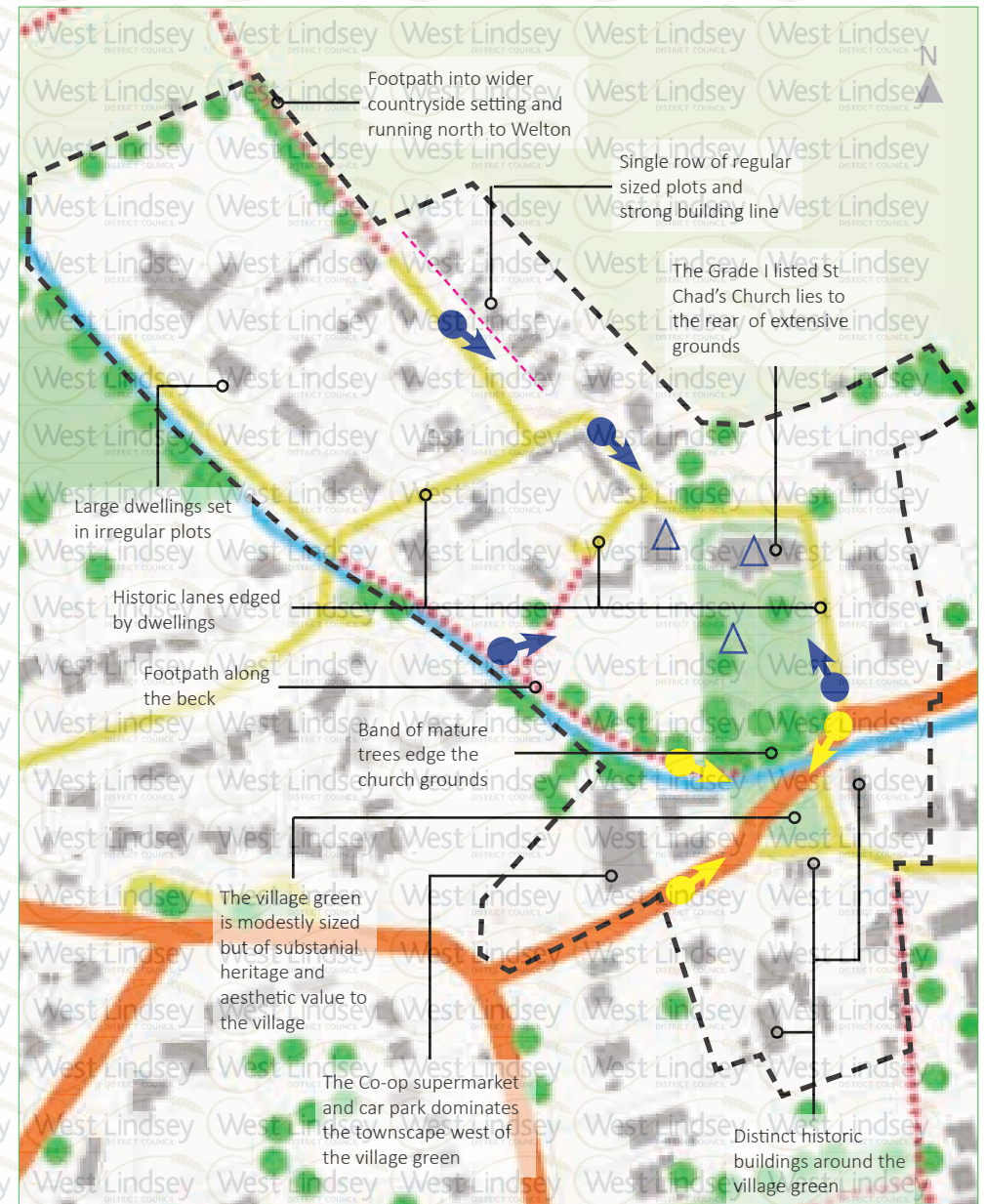


Fig 132: Character Area H - townscape analysis map



Fig 133: The stunning St Chad's Church is situated in the heart of Dunholme



Fig 134: Towering trees front the church grounds



Fig 135: View of the church from the foot of Holmes Lane



Fig 136: A secluded, tranquil pathway runs from the village green along the beck, providing access through to Watery Lane

they form a memorable moment in the townscape and a local landmark (Fig 138). Clustered around the green, and generally looking directly onto it are a number of traditional residential properties, which include numbers 3, 10-14, and 16 Market Rasen Road, and also the community building that is the Old School Community Centre. These buildings are intrinsic to the character of the village green setting, and represent some of the few traditional buildings in the village which remain largely unaltered and true to their original architectural forms and finishes. Further details on the individual characteristics and qualities of those buildings which influence the village green setting can be found on pages 15-19 under the 'Remnants of the past' section.

- To the west of the village green is the recently constructed Co-op supermarket (Fig 140), which was built on the site of the former Lord Nelson pub, which was demolished to make way for the supermarket. The supermarket is formed of two distinct parts; along Market Rasen Road the form and appearance of the old pub has been replicated, with a long rectangular block topped by a double-

pitched, red pantile roof and with a white rendered facade running parallel to the road edge. This part of the supermarket forms a strong frontage onto Market Rasen Road, and its sizeable, yet largely featureless gable end is a prominent feature in views towards the village green from the west. The rear part of the building, which incorporates a large canopied entrance feature, is constructed of yellow brick with slate roofing, and is subordinate to the main front part with gables facing the beck to the rear. Though lacking the historical value and the charm of the former pub building, the new supermarket does represent a distinct and memorable building within the townscape, constituting a new, local landmark in itself.

