

Conservation Area Appraisal



Aslackby



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Aslackby Conservation Area and
Management Plan
Adopted 1991
Review November 2024
Draft for consultation

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1. Character Appraisal

1.1 Background

The conservation area at Aslackby was designated in 1991. The purpose of this document is to define the special interest of the conservation area and assess the action needed to protect and enhance the special qualities of the conservation area. The conservation area appraisal and management plan is split into three sections:

- **Section 1:** Conservation area appraisal, which details any proposed changes or extensions as part of the 2024 review.
- **Section 2:** Management plan, which puts forward proposals for preservation and enhancement.
- **Section 3:** Action plan to address those issues drawn out in the appraisal and management plan.

The appraisal and management plan should be read alongside the accompanying map in the appendix.

1.2 Location and Context

Aslackby is a small, dispersed settlement located approximately 2 miles south of Folkingham and 7 miles north of Bourne. It lies in the Fen Margins, a transitional landscape where the slopes of the Kesteven Uplands give way to the flat topography of the Fens to the east of the A15. It is one of a line of settlements from Bourne in the south to Billingborough in the north which occupy the higher dryer ground alongside the A15 and B1177. The landscape is characterised by a mix of arable and pasture farmland with hedgerows and trees providing enclosure.

The village has one public house and a parish church; however there are no shops or other services available.

2. Planning Policy Context

2.1 Planning (Listed Buildings and Conservation Areas) Act 1990

Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. It is the duty of local authorities to designate such areas in order to ensure that their unique character is preserved and enhanced. Designation grants control over demolition of unlisted buildings, strengthens controls over minor development and also gives special protection to trees. It is the quality and interest of an area as a whole, rather than that of individual buildings, which is the prime consideration in identifying a conservation area.

Section 69(2) of the Act imposes a duty on Local Authorities to review their conservation areas from time to time, Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of any parts of their area that are designated as conservation areas. Section 72 specifies that, in making a decision on an application for development in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

2.2 National Planning Policy Framework (NPPF)

Government Policy on the Conservation of the historic environment is contained within the National Planning Policy Framework (NPPF) 2023. The presumption in favour of sustainable development is the guiding principal of the document and the protection and enhancement of the historic environment is embedded within this approach. Sustainable development is defined as meeting the needs of the present without compromising the needs of the future (7) and the introduction of the NPPF breaks down this definition into three dimensions; economic, social and environmental. Within the environmental dimension sustainable development needs to contribute to '*protecting and enhancing our natural, built and historic environment*' (7). According to the NPPF, a conservation area is a 'designated heritage asset' and has been defined in Annex 2 as:

'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)'.

Great weight is given to the conservation of designated heritage assets. Heritage assets are an irreplaceable resource and any harm or loss requires clear and convincing justification (205).

In developing this strategy, the following needs to be taken into account (203):

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring
- The desirability of new development making a positive contribution to local distinctiveness
- Opportunities to draw on the contribution made by the historic environment to the character of place

2.3 South Kesteven District Council Local Plan

The South Kesteven District Council Local Plan was adopted in January 2020 and is one of the most important parts of the Local Development Framework. It sets out the key principles for development management and the conservation of the historic environment is detailed within policy EN6: The Historic Environment. Development that is likely to cause harm to the significance of a heritage asset or its setting will only be granted permission where the public benefits of the proposal outweigh the potential harm. Proposals which would conserve or enhance the significance of the asset shall be considered favourably.

3. Summary of Special Interest

- Dispersed plan form.
- Informal rural character with buildings scattered along the principal roads of Temple Road, Kirby Underwood Road and Aveland Way.
- The grouping of St. James Church, The Elms, The Rectory and Manor House which are all listed buildings making a significant contribution to the character and appearance of the conservation area.
- Informal areas of green space studded with trees at Temple Road conferring an open character.
- Parish Church of St James the Great is the centrepiece of the conservation area.
- The ford at Kirby Underwood Road, which is a tributary of the South Forty Foot Drain (the main channel for land drainage in the fens), is an attractive feature that is a reminder of the early history of the village.
- Historic association of the village with the Knights Templar, who founded a preceptory in the village at Temple Farm in approximately 1154 by Hubert of Rye.
- High archaeological significance relating to the scheduled monument at Aslackby Castle and other features of archaeological importance such as Temple Farm and medieval earthworks.
- Traditional craftsmanship embodied in original building materials and architectural features.
- Visual harmony resulting from the use of a limited palette of natural building materials.
- Visual continuity created by boundary walls delineating boundaries and linking buildings.



Fig.1 The conservation area has a dispersed open character, contributed by large areas of green space and development scattered across the village.

4. Historical development

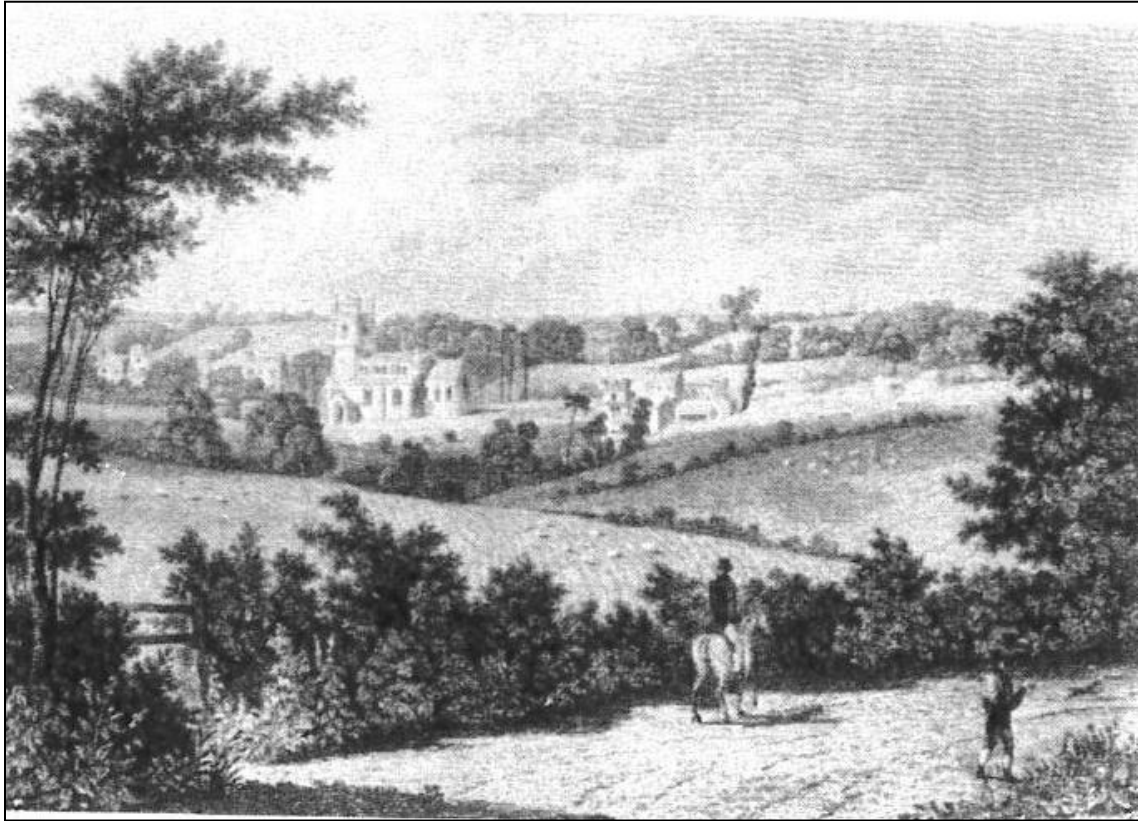


Fig.2 The Village of Aslackby circa 1835. From an engraving by W.Watkins, after a sketch by J.B Topham. (Source: Lincolnshire Museums information Sheet The Knights Templar's at Temple Bruer and Aslackby).

The village of Aslackby has early origins and can be traced back to the Domesday book. At Temple Farm, to the south of Temple Road there was a preceptory founded in the reign of Richard I by Hubert of Rye in circa 1192. Like other Templar buildings, this was taken by the Crown in 1312 and subsequently passed on to the Knights of St John in 1338. The preceptory church was dedicated to St John and was still being served in 1514. Part of this church survived into the last century. The round church still stood in the 18th century, and Temple Farm was built out of the ruins. There was a gatehouse tower at the south end which was taken down in 1891 as it was dangerous; however there are some remains of ornamental stonework visible within the farmhouse and the remains of a two light 15th century window and a pinnacle which is in the garden of the farmhouse.

The village has a peaceful character with few services other than a church and a public house which is located on the A15 trunk road, outside of the Conservation Area. Agriculture has continued to play an important role in the village and there is at least one working farm within the boundary of the conservation area. There were previously two, however in recent years Temple Farm appears to have become vacant.

5. Character and Appearance

5.1 Spatial Character and Townscape Quality

Temple Road

As Temple Road is approached from the A15 development is arranged in a linear form, comprising late 20th century detached properties set back from the highway. As the conservation area is entered there is a falling topography and the character is open, comprising two fairly large farmsteads. Temple Farm, (Grade II, NHLE 1062758) is located on the south side of the road, set back within a large area of open space, surrounded by mature trees and hedges with a range of barns to the rear and an open field to west which confers an open character. Moorfield Farm (Grade II, NHLE 1317654) is more exposed in its setting, located on a rise and its strong use of Georgian architectural detailing makes this very prominent within the streetscene. The building is enclosed by a brick boundary wall that creates a formal sense of enclosure. To the rear of both Temple Farm and Moorfield Farm are a range of barns. However, it is noticeable that some of these barns are in a declining condition and in need of some basic maintenance works.

There are broad grass verges on both sides of the road which are important areas of open space and some street furniture items such as the cast iron signpost and Grade II listed K6 telephone box (NHLE 1260497) that are part of the historic character of the village. There are attractive views in a westerly direction towards the church and in a southern direction across the open field to the west of Temple Farm, with further views towards the surrounding countryside.



Fig.2 Deep grass verge studded with open trees to the front of Moorfield Farm and K6 telephone box opposite, Temple Road confers an open quality.

Aveland Way

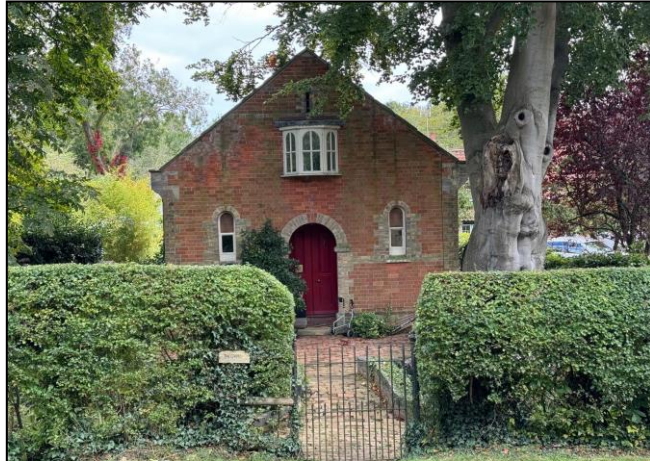


Fig.3 The Chapel, Aveland Way, now used as a dwelling. The building is located within a picturesque setting with the two mature trees framing views towards it.

Aveland Way has an open character with a dispersed settlement pattern. The group of The Church of St. James, The Elms, The Rectory and The Manor House, all of which are listed make a strong contribution, as examples of mid to high status buildings that are of high heritage significance. The broad grass verges studded with trees contribute towards a sense of spaciousness and The Church of St. James (Grade I, NHLE 1062757) acts as the centrepiece to the conservation area, having visual dominance being located on a rise.

To the rear of the church is a large field, which is the location of the Scheduled Monument of Aslackby Castle (NHLE 1004952), with a number of visible earthworks. This is a highly significant archaeological site that adds to the value of the conservation area. The earthworks are also attractive historic features that contributes towards key views and the wider setting of the church. Church View also makes an important contribution as an unlisted building; the building and its siting obviously designed to benefit from the southern view of the church. Interestingly, on the 1905 historic OS map of the village, a 'viewpoint' is identified from this location.

The development at Dovecote Meadows does not reflect the historic plan form of the conservation area however the layout of the development has retained a spacious quality. Mature trees and hedgerows confer a rural character and there is an area of open space to the west of Dovecote Meadows, which is studded by fairly young fruit trees. There is a public right of way running through this area of open space; which is well used by walkers and members of the public.

