

**Aslockton Conservation Area
Appraisal and Management Plan
29 August 2008**



**Rushcliffe
Borough Council**



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Part 1 Character Appraisal

1 Key characteristics

- A linear village with a strong rural character.
- Many of the roads have an enclosed feel, particularly the dense Main Road with walls and properties abutting the road. The approaches to the village are dominated by hedgerows.
- Many of the smaller side streets in the village have their own unique character such as the narrow Dawn's Lane.
- An archaeological important village with strong historical associations with Thomas Cranmer who was born in the village and became Archbishop of Canterbury.
- Many positive buildings which reflect the pre 1900 style of architecture in the Borough.

2 Introduction

2.1 The Aslockton Conservation Area

The Conservation Area was designated in 2007 after the appraisal of the neighbouring village of Whatton was extended to include Aslockton. The village only has 3 listed buildings but the main body of the village contains a large number of positive buildings which give the village a special character. The Parish Council held two public consultation events to discuss the appraisal document and Conservation Area boundary and no objections were received from residents.

2.2 The purpose of a Conservation Area character appraisal

Local Planning Authorities have a duty to designate as Conservation Areas any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. (PPG 15).

This appraisal and management plan follows on from the initial character appraisal of the village which determined the Conservation Area boundary. It looks at the architectural and historic features within the Conservation Area and how their special character could be preserved or enhanced.

The survey and analysis work within the appraisal sections of this document highlight the particular features and characteristics of Aslockton that are worthy of preservation. Work on previous Conservation Areas has identified characteristics which are common throughout Rushcliffe. These have been fed into a Generic Management Plan for the Borough which states why these features and characteristics should be preserved or enhanced and how this could be achieved.

This document should be used by residents and professionals both as a source of information and as a guide.

2.3 The planning policy context

This appraisal provides a firm basis on which applications for development within the Aslockton Conservation Area can be assessed. It should be read alongside the wider development plan policy framework produced by Rushcliffe Borough Council and other National Planning Policy Guidance documents. The relevant documents include:

- Rushcliffe Borough Non-Statutory Replacement Local Plan 2006
 - Policies EN2, EN3 (Conservation Areas)
EN4, EN5 (Listed Buildings)
EN6 (Ancient Monuments)
EN7 (Archaeological importance)
- Planning Policy Guidance 15 (PPG 15): Planning and the Historic Environment (1994)
- Planning Policy Guidance 16 (PPG 16): Archaeology (1990)
- Planning Policy Statement 1 (PPS 1): Delivering Sustainable Development (2006)
- By Design: Urban Design in the Planning System – Towards Better Practice (2000)

3 Location and landscape setting

3.1 Location and activities

Rushcliffe Borough forms the southern tip of the Nottinghamshire District which borders Leicestershire. It is predominantly a rural Borough that contains a mixture of city suburbs, market towns and villages. Rushcliffe is located about ½ Mile South of Nottingham city centre, with the River Trent forming the majority of its northern boundary and the River Soar defining its western boundary.

The A46, a distinctive Roman Road, runs through the centre of the Borough and leads to Newark in the North and Leicester in the South. In the northern half of the Borough, the A52 forms Nottingham's primary transport link to Grantham and the East of England. Junction 24 of the M1 and East Midlands Airport are located about 1 mile from the western border.

The village is located to the North of the A52 due East of Nottingham and lies along the rail line from Nottingham to Grantham. The village is separated from Whatton by the River Smite. The village contains a primary school, a church, a post office and shop along with several other small businesses. There are two public houses, although The Old Greyhound is currently vacant.

3.1 Relationship of the Conservation Area to its surroundings

The conservation predominantly covers the parts of the village occupied before 1900. Since then the village has increased in ribbon development along the main roads out of the village. The Conservation Area does not include Cranmer's Mound which is described further below. This area is a Scheduled Ancient Monument and as such already receives statutory protection. The boundary of the Conservation Area does not set out to try and include all open space around the village but where appropriate it does include open space within a logical boundary. For instance the western boundary follows for much of its length the public footpath.