- Away from the village green setting, the remainder of Character Area H is formed by the narrow, historic route that is Holmes Lane, and a number of minor residential cul-de-sacs which run off it. Holmes Lane rises steeply from Market Rasen Road, where it is edged on either side by stone walling (Fig 142), behind which St Chad's lies to the west, while a couple of 1960s large detached dwellings occupy the eastern side of the route. At the top of this incline, Holmes



Fig 137: The village green and the buildings surround it combine to form a distinct, memorable and coherent village core

Lane bends sharply to the west and plateaus to the rear of St Chad's Church. This corner is marked by a particularly grand dwelling, 7 Holmes Lane (Fig 143), which occupies substantial private grounds. The dwelling appears to be of recent construction, but incorporates various features and finishes which hint at traditional vernacular forms, including a red clay pantiled, half-hipped roof. The stone walling which edges this property is a particularly pleasing addition to the street scene, which helps unify this stretch of road through its close resemblance to the walling which encloses the church grounds.

- St Chad's Church has a strong influence on the character of Holmes Lane, with its rear facade and tall tower featuring strongly in views along this route, and combining with the neighbouring Tudoresque style, Grade II listed vicarage building, to create a particularly authentic piece of historic townscape (Fig 144).



Fig 138: The village green and war memorial together represent a key local landmark

- Further along Holmes Lane there are other buildings and features in the streetscape which heighten the historic feel of this route, including the attractive old dairy building (Fig 145), which has been converted to residential use while still retaining much of its original charm and character (though a number of unsympathetic uPVC windows do slightly detract from the building), and several modest yet important bands of stone walling (Fig 146), which edge front gardens to some of the properties along the northern edge of this route.

- West of the old dairy building and moving towards Watery Lane, the historic character of Holmes Lane begins to diminish, with dwellings taking on a more contemporary appearance, with little regard for the architectural heritage of the area. At this north-western part of Character Area H, the overarching character is generally one of variety in terms of architectural expression, building orientation, plots sizes and spacing (Fig 147 and 148).

- Emerging from the northern end of Character Area H is a narrow pedestrian route (Fig 149), edged by informal planting and greenery on either side, which leads northwards into the open landscape that lies between Dunholme and Welton.



Fig 139: 3 Market Rasen Road is one of number of distinct historic properties that complement the village green setting



Fig 140: The Co-op food store is a recent addition to Dunholme's townscape, and takes up a prominent position along Market Rasen Road



Fig 141: The entrance to Holmes Lane is marked by a distinct street sign set within traditional stone walling



Fig 142: Holmes Lane rises steeply from the village centre



Fig 143: 7 Holmes Lane takes up a prominent position behind St Chad's Church



Fig 144: St Chad's Church and the vicarage building form a distinct group within the historic core of Dunholme



Fig 145: The old diary building is another distinct, traditional property along Holmes Lane



Fig 146: Stone walling along property boundaries helps to retain the historic character despite the varying architectural styles



Fig 147: Looking back up towards Holmes Lane from Watery Lane a variety of building forms and orientations are displayed



Fig 148: The informal appearance of the road surface, which is without markings, and various flourishes of greenery help to unify what is an other disparate and architectural diverse part of Dunholme



Fig 149: The pedestrian route which links through to Dunholme's wider rural landscape to the north

Positive characteristics and features

- The largely intact village green and surrounding setting, which includes the stunning Grade I listed St Chad's Church, and a number of other traditional properties and historic features (including the vicarage building, the old diary, the listed lampstand, and local spring) combine to create a particularly rich, attractive and memorable historic core.
- The manner in which Dunholme Beck is accommodated and embraced to form a key characteristic within the village centre setting.
- The towering, mature trees which line the foot of St Chad's graveyard make a dramatic and green impression on the village centre setting.
- Stone walling, which can be seen throughout much of Character Area H, helps to unify the overarching character, even where individual buildings vary in terms of appearance.
- A comprehensive network of pedestrian links, some of which are particularly picturesque, such as the walkway that edges the beck, encourage sustainable transport methods throughout the character area.

Negative features and potential threats

- Inconsistent, uncoordinated approach to building forms and architectural language towards the western side of Character Area H results in a slightly chaotic mix of dwelling types, that struggle to communicate a singular character.

5 CHARACTER AREAS

Character Area I - Dunholme East

Character Area I is formed around Ashing Lane, Market Rasen Road, and Beck Lane, and is located just east of the village's historic core, with which it shares a strong visual relationship.

Ashing Lane, which forms the southern extents of Character Area I, is one of Dunholmes most green and characterful areas. It enjoys a slightly elevated position, gently rising from the village green. It is a narrow residential lane, with a rural character, particularly towards its eastern end.

Access to Ashing Lane can also be gained via Beck Lane, or through a secluded public footpath which loops round from the A46, cutting through dense



Fig 150: The eastern end of Ashing Lane displays a rural character.

vegetation before emerging at the eastern end of Ashing Lane.

At this eastern end of Ashing Lane, the green and rural character is at its strongest, with hedges and trees abutting the lane and development, which is comprised of detached, individually designed dwellings, generally hidden behind vegetation and narrow entrances. Here, the verdant edges, discrete developments and the informal highway layout, without footpaths or kerbs, create an informal rural character to the eastern side of the lane (Fig 150).

The green and leafy character of Ashing Lane continues to persist along the routes northern edge as it moves closer to the village centre (Fig 152), however, on the opposite side of the road built forms start to become more dominant, with the emergence of a row of largely unscreened bungalows (Fig 153). These bungalows



Fig 151: Character Area I - townscape analysis map

display repeated designs and consistent facade treatments, with prominent gable ends set behind open lawns and parking areas, creating a strong sense of rhythm and uniformity along this side of Ashing Lane, which pleasingly contrasts with the more varied and organic feel of the northern side of the street. The single-storey nature of these bungalows dwellings is particularly important given their elevated positioning along Ashing Lane, which if occupied by larger, two-storey dwellings could result in an overbearing piece of townscape, which would likely dominate the village skyline and intrude on views in and around the village centre. However, as it is, these bungalows are of an appropriate scale for their setting.