The former methodist chapel sits picturesquely, within mature gardens, set back from the road across the beck that runs through the village. Upon entrance to the chapel are two very large trees that frame the building and create a formal sense of enclosure. Brookside Cottage, dating to the early 19th century, is set back from the road within a long and narrow plot. It has a traditional vernacular design and has been built

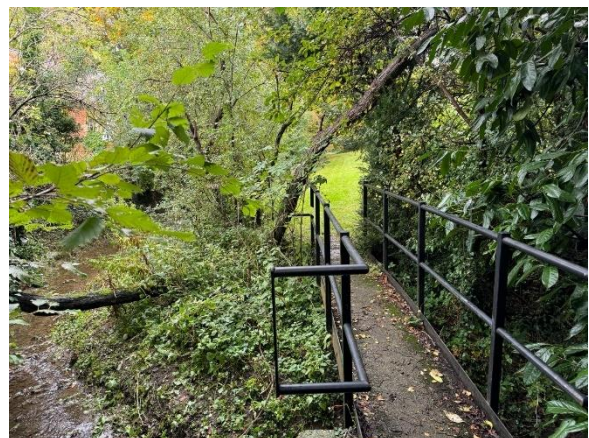


Fig.4, Public Right of Way with a bridge over, with listed gateway to the front and Dutch gables partially screened from

using locally sourced materials. The long narrow plot in which it is situated form part of the historic plan form of the village and it was likely that these long narrow plots were used for growing vegetables or as market gardens. Adjacent to Brookside Cottage, Verandah cottages is set even further back from the road with an attractive long and narrow plot to the front that is in keeping with the presiding open character of the conservation area.

On the north side of the road, Grade I listed Manor House (NHLE 1062750) is enclosed by a boundary wall with an entrance gate that creates a formal sense of arrival. The entrance gate, Grade II* listed (NHLE 1360115), dates to the 17th century and has a gabled top and ball finial. The Manor House is partially screened from view, however from the south, the two ornate brick dutch gables can be clearly seen. These gables are built in the *fen mannerism* style (more detail can be found within the architecture and building materials section) and are distinctive elements of the conservation area. The property is located within large mature and well maintained gardens, of which are open regularly to the public during 'open garden' events.



Fig.5 Brooklands, Middle Cottage and Harrison. It is pleasing to see that a good number of the Yorkshire sliding sash windows have been retained.

The road tapers as you progress in a westerly direction and development comprises small scale terraces and cottages clustered together with small gardens on the south side. On the north side of the road, the open character is retained with development comprising detached cottages located in fairly spacious gardens enclosed by mature hedgerows. It is unfortunate that many of the original wooden windows and doors in the terraced properties have been replaced with uPVC, however Brooklands, Middle Cottage and Harrison remains largely intact (apart from the concrete roof tiles) and is an attractive example of a late 19th century terrace. The house has a hedgerow to the front which creates a soft boundary to the property which should be retained.

Kirby Underwood Road



Fig.6 The Ford at the bottom of Kirby Underwood Road reinforces the rural character of the village.

Kirby Underwood Road, in contrast to the rest of the conservation area, has an enclosed character. The Ford is an attractive historic feature that adds to the rural character of the village and from this location there are views of the Church of St. James. The road gently curves and the topography becomes steeper as progress is made in a southerly direction. Mature trees and hedgerows appear in private gardens and line the frontage of buildings.

The conservation area boundary terminates at Seraphina and Jasmine Cottage on the west side, and just beyond the ford on the east side. However, there are currently a number of heritage assets outside the conservation area, which could be positive additions if the conservation boundary is extended as proposed as part of this appraisal. This includes The Old School, The Laurels Farmhouse and outbuildings alongside Averley, The Lilacs and Moorfield Cottage.

5.2 Architecture and Building Materials

The traditional buildings date from the mid-17th - early 19th centuries and are mainly constructed of coursed limestone rubble or brick some of which have rendered or colour washed frontages. Roofs are generally constructed of red pantile or slate and on many of the higher status houses surrounding the Church slate is very common – reflecting an obvious move forward from the vernacular tradition of red brick and red pantiled roofs. It is unfortunate that many of the original slate or pantile roofs have been replaced with interlocking concrete tiles.

The earlier buildings within the village that are of medieval or post medieval date, such as Temple Farm (Grade II, NHLE 1062758) and the rear wing of Manor House, are constructed of stone – random rubble or coursed. The later buildings are built using brick; however, there



Fig.7 The Elms, Aveland Way (Grade II) with gothic detailing on the central gable and proportioned fenestration either side

are a number of examples of early handmade brick, which is orange in colour and adds vibrancy to the material palette of the conservation area. Examples include Moorfield House Farm, Temple Road and Seraphina and Jasmine Cottage, Kirby Underwood Road.

There is an example of a 'mud and stud' cartshed to the rear of the Manor House, which is Grade II listed in its own right (NHLE 1360116). Mud and stud is a traditional method of construction from Lincolnshire, where rough timbers were set in earth and joined together at the top to form a box while the wide spaces in between were filled by a thin palisade of vertical staves daubed with clay and mud.

Within the historic core of the conservation area, the group of higher status houses on the north side of the road display finer architectural detailing, which adds to the overall quality of the conservation area. Examples include The Elms (Grade II, NHLE 1360096) which has limestone ashlar dressings and a central gable with gothic pointed arched windows; The Rectory (Grade II, NHLE 1062791), that has three large cambered brick arches to the front façade; and The Manor House (Grade I, NHLE 1062750) with its exuberant Dutch gables.

The loss of traditional timber windows and doors and the inappropriate replacement with uPVC to standard designs detracts from the appearance of the individual buildings and from the overall character of the conservation area.

Boundary walls are a significant feature of the conservation area which link buildings and maintain the continuity of the building line along the street. However, hedgerows are also common and add to the verdant quality of the conservation area, particularly to the west of Aveland Way.

Metal fencing, such as noted at Temple Farm and The Rectory, are attractive boundary treatments that help to retain the open quality of the buildings and their settings.

5.3 Key Views

One of the most important views in the conservation area is the view towards the Church of St. James from the Ford at Kirby Underwood Road. There are also very attractive panoramic views from Church View, Aveland Way across the broad grass verge towards the group of buildings on the north side of Aveland Way, including the Elms, the Rectory and the Parish Church itself.

At the rear of the Church of St James there are important views towards the scheduled monument of Aslackby Castle, and at Temple Road there are some important views across the open space to the west of Temple



Fig.8 View of Grade I listed Church of St. James from Kirby Underwood Road.

Farm and beyond, towards the distant tree belts and surrounding countryside.

