

**TEMPLE FARM,
TEMPLE ROAD,
ASLACKBY,
LINCOLNSHIRE**

Proposed conversion of existing brick barn



NGR REF: TF 08636 30348

HERITAGE IMPACT ASSESSMENT

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SUMMARY

This Heritage Impact Assessment was commissioned from Independent Archaeology Consultants in 2023 by the trustees of the Sir John Conant 1974 Settlement, the present owner of Temple Farm. The report has been written in connection with the proposed conversion of the red brick barns standing within the present farm area. Its purpose is to assess the cultural and historical impact on the farm and the surrounding landscape. Temple Farm is a Grade II listed dwelling, located within the Aslackby conservation area. The farm may go back to medieval times, but it was much altered in the later part of the 19th century and further changes occurred in the 20th century. It has an attractive setting between the village of Aslackby in the north and extensive agricultural fields in the south.

The extensive garden that surrounds the farmhouse today is partly forming the curtilage belonging to the Grade II listed building. The more remote parts of the garden, however, are not likely to belong to this curtilage. The site of the buildings considered for the conversion to a dwelling in the south contains today some 19th century outbuildings. This proposal is similar to other, and recently approved, proposals for barn conversions in nearby villages, and is consistent with local planning policies such as NPPF 2021, the local Conservation Plan and Historic England Advice.

1 INTRODUCTION

1.1 Background to the Report

This report considers the impact of the proposed conversion of the brick barns (Temple Barn, Plot No.4) and two possible house plots (West Plot No.1 and East Plot No.3). When reading the report therefore it needs to be borne in mind that it is a composite document, dealing with three sites within the premises at Temple Farm. However, it should be noted that Temple Farmhouse (Plot 2) is the subject of a separate Statement of Significance. The boundaries of these 'Plots' are shown on the site layout plan, Appendix 3.

This report was commissioned from Independent Archaeology Consultants by the trustees of the Sir John Conant 1974 Settlement, the present owner of Temple Farm. The farmhouse Temple Farm in Aslackby is a Grade II listed building within Aslackby conservation area (see Appendices 1, 2 and 3). Planning permissions for the construction of two new dwellings within the farm area will be applied for concurrently with this application for conversion. This Heritage Impact Assessment has been written to support the suggested proposed conversion of the barns. The document should therefore be read in conjunction with survey and proposal plans produced by Oakhouse Architecture. Local planning regulations require the impact on a listed building and its curtilage to be assessed when changes are proposed in proximity to heritage assets. The conversion of existing and obsolete farm buildings is also encouraged in the Local Plan. This report has been produced to comply with such local regulations as well as the National Planning Policy Framework (NPPF 2021) and current Historic England Advice.

1.2 Purpose of the Report

The purpose of the report is to assess the heritage impact of the new proposal. The report is covering the following key aspects:

- Historical Development and Cultural Context
- Descriptions of the suggested new plots and their settings
- Heritage Impact Assessment

2 HISTORICAL DEVELOPMENT AND CULTURAL CONTEXT

2.1 Historic Development of Temple Farm

Temple Farm may go back to the medieval period, when the Knights Templar had a preceptory in Aslackby. During the process against the Templars in the early 14th century the property was taken over by the Knights Hospitaller, who controlled the property until the Protestant Reformation in the 16th century. In the post medieval period the farm has been owned by many different families until the present day.

The earliest maps of Aslackby date from the 19th century. The first and second editions of the OS map are from 1886, and show the farm buildings as having an L-shape. This was due to a, now lost, east-west orientated wing which was linked to the present north-south orientated farmhouse by a medieval tower with battlements. The tower stood until about 1892 in the angle between the two wings. The tower was demolished after a storm swept through the village, damaging the tower (Figures 1 and 2).

At the same time the farmhouse was rebuilt: A new storey of yellow bricks was added to form the three-storey structure that can be seen today, and the building was also shortened by about 5m toward the north. Black and white photographs from the end of the 19th century clearly show the house as being much longer some 130 years ago (Figure 3). Some 20m southeast of the present farmhouse are some 19th century brick outbuildings. They have until recently been used as barns, garages, storage sheds and sheep shelters.

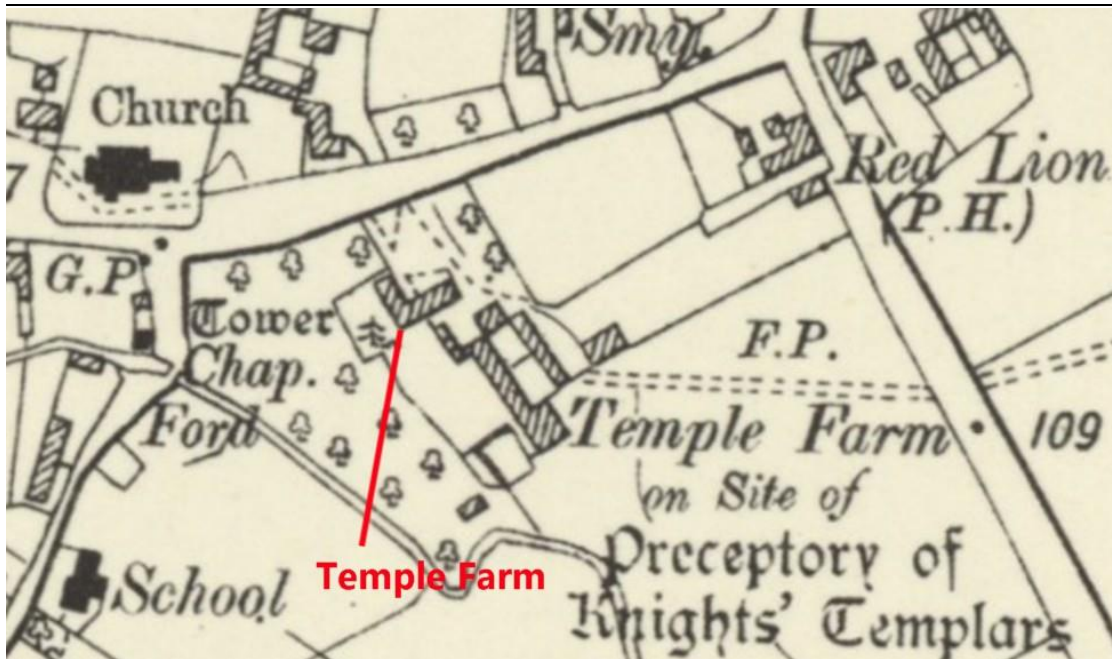


Figure.1. First edition of the 1886 OS map showing Temple Farm as an L-shaped structure.

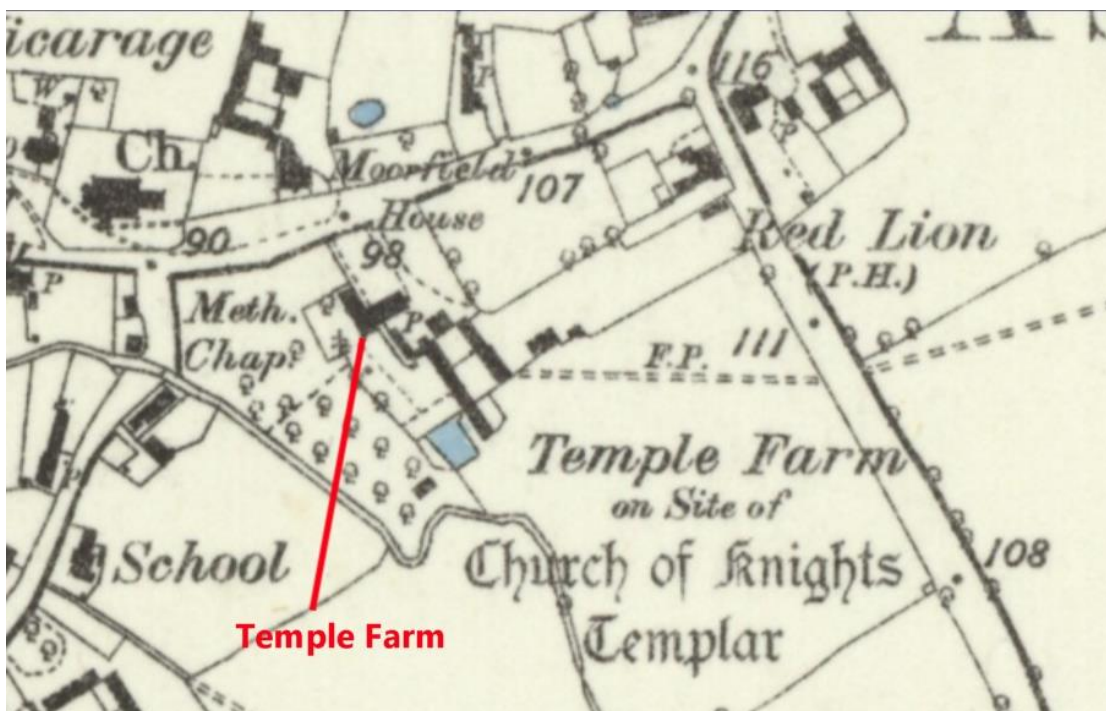


Figure 2. Second edition of the 1886 OS map showing Temple Farm as an L-shaped structure.



Figure 3. Photo of Temple Farm from ca 1890.

3 DESCRIPTION OF THE BRICK BARN AND ITS SETTINGS

3.1 Descriptions and Settings

The present farmhouse consists of a three-storey north-south orientated building, where the ground floor and first floor has external limestone walls, while the second floor was added in the later part of the 19th century and consists entirely of yellow bricks. The first two floors give the impression of consisting of limestone rubble, where many of the stones show signs of having been re-used in the present structure. The southern part of the building is now one floor lower than the rest. This is due to the medieval tower that was once attached to the southern end of the present farmhouse. The tower was demolished in about 1892, and the southern part of the building has therefore been heavily rebuilt in the last 130 years.

The landscape south of the farm is largely rural, while the village of Aslackby is stretching to the north, east and west of the farm complex. Due to the hilly topography and curving line of Temple Road, the house is partly screened in views along the village roads and north-south orientated A15 main road. If approaching from the west the view is partly blocked by tall trees and other vegetation. If approaching from the east the topography and dense vegetation partly screen the east and north sides of the property. Once opposite the driveway to Temple Farm there is, however, a full view of the north and east elevations of the listed farmhouse, and the gable of the barn may be glimpsed.

Temple Farmhouse is today located in the central parts of the property and its curtilage. The farm complex is entirely situated on the south side of Temple Road. The farm area is limited by Temple Road in the north, a few fruit trees in the west, an enclosed and sloping field in the south and the Old Bakery in the east. Some 20m southeast of the present farmhouse there are also some 19th century brick outbuildings. They have until recently been used as barns, garages, storