PROPOSED
CONSERVATION
AREA ~
ASTON
FLAMVILLE

N.B. CONSERVATION AREA
BOUNDARY NOT ADDED
THE BACKGROUND

At their meeting on 6th May, 1975, the Planning, Development and Conservation Committee of the Blaby District Council resolved to approve further study of a possible Conservation Area in part of Aston Flamville.

Under Section 277 of the Town and Country Planning Act 1971 every Local Planning Authority has a duty to determine whether it has any areas which are worthy of preservation and enhancement because of special character or appearance.

METHODS OF PROCEDURE

The purpose of this brief report is to outline the reasons why Aston Flamville has been selected for further study and the effects and implications that formal designation will have. Hopefully it will provide a basis for discussion at a special parish meeting to be called in the near future. The Council is most anxious to obtain the views of residents to both the concept and the details of the proposals.

It should be emphasised that at this stage this report and maps contain only suggestions and that modifications will almost certainly be made after consultations have been made.

After the special parish meeting the procedure briefly, would be as follows:

The comments of residents will be reported to the Planning, Development and Conservation Committee which will then decide whether to proceed. If the proposal is approved it will then be forwarded to the County Council for their observations. The next step would be to arrange for advertisements and notification to the Secretary of State for the Environment. Formal designation would then follow.

THE CONCEPT OF CONSERVATION

The concept of Conservation should not be confused with preservation in that it does not mean a complete halt to any further building within the area. The main principle being that following designation the Local Planning Authority will have the necessary powers to insist that future building is sympathetic to and harmonises with the existing village. Specifically, this would relate to design, use of materials, scale and size of buildings etc. Within a Conservation Area approval must be sought for the demolition of any structure or building of more than a certain minimum size. All trees gain the protection of a Tree Preservation Order. There would be, in addition, certain other controls over such things as street furniture, traffic signs and advertisements.

Having designated a Conservation Area the Local Planning Authority has a duty to prepare a scheme of enhancement. The results of this scheme should not be expected immediately nor in one single operation.
THE VILLAGE

Since the mid-sixties the planning policy for the village has allowed for new development for "essential needs only" and no new industrial or commercial uses have been approved. This policy, linked with the comparative remoteness of the settlement and its general lack of communal facilities has safeguarded the village against large scale expansion and erosion of its character.

The only exceptions which have been approved are where conversion schemes to residential use have meant that existing buildings can be retained. Neither the submitted Structure Plan for Leicester and Leicestershire, submitted in 1973 and now awaiting the Secretary of State's confirmation, nor the proposed Conservation Area will vary these existing planning policies.

The village has a good number of fine old buildings, several of which are "listed" as of architectural or historic interest. The many mature trees within the village are a particularly good feature and form an important visual amenity. From several points within the village there are good views over some typical Leicestershire countryside.

Three maps are attached to this report. The first shows a suggested boundary to the Conservation Area whilst the second map highlights some of the important features and some items which might benefit from enhancement. The third and final map indicates the scope of a possible scheme of enhancement and remedial work.

HISTORIC RECORD

Written records of the village are very brief but that information which is known is set out below for general interest and information purposes.

The village, originally called Eton, obtained its second name in the eleventh century from its Lords the Flamvilles, in particular Robert de Flamville or Flamville "a noble Norman." John Nichols wrote in his 'The History and Antiquities of the County of Leicester,' "the village is small, but the parish includes the town of Burbach (now Burbage) with the hamlets of Sketchley and Smoakington. In the ecclesiastical division of the County, it is in the deanry of Gutchlawton."

Aston with Burbage and the hamlet of Sketchley, was amongst the 30 odd manors of Leofric, the powerful Lord of Mercia, and were a part of the rich endowment he and his wife, Lady Godiva, made to the Benedictine Monastery at Coventry.

The Lordship of Aston was not specifically mentioned in the Domesday Book.

After the battle of Evesham in 1265, Henry de Hastings was found to have possessed Aston Flamville, "as parcel of the Manor of Burbach."

About the period of 1564, there were 17 families in Aston Flamville. George Turville, Esq., was Lord of the Manor of Aston Flamville in 1622, and the only freeholder there in 1630 was Henri Turville, Esq.
Aston Flamville was purchased from the Turvilles by Shuburgh Ashby, Esq., who afterwards sold this and some other estates to purchase Quenby; when Aston Flamville was bought by Joseph Craddock, Esq., of Leicester, who, dying unmarried in 1775, devised it to his nephew, Sir Edmund Craddock Hartopp.

In 1719 two freeholders polled from Aston Flamville but none did so in 1775. By the return of Parliament in 1801 Aston Flamville contained 14 houses inhabited by 34 males and 29 females, total 63, of whom 49 were employed in agriculture and 6 in trade, manufacture etc.

Aston Flamville was well known for its good agricultural and farm produce. In Thosby's "Views in Leicestershire" (1791) it states, "this place is famous for cheese, which at fairs at Leicester, sells for a price superior to any other."

Aston Flamville at the present time has four buildings which are "listed" as being of special architectural or historic interest. These are, the Church, Manor House, Church Farm and the Dovecote.

THE CHURCH

John Nichols wrote, "the church is dedicated to St. Peter, has a square tower, with a remarkably short spire (this tower and spire were later rebuilt in 1873). From the style and plain architecture of this church it is evidently a very ancient structure. By a date over the porch (again rebuilt) it appears to have been repaired, and perhaps new roofed in 1617. The nave and chancel were separated by a neat screen, which has been removed. The north door is closed up, and a small window put in its place; and the church this year (1808) has been celled, and its neatness much improved."