4 Historic development and archaeology

4.1 Historic development

Aslockton is first recorded in the Domesday Book and would have been an agricultural community; this was the case even after the train station was built in 1850. The 1881 census shows that 45% of the population were farmers or agricultural labourers. The village would have been originally farmed on an open field system with a small number of large open fields covering the village. In Aslockton and Scarrington an Enclosure Act was made between 1779 and 1780 with the actual enclosure taking place in 1781. This resulted in the formation of many of the field boundaries we see today.

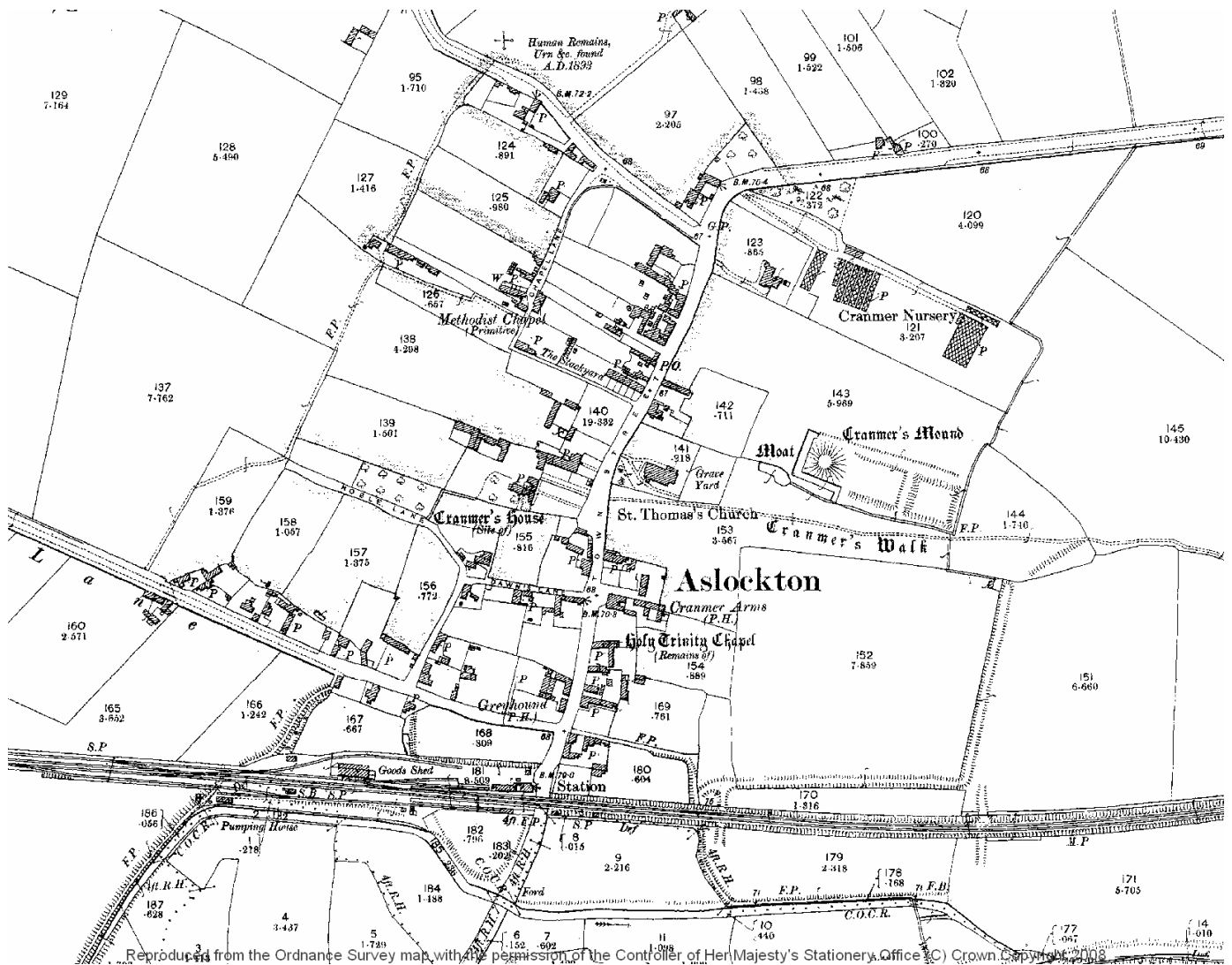
The village was a chapelry and didn't have a church until the Church of Saint St Thomas was built in 1891. The church cost £3000 and was paid for by Mrs Sophia Hall of Whatton Manor in memory of her son Thomas Kendrick Hall (former Vicar of Whatton). A Methodist Chapel was located on Chapel Lane the site of which has since been developed. The 15th Century Holy Trinity Chapel was located on Main Street, and the remains of it can still be seen incorporated into a later building.

For church worship and burial the Parishes of Aslockton and Whatton had always been joined. The Parish of Aslockton were excluded from being buried in Whatton Churchyard in the 1860's, this led to the village to buy a piece of land for use as a cemetery.

Aslockton has connections with Thomas Cranmer (1489-1556) who was born in the village and later became Archbishop of Canterbury at the time of Henry VIII, playing a central role in the Reformation. The original house belonging to the Cranmer family has disappeared (the site is now occupied by Cranmer House to the North-West of the village centre). However a series of earthworks, behind St Thomas's Church, known as Cranmer's Mound, are thought to be the remains of sixteenth Century gardens and watercourses, originally belonging to the family, and possibly occupying the site of a small Norman motte and bailey castle.



Sanderson 1834 Map



Aslockton 1900

4.2 Archaeology and scheduled monuments

Cranmer's Mound a Scheduled Ancient Monument located North of Saucer Farm to the East of Main Street. Grid Ref: SK 744 401.

In 1893 the grave of a warrior with sword and spear was discovered at Aslockton, the location of this is shown at the North of the 1900 plan above.

5 Spatial analysis

5.1 Plan form and layout

The linear nature of the village has been retained with late 20th Century ribbon development following Abbey Lane, Mill Lane and Cliffhill Lane. This allows views out into the surrounding fields and paddocks which surround the village. The Smite has always separated the village from Whatton and this has been further reinforced by the construction of the rail line. The 1784 enclosure map shows that the road layout has not changed to any great extent since then.

5.2 Landmarks, focal points and views

The Townscape Appraisal map illustrates these key views along with the many other views and vistas that reveal the rural location of the village. The village doesn't have many focal points, the enclosed nature of many of the streets focus views along the roads.

5.3 Open spaces, trees and landscape

The most significant trees, hedges, open spaces, grass verges and gardens are marked on the Townscape Appraisal map. There is no public open space within the Conservation Area, but there are areas to the South of the village. Whilst parts of the village have an enclosed feel there is still sufficient space in gardens for trees to make an important contribution to the character of the village and give it a mature setting.

5.4 Public realm

The village has a strong rural feel and this is predominantly characterised by Hawthorn hedges which help link the main body of the village along the rural approaches with the countryside beyond. Main Street has a mixture of boundary treatments dominated by brick walls and Hawthorn hedges. Significant walls and hedges are marked on the Townscape Appraisal map.



View looking North along Main Street with a typical mix of hedgerows and walls and one of the rural approaches to the village dominated by hedgerows.

6 The buildings of the Conservation Area

6.1 Building types

Small cottages and farm buildings are the prominent building type.



A typical range of buildings in Aslockton.

6.2 Listed Buildings

Listed buildings are protected by law and consent is required from Rushcliffe Borough Council before any works of alteration, extension, or demolition can be carried out. If a building or structure is included on the government's Statutory List of Buildings of Special Architectural or Historic Interest, then it is Listed. Further information can be found in Rushcliffe Borough Council's publication *Listed Buildings in Rushcliffe*, which is also available online.

There are 3 listed buildings in Aslockton none of which are residential: the Church, the waiting room at the railway station, and the recently listed The Old Greyhound public house. A complete list of all these buildings and structures is provided in Appendix 1.



6.3 Key unlisted buildings

In addition to the listed buildings, the Conservation Area contains a large number of unlisted buildings that make a positive contribution to its character. These are marked on the Townscape Appraisal map as 'positive buildings'. Both Planning Policy Guidance Note 15 (PPG 15) and English Heritage Guidance (English Heritage, 2005) stress the importance of identifying and protecting such buildings.

The positive buildings have been selected using criteria set out in Appendix 2 of English Heritage's *Guidance on Conservation Area appraisals* (2005). In a situation where a building has been adversely affected by modern changes and restoration is either impractical or, in fact, not possible they are excluded.

Almost 50 unlisted cottages, farmhouses and outbuildings have been identified on the Townscape Appraisal map as having a positive impact on the character of the Conservation Area. The majority of these 18th and 19th Century buildings have a strong relationship with Main Street and other side roads, with many gable walls facing onto the street. This creates a strong sense of place and, in a number of instances, of enclosure.



This distinctive stone wall now part of a residential property could be remains of the 15th Century Holy Trinity Chapel

6.4 Building materials and local details

Prior to the arrival of the railway in 1850, building materials were largely locally sourced. Bricks did not often travel far from where they were made, leading to interesting village specific sizes, colours and styles. Many buildings were also timber framed. Roofs would have been made from local materials such as thatch, stone and clay. This leads to a local vernacular architecture with a range of styles and materials.

The traditional building materials within the Conservation Area are as follows:

- Walls: Reddy brown bricks dominate, although a number of properties have been rendered or painted cream.

Roofs: Predominantly clay pantiles and with some Welsh slate with plain closed eaves.