Other views are constrained along the length of the roads, however there are some picturesque views from Aveland Way towards Aslackby Manor and from the footpath across the area of open space to the west of Dovecote Meadows.

From outside the conservation area boundary, due to the flat topography of the area, views are generally limited however there are views towards the conservation area from the A15 where the church tower can be seen.

5.4 Contribution of Trees, Hedgerows and Open Space

Trees are a feature of the conservation area which frame key views or form the backdrop to views within and outside the boundary. The trees lie mainly within private gardens or studded on the broad grass verges that are common within the village, but also include the distant tree belts beyond. Broad grass verges feature very strongly within the conservation area and create a sense of spaciousness, as well as contributing towards the setting of those buildings that front onto them, particularly along Aveland Way.

At Aslackby Manor there are a number of trees within its private gardens that contribute towards the setting of the house. According to historic maps, many are likely to have been planted a number of generations ago. Surrounding The Elms and The Rectory are a number of large mature trees that create shelter and frame views of these two attractive listed buildings.



Fig.9 Cast iron fingerpost, at the junction of Temple Road with Kirby Underwood Road.

Important areas of open space include the site of Aslackby Castle, the small field to the west of Temple Farm, the open space to the west of Dovecote meadows, the open space to the south of Dovecote meadows and the grass verges that are found throughout the conservation area.

5.5 Floorscape, Street Furniture and other features

At the junction of Temple Road with Kirby Underwood Road there is a cast iron signpost on the north side of Temple Road and a K6 telephone box (Grade II, NHLE 1260497) on the south side of Temple Road which contributes positively to the conservation area. There are some attractive railings that enclose the church to the south east and the cast iron railings

that enclose Temple Farm.

6. Key Historic Buildings

6.1 Listed Buildings

A listed building is one that is included on the government's Statutory List of Buildings of Special Architectural or Historic Interest. These buildings are protected by law and consent is required from South Kesteven District Council before any works of alteration (to the interior or exterior), extension or demolition can be carried out. List descriptions are available online via the National Heritage List website at <https://historicengland.org.uk/listing/the-list/>

Currently there are 11 listed buildings within the boundary of the conservation area. One of the most interesting is Aslackby Manor House (NHLE 1062750), which is Grade I listed. The rear stone wing is a survival from an earlier medieval house with evidence of an open hall, whilst the elaborate east wing, which was built in circa 1650, has Dutch gables, pilasters and hooded-moulds in red brick.

According to Pevsner in his survey of buildings in Lincolnshire the building is an outstanding example of *Fen Fen Artisan Mannerism*. This was popular during the mid 17th century where country houses departed from the local vernacular and there was a fashion for adding pediments and other uncoordinated details, such as brick quoins and string courses.

The Grade I listed Church of St. James (NHLE 1062757) makes a striking contribution and is the centrepiece to the conservation area. The church dates to circa 1300, with additions from 1320 and the mid-15th century. The chancel is Early English, largely rebuilt 1856, and there is a perpendicular tower and nave. There is medieval stained glass dating to the 14th to 15th centuries.

The majority of the listed buildings within the conservation area are located to the north of Temple Road, are mid to high status, located within large grounds, have outbuildings with a strong execution of architectural detailing. Temple Farmhouse (Grade II, NHLE 1062758) is the exception to this, although of great



Fig.10 The Grade II listed Gateway to Aslackby Manor (NHLE 1360115) dates to the mid 17th century and provides an attractive enclosing feature to the Manor House.*



Fig.11 Moorfield House Farm, located on a slight rise contributing towards its prominence. It is constructed of a mix of brick and limestone with a later brick extension to the rear.

historic interest, there is no distinctive design of the farmhouse with the existing structure being a mix of the remains of the preceptory and later 19th and 20th century alterations. Some parts of the building have been rendered, which compromises its historic character. There are a number of outbuildings to the rear of the property that are in poor condition and in need of repair. Moorfield Farmhouse (Grade II, NHLE 1317654) makes a particularly strong contribution as the conservation area is entered at Temple Road. It has a well proportioned three bay front constructed of local handmade brick with a deep orange colour, a mansard roof and a central doorway with semi-circular headed latticework porch.



Fig. 12 Church View, an attractive terrace located directly opposite the Church. It is unfortunate that many of the windows have been replaced with PVCu.

cottages with an attractive hedge boundary to the front located directly opposite the church. From outside the property there are attractive views of the Church, The Elms, The Rectory, The Manor House and the broad grass verge to the front.

As Aveland way is approached there are a cluster of houses that have suffered from gradual loss of features over the years, however, their traditional design and clustered arrangement facing towards each other makes a positive contribution to the character and appearance of the conservation area. These include Sunnybrook, Bri Hill, Kissgate Cottage, The Olde Cottage and Inglenook. The Old Chapel is a very attractive building, by virtue of its tranquil setting located across the brook, set within mature gardens and its historic interest and late Georgian design. The datestone of 1903 relates to when the Wesleyans purchased the building, however it was

6.2 Positive Unlisted Buildings

There are a number of buildings that make a positive contribution to the character and appearance of the conservation area. The criteria used for selection of positive buildings are those set out within the 'positive contributors' section of Historic England's guidance document 'Conservation Area Designation, Appraisal and Management'. Where a building has been adversely affected by modern changes and restoration is either impractical or impossible, they are excluded.

Examples of positive unlisted buildings include Church View, a small terrace of



Fig. 13 Sunnybrook Cottage and Bri-Hill, Aveland Way. It is likely that these terraces originally formed one dwelling. It is unfortunate that this character has been undermined by modern alterations however, still visible is the stone/brick banding and central cambered arch – a feature that is also used at The Rectory.

probably built in 1872 and was originally a Calvinist Chapel. It was converted to a house in 1985. Other examples include Stone Cottage, Aveland Way, Brookside Cottage, Temple Road and a small handful of other cottages and outbuildings that are of a traditional design and add to the historic character of the conservation area.

6.3 Locally Listed Buildings

Currently there are no locally listed buildings within the conservation area. Buildings identified on the conservation area map as 'positive unlisted buildings' are recommended for consideration for inclusion on any future Local List of buildings of architectural or historic interest.

7. Archaeology

Lincolnshire County Council holds the historic environment record (HER) for the County that contains records on historic buildings, sites, structures and below and above ground archaeology. Currently there are 21 records within the conservation area boundary. Records relate predominantly to listed buildings however there are also good number archaeological records. The most significant include:



Fig. 14 The site of Aslackby Castle, which is a scheduled ancient monument with earthworks still clearly visible.