- Beyond this row of bungalows, also in a raised position above road level, is one of the Dunholme's most important and distinct open spaces, the village cemetery (Fig 154). Largely open to its front but enclosed on other sides by a combination of by hedgerows and panel fencing, the cemetery has a particularly informal character, being without defined pathways and covered exclusively by



Fig 152: Much Ashing Lane enjoys a green, leafy edge

a lush blanket of grass, through which headstones emerge to mark the graves of those laid to rest.

- This green character and pleasingly simple layout, coupled with its disconnection from the road, give the cemetery a particularly serene and peaceful atmosphere. The value of the space is further enhanced by the great views it offers towards the village centre, particularly of St Chad's Church (Fig 155). Given the spaces use, this visual connection with St Chad's Church is particularly important.
- An essential pedestrian link emerges at the western end of Ashing Lane (Fig 156). This route connects the housing areas of Manor Way and Nursery Close, which lie south of Ashing Lane, to the village centre.
- Running roughly parallel with Ashing Lane is Market Rasen Road, which is located further north but similarly links through to, and has a strong connection



Fig 153: The southern edge of Ashing Lane is more open and lined by bungalows

with the village centre. It has a much wider street profile, with the central two-way route edged on either side by raised footpaths. This familiar composition, together with the standard road markings which adorn the road surface give the route a more formal appearance than Ashing Lane. Despite this, Market Rasen Road still has a semi-rural character, with views along the road generally being framed by a mixture of on-street greenery as well as the canopies of those more mature trees which lie beyond the immediate roadside setting (Fig 157).

- Initially upon entering Market Rasen Road from the village green, it is the northern edge of the road which accommodates the majority of built forms, with the southern edge remaining in a green and undeveloped state. A simple row of

traditional terraced cottages run directly parallel with Market Rasen Road, abutting the footpath on its northern edge (Fig 158). These buildings, which nicely frame the view along Market Rasen Road, display an uncomplicated, traditional form (a linear, rectangular block topped by a pitched roof) and pleasing materials palette (red brick gable ends, a mixture of white render and exposed brick along the facade, and clay pantile roofing). The red and white colouring displayed by these properties works particularly well with the wider green character of the road.

- On the opposite of Market Rasen Road, flows Dunholme Beck, running alongside the public footpath, from which it is separated by a narrow green bank (Fig 159). The beck is a genuinely unique and special feature along this stretch of



Fig 154: The village cemetery is an tranquil space with a pleasingly informal layout and appearance



Fig 155: Fantastic views of St Chad's Church can be gained from the village cemetery

Market Rasen Road, and is particularly positive how it has been integrated within the townscape, creating an additional natural dimension to the roadside setting which makes walks along this side of Market Rasen Road a more pleasant and enjoyable experience.

- Further along Market Rasen Road, the balance of the route flips, whereby the northern edge comes to display a more green and natural frontage, and the southern side is more characterised by built forms (Fig 160). Here, large, detached dwellings, set back from the road behind large grassed lawns, and mostly screened from view by thick boundary planting, comprise the built forms to the north Market Rasen Road.

- Accommodated along this northern stretch of Market Rasen Road is one of Dunholme's oldest properties - Manor Farm. Originally constructed circa 1750 (though previous to this there was a smaller property on this plot, which dated from circa 1683, and was demolished to make way for the larger building we see today), this property originally housed the farm manager of Dunholme Manor. Still in residential use today, Manor Farm has a pleasingly uncomplicated and well-proportioned three-bay facade, with a centrally located entrance at ground floor level and sash windows on either side. A rich red brick facade and similarly coloured clay pantile roofing create a pleasant contrast with the wider green garden setting (Fig 161), whilst two chimney stacks emerging from the pitch at either end of the roof further contribute to the buildings elegant, symmetrical form. Outside of the immediate setting of the village green, this property represents one of Dunholme's most locally distinct and well-preserved traditional properties.

- In contrast, the southern edge of Market Rasen Road contains properties which abut the footpath leading into the village, most of which are orientated with their gable ends facing the road. This positioning right on the road, coupled with the use of constructed boundary treatments - typically, stone walling or panel fencing - results in a much harder edge to the southern side of Market Rasen Road.

- Linking Market Rasen Road with Ashing Lane is the narrow, heavily wooded, Beck Lane. This lane has a very rural character, which due to its narrow nature and changing gradient, can only accommodate smaller vehicles. It hosts one of the villages two fords, where the road dips to allow the beck's course



Fig 156: The pedestrian link from Manor Way to Ashing Lane



Fig 157: Market Rasen Road benefits from a variety of planting along both its edges



Fig 158: A modest, yet distinct terraced row along Market Rasen Road



Fig 159: Dunholme Beck forms a key characteristic Market Rasen Road's southern edge



Fig 160: The northern side of Market Rasen Road has a generally greener character than the southern side, with large detached dwellings set back from the road behind mature hedgerows



Fig 161: Manor Farm represents one of Dunholme's best preserved vernacular properties

to continue unhindered over the road surface. A wooden footbridge facilitates pedestrian movement over the ford (Fig 162). Despite its modest length and less than pivotal role within the wider village road network, Beck Lane still stands out as one of Dunholme's most memorable routes due to the largely undeveloped, overwhelmingly green and intimate character it portrays.

- Marking the Market Rasen Road entrance to Beck Lane is a secluded wooded space (Fig 163), where once stood the village pinfold (essentially, the local livestock pound, where stray animals would be held until reclaimed by their owner). This unique history is commemorated in a decorative plaque which stands within the grounds (Fig 164). The cluster of mature deciduous trees which occupy this space are an important feature at this end of Market Rasen Road, creating a green gateway into Dunholme and providing a soft backdrop to many of those properties that line Market Rasen Road.



Fig 162: View along Beck Lane from Market Rasen Road



Fig 163: The wooded space at Beck Lane, which marks the eastern gateway into Dunholme

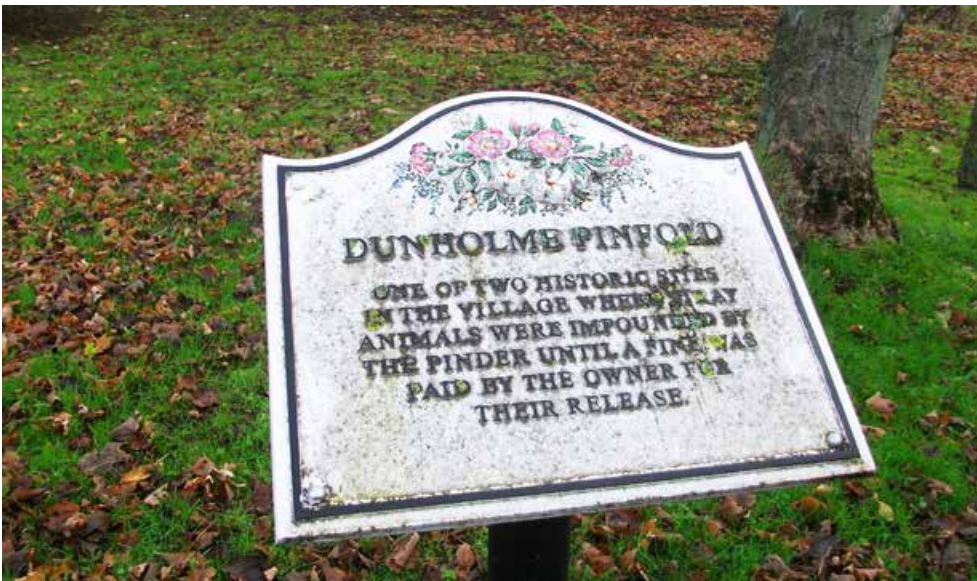


Fig 164: A plaque details the local history of the land at Beck Lane

Positive characteristics and features

- Green and informal character of Beck Lane and the eastern extents of Ashing Lane have a authentic rural feel.
- Dunholme Beck is embraced throughout the character area, forming an attractive and distinct natural feature at both Beck Lane and also along Market Rasen Road.
- The distinct, tranquil green spaces of the village cemetery and the wooded area at the junction of Market Rasen Road / Beck Lane, the former of which has great views towards the church.
- Roadside greenery along both Ashing Lane and Market Rasen Road helps to soften the influence of and integrate buildings. The northern edge of Market Rasen Road benefits from a particularly green edge.
- Public footpath from Market Rasen Road provides direct route through to northern countryside setting.
- Strong building line and regular spacing along the northern edge of Market Rasen Road and south edge of Ashing Lane creates coherent stretches of townscape.

Negative features and potential threats

- The southern edge of Market Rasen Road is bounded by an extensive stretch of panel fencing, which does little to enhance the street scene, and would be better substituted with a more locally distinct boundary treatment, such as local stone walling or hedgerow planting.

5 CHARACTER AREAS

Character Area J - Dunholme SE

Character Area J is a large residential area formed along the single central route of Manor Way and Nursery Close, which winds east from Scothern Lane. From this central route, a number of smaller cul-de-sacs radiate north and southwards, each accommodating small clusters of residential properties.

A generous swathe of landscaping wraps around the northern edge of Manor Way as it emerges from Scothern Lane (Fig 166). This expanse of green, edged by rows of trees and accommodating a pond at its centre, provides an attractive setting for those properties which look onto it (Fig 167), and together they create a distinct and appealing entrance to this part of the village.

Dotted around the pond are number of park benches, which enhance the functionality of the space, offering local residents an opportunity to sit and relax, and even take in views of the church tower, which can be glimpsed through the boundary planting along the space's northern edge (Fig 168).

Large, two-storey, family homes, both detached and semi-detached (Fig 169 and 170), are the predominant building form within the character area, though a small number of detached bungalow dwellings also exist, and these are typically located at the end of the individual cul-de-sacs.

The majority of these properties are constructed in red or brown brick. At the eastern end of the Character Area, a number of the most recently constructed properties are finished in an attractive brick blend, giving them a rich, textured finish to their facades (Fig 171). On occasion some dwellings have been finished in painted white render (Fig 172), which serve to create variety and help to enliven the character of the townscape. Roofs are generally of either brown or red pantiles, though a small number of properties have grey slate roofs, again helping to add diversity to the visual quality of the area.

Bay windows, dormers, projecting chimneys at gable ends, and timber framed canopies above entrances represent the key architectural features displayed within individual properties.

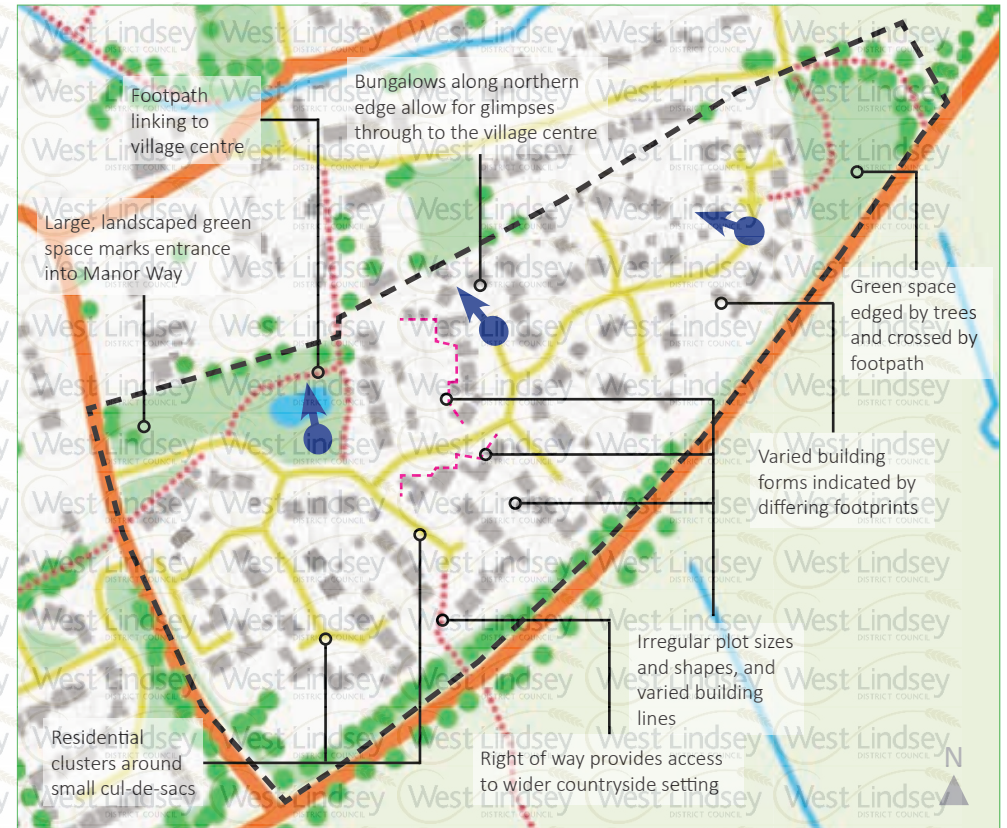


Fig 165: Character Area J - townscape analysis map



Fig 166: The green and spacious entrance to Manor Way



Fig 167: The green and surrounding buildings at Manor Way create a particularly picturesque piece of townscape

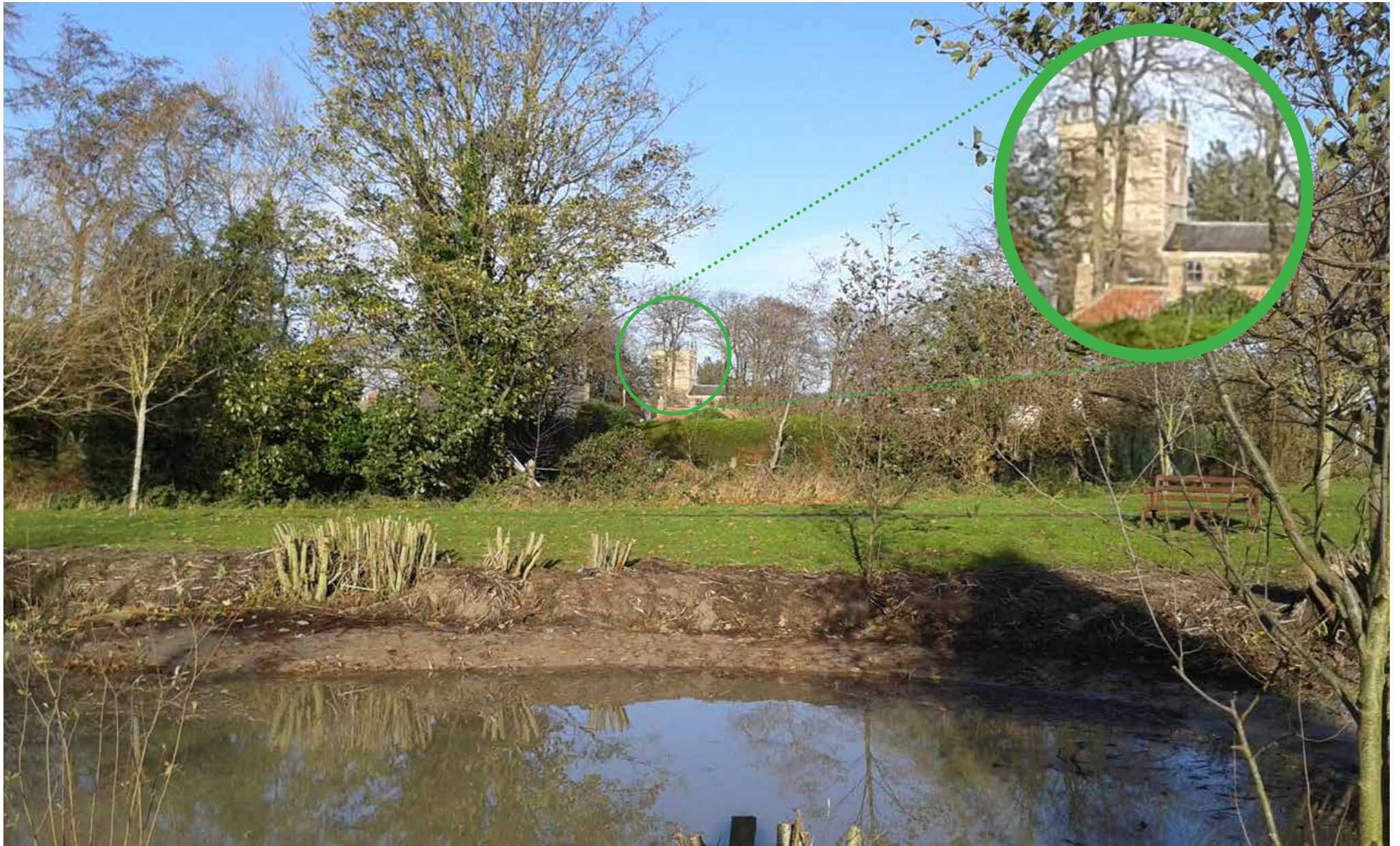


Fig 168: Views towards St Chad's further enhance the value of the green space at Manor Way



Fig 169: Detached, two storey dwellings at Manor Way



Fig 170: Semi-detached properties along Nusery Close, which create an uncharacteristically consistent building line



Fig 171: Attractive brickwork is displayed at Nusery Close



Fig 172: A number of white painted dwellings add variety to the townscape

- Plot sizes and layouts are irregular, as is the positioning and orientation of individual dwellings within plots. Consequently, garden sizes and arrangements vary considerably. However, sufficient properties display reasonably sized lawns to their frontage to positively impact upon the street scene, combining with occasional grass verges within the public realm to help soften the appearance of the character area.
- The majority of plots are either open plan or enclosed by wrought iron railings, with both approaches allowing for largely unhindered views of front gardens and building facades.
- The most pleasing parts of Character Area H are where development has been more generously spaced, or where the form of individual buildings has been

broken down through a combination of single-storey and two-storeys elements (Fig 173). Such approaches create a more spacious, open environment, which allows for views outwards beyond the immediate street scene. There are a number of instances within Character Area H where views towards St Chad's can be obtained, and these typically are where buildings heights drop to a single storey (Fig 174 and 175).

- One of the main qualities of Character Area H is the manner in which it is knitted into the wider village context by a series of dedicated pedestrian footpaths, which link through to Scothern Lane to the east, the village centre and Ashing Lane to the north (Fig 176), and out towards the surrounding rural landscape to the south of Dunholme.



Fig 173: Views out of a Manor Way create a sense of connection with the wider setting

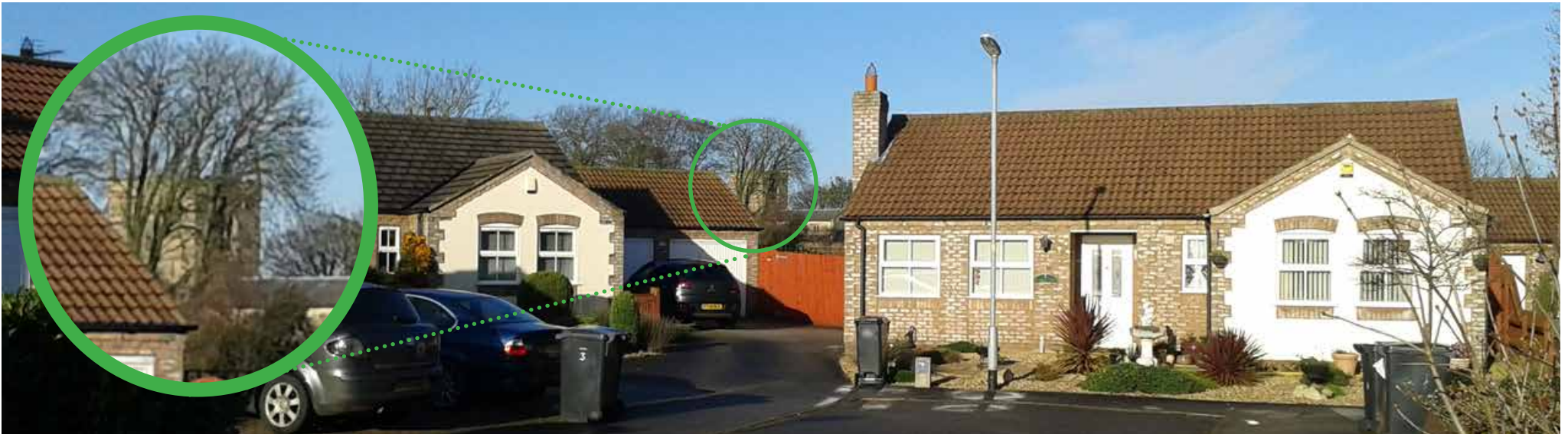


Fig 174: Views towards St Chad's Church from St Chad's Court

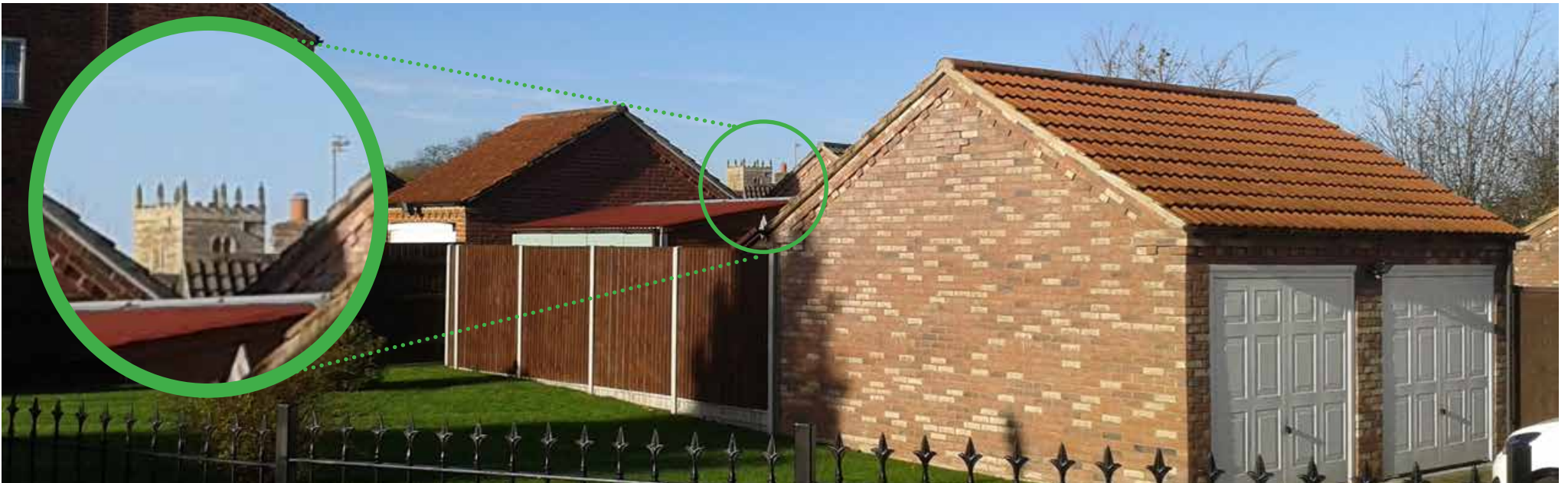


Fig 175: Views towards St Chad's Church from Nursery Close



Fig 176: A tranquil open space to the east of Nursery Close is dissected by a footpath which links through to Ashing Lane

Positive characteristics and features

- Use of different bricks, roofing and external finishes provides variety though the development displays an overarching singular architectural language, with similar building forms and proportions.
- Curving roads and cul-de-sacs create changing vistas through the development.
- Consistent approaches to boundary treatments (either open plan or enclosed by decorative railings).
- Intact, unaltered front gardens with original grassed areas retained.
- Picturesque and memorable entrance into Manor's Way, formed by soft landscaping.
- Views out towards St Chad's Church.
- Good pedestrian links to the wider village.

Negative features and potential threats

- Pathways along Nursery Close are sometimes edged by tall boundary walls and panel fencing, which create poorly overlooked, unappealing routes.

6 CONCLUSIONS

Summary of village character

6.1 The overarching character of Dunholme has changed significantly over the course of the last 50 years. Prior to the 1960's, development within Dunholme was largely confined to the area in and around the village green and St Chad's Church, with some limited ribbon development along the outer edges of this area. However, the introduction of a number of large housing schemes in the 1960's and 1970's saw the village expand considerably to the west, and this outward expansion has continued to this day, mostly southwards towards the A46, with the progression of a number of large residential cul-de-sac developments (Fig 177).

6.2 Crucially however, despite this sizeable outwards expansion, the village centre, which represents Dunholme's historic and civic core, has managed to retain much of its original character, with its form and layout largely unaltered in the last century. At the heart of this historic centre is the village green, whose simple triangular form provides a setting to the 13th century Church of St Chad, which is undoubtedly the village's most important and iconic building, the heritage value of which is highlighted by its Grade I Listed Building status.

6.3 As demonstrated with Section 5 of this document, the influence of St Chad's Church reaches far beyond the immediate village centre setting, with the building's elevated positioning and large scale resulting in multiple views of the distinct tower element from across the village's built-up area. Indeed, these views are one of the village's most pleasing characteristics, and are particularly important within the village's more standardised, homogeneous housing developments, where they add something which is unmistakably unique to Dunholme.

6.4 In terms of land uses, Dunholme is almost exclusively formed of residential development. Indeed, the village has seen a decline of non-residential uses in recent years, with the loss of the local pub, the Four Seasons hotel, the post office and adjoining Spar grocery store. Where non-residential uses remain, they are mostly located in and around the village centre, with the village church, Co-op supermarket, and Old School community centre representing some of the key facilities situated here.

6.5 Beyond the village centre, residential development dominates the

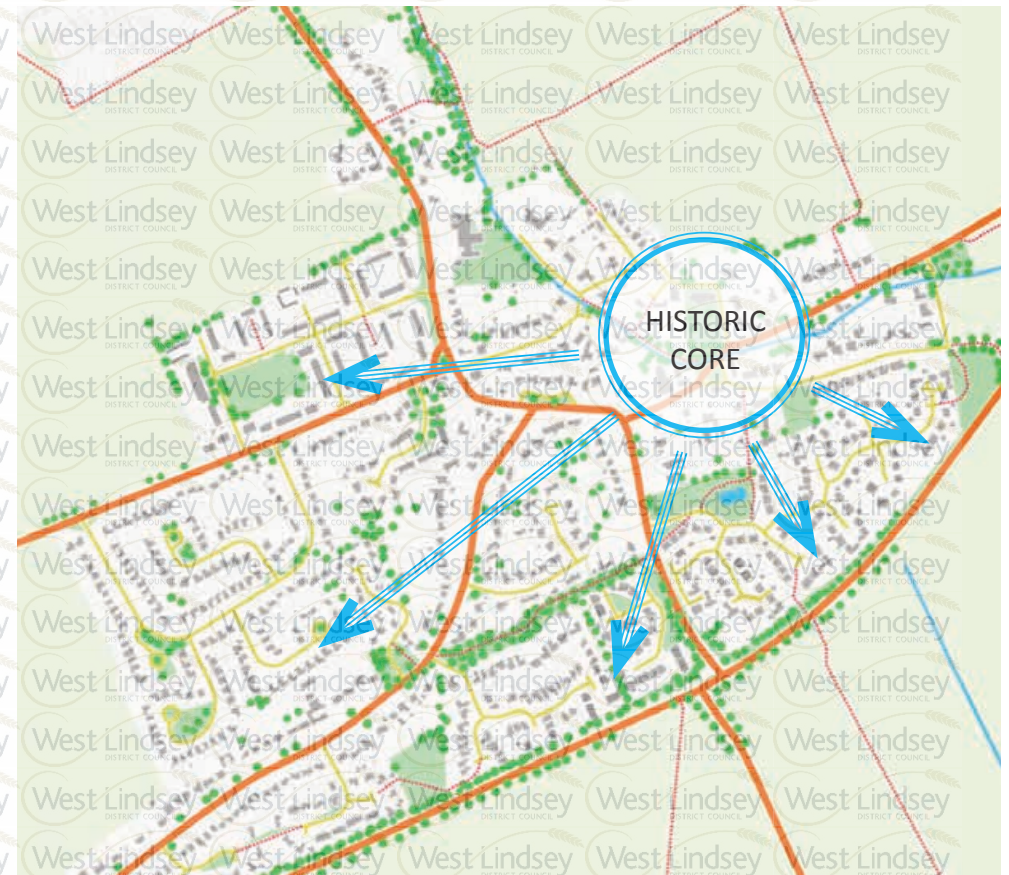


Fig 177: Dunholme has grown outwards from its historic core

townscape, and broadly falls into one of the following three residential types:

1. **Residential lanes:** Generally to the north and east of the village centre, these narrow, modest routes are lined with a variety of dwelling forms of differing size and appearance, and set within plots of varying shape and size. They often have a particularly informal and intimate character. Examples include Ashing Lane and Holmes Lane.
2. **Residential ribbon development:** Formed of detached or semi-detached dwellings set at regular intervals along the roads edge. Built over time in a

largely piecemeal manner. Typically they are well-spaced, allowing for views of the landscape / townscape beyond, and share a largely consistent building line along a single main route. Usually that are either bounded by hedgerows or else open plan. Examples include Lincoln Road, Ryland Road and Scothern Lane.

3. Residential estate development: Large areas of residential development, usually planned and built as one. Typically formed of a central route from which numerous smaller cul-de-sac routes branch off. Mostly occupied by detached or semi-detached dwellings. Located away from the village centre towards the wider village edges. Examples include Merleswen, Nusery Close, and Monckton Way.

6.7 Unlike neighbouring Welton, Dunholme displays few examples of traditional vernacular architecture forms, and the village is without a single recognisable or locally distinct architectural style or materials palette. Individual buildings display differing forms and external finishes from plot-to-plot along the village's road network, whilst the numerous housing developments that form the largest proportion of the village are comprised of standardised, 'off-the-shelf' housing types. Therefore, it is not the individual buildings which define the character of Dunholme's townscape, but more so the treatment of the spaces around these properties and the pedestrian network that links the different areas together.

6.8 In this respect, Dunholme appears at its best and most characterful where the built environment is softened by green and natural features, such as landscaped spaces, boundary hedgerows, tree planting, grassed lawns and verges, as well as the village beck. Similarly, the village's comprehensive network of footpaths, each with its own unique appearance and character, is another of Dunholme's defining characteristics.

Threats

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

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

Opportunities

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

- Softening of those village edges which currently share an unsatisfactory

relationship with the surrounding landscape and appear starkly in views into Dunholme (see Fig 36 in the 'Landscape setting' section), through either the introduction of additional planting or better landscaped development of a more sensitive, less urban character;

- Refurbishment and reuse of the currently derelict Spar building, and landscaping improvements to the wider site; and
- Potential to secure the green and open character of the land north of Dunholme, which provides separation from Welton, through the enhancement of the existing network of public footpaths and the increasing of the biodiversity and recreational value of this land.

APPENDIX 1
DESIGNATED HERITAGE ASSET DETAILS

Name / Location: THE VICARAGE, HOLME LANE

List entry number: 1359446

Grade: II

Date first listed: 21-Jun-1985

Date of most recent amendment: Not applicable

Details: Vicarage. 1864 with later C19 addition to rear. Squared limestone rubble with ashlar quoins and dressings, hipped and gabled asbestos slate roofs with bargeboards and decorative struts to gables. L-plan originally, filled in by later addition. Designed in a fanciful Tudoresque style. The garden front is of 3 irregular bays and 2 storeys with an off centre half glazed door contained in a glazed porch. To left is a 4 light window, slightly projecting on moulded brackets. To first floor a similar 2 light window flanked by single 3 light windows. The central window is in the form of an oriel supported on a corbelled out buttress, the flanking windows project slightly. Above are 3 gables. The churchyard elevation has an off centre half glazed door beneath a 4 centre arched head with to left single 2 light and 3 light windows. The further window is contained in a slightly projecting bay. To first floor are 2 similar windows.

National Grid Reference: TF 02444 79423



Name / Location: LAMPSTAND AT CHURCH OF ST CHAD, HOLME LANE

List entry number: 1064140

Grade: II

Date first listed: 21-Jun-1985

Date of most recent amendment: Not applicable

Details: Lampstand. 1897. Cast iron. A fluted tapering shaft with decorative top containing a fleur de lys on a shield at the centre, and surmounted by a glass lantern. Originally a gas light, erected in commemoration of Queen Victoria's Jubilee. Listed for group value only.

National Grid Reference: TF 02468 79392



Name / Location: CHURCH OF ST CHAD, HOLME LANE

List entry number: 1064139

Grade: I

Date first listed: 30-Nov-1966

Date of most recent amendment: Not applicable

Details: Parish church. Early C13, late C13, C14, 1856 restoration, 1902 organ chamber and vestry added, 1914 south porch added. Coursed limestone rubble with slate roofs having stone coped gables. Western tower, clerestoried nave, 2 aisles, chancel, south porch, north vestry. The C13 unbuttressed tower has 3 stages with 2 string courses and a battlemented parapet with corner pinnacles. To each stage and side are single lancets and to the belfry stage are paired lancets. The north wall of the north aisle has a C14 ogee headed doorway flanked by single 2 light windows with cusped ogee heads and segmental hood moulds. Further east is a similar 4 light window. The 1902 vestry has a 2 light window and door and in the east wall a cusped 2 light window. The east wall of the chancel has a 3 light C19 window with panel tracery. The south wall has 2 and 3 light windows in C14 style. In the south aisle are 2 three light C14 windows with flat heads and a further similar window west of the porch. The clerestorey on both sides has 3 C19 paired lights under flat hood moulds. The south porch of 1914 has a cusped outer arch surmounted by a niche containing a carving of St. Chad, with side benches and quatrefoil side lights. The inner doorway is C13 with single chamfer, hood mould, label stops one ammonite and one human head. Interior. The 3 bay early C13 north and south arcades have quatrefoil piers with slender shafts at the diagonals, keeled responds, quatrefoil capitals, double chamfered arches, hood moulds and human head label stops. The south arcade has some nail head decoration. The tower arch has octagonal impostes and capitals, a double chamfered arch with hood mould and ammonite label stops. The chancel arch also has keeled responds,

annular capitals and double chamfered arch. At the west end of the south aisle is a small glazed cupboard containing a small leather medieval chalice case. In the chancel north wall is a C19 door to the vestry and a triangular headed aumbry with original C17 doors and decorative ironwork hinges. At the east end of the chancel are 2 repositioned carved C13 statue brackets supported on human heads. The C19 chancel roof is painted. All fittings are C19 or C20, including the chancel screen of 1912. The C15 octagonal font has fleurons and seated figures of saints in niches to both pedestal and bowl. In the north aisle is C20 stained glass depicting St. Chad. In the chancel south wall is a monument to Robert Grantham d.1541, restored 1857. The figure of the deceased is kneeling before a book, flanker by Doric columns supporting an entablature, above which is an inscription surmounted by oval armorial panels.

National Grid Reference: TF 02476 79420



