

**Draft Character Appraisal &  
Management Plan: Revised  
Aslockton Conservation Area  
October 2018**



**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 Dawns Lane.
- An archaeologically 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 vernacular architecture in the Borough.

## 2 Introduction

### 2.1 The Aslockton Conservation Area

The Conservation Area was designated in 2007. The village only has 2 listed buildings but the main body of the village contains a large number of high quality traditional buildings which make a positive contribution to the special character of the village.

The planning (Listed Buildings and Conservation Areas) Act 1990 recommends that Conservation Areas and their appraisals should be reviewed 'from time to time' and as a result a review of the Aslockton conservation area was undertaken during 2017/18 for adoption in 2018/19.

The result of that 2017/18 review is this revised Conservation Area Character Appraisal now subject to public consultation. The revision document includes some minor changes to the previously adopted boundary as well as revisions and modifications to the text to reflect the changes which have occurred, both on the ground and in planning policy over the last decade.

The public consultation represents an opportunity to make comments upon the revised appraisal and recommended new conservation area boundary and all such comments are welcomed.

### 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' (Planning (Listed Buildings and Conservation Areas) Act 1990).

The appraisal adopted in 2008 has been revised to reflect changes over the past decade. 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 Borough. 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 and to inform future proposals so that they make a positive contribution to the character of the area. The document is a tool both for applicants to inform their proposals as well as for the Local Planning Authority to use in making and justifying their decisions on applications.

### **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, but can also help to inform applications to make them better fit within the character of the area. It should be read alongside the wider development plan policy framework produced by Rushcliffe Borough Council and the National Planning policy Framework (NPPF). The relevant documents include:

- Rushcliffe Local Plan Part 1: Core Strategy, with specific focus upon:
  - Policy 10 (Design and Enhancing Local Identity) [in part]
  - Policy 11 (Historic Environment)
- Rushcliffe Local Plan Part 2: Development Policies, with specific focus upon:
  - Policy 28 (Conserving and Enhancing Heritage Assets)
  - Policy 29 (Development Affecting Archaeological Sites)
- The National Planning Policy Framework (NPPF) (Revised - 2021)
- The National Planning Practice Guidance (2015 - Subject to Continual Review)
- By Design: Urban Design in the Planning System – Towards Better Practice (2000)
- The Planning (Listed Buildings and Conservation Areas) Act 1990

## **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, runs through the centre of the Borough and leads to Newark in the North and Leicester in the South. It runs mostly alongside of but occasionally along the line of the Fosse Way, an important roman road built to link Exeter (Isca Dumnoniorum) to Lincoln (Lindum Colonia) via Bath, Cirencester and Leicester. 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.

Aslockton 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 a watercourse which was a previous line of the River Smite. The village contains a primary school, a church, a post office/shop and a public house along with several other small businesses.



The village has its origins, mostly during the Saxon period (c.460-1066) as an agricultural settlement, the low lying relatively flat surroundings being readily adapted to agriculture once cleared of woodland, with the nearby River Smite acting as a source of water rather than transportation (the river was crossable via a ford between Aslockton and Whatton).

The settlement is not in a readily defensible landscape and would not have been founded in this location for any reason other than to exploit the surrounding good quality agricultural land.

### 3.2 Relationship of the Conservation Area to its surroundings



From just south of the railway line views across open paddock land feature the spire of the medieval parish church at the neighbouring village of Whatton. This is also an area, together with Mill lane to the north, occasional glimpses east from Main Street and west from the footpath forming the western boundary of the conservation area, where views into the surrounding landscape are possible.

The conservation area predominantly covers the parts of the village occupied before 1900. Since then the village has increased through 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 to a far greater degree. 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 western edge of the public footpath, to include a viewpoint over undeveloped land to the west and towards the former Maltings.

The setting of the conservation area contributes greatly to it by providing a strong connection to the village's rural origins. Most development in Aslockton has been low level ribbon development along the approach roads, thus the conservation area is mostly bordered by open fields, not urban development.

### **3.3 2017/18 Boundary Review**

At the time of the 2017 review of the conservation area appraisal a re-survey of the boundary was undertaken to determine whether the adopted boundary was still considered appropriate or whether any amendments were desirable.

On this occasion one property, Whiteways on Cliffhill Lane, has been identified which was previously just outside of the conservation area boundary but which makes a strong positive contribution to the character of the area such as to warrant its inclusion inside the boundary. This positive contribution had been previously acknowledged within the townscape appraisal. The viewpoint immediately south of the railway crossing identified in the Townscape Appraisal also warrants inclusion.

There were no areas around the periphery of the conservation area which, as a result of changes or alterations, are no longer appropriate for inclusion and as such there are no reductions in the existing boundary proposed.

As a result of this re-assessment it is considered appropriate for the appraisal to be re-adopted with minor boundary changes to extend the conservation area and include within its boundary:

- Whiteways
- The viewpoint immediately south of the railway crossing

## **4 Historic development and archaeology**

### **4.1 Historic development**

Aslockton is first recorded in 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 surrounding the village. There is remaining evidence of this early agriculture in the form of ridge and furrow paddocks located to the north west of Cliffhill Lane. 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. Even where fields have been subsequently enlarged or combined to accommodate larger agricultural machinery they often have at least 1 boundary which reflects the field pattern created in 1781, which itself would have retained at least some sections of boundary relating to the open fields, usually identifiable as having curving boundaries, such as some of the fields to the north side of Abbey Lane.

The village was a chapelry within the parish of Whatton until 1891. Within large and sparsely populated parishes it was common to find settlements with a 'chapel of ease' created so that the residents did not have to walk considerable distances to the Parish Church on Sundays, in this case the distance to the church at Whatton was not large via the ford but anyone wishing to arrive at church dry would have had to walk a considerable distance to the nearest bridge. In most cases a Chapel of Ease is still administered by the parish, but in this case the Aslockton Chapel was a 'peculiar' of Southwell Minster. In the 15<sup>th</sup> Century Nottinghamshire was within the Diocese of York and all its parishes under the control of the Archbishop of York. The collegiate church at Southwell was a notable exception, being self-governing and independent of control

from York. It was this collegiate church which established the chapel at Aslockton, as such it was not under the control of the Archbishop but the pre-bendal college at Southwell.

The present day parish church of 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 who had died in a shipwreck). 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 Cranmers Cottage.

Prior to 1891 church worship and burial between the villages of Aslockton and Whatton had always been joined, utilising the churchyard in Whatton. However residents of Aslockton were excluded from being buried in Whatton Churchyard in the 1860's, this led the village to buy a piece of land for use as a cemetery to the northwest of Aslockton. It is likely that the reasons related to overcrowding of the Whatton graveyard. Within 30 years Aslockton was granted status as a separate parish.



The streetscape of the village features several more intimate lanes and rights of way, often well enclosed by buildings, walls and hedging to create intimate a hierarchy of spaces within the public realm adding to the character and variety of the conservation area.

Aslockton has connections with Thomas Cranmer (1489-1556) who was born in the village and spent the first 14 years of his life here. He later became Archbishop of Canterbury, appointed by Henry VIII. He played a central role in the Reformation and was responsible for producing the 'Book of Common Prayer', for use in the Church of England and the Anglican Church worldwide. 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. Although the settlement of the village itself is thought to date back to the Saxon Period archaeological remains indicate sporadic occupation within the parish, as far back as the 5<sup>th</sup> century BC.

## **5 Spatial analysis**

### **5.1 Plan form and layout**

The linear nature of the village has been retained with late 20<sup>th</sup> Century ribbon development following Abbey Lane (formerly Moor Lane), Mill Lane and Cliffhill Lane. This allows periodic views out into the surrounding fields and paddocks which surround the village. These link the village to its origins and define its character. The historic course of the River 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, excepting new parallel access roads created as part of modest housing developments.

### **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. Many of these enclosed lanes have a distinctly rural feel. As an example Abbey Lane from Main Road starts as a tightly enclosed lane with a high proportion of enclosure hedges and trees suggesting an imminent departure from the village into the countryside. This character changes after a few hundred yards as modern development takes over, showing the transition between the pre-1900 village and its modern expansion.

### **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 significant 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.



Areas within the conservation area are strongly influenced by trees and hedge planting which enclose the public realm and create a less formal rural character such as here in Chapel Lane. Elsewhere, such as in the eastern section of Abbey Lane mature trees and hedging enclose the public realm and give the lane a more enclosed and intimate character than in its more open western section.

#### **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 2 listed buildings in Aslockton,; the Church and the waiting room at the railway station.

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 the NPPF 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 18<sup>th</sup> and 19<sup>th</sup> 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.



Before the creation of a separate parish of Aslockton the village had a chapel of ease. The unusual stone wall of the unlisted Cranmers Cottage may represent remnants of that 15<sup>th</sup> century chapel.

A distinctive stone wall now part of Cranmers Cottage, could be the remains of the 15<sup>th</sup> century Holy Trinity Chapel.

Since the conservation area was designated in 2008 the greatest change has been the construction of the Thomas Cranmer Centre attached to the north side of the Parish Church.

Outside the conservation area positive buildings such as the Aslockton Bake House and Mill on Mill Lane, Belmont House and Lilac Cottage on Cliffhill Lane, the Maltings on Abbey Lane and

the Railway Villa on Vale Close, make strong contributions to the approaches and setting of the conservation area.

## **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. After 1784 the total volume of a brick was standardised (as the result of the introduction of a 'brick tax' levied as 4s per 1000 bricks –the tax was being undermined by brickmakers who simply started making larger bricks, forcing the government to legislate a maximum size for bricks) as such after the late 18<sup>th</sup> century local variations in brick sizes cease.

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.

Many windows not topped by arches have chamfered reveals, cills and hood lintels.

Doors: Timber.

Chimneys: The majority are located within the gable wall.

Although a wealth of vernacular cottages and farmhouses form the bulk of the buildings within the conservation area there are also a number of more formally designed buildings.

The parish Church is the most notable of these, built during the high Victorian Period in the scholarly Gothic Revival style. The Thomas Cranmer centre, begun 2008, represents a successful modern addition to the church and an example of how careful modern design can respect historic character.

## **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 and a predominance of brick boundary walls where buildings are set back.

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** This is particularly significant in Aslockton where few buildings are offered statutory protection via Listing.
- 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;*
- 1*
- 2b) 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*

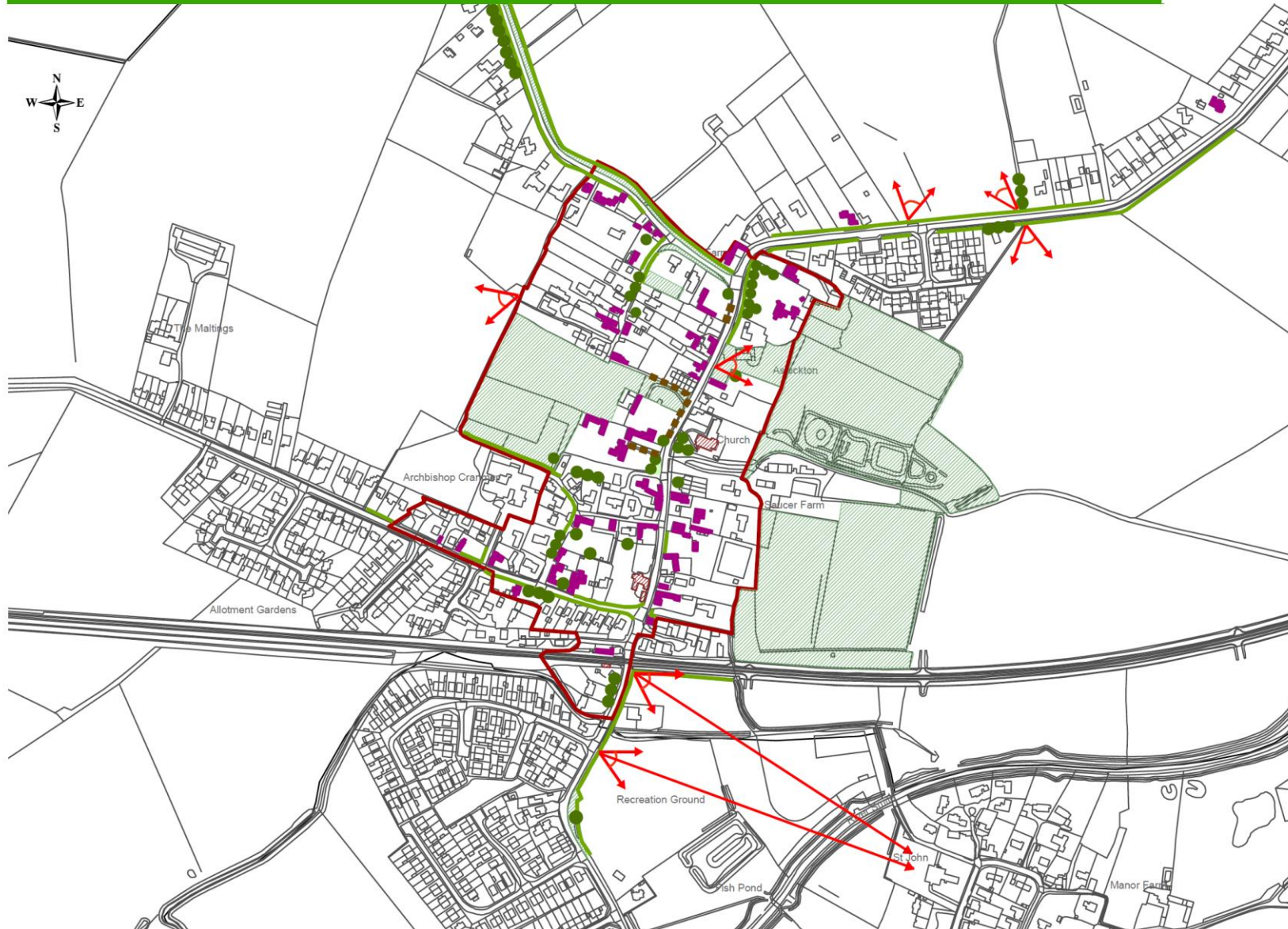
### **SHELTER AT ASLOCKTON RAILWAY STATION, MAIN STREET**

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

# Conservation Area Boundary

## Aslockton

Note: A townscape appraisal is not a mapping exercise and the symbols illustrate the character of the area, rather than exact positions and sizes of individual features. No appraisal can 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.



- view of positive building or landscape
- panoramic (wide) view (medium to long distance)
- listed building
- positive building (special architectural or historic character)
- positive open spaces (landscape)
- significant trees
- significant hedges
- significant walls/railings/gates
- current conservation area boundary

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