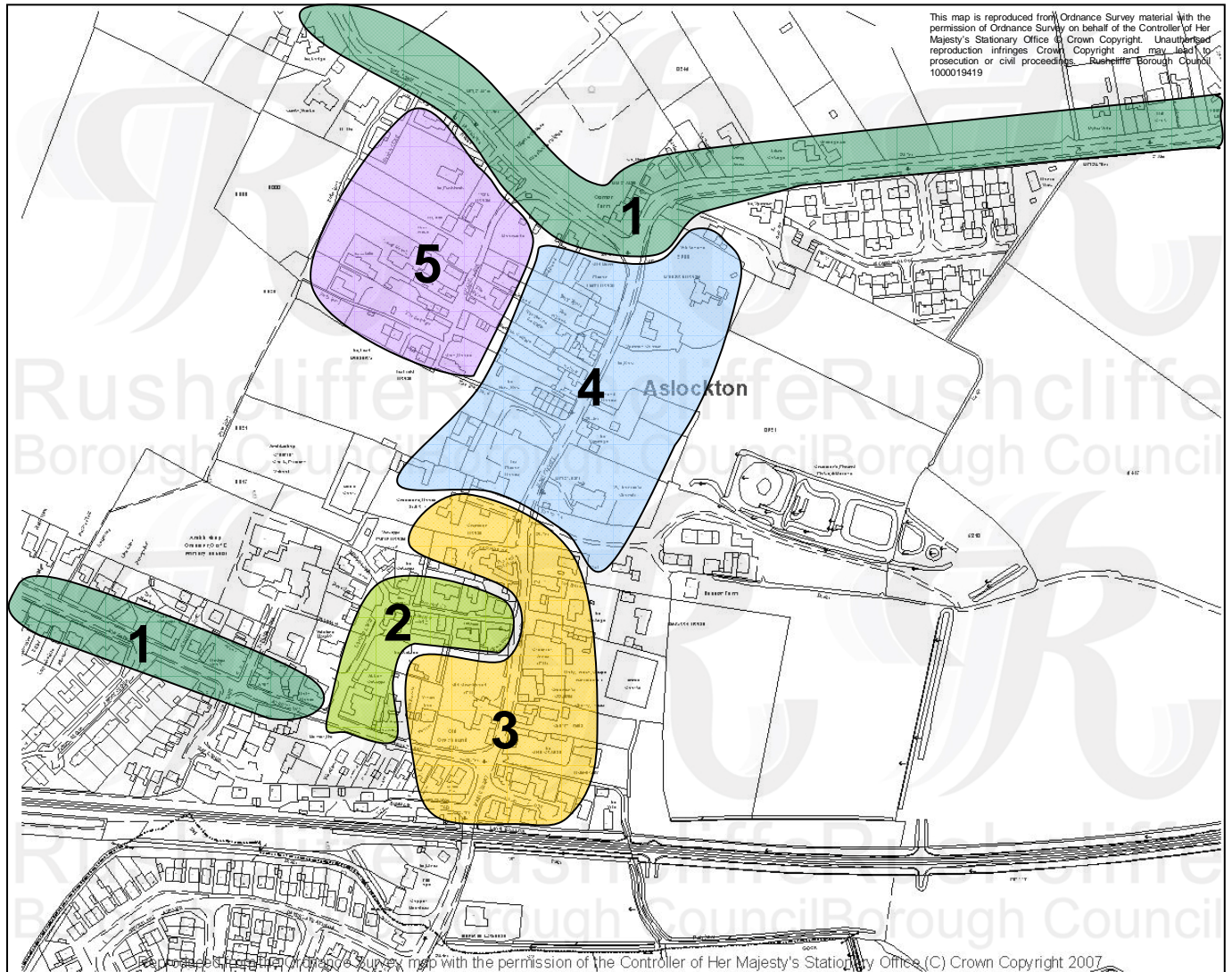
Windows: Timber sliding sashes, with many creating a symmetrical façade and having glazing bars, often set below a shallow brick arch. First floor windows are set just below the eaves.

Doors: Timber.

Chimneys: The majority are located within the gable wall.

7 The character of the Conservation Area

7.1 Character areas



1. Rural approaches to village dominated by Hawthorn hedges with gardens in front of the properties.

2. Narrow lanes, closely bordered by properties and a mixture of walls and hedges which give a sense of enclosure.

3. The southern half of Main Street has a distinct enclosed feel with properties abutting the road creating an enclosed urban feel.

4. The Northern half of Main Street becomes more rural in character than the southern half, but still has a number of properties fronting directly onto the road.

5. Chapel Lane, rural character with a strong entrance boarded by important hedgerows and trees.

Part 2 Generic Management Plan for Conservation Areas In Rushcliffe

1.0 Introduction

- 1.1 The quality and interest of the whole area, rather than individual buildings, gives a Conservation Area its special character. This includes factors such as historic street layout, use of local building materials, scale and detailing of buildings, boundary treatments, shop fronts, street furniture, vistas along streets or between buildings as well as trees, shrub planting and open spaces.
- 1.2 In carrying out its planning functions, the Borough Council is required to give special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Conservation Area Appraisals identify the special character of each Conservation Area and the Borough Council has a programme for preparing or reviewing these.
- 1.3 There is also a duty to formulate and publish management plans setting out policies and proposals for the preservation and enhancement of Conservation Areas. Many of these policies and proposals are common to all Conservation Areas and these are set out in this document. Supplementary documents will be issued for individual Conservation Areas where specific policies or proposals are needed.

2.0 Aims and Objectives of this Management Plan

- To set out clear management proposals for the preservation and enhancement of Conservation Areas.
- To guide residents and professionals on:
 - features of value and worthy of preservation;
 - characteristics worthy of preservation;
 - opportunities for enhancement.
 - development proposals which preserve and enhance the special character of the area
- To foster community commitment to conservation principles

The Borough Council will follow these objectives in its own activities and will encourage other public bodies, including the Highway Authority to do the same.