Aslackby Castle

This is a scheduled monument, located within a field to the north of the Parish Church. Although referred to as a Castle, this originates from when an academic named Leyland mistakenly described the Castle in Bourne as being in Aslackby in the early 19th century. More likely it was a medieval moated enclosure with a medieval pond. The moated enclosure is still clearly visible in earthworks and from aerial maps.



Fig.15 Temple Farm, Temple Road, which is built using the ruins of the tower that formed part of the Knights preceptory.

Preceptory of the Knights Templar

This is located at Temple Farm, Temple Road, and the site extends to the south of the farm outside the conservation area boundary. The preceptory was founded in the reign of Richard I by Hubert de Rye in circa 1192 and was later given to Knights Hospitallers. The Tower, which was very similar to the tower at Temple Bruer, was demolished in 1891 and the round church stood until the 18th century. The farm which now stands on this site, 'Temple Farm', is built out of the ruins.

Other records relate to Saxon pottery found in the churchyard of St James, found within graveyard soil, ridge and furrow to the south of Temple Farm and some records at Aveland Way. For the records at Aveland Way, one is located at Dovecote meadows and relates to evidence of medieval activity that was noted during a watching brief in the early 2000s, the other, is also at Dovecote meadows and relates to an undated track at Aveland Way, which is believed to have been built after the 12th century.

To the south-west of the conservation area, outside of the boundary of the village but nonetheless worthy of note, is the site of The Aveland which is the traditional meeting place of the Wapentake of Aveland, to which there are several references in the Domesday Survey. It is said that, in about 1736, the sessions for the division were opened here under an oak tree, but they were subsequently adjourned to Folkingham. Sources suggest that the site was moated however no trace of this remains.



Fig.16 The Tower at Aslackby preceptory from a water colour drawing by hon. John Byng. 1791 (Source: Lincolnshire Museums Information Sheet, The Knights Templars at Temple Bruer and Aslackby)

8. Changes since Designation

There have been only a few changes to the conservation area since designation. The most significant being the development of two dwelling houses at Dovecote Meadows. Although not in keeping with the historic plan form of the conservation area, the development has retained the open character of the site, and is generally in keeping with overall character of the conservation area.

9. Boundary Review

Historic England guidance (2019, Historic England Advice Note 1 (Second Edition), Conservation Area Appraisal, Designation and Management: 7) states that current boundaries should be reviewed as part of the appraisal process, particularly if there is evidence to suggest that early conservation areas were drawn too tightly that excluded historic rear plots with archaeological interest, later phases of development (such as 20th century housing), or parks, cemeteries and historic green spaces, now considered to be of special interest. Historic England guidance also states that if the original interest has been eroded by piecemeal changes or by inappropriate development the boundary should be revised.

The boundary of the conservation area is very well defined, with it being centred on the historic core of the village with a cohesive character contributed by consistent use of historic materials, areas of open space and archaeological interest. As part of the 2024 review, the boundary of the conservation area has been assessed and the following amendments are being proposed:

- Extension of the boundary to include 'Homeview', '8 Kirby Underwood Road', 'The Old School', 'The Laurels' and associated outbuildings, 'Averley', 'The Lilacs' and 'Moorfield Cottage'.

Currently the conservation area only includes a small section of Kirby Underwood Road. This is an attractive, narrow curving lane with small to midsized properties arranged directly addressing the highway, with a number of mature trees and hedgerows. There are a number of heritage assets that are consistent with the character of the conservation area and worthy of inclusion within the boundary:-

The Lilacs and Moorfield Cottage, Kirby Underwood Road



These are a pair of late 19th century red brick cottages, with attractive decorative buff brickwork around the windows and a slate roof. They sit on a slight rise in the road and although some of the original windows have been altered, they make a positive contribution in terms of their age and architectural quality.

Fig.17 The Lilacs and Moorfield Cottage, Kirby Underwood Road

The Old School, Kirby Underwood Road



Fig.18 The Old School, Kirby Underwood Road

As the name suggests this was the Old School, however this was converted for residential use in the 1970s. It is constructed of brick with prominent gables and highly decorative bargeboards and is likely to date to the late 19th century. It has an attractive tiled roof with a deep colour that adds to the material palette of the conservation area. It is enclosed by an attractive boundary wall and metal gates.

Since the conservation area was last reviewed, The Old School has been added to the Historic Environment Record.

The Laurels, Kirby Underwood Road



Fig. 19 The Laurels Farmhouse and Barns, Kirby Underwood Road

The Laurels is a late 19th century Farmhouse, it has a 'T'-shaped plan form with a proportioned 3 bay range to the front and a range to the rear. It has attractive stone quoining and a very large barn with cart openings, which is set back facing the road. The spatial arrangement of the farmstead is similar to that at Temple Farm. This is a traditional Lincolnshire Farmstead, and by virtue of its design, arrangement and historic interest is worthy of inclusion within the conservation area. Like The Old School it is noted in the Historic Environment Record.

'Homeview', '8 Kirby Underwood Road' and 'Averley' are modern buildings however, their alignment, spatial arrangement and garden plots make an important contribution to the streetscene and overall quality of this part of the conservation area. To not include these properties within the boundary would result in a disjointed character and it is

therefore intended to include these properties as they are integral to the overall appearance of Kirby Underwood Road.

Please note that no appraisal can ever be completely comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest.

10. Management Plan

10.1 Introduction

In addition to a definition of special interest, local authorities have a duty to formulate and publish proposals on the preservation and enhancement of their conservation areas as specified in the Planning (Listed Buildings and Conservation Areas Act:71).

The aim of the management plan is to put in place management measures to ensure that the character and appearance of the conservation area is preserved and enhanced.

As part of the management proposals, the conservation area appraisal and management plan will need to be reviewed periodically and updated or modified where appropriate.

11. Effects of Designation

The national legislative framework for guiding development in conservation areas is provided by the Planning (listed building and conservation areas Act) 1990. The main effects of conservation area designation are:

- Planning Permission required to demolish a building in a conservation area. It is a criminal offence to demolish a building without first obtaining consent.
- Six weeks written notice is required prior to any work being carried out to uproot, fell, lop or top (the removal of the crown and natural structure) trees in a conservation area, not already protected by Tree Preservation Orders. Small trees which are less than 75mm in diameter, fruit trees and bushes are exempt.
- Applicants will need to demonstrate that any development proposal preserves or enhances the character or appearance of a conservation area. Extra publicity is given on planning applications affecting the character or appearance of conservation areas.
- The general permitted development order 2015 (GPDO 2015) requires planning applications for certain types of development that do not require planning applications elsewhere and are 'permitted development'.
- Local planning authorities can further restrict permitted development rights on dwellings where the development fronts a public area through Article 4 (2) Direction.

- Permitted Development Rights of non residential properties can be restricted using Article 4 (1) Directions.

12. Article 4 Directions

Article 4 (1) and (2) directions can be introduced by a local authority to protect important features of a heritage asset that are at threat from incremental erosion. These directions withdraw permitted development rights of the GPDO 2015.

Article 4(1) directions can be used to withdraw permitted development rights on any type of building or land, whether or not fronting onto highway, waterways or open space. Article 4 (2) directions relate to dwelling houses, buildings and structures that front onto a highway, waterway or open space.

The Article 4 directions are confirmed once it is advertised locally (except for certain types that can be made immediately), site notices are displayed and notice is served to residents.

Whereas before April 2010 the Secretary of State confirmed Article 4 directions, it is now for local planning authorities to confirm all article 4 directions (except those made by the Secretary of State) in the light of local consultation.

The Secretary of State will only exercise their powers in relation to article 4 directions if there are very clear reasons why intervention at this level is necessary.

13. Protection for Trees

Many trees are protected by 'Tree Preservation Orders' (TPO) and consent is required to prune or fell them. In conservation areas, if not already protected by a TPO, 6 weeks written notice is required for any works involving lopping or felling a tree greater than 75mm in diameter and 1 m above ground level.

14. Monitoring Condition

A survey is carried out from time to time at both a national and local level to assess the condition of significant heritage assets. This survey includes the identification of buildings that have fallen into disuse, dereliction or disrepair, commonly known as 'Buildings at Risk'. This survey provides a useful means of monitoring many significant historic buildings within conservation areas and elsewhere and indicates when the action may be required to halt or reverse deterioration.

The local survey covers only Grade II and significant local interest buildings at risk. The Council's At Risk Register is not yet available on-line but it is intended that it will be

following the next survey. The national Heritage at Risk Register covers Grade I and II* buildings at risk and is available through Historic England available at <https://historicengland.org.uk/advice/heritage-at-risk/> There are no buildings on the 'at risk' register within Aslackby Conservation Area, however there are a small number of farm buildings, so as those to the rear of Temple Farm that are in need of some repair works.

The condition of buildings will be monitored and appropriate action instigated where necessary. The Planning (Listed Building and Conservation Areas) Act 1990 gives the local authority powers to protect significant buildings through the following measures:

14.1 Urgent Works Notice

If the condition of a historic building is at imminent risk, the Act enables the Local Planning Authority to carry out urgent works for the preservation of listed buildings following notice to the owner. These powers can be used in respect of unoccupied parts of listed or unlisted buildings in conservation areas. In the case of the latter, this can only be employed by agreement of the Secretary of State, advised by Historic England. The powers are used to address emergency repairs to ensure the building is weather tight and safe from collapse.

14.2 Repairs Notice

If the Local planning Authority considers that a listed building is not being properly preserved it may serve a repairs notice on the owner. The notice specifies the works, which the authority considers reasonably necessary for the proper preservation of the building and can only be served on statutory listed buildings.

14.3 Section 215 Notice

Local authorities have the power to serve a section 215 notice on the owner (or occupier) of any land or building whose condition is adversely affecting the amenity of the area. The notice requires the person responsible to clean up the site or building, or the authority may carry out works and reclaim the costs. This can be particularly affective at addresses amenity issues within conservation areas.

14.4 Compulsory Purchase Orders (CPO)

This affords local authorities with the power to compulsory purchase land or buildings that are required to secure development and are normally used as part of a wider regeneration scheme.

15. Enforcement

Unauthorised works and breaches of planning control can cumulatively harm the quality of both the built environment and surrounding spaces within a conservation area. An obvious example of this are unauthorised works to a listed building. A listed building is a building of special architectural or historic interest and is enshrined in law under the Planning (Listed Buildings and Conservation Areas) Act 1990. Listed Building Consent is required for any works of alteration to a listed building and it is criminal offence to carry out unauthorised works. The removal of traditional timber windows and doors, for example, and their replacement with uPVC or poor modern imitations, can be detrimental to the buildings intrinsic special interest.

It is not only alterations to listed buildings that can damage the character and appearance of conservation areas. The unauthorised demolition of buildings, or detrimental alterations to unlisted buildings can all erode the special character of conservation area. The use of non-approved materials, for example, can be particularly harmful (e.g. modern cement rendering). It is important, therefore, that the Council investigates breaches of planning law within conservation areas, as this can help preserve the quality of the historic environment. Anyone can report suspected planning breach by contacting the Council's Enforcement Team. The District Council will follow up reports of unauthorised work and this may lead to enforcement action being instigated.

16. Strengths, Weaknesses, Opportunities and Threats (SWOT) Analysis

16.1 Strengths

- High archaeological significance of the conservation area owing to the Scheduled Monument site at Aslackby Castle and the site at Temple Farm.
- Large areas of open space conferring a rural character.
- Overall, the condition of the conservation area is good.
- Quality of the conservation area is high and reflected in the high significance of the listed buildings within the boundary.

16.2 Weaknesses

- Overhead cables detracting from the character and appearance of the conservation area.
- Erosion of character through loss of fabric and original architectural details.
- Use of modern materials, such as uPVC windows and cementitious render and mortar that are inconsistent with the traditional performance of the historic fabric within the conservation area.

- Poor condition of a number of farm buildings, a number of which are listed. This includes farm buildings at The Laurels, Temple Farm and Moorfield Farm.

16.3 Opportunities

- There are many buildings in the conservation area; some of which are recognised as being 'positive unlisted buildings', and have a level of significance that also contributes towards local distinctiveness and identity. In the absence of a local list many of these buildings are unrecognised for the special contribution they make to the conservation area. If the opportunity arose.
- Given the archaeological significance of the conservation area, such as the site at Aslackby Castle and Temple Farm the conservation area would benefit from some better interpretation to promote the heritage of the village and provide an opportunity for increased learning.

16.4 Threats

- Further erosion of character through loss of fabric and original architectural details.
- Further erosion of character and setting through inappropriate new developments, particularly on the fringes of the conservation area boundary.
- Incremental erosion through loss of boundary features including walls and hedgerows.
- Erosion of special character of the area through loss of important trees or open space.
- Loss of character through the use of insensitive highways schemes including street clutter, poor quality paving and obtrusive road markings.
- Overhead cables detract from the setting and character of the village. If the opportunity arose the possibility of undergrounding the cables should be encouraged.
- Parking on the grass verges creating visual clutter, particularly where key views are affected such as at the grass verge on the north side of Aveland Way

17. Action Plan

Proposed Measure	Issue Addressed	Action Required
1- To develop a list of buildings and monuments that have significant local heritage interest for Aslackby.	Undesignated heritage assets that make a positive contribution towards local distinctiveness are not afforded recognition and protection that is proportionate to their significance.	The Council to work together with the parish council, local residents, The Heritage Trust of Lincolnshire and the Lincolnshire Historic Environment Record to nominate and develop a 'local heritage list' of buildings and monuments that are valued as distinctive elements of the historic environment of Aslackby.
2- Items of historic street furniture and floorscape to be retained and maintained.	Historic street furniture and floorscape contributes towards the local distinctiveness of Aslackby.	<p>Ensure that development proposals and maintenance works take into account the contribution that historic street furniture and floorscape make towards the Conservation Area</p> <p>If the opportunity arose to undertake an appraisal of the street furniture on the village green and consider siting items more appropriately to reduce visual clutter. Guidance to be sought from Lincolnshire County Council's 'Streetscape Design manual'.</p>
3- Ensure that any highway works respect the Conservation Area.	The use of inappropriate materials, design and location of street signage and street lighting can have a detrimental effect on the character and appearance of the Conservation Area.	Liaise with highway authority prior to the installation of street signage and modern lighting to ensure that works are sympathetic to the character and appearance of the Conservation Area. Guidance to be sought from Lincolnshire County Council's 'Streetscape Design manual'.
4- Removal of overhead cables and replacement of underground cables.	The uses of intrusive overhead cables have a negative impact on the character and appearance of the Conservation Area.	The Council will encourage the appropriate agencies to undertake schemes to ensure that overhead cables are replaced with underground cables.

Proposed Measure	Issue Addressed	Action Required
<p>5- Any proposed changes must have regard to the historic context in terms of scale, alignment, height, form, style, design and materials.</p> <p>The impact of change upon other important elements including the existing street pattern, trees, views and open spaces is also an important material consideration.</p> <p>Proposals should seek to promote or reinforce local distinctiveness</p> <p>Alterations or extensions to existing buildings should be carried out in natural materials appropriate to the location, should be subordinate to the main building and reflect its character in terms of scale, appearance and detailing.</p>	<p>The negative effect on the character of the Conservation Area through the use of inappropriate materials and design.</p> <p>Development within a designated Conservation Area should be of a high standard of design and should preserve or enhance the traditional character of the area.</p>	<p>The Council will strive to ensure that new development makes a positive contribution to the character of a Conservation Area through the development control process and enforcement powers in accordance with its statutory obligations.</p>

Proposed Measure	Issue Addressed	Action Required
6- Ensure that heritage assets within the Conservation Area are maintained to a high standard.	Heritage assets are an irreplaceable resource and make a valued contribution to Aslackby and need to be conserved and enhanced for now and future generations.	The Council expects that owners and occupiers of heritage assets will respect and care for them and will, therefore, encourage appropriate repairs or restoration.
7- To ensure that alterations to the Conservation Area (windows, doors, chimneys, rendering and boundary treatments) seek to preserve and enhance its character.	Unsympathetic features contribute to incremental erosion of character within the Conservation Area	Improved access to design guidance (e.g. street furniture) and advice on maintenance and repair for home owners, developers, property owners and agents. Consider the introduction of article (4) directions to restrict permitted development rights. Article 4 directions will result in planning permission being required for changes to roofs, vent pipes, boundary walls, gate piers, doors and windows.
8- Remove unauthorised satellite/TV antenna	Satellite/TV antenna are visually intrusive and create a cluttered appearance within the streetscene	Develop an enforcement strategy to address unauthorised works.
9- Ensure that new development seeks to retain and enhance original plot and historic field boundaries	Subdivision of plots for residential infill development	Consideration will be given to the contribution that historic plot and field boundaries make to the character and appearance of the Conservation Area when dealing with development proposals.
10-Any proposals for development will have consideration to the above and below archaeological potential of the Conservation Area.	Inclusion of a site on the HER means it is a material consideration in the planning system.	Guidance/consultation should be sought from Heritage Lincolnshire for any proposals that affect the site or setting of a record on the HER. This may also incur a requirement prior to a decision for a field evaluation or historic building survey where there is substantial demolition or alteration to a heritage asset.
11-To monitor the condition of heritage assets in the Conservation Area.	Heritage assets that are at threat from deterioration in their structural condition or low occupancy levels.	Heritage assets that are unoccupied or not in active use may be deemed 'at risk' and consideration must be given to their inclusion on the local authority 'at risk'

Proposed Measure	Issue Addressed	Action Required
		register, or Historic England's 'at risk' register, where appropriate. The Council to monitor the condition of the outbuildings at Moorfield Farm and Temple Farm and liaise with owners where appropriate.
12-Chimneys are an important feature which should be retained.	Removal of chimneys that make a positive contribution harms the significance of the Conservation Area.	The local planning authority to continue to use its enforcement powers in accordance with its statutory obligations to address unauthorised works to chimneys.
13-Grass verges and important areas of open space to be retained.	Development proposals that may have a negative impact on important areas of open space including grass verges.	Ensure that development proposals take into account the contribution that important area of open space and grass verges make towards the Conservation Area.
14-Preserve and enhance existing hedgerows and boundary walls, railings and gate piers.	Removal of hedgerows and important boundary features.	<p>Consideration will be given to the contribution that hedgerows and boundary walls make to the character and appearance of the conservation area when dealing with development proposals.</p> <p>Encourage regular maintenance and repair of existing boundary features through the production design guidance. Encourage replanting of new hedgerows.</p> <p>The Council will strive to ensure existing hedgerows and boundary walls are retained by using its enforcement powers in accordance with its statutory obligations, where there have been any planning breaches.</p>

18. References

Historic England, 2019 *Conservation Area Appraisal, Designation and Management*,
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Pevsner, 1964 *The Buildings of England: Lincolnshire*, Penguin
National Planning Policy Framework, 2023
National Planning Practice Guide, 2023
Planning (Listed Buildings and Conservation Areas) Act 1990
Aslackby and Haconby Lincolnshire, A short history, The British Publishing Company Limited Gloucester
South Kesteven District Council. 2020. *Local Plan 2011-2036*
Aslackby Village File, Grantham Library, Reference Section
Lincolnshire Museums, Information Sheet, *The Knights Templars at Temple Bruer and Aslackby*

19. Useful Contacts

For enquiries regarding listed buildings and conservation areas please ask to speak to the Council's **Conservation Team**:

Email: planningpolicy@southkesteven.gov.uk

For enquiries relating to development proposals and planning applications please contact the Council's **Duty Planning Officer**:

Telephone 01476 406080

For enquiries related to the Historic Environment Record for Lincolnshire please contact the Lincolnshire **Historic Environment Record**:

Lincolnshire Historic Environment Record
Lincolnshire County Council
Witham Park House
Waterside South
Lincoln LN5 7JN
Telephone: 01522 782070
Email: Dev_PlanningEnquiries@lincolnshire.gov.uk

For any enquiries relating to Archaeology please contact **Heritage Lincolnshire**:

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Cameron Street
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NG34 9RW
Telephone: 01529 461 499
Email: htladmin@heritagelincolnshire.org

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 The Foundry
 82 Granville Street
 Birmingham
 B1 2LH
 0121 625 6888
 Email: midlands@HistoricEngland.org.uk
 The Georgian Group
 6 Fitzroy Square
 London
 W1T 5DX
 Telephone: 020 7529 8920
 Email: office@georgiangroup.org.uk

The Victorian Society,
 1 Priory Gardens,
 London W4 1TT
 Telephone 020 8994 1019
 Email: admin@victoriansociety.org.uk

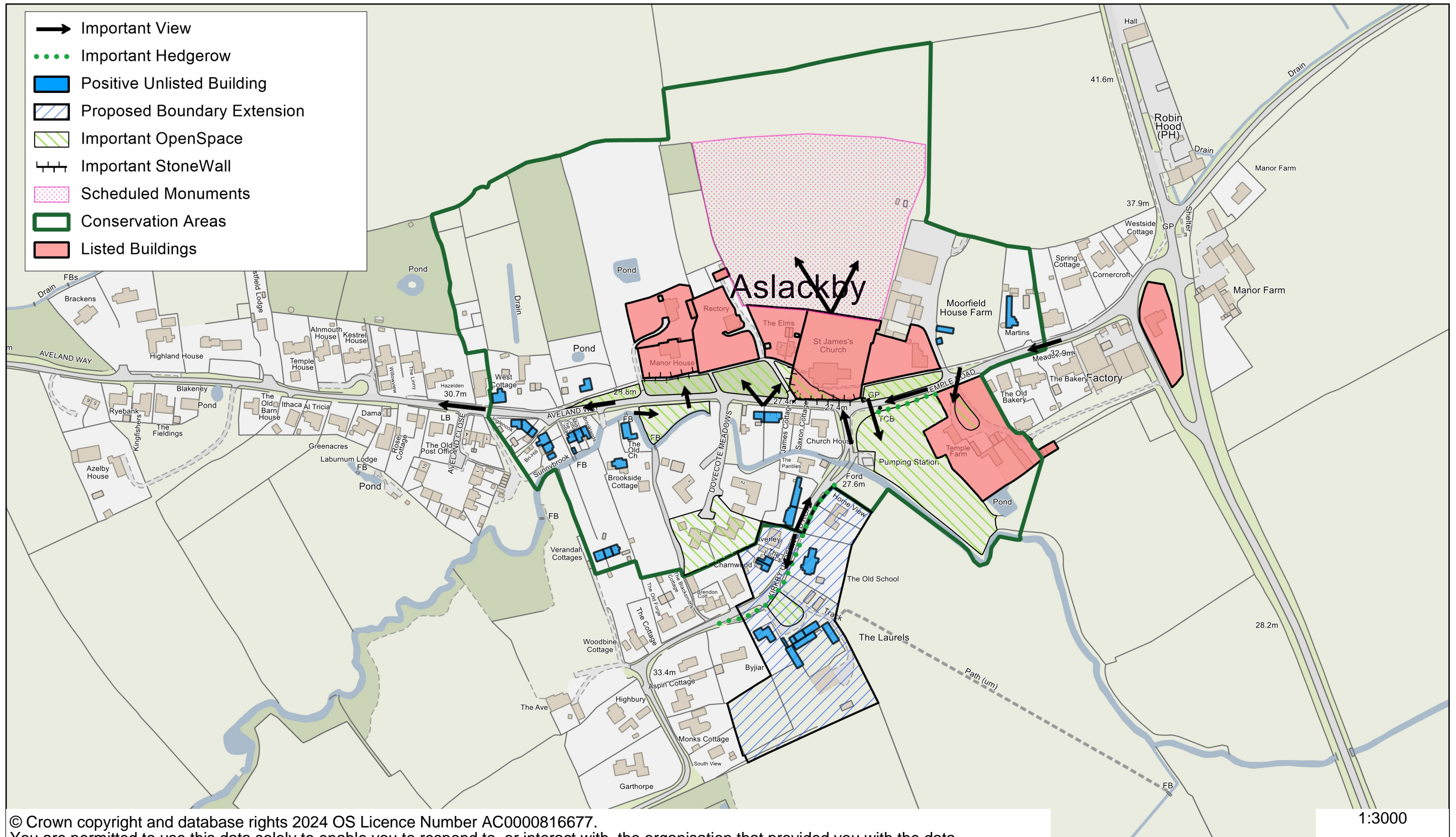
Society for the Protection of Ancient
 Buildings
 37 Spital Square
 E1 6DY
 Telephone 020 7377 1644
 Email: info@spab.org.uk

The War Memorials Trust
 14 Buckingham Palace Road
 London
 SW1W 0QP
 Telephone: 020 7834 0200
 Email: info@warmemorials.org

Historic Buildings & Places
 The Courtyard
 37 Spital Square
 London
 E1 6DY
 Telephone: 020 7236 3934
 Email: office@hbap.org.uk

The Twentieth Century Society
 70 Cowcross Street
 London EC1M 6EJ
 Telephone: 020 7250 3857
 Email: caseworker@c20society.org.uk

Appendix: Aslackby Conservation Area Map



Contact details

Alternative formats are available on request:
audio, large print and Braille

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