

ASHWELL CONSERVATION AREA CHARACTER APPRAISAL

Consultation Draft



**Rutland County Council
December 2007**

1. INTRODUCTION

1.1 Rutland County Council is required to designate as conservation areas, “any area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). There are 34 conservation areas in Rutland.

1.2 It is not the purpose of a conservation area to prevent development but to manage change to reflect the special character of the area. In making decisions on future development within a conservation area, the Council is required under Section 72 of the Act to pay “special attention to the desirability of preserving or enhancing the character or appearance of a conservation area”.

1.3 Ashwell Conservation Area was designated on 16th March 1999 and includes the historic core of the village and later housing to the south of Brookdene, as well as adjoining countryside that is important to the setting of the village. It covers an area of approximately 30.8 hectares.

1.4 This appraisal is intended to identify those elements that contribute to Ashwell’s special character and appearance and which justify its designation as a conservation area. It is important that all interested parties are aware of the elements that need to be safeguarded in order to preserve the character of the village. The appraisal will be a material consideration when considering planning applications within the conservation area.

2. PLANNING POLICY CONTEXT

2.1 Planning Policy Guidance 15 “Planning and the Historic Environment

Government advice contained in Planning Policy Guidance 15 “Planning and the Historic Environment” (PPG15) is that a conservation area’s special interest, character and appearance should be defined in an assessment of the area. The appraisal will be a factor to be taken into account when the Council considers planning applications within the conservation area or when an appeal against a refusal of planning permission is determined.

2.2 Rutland Local Plan

The Rutland Local Plan (adopted July 2001) seeks to ensure that the character and appearance of conservation areas is preserved or enhanced. In particular, policy EN5 states that:

“Planning permission will only be granted for development in conservation areas where the scale, form, siting and design of the development and the materials proposed would preserve or enhance the character and appearance of the area. Development will not be permitted which would have an adverse effect upon:

- i) the appearance of buildings being altered;*
- ii) the immediate setting of the development;*

- iii) the street scene;*
- iv) views into and out of the area and*
- v) other environmental, amenity and highway interest.*

Additionally, planning permission will only be granted for development outside of conservation areas where there is no adverse effect upon the setting of the conservation area and views into and out of the area”.

2.3 Local Development Framework

The government has introduced changes to the planning system. Local authorities are now required to produce Local Development Frameworks, which consist of development plan documents. This appraisal will provide background evidence for policies set out in the Local Development Framework.

ASSESSMENT OF SPECIAL INTEREST

3. Location & setting

3.1 Ashwell is a small, attractive village lying approximately three miles to the north of Oakham. It is situated in a secluded location the western side of a gentle valley formed by a stream that flows northwards to eventually join the River Eye. The village developed at the crossroads of the main route from Oakham to Teigh and the cross-country route between Whissendine and Cottesmore. The historic core of the village is grouped to the south-east of St Mary’s church.

3.2 The village is surrounded by open farmland that is mainly arable but with some grassland and is enclosed by lines of mature trees to create a secluded location. Land to the east of the village rises to a ridge and provides shelter while to the west the historic open glebeland is bordered by the Leicester to Peterborough railway line.

4. Historic development

4.1 The historic development of Ashwell has created the special character of the village. The village is recorded in the Domesday Book as Exewelle but the name “Ashwell” is a derivation of “ash-lined stream”. The medieval settlement lay to the north of St Mary’s church and is within the grounds of Ashwell Old Hall; the remains of the settlement, watermill, ponds and gardens associated with the manor house are a scheduled monument. The core of the present village is mostly grouped within a square to the south-east of St Mary’s church and comprises buildings mainly dating from the 17th and 18th centuries. The centre of the village is dominated by the church, Ashwell House (originally the rectory), Ashwell Lodge and the Old Hall. The church dates from the 13th century but was extensively restored in the 19th century while the three-storey Georgian rectory dates from 1812. Ashwell Old Hall originated as an 18th century house but was extensively altered and extended in the 19th century.

4.2 The significance of Ashwell is as an example of a Victorian estate village. Of particular importance is the role of the 7th Viscount Downe, who, as

landowner undertook improvements to the village between 1856 and 1859 in line with his Tractarian values; these recognised the importance of religion, education, the provision of charity and of good quality housing for his tenants. One of the foremost Victorian architects, William Butterfield, was engaged to “restore” the interior of the church and to build a school, almshouses (3&5 Cottesmore Road) and cottages for estate workers. The houses on Woodside (formerly Braeside) and Croft Lane are rare examples of small-scale domestic architecture by a prominent Victorian architect normally associated with ecclesiastical work; they are to the same pattern as cottages Butterfield designed for Viscount Downe’s estate at Baldersby in North Yorkshire. Collectively, the houses at Ashwell form a group of national importance. The style, based on a revival of traditional vernacular architecture, was a precedent for the Arts and Crafts movement later in the 19th century and the garden suburbs of the early 20th century. Butterfield also designed the lych-gate and cross in the church yard and rebuilt the top of the tower with a pyramidal cap. His work at Ashwell is one of his most important church restoration projects. The small grotto-like structure containing the village well on Oakham Road also dates from the mid-19th century.

4.3 The principles followed by Butterfield, in particular the house set within a generously-sized garden, are apparent in other buildings in the village, notably the former estate workers’ houses on the east side of Water Lane and houses on Cottesmore Road.

4.4 The Ashwell estate was sold to the gun maker Westley Richards in 1859, who had a new country house (Ashwell Hall) built to the south of the village in 1879 in a style described as “neo-Elizabethan”.

4.5 The 1st edition Ordnance Survey sheet (1885) shows the limited extent of the village at the end of the 19th century. The historic settlement pattern was for housing on one side of the road only and there was no development to the south of Brookdene. A railway station on the Leicester to Peterborough line opened in 1848 but had little impact on the growth of the village; the station closed in 1966.

4.6 Ashwell remained an estate village until 1912 when the estate was split-up and sold at auction. Since then, the decline in farm employment has resulted in a number of cottages being sold off. Increases in personal mobility and affluence freed people from the need to live close to work and the previous dependency on the local agricultural economy declined. The availability of non-local building materials and national styles of building removed previous design constraints and, since the 1960s, there has been a considerable amount of infill development of former farmyards, gardens and enclosures within the village, notably to the south of Brookdene and along Cottesmore Road.

4.7 A number of buildings and structures within the Conservation Area have been recognised as being of national significance by being included on the list of Buildings of Special Architectural or Historic Interest. The list is included as Appendix 1.

5. Prevailing uses

5.1 Ashwell remained an estate village until the early part of the 20th century but with the break-up of the estate and changes in farming, the reliance on local agricultural employment has declined. Ashwell is now primarily a quiet residential village for people who work elsewhere and to some extent the historic character as a working village has been lost.

5.2 There remain two farms within the village – Manor Farm on Teigh Road and Middle Farm in the centre of the village. Middle Farm in particular occupies a prominent position within the historic core and its thatched building reflects the rural setting.

6. Prevalent building materials and details

6.1 Ashwell is interesting in that, historically, there are two contrasting building styles – the local vernacular style used for the farm buildings and estate cottages and the domestic revival style used by Butterfield for the properties built in the 1850s. New development since the 1960s has introduced a wider range of nationally-available building materials and styles. The following section identifies the building materials and local details that have traditionally been used within the village and is intended to provide a guide for appropriate styles and materials for new building.

6.2 Walls

The 17th and 18th century buildings are mainly of local ironstone, often in coursed rubble form but with squared stone used for higher status buildings. The front elevation of traditional houses tend to have a simple, uncluttered appearance punctuated by relatively small window and door openings. As such, an important characteristic is the large proportion of solid masonry in relation to the size of openings, which reflected the limited size of timber lintels. More durable limestone was used for quoins, lintels and cills, an example being the row of houses at 5-11 Water Lane. The church and tower were rebuilt by Butterfield in contrasting bands of ironstone and limestone to give an unusual and distinctive striped appearance.

Ironstone was also used for a number of the boundary walls that are an important feature of the village, particularly along Oakham Road and Cottesmore Road.

A number of the 19th century buildings, notably Ashwell House and the estate cottages, were constructed in brick. Butterfield's cottages, built in deep rose-coloured brick, are further distinguished with diaper patterning in blue-black brick. The brick and timber framed former almshouses on Cottesmore Road have been whitewashed.

6.3 Roofing materials

A wide variety of materials have traditionally been used for roofs in the village:

Thatch

The most common roofing material until the 19th century for low and medium status buildings was long straw thatch, with a simple, flush wrap-over ridge,

as at the stables to Ashwell Lodge. Thatched roofs are typically steep and buildings where the thatch has been replaced with an alternative material such as slate may be identified by the steepness of the pitch and the height of the gable parapets.

Collyweston stone slates

Collyweston slates have been used since the 14th century; with improvements in transport, the 18th and 19th centuries saw a significant increase in their use and many previously thatched buildings were re-roofed in stone slate. The slates are traditionally laid in diminishing courses. Collyweston roofs are steeply pitched, usually with gable forms and swept valleys. Hipped Collyweston roofs are more characteristic of large, higher-status estate properties.

Blue slate

Slate was not widely used until the mid-19th century, when the arrival of the railways enabled it to be transported cheaply across Britain from quarries in north Wales. Slate can be laid at a shallow pitch and where seen on steeply pitched roofs is likely to be a replacement for thatch or Collyweston slates, as at 3 Water Lane. The former estate cottages on Water Lane have attractive slate roofs laid at a shallow pitch.

Clay pantiles

Red and orange clay pantiles, some with a double roll, could be laid at a shallow pitch and only required a lightweight roof structure. It is an inexpensive roof covering, usually confined to cottages and outbuildings.

Plain tiles

Small clay tiles are found on a number of 19th century buildings in Ashwell, notably the buildings by Butterworth, which feature his favoured half-hipped roofs.

The former village smithy on Cottesmore Road has a corrugated iron roof.

6.4 Chimneys

Chimney stacks are an important feature and create roofline interest. Buildings of medieval origin usually have central stacks rising from a position to one side of the doorway, with later stacks on the gable end. The estate houses were built with decorative brick chimneys in the centre of the roof while properties on Cottesmore Road are distinguished by large central stone stacks. Chimney stacks projecting from the gable end are not a local feature.

6.5 Dormers

Dormer windows are not a common feature of the traditional buildings in Ashwell, although Butterfield introduced eaves level windows beneath semi-hipped roofs for the first floor of his cottages on Woodside and Croft Lane. There are eaves level dormers on houses at 5-11 Water Lane.

6.6 Eaves detailing

Verges, particularly to thatched properties, are often in the form of coped gable parapets, although on smaller cottages the verge is likely to be plain. Collyweston roofs sometimes have prominent overhanging eaves with stone detailing to the gables. Rainwater goods are traditionally black painted cast iron with the gutters supported on brackets spiked directly into the wall. Decorated bargeboards and timber fascias are not a typical feature.

6.7 Windows

Window types tend to reflect the status, period and style of the building. Higher status properties have stone mullioned windows, with the window frames made of iron and with small leaded panes. The simpler vernacular buildings generally have side hung timber casements, usually made of painted softwood. The upper floor windows are usually smaller in height and width than those at ground floor level. Window frames are usually recessed from the external face of the wall to provide greater weather protection and the recess provides additional interest and relief within the elevation. Window openings are generally beneath timber or stone lintels with stone cills. Hood moulds are not a common feature.

Timber sash windows are a later detail requiring a deeper opening and were used by Butterfield on his estate cottages.

6.8 Doors

Door types also vary according to status, period and style, although many have been altered. The simplest and earliest are solid, vertical boarded ledged and braced doors. Panelled doors were popular from the 18th century onwards are not a common feature within the village. Enclosed porches are also not a common feature.

7. Key views and vistas

7.1 The village is very open since, historically, buildings were mainly confined to one side of the road. The tower and pyramidal roof of St Mary's church is prominent in a number of views within the village and is an important marker to the village when approaching from all directions. Development within the village is essentially low-rise and it is important that views of the profile of the church and tower are not affected.

7.2 The view along Water Lane of the verge and brook is a distinctive feature that reinforces the semi-rural character of the village. The bend in the road adjacent to Brookdene means that the prominent two and a half storey house at 3 Water Lane terminates the view.

7.3 The view into the village from the east along Cottesmore Road is constrained by a reverse bend in the road, which creates a sense of anticipation. An important feature is the hedgerow along front boundaries. The view approaching the village from the west is dominated by the trees in the grounds of Ashwell House and the churchyard, with a glimpse of the pyramidal cap of the church visible above the trees.

7.4 Views to the north from Cottesmore Road and Teigh Road across the former manorial gardens and medieval settlement towards the belt of trees reinforces the identity of the village within a rural setting.

8. Open spaces and trees

8.1 The setting of the village within attractive countryside is one of its distinctive characteristics. The conservation area is bounded to the north and east by mature trees which largely hide the village from the surrounding countryside and enhance its integrity as a village within a rural setting.

8.2 An integral part of the character of the village is the amount of green space. The village is unusual within Rutland in that most of the houses do not front directly onto the street but are set back behind gardens. The appearance is further enhanced by the retention of hedgerows for boundaries, notably along Cottesmore Road and with ivy growing on the stone walls. Grass verges are also important, notably alongside the brook on Water Lane, along Oakham Road and on Cottesmore Road.

8.3 In addition, there are several areas of open space within and around the village which, although not in public use, contribute to the open character and setting of the village. Of particular importance are:

- the glebeland between the village and the railway;
- land alongside the footpath linking Oakham Road and the church, adjacent to the village hall;
- the scheduled monument adjacent to Ashwell Old Hall that is the site of the medieval settlement and manorial gardens;
- Middle Farm farmyard between Brookdene and Cottesmore Road - an important open area in the centre of the village;
- land surrounding The Rise on the eastern edge of the village provides an attractive entry point.

8.4 A feature of Ashwell are the groups of large, mature trees; these are particularly important in distant views of the village. Of particular significance is the group of pine trees on Oakham Road and trees along Water lane which are protected by tree Preservation Order. Trees within the grounds of Ashwell Old Hall are also significant. There is also a prominent lime and willow at the corner of Cottesmore Road and Water Lane. The group of trees on the approach from Cottesmore – particularly the four lime trees facing the Methodist chapel create a particularly green and attractive entrance to the village. The beech tree planted adjacent to Cottesmore Road in commemoration of the Jubilee is important in the history of the village.

9. Key unlisted buildings

9.1 In addition to the buildings that have been statutorily listed, there are a number of other buildings in Ashwell which, although not of national significance, contribute to the character and appearance of the village. Advice in PPG15 is that there should be a general presumption in favour of retaining those unlisted buildings which make a positive contribution to a conservation area.

9.2 The following buildings are considered to fall within this category. The list is selective and the absence of a particular building should not be taken to imply that it does not make a positive contribution.

- **1 Cottesmore Road/2&4 Church Close.** The large brick and rendered house at the corner of Cottesmore Road and Church Close shows the same design features as the estate cottages - half-hipped tiled roof, eaves level dormer, small-pane windows and with the house set back behind a front garden –and may also have been designed by Butterfield. The brick boundary wall is unusual for the village.

- **The Old School, 1 Church Close.** The former village school is important to the social history of the village and was one of the buildings provided as part of the improvements undertaken by Viscount Downe in the 1850s. The building was designed by Butterfield in Victorian gothic style that was favoured for church schools, with tall pointed arch windows but with a slate half-hip slate roof and prominent bell tower. The school closed in 1970 and has been converted to residential use.

- **The Cottage, 11 Cottesmore Road** is an attractive ironstone house with a good Collyweston roof, twin gables facing the front and prominent chimney stacks. It was built as two houses and is set well back from the road frontage.

-**14 Cottesmore Road/2 Woodside.** The semi-detached pair of houses at the corner of Cottesmore Road and Woodside are in the same style as 11 Cottesmore Road - ironstone with limestone detailing, prominent gables and stone eaves facing the front, a steep Collyweston roof and large central stone chimneys. The houses are set back from the front and form an attractive feature at the entrance to the village.

-**13-17 & 19-23 Water Lane.** The two groups of former estate workers cottages on the east side of Water Lane are also set well back behind a front garden and illustrate the principles that were followed by Butterfield. Built in stone with a low slate roof, the pairs of brick twisted chimney stacks are an attractive feature.

- The simple proportions and scale of the former **Ashwell Primitive Methodist Church** (1915) on Cottesmore Road are typical of a non-conformist chapel. The building is important to the social history of the village but is presently vacant. A sympathetic new use is required to prevent long-term deterioration of the structure.

- **The Rise, 17 Cottesmore Road** is a large, late-Victorian house glimpsed amongst trees from Cottesmore Road on the eastern approach to the village.

- The converted former stables on the south side of Cottesmore Road (**now Hunters Lodge and Telham Court**) also date from the late 19th century and are built of ironstone with a plain tiled roof, prominent weather vane and a projecting half-hipped dormer. Being set close to the road frontage, the buildings form a prominent entrance feature to the village.

- **Ashwell Manor House** occupies a prominent position on the west side of Ashwell crossroads and is a large detached late-Victorian house, built in mock-Tudor style with attractive stone detailing.

10. Boundaries

10.1 Stone boundary walls are an attractive feature along the village roads and around gardens and other enclosures. The majority are constructed of local ironstone and of either dry or mortared construction with a stone coping, often covered in ivy; most are approximately 1.5 metres in height. Of particular significance in the street scene are the stretches of walling along the east side of Oakham Road, Teigh Road and the north side of Cottesmore Road. The boundary wall to the churchyard is capped by large blocks of limestone. The stone wall bordering the path off Croft Lane is particularly historic.

10.2 Elsewhere within the conservation area, boundaries are formed by hedgerows. Of particular importance is the hedgerow on Cottesmore Road at the eastern entrance to the village and the hedgerow alongside the brook on Water Lane, which reinforce the semi-rural location.

11. Highways

11.1 Ashwell is at the crossroads of two cross-country routes and the speed of some through traffic can be intrusive and dangerous. Footpaths are generally on one side of the road only. Small granite setts have been used to define the footpath along Cottesmore Road and are an attractive feature. Elsewhere inappropriate concrete replacements have been introduced; it would be desirable to try to match the granite kerbs. In other parts of the village, the highway verge is not defined. Although the absence of a hard edge reinforces the semi-rural nature of the village, it can result in vehicle damage to the verge.

11.2 The direction sign at the crossroads is of the traditional fingerpost style and reflects the rural character and identity of the village. It is important that this style of sign is retained. The traditional street nameplates are also an attractive feature which should be retained.

11.3 Footpaths within the village, notably that linking Oakham Road and the church, are an important feature that maintains the rural character.

12 DEFINING THE SPECIAL INTEREST

12.1 The special character of Ashwell has been influenced by its setting within the landscape, the openness of the historic settlement pattern and its development as a Victorian estate village and the distinctive architectural style and influence of the buildings designed by William Butterfield.

12.2 The historic core of the conservation area is dominated by St Mary's church, the former rectory (Ashwell House), Ashwell Lodge and the Old Hall to the north. The generally low height of buildings in the village ensures that

the church is the most prominent feature in distant views the tower being particularly important as a “marker” of the village.

12.3 Architecturally, the village is of national importance due to the work by William Butterfield. The mid-19th century growth of the High Church movement, with its emphasis on religion, education, provision of charity and good quality housing, had a strong impact on the social and religious history of the nation and is seen in microcosm in Ashwell. The use of brightly coloured polychromatic brickwork, with deep red brick and blue-black diaper patterning and with the house set within generously sized gardens, was an influential design concept followed by later Victorian architects. The group on Croft Lane, although unsympathetically extended, comprise an unusual architectural form - the L-shaped terrace - while those on Woodside are symmetrical and feature Butterfield’s favourite half-hipped roofs, dormers and sash windows. In his work, Butterfield respected and enhanced the historic layout of the village and maintained the open spaces which were important for economic and aesthetic reasons.

12.4 The principles followed by Butterfield, of low-density housing, mostly two-storey and traditionally set back from the road behind front gardens, are seen throughout the village. Although the former estate cottages on Water Lane are in groups of three, they are the exception to the traditional pattern for houses to be detached or semi-detached.

12.5 The large number of trees and green space within the village creates an open, semi-rural feel and is a feature that distinguishes Ashwell from other Rutland villages. The surrounding trees means that the village is largely hidden in the landscape. The traditional settlement pattern is of houses to be set within generously sized gardens and this reinforces the green character of the village. Although there has been a considerable amount of infilling, the amount of greenery within the village and the surrounding trees means that integrity of the village has been maintained.

13. LOSS OF CHARACTER

13.1 There are very few features within the village which detract from the overall quality and appearance of the conservation area. In places, overhead power lines are visually intrusive but are not as prominent as in other villages.

13.2 Alterations have been made to some of the Butterfield houses that detract from their architectural and historic interest. It emphasises the importance of ensuring that extensions are sympathetic to the character of the original building.

13.3 Some of the infill development that has taken place has not been sympathetic to the traditional character of the village in that it has introduced suburban housing designs and layouts and non-local materials. It is important that new development respects the low density that characterises the village

and is built in materials and to a design and scale that is in keeping with the location.

13.4 Stone boundary walls are an important feature and should be kept in good condition. The wavy lap fencing that has been erected alongside the footpath from Church Close is not in keeping with the character of the village.

14 PRESERVING THE CHARACTER

14.1 An important feature of the special character of Ashwell is the traditional use of a limited range of building materials, including ironstone or red brick for walls, timber windows and thatch, Collyweston slates, slate or plain tiles for roofs. Widespread replacement or loss of traditional features would result in the gradual erosion of the character of the village, and for this reason an Article 4(2) Direction was declared in 2004. This means that planning permission is required for alterations to houses fronting a highway that would affect the external appearance and which could otherwise be undertaken without requiring planning consent.

14.2 The Article 4(2) Direction helps to prevent the gradual erosion of the character and appearance of the conservation area and it is not proposed that the order be revoked.

14.3 The appearance of the conservation area can also be preserved by careful repair and restoration of existing features rather than replacement. By matching as closely as possible the original material and design, the appearance of a building and the overall character of the area can be maintained. Planning permission is not normally required for like-for-like repairs where they match the original feature.

14.4 Examples of sympathetic repair might include:

- Re-using original slates or tiles when re-roofing a property; if a roof does require re-covering and there is insufficient original material available, the new roof should be in natural material rather than artificial slates;
- Re-pointing brick or stone with soft lime and sand mortar rather than with hard cement;
- Cills and lintels should be in stone. Although there has been some use of concrete for replacement window cills in the past, this is not an appropriate material;
- Rebuilding chimney stacks, using matching replacement bricks only where necessary;
- Repairing timber windows and doors. The use of alternative materials such as upvc to replace original windows and doors on historic properties within the village is not widespread and will not normally be acceptable. Not only is upvc an alien material but the appearance, details and proportion of the original windows can rarely be replicated. Secondary double-glazing and simple draught proofing can be as effective and be cheaper than replacing windows and doors. Where windows are beyond repair, they should be replaced in timber with the proportion of the window openings matching the original style. Top-opening windows are not historically appropriate.

- Boundary walls are an important feature within the village and should be carefully maintained and, if necessary, rebuilt like-for-like.

14.5 It is important that new development reflects the generally low density and low height of buildings within the village. Hard surfacing within plots should be kept to a minimum to reflect the green character of the village.

14.6 Trees within conservation areas are given special protection; it is an offence to cut down, lop, top or uproot a tree without giving six weeks notice to the local planning authority. In addition, trees at 3 Water Lane and a silver birch at 12 Water Lane are covered by Tree Preservation Order. The protected trees are listed in Appendix 2.

15 CONSERVATION AREA BOUNDARY

15.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 advises that the boundaries of conservation areas should be the subject of periodic review to consider whether further extension is justified. Alternatively, the designation should be cancelled if an area no longer possesses special interest.

15.2 The conservation area was established in 1999 and the boundary includes areas of open land surrounding the village that are important in creating the rural setting. It is considered that Ashwell remains an area of special architectural and historic interest sufficient to justify its status as a conservation area. It is not therefore proposed to cancel the conservation area designation or to revise the boundary at this time.

16 MANAGEMENT AND ENHANCEMENT

16.1 The Council is required to formulate and publish proposals for the management and enhancement of the conservation area. The proposals set out in Appendix 3 are based on this appraisal and will be the subject of consultation with local residents and other interested parties. Where considered reasonable or appropriate, any suggestions for future management and enhancement within the conservation area will be incorporated in the final report.

CONTACT

Your views on this document are welcome and will be taken into consideration when the appraisal is considered for adoption by Rutland County Council.

Comments should be sent to:
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Community Services Department,
Rutland County Council,
Catmose,
Oakham,
Rutland, LE15 6HP

APPENDIX 1: LISTED BUILDINGS WITHIN ASHWELL CONSERVATION AREA

The following are included on the List of Buildings of Special Architectural or Historic Interest:

Braeside: Nos 4 and 6 – Grade II
Braeside: Nos. 8 and 10 - Grade II
Church Close: No.6 (Ashwell Cottage) – Grade II
Cottesmore Road: Ashwell Old Hall - Grade II
Cottesmore Road: Church of St Mary – Grade I
Cottesmore Road: Lychgate, North gate, West gate and walls at Churchyard of St Mary – Grade II
Cottesmore Road: War memorial at Churchyard of St Mary –Grade II
Cottesmore Road: Medcalf Tombs at Churchyard of St Mary Grade II
Cottesmore Road: Cole tomb and headstone at Churchyard of St Mary – Grade II
Cottesmore Road: 5 headstones at Churchyard of St Mary to south of south porch – Grade II
Cottesmore Road: Cross at Churchyard of St Mary – Grade II
Cottesmore Road: No.5 (Post office) roofed gate and wall – Grade II
Cottesmore Road: No.7 – Grade II
Cottesmore Road: K6-type telephone kiosk – Grade II
Croft Lane: The Croft – Grade II
Croft Lane: Nos.1-5 – Grade II
Oakham Road: Ashwell House – Grade II
Oakham Road: Stable block at Ashwell House – Grade II
Oakham Road: Ashwell Lodge – Grade II
Oakham Road: Stable block at Ashwell Lodge – Grade II
Oakham Road: Village well -Grade II
Water Lane: No. 3 (Home Farm) – Grade II
Water Lane: Nos. 5-11 – Grade II

(Ashwell Hall, Stables, Tower Cottage, Coach House, Rising School and outbuilding are also listed Grade II but are outside of the Conservation Area).

Scheduled Monument

The remains of part of Ashwell medieval settlement, a watermill, millponds and gardens associated with a medieval manor house adjacent to Ashwell Old Hall are included in the national List of Scheduled Monuments.

APPENDIX 2: TREE PRESERVATION ORDERS

Two Tree Preservation Orders have been made within the Conservation Area:

1- The Water Lane, Ashwell No. 1 TPO, 1991. The following trees at 3 Water Lane are protected:

T1- Ash

T2 - Beech

T3 - Ash
T4 - Sycamore
T5 -Sycamore
T6 - Holly
T7 - Oak
T8 - Beech
T9 - Copper Beech
T10 - Sycamore

2 -The (Land at 12 Water Lane, Ashwell) No 1 TPO 2007:
T1 - Silver Birch

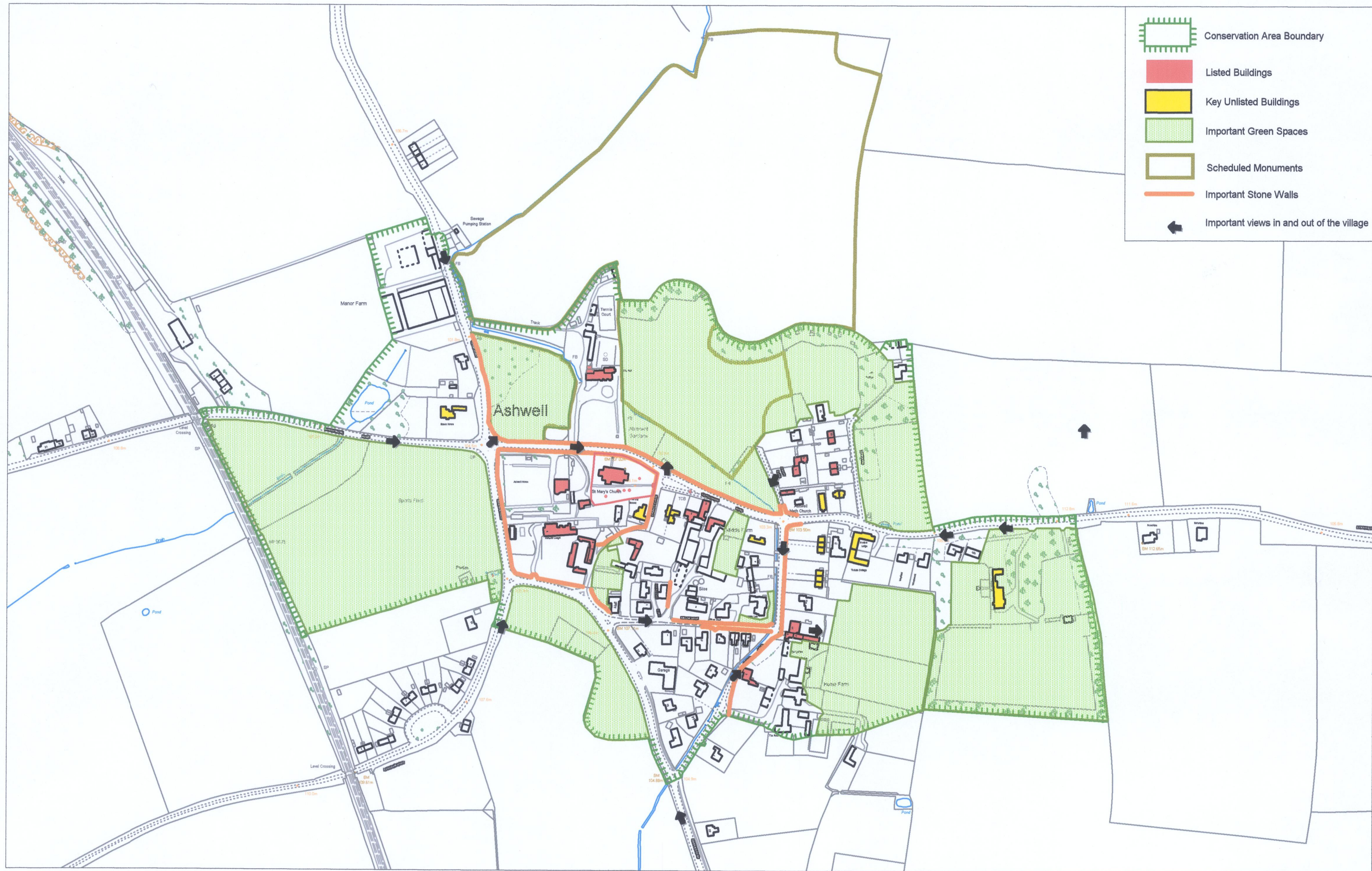
(Although outside of the Conservation Area, two Horse Chestnuts and a Lime at Ashwell Hall are also protected by Tree Preservation Order)

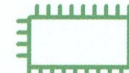






APPENDIX 3: MANAGEMENT AND ENHANCEMENT PROPOSALS:

In order to safeguard the Conservation Area, the Council as local planning authority will undertake the following:

- Apply the policies set out in the Rutland Local Plan and guidance contained in the character appraisal to ensure that new development proposals are in keeping and will preserve or enhance the character or appearance of the conservation area;
- Publish an explanatory leaflet about the conservation area, the implications of designation and the restrictions which apply;
- Ensure that the Article 4(2) restrictions are enforced;
- Encourage the sympathetic repair of features of architectural importance;
- Seek resources to provide grants for the repair and restoration of architectural details.

Ashwell Conservation Area



-  Conservation Area Boundary
-  Listed Buildings
-  Key Unlisted Buildings
-  Important Green Spaces
-  Scheduled Monuments
-  Important Stone Walls
-  Important views in and out of the village



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