In the north wall there is one Norman window, the chancel is 13th century, the rest of the church including the west tower is of 1873-4. There is an incised slab to Sir William Turvile 1552 and his wife. There are also shields against the comb chest and a kneeling alabaster figure of a man from a Jacobean funeral monument.

William de Hastings was patron of the church in 1221; when Hubert received institution from Hugh, Bishop of Lincoln. In the taxation of Pope Nicholas, 1290, Aston Flamville was taxed, with its chapels of Burbach and Sketeslive at 25 marks, and in 1344 at the same sum.

Under an order of the Pastoral Measure 1688, Burbage was constituted as the parish church, and Aston Flamville became a Chapel of Ease to Burbage daced 21st September, 1971. The roof of the Church was completely retiled in 1974.

Dec. 3
HOUSE AND DOVECOTE

The Manor House is partly 18th century and is two storeys high with five bays and an asymmetrically placed door with a Gibbs surround. Parts of the house may be earlier. Opposite, across the road, is the square dovecote with the date 1715.

John Nichols writes "The Manor House, by the date on a dovecote, seems to have been last repaired in 1715 by Francis Purville, Esq."

CHURCH FARM

Considered to be late 18th century there was probably an earlier house on the site. Recently restored and extended.

The origins of the ponds in Pond Spinney are not clear but they may have formed a medieval fish farm.

Brian D. Holmes, Dip.T.P., M.R.T.P.I.,
Planning Officer,
Milton Keynes District Council.

22nd October, 1975.
DETAILED APPRAISAL

TO BE READ IN CONJUNCTION WITH MAP 2

1. Good mature hedgerow, although broken in two places and grass verge overgrown and in places worn at edge of roadside.
2. Spinney of excellent mature trees.
3. Good views over fields and mature trees.
4. Enclosed lane forms important visual entrance to village.
6. Church Farm buildings in good repair and of pleasant colour.
7. Good views out over countryside.
8. A pleasant group of buildings with interesting brick detailing.
9. This group of buildings is not really in keeping with the style of the village.
10. A pleasant building, possibly an old chapel.
11. Although a little out of keeping in the scale and style of the village, these are well maintained modern houses.
12. Important visual entrance to village.
13. A good variety of mature trees, although grass verge worn in places.
14. Bank and grass verge have an untidy appearance.
15. A pleasant church in good repair with some excellent mature trees. Fence and hedgerow need attention.
16. G.P.O. call box is too prominent together with telegraph pole behind.
17. Wall has an interesting and mellow character.
19. Good views over countryside.
20. The Manor House is a pleasant building and of good repair, together with barn on southern boundary.
21. The Dovecote is a pleasant building, although in need of repair. It is spoilt by the lean-to and the ugly black corrugated shed.

22. Fence is in need of repair and is of unattractive appearance.

23. The asbestos barn and black corrugated outbuildings are a little out of scale and intrusive. Views into the yard of prominent aluminium silos.

24. A very pleasant house with mature trees along boundary. Although the barn to the north detracts from the entrance to this property.

25. A pleasant little spinney of mature and semi-mature trees.

26. Fence is in need of repair and together with shrubs behind forms an untidy visual appearance.

27. An attractive building in good repair.

28. These buildings, particularly the one on the road frontage, need a certain amount of attention to bring them up to the standard of 27.

29. These buildings, although structurally sound, are run down and the courtyard overgrown, giving an overall unsightly appearance.

30. An attractive building in good repair.

31. The hedge is in poor condition as is the land behind. Because of its openness it forms an unattractive area together with the timber sheds which are clearly visible. The whole, mars the view across open countryside.

32. An attractive building in good repair with mature trees and nice shrubs along boundary.

33. An interesting pair of cottages. About four pairs of cottages were built in this style in the village, but only this pair retain their original form. There is some good decorative tiling on the roof.

34. Unsatisfactory end to street scene because it does not form an enclosure.

35. Although a little out of keeping in the scale and style of the village, these are well maintained modern houses.

36. Good views across countryside although grass verges need attention.

37. Least impressive entrance to village due to lack of enclosure.
POSSIBLE ENHANCEMENT

TO BE READ IN CONJUNCTION WITH MAP 3

(Figures in brackets refer to the appraisal schedule).

1. The majority of grass verges need attention by cutting, replacement of worn areas and road edges defining. (1)

2. Fences need to be repaired or replaced with suitable alternative. (22)

3. Hedges need cutting and/or sections replanting.

4. There is a planning application being considered for the conversion of these buildings into residential units which will greatly improve this area. (29).

5. Landscaping would hide visually unattractive sheds and land. (31).

6. "-dscaping would hide corrugated shed. (21).

7. Needs to be removed and Dovecote repaired to restore this al building to its former good condition and appearance. (21).

8. Planting needed to close end of street and so enclose village. (34).

9. Area needs careful attention so as to improve its effect on the reet scene. (23).

10. These buildings and entrance would benefit from attention. (28).

11. G.P.O. call box needs to be moved back and improved by landscaping. (16).

12. The profusion of electricity and G.P.O. lines, particularly at the northern end of the village need to be looked at with the view to reducing them or laying these services underground.

13. The roadway needs defining in certain areas with sensitive use of ground materials.