3.0 National And Local Policies and guidance

- 3.1 Central Government guidance applies to all Conservation Areas. This can be found in the following

Planning Policy Guidance Note 15 “Planning and the Historic Environment”

English Heritage “Management of Conservation Areas”

3.2 The County Structure Plan contains the following policy:

POLICY 2/12 HISTORIC CHARACTER

Local planning authorities will protect and enhance the historic and architectural character and appearance of the landscape of the Plan Area. Permission will not be granted for development within Historic Parks and Gardens, Historic Battlefields and other areas designated for special protection except where it demonstrably conserves and enhances the characteristics of these areas. The protection and enhancement of the historic character will be achieved through:

- a) the protection and maintenance of buildings listed as of special architectural, historic or landscape importance, including their settings;*
- b) the identification, protection and maintenance of other individual and groups of buildings which are important for their local architectural distinctiveness, or significance;*
- c) the identification, maintenance and enhancement of other locally distinctive and culturally important aspects of the historic environment;*
- d) the designation, enhancement and preservation of Conservation Areas and their settings;*
- e) sensitively designed environmental improvement and traffic management schemes in Conservation Areas and other appropriate areas;*
- f) finding appropriate alternative uses for, and the restoration of, listed or other buildings worthy of retention; and*
- g) informed design of new development.*

3.3 The adopted Rushcliffe Local Plan was replaced in 2006 by the Non Statutory Replacement Local Plan for development Control purposes and the following policies from that plan will be used for guidance in Conservation Areas.

EN2 – CONSERVATION AREAS

Planning permission for development including changes of use and alterations or extensions to existing buildings within a designated Conservation Area, or outside of but affecting its setting, or views into or out of the Conservation Area will only be granted where:

- a) the proposal would preserve or enhance the character or appearance of the Conservation Area by virtue of its use, design, scale, siting and materials;*
- b) there will be no adverse impact upon the form of the Conservation Area, including its open spaces (including gardens), the position of existing buildings and notable features such as groups of trees, walls and other structures; and*

there will be no loss of part or all of an open space which contributes to the character or appearance of the Conservation Area.

EN3 – DEMOLITION IN CONSERVATION AREAS

Where planning permission is required for development which includes the demolition of buildings in Conservation Areas it will only be granted where the proposal does not detrimentally affect the character or appearance of the area, and any permission may be conditional on redevelopment proposals for the site being approved, and contracts for them accepted, before demolition is begun.

3.4 Village Design Statements

Village Design Statements exist or are being prepared for several villages in the Borough, some of which are also Conservation Areas. Although these offer no statutory protection they identify the qualities that are valued by the local community and the character that should be preserved.

4.0 Development in Conservation Areas

4.1 Article 4 Directions.

Article 4 of the Town & Country Planning (General Permitted Development) Order 1995 allows planning authorities to restrict specified permitted development rights in particular areas. Many councils use these to assist with the preservation of the special character of Conservation Areas although there are currently none in Rushcliffe.

Many buildings still possess original or traditional architectural details which contribute to the special character. These include windows, doors, porches, door hoods, pilasters and fanlights, chimneys, brick detailing and roofing materials as well as walls, gates and railings. However, the increased use of upvc windows, plastic barge boards, inappropriate roofing materials, high spiked metal railing and electric gates is eroding the character of many of our Conservation Areas. The use of Article 4 Directions will be proposed where considered appropriate following the completion of each Area Appraisal

4.2 Building Design

Extensions to buildings in Conservation Areas should respect

- The key characteristics of the original building including scale, mass, materials and proportions
- The contextual setting and character of the Conservation Area

This does not mean slavishly copying the original, which can devalue it and destroy the ability to “read” historic change and dilutes our historic heritage. In some cases this is impossible, for example Flemish Bond brickwork cannot be replicated in cavity walls and narrow lime mortar joints cannot be replicated in modern cement mortar.

- 4.2.1 Good contemporary designs will be encouraged where it respects the scale & character of its context. This must be demonstrated in the Design and Access Statement submitted with any planning application.
- 4.2.2 In particularly sensitive locations, such as uniform terraces, exact replication may be necessary to maintain compositional unity. In which case, attention to details, choice of materials and high quality workmanship are the keynotes.
- 4.2.3 Where new building is appropriate, on infill sites or where an existing building detracts from the character of the area, the opportunity should be taken to re-establish the streetscape, reinforce enclosure, open up distant vistas or views of landmarks or hide unsightly views.
- 4.2.4 As with extensions, good contemporary in design which respects local character and the context of the site will be encouraged.

“New and old buildings can coexist happily without disguising one as the other, if the design of the new is a response to urban design objectives”.
(DETR - ‘By Design’, p19)

- 4.2.5 Pastiche designs, incorporating poor imitations of other styles will be resisted, particularly where they incorporate details which are not locally appropriate. Careful high quality replication may be required in a few very sensitive locations.
- 4.2.6 All new buildings should respond appropriately to the existing frontage and normally follow the established building line. Development or redevelopment will normally be resisted if:
- it blocks important views identified in the individual appraisals
 - uses important open spaces identified in the appraisals
 - adversely affects the setting of any Listed or key buildings
 - fails to maintain or re-establish the streetscape where appropriate
 - dominates its Conservation Area background
 - fails to recognize the context of the site
 - destroys important features identified in the individual appraisals such as boundary walls, fences, hedgerows or trees
- 4.2.7 New development that stands out from the background of buildings may be appropriate in exceptional circumstances if it contributes positively as a landmark to enhance the street scene, to highlight a corner or to signal a visual change of direction such as along a curving vista.

4.3 Materials

Rushcliffe’s older buildings are predominantly brick, some incorporating earlier timber framed structures. There is a little local stone, mainly a soft grey liass & higher status buildings in stone imported from Lincolnshire and elsewhere. Roofs are mainly plain tiles or pantiles, with some Swithland slate and Welsh slate from the mid 19c onwards. A few original thatched roofs remain. There were many small local brickyards, some of which only worked for a few years and produced bricks in various shades of orangey red.

Most of these materials are no longer available except in limited quantities, second hand. Generally it is preferable to use good quality new materials, even for extensions to existing buildings.

4.4 Boundary Treatment

Boundaries, such as walls, fences or hedges, separate private spaces from the public realm of roads and pavements, physically and visually. They are as important in determining the character of a Conservation Area as the buildings behind them.

4.4.1 Types of boundary

4.4.2 High brick walls and buildings on the back of pavements create a hard, urban feel to the Conservation Area whilst hedges, verges and trees produce a more rural character. In some Conservation Areas one or the other predominates whilst some have a mix of these features.

4.4.3 Where the character definition is strong it is important to retain and promote a continuation of the theme. A high brick wall in a predominantly "green" lane will impact adversely on its character and the introduction of a hedge in an urban scene may be equally inappropriate. Where there is a variety in the type of boundary there will be more flexibility.

4.4.4 Local materials and design play a vital role in successful boundary treatments which maintain or enhance the character of the Conservation Area. Brick walls which match or compliment the local architecture or locally native hedgerows and trees invariably have the greatest conservation benefits.

4.4.5 Any boundary detail should be in keeping with the street scene and be complementary to the building to which it is the boundary. It should reflect the status of the property and not attempt to create a sense of grandeur where unwarranted.

4.5 Landscaping

4.5.1 Trees can be a key factor in the special character of Conservation Areas. Each Conservation Area appraisal identifies trees that are particularly important to the Conservation Area.

4.5.2 In Conservation Areas there is a duty to give the local planning authority six weeks notice of any proposed work to a tree. This period allows the local authority to assess the trees and decide whether a tree preservation order is desirable.

4.5.3 In many instances, the planting of new trees or groups of trees, would enhance the character of the Conservation Area. The Council is keen to promote this, where new planting contributes to the public realm and works with Parish Councils to carry out small scale planting and other landscape schemes in their areas.

5.0 Buildings at risk and sites which detract from the character of the area

5.1 A number of important buildings in our various Conservation Areas are currently vacant or not in regular use, with some being 'at risk' of neglect or decay. There is a presumption against demolition of buildings which contribute to the character of the area unless there are exceptional circumstances. It would therefore benefit both the physical form and the function of the Conservation Area if these buildings were repaired, maintained and brought back into use.

5.2 The Council will encourage owners of key properties in Conservation Areas which are in need of renovation or repair to carry out the basic maintenance work necessary to make sure the building is structurally sound and weather tight. The Council will encourage and advise on renovation and repair work that is sensitive to the original or traditional historic character of the building and retains original features.

5.3 The Council may take formal action if the condition of any building (listed or unlisted) which makes a positive contribution to the character of the Conservation Area is considered to be at risk.

6.0 Management of Public Realm

6.1 Management of highways and footpaths is the responsibility of the Highway Authority, Nottinghamshire County Council. The Council will use its influence to ensure that the principles of good street and public realm design, such as those set out in

- "Streets for All: East Midlands" (English Heritage, 2005),
- "By Design: Urban Design in the Planning System: Towards Better Practice" (DETR/CABE, 2000)
- "Manual for Streets" (DfT, 2007),

are applied within Conservation Areas.

- 6.2 Grass verges can also be lost during road or pavement improvement schemes and kerbstones may be added. They can also come under threat from property owners seeking to create hard-standings for off-street parking. The loss of grass verges, and the cumulative effect that this has over time, can result in the gradual deterioration of the special character of a Conservation Area. Such works will be resisted.
- 6.3 The quality and design of street surfaces and street furniture can also have a major impact on the character of the Conservation Area. Where historic or traditional street surfaces and street furniture have survived, these should be preserved and maintained. Any streets or public spaces in poor condition can have a negative impact on the Conservation Area and may need to be improved. Materials should be carefully selected to ensure that they complement and enhance the character of the Conservation Area.
- 6.4 Any surfaces, whether public or privately owned, that are in a severe state of disrepair and/or have a negative impact on the Conservation Area should be a priority for any improvement works.
- 6.5 The public footpaths and other rights of way within and adjacent to the Conservation Area play a vital role in allowing people to enjoy and experience the area. It is important that these paths are well maintained, clearly marked and made accessible.

7.0 Monitoring

- 7.1 This Management Plan will be reviewed in accordance with a programme to be agreed in the light of the emerging Local Development Framework and government policy and best practice guidance at the time
- 7.2 This review could involve residents and/or members of a residents' conservation group or conservation advisory committee under the guidance of the Borough Council. By this means, the local community would become more involved with the process, thus raising public awareness of and commitment to conservation issues.

Appendix 1 – Listed Buildings and Structures

CHURCH OF ST THOMAS, MAIN STREET.

Grade: II. Date Listed: 01/12/1965 GRID REFERENCE: SK7424540163

SHELTER AT ASLOCKTON RAILWAY STATION, MAIN STREET

Grade: II. Date Listed: 28/01/1999 GRID REFERENCE: SK7413239908

THE OLD GREYHOUND PUBLIC HOUSE AND ADJACENT COACH HOUSE AND STABLING RANGE, MAIN STREET

Grade: II Date Listed: 03/08/2007 GRID REFERENCE: SK7416940007

Appendix 2 – Works within Conservation Areas that require permission

This page illustrates examples of extra consents required in Conservation Areas. If in any doubt over any consent which may be required, please contact Planning and Place Shaping.

New buildings should positively enhance a conservation area and reflect the character of the area. They should be in sympathy with their surroundings and should follow the pattern of existing built form.

In addition to general control of development, you will need permission for the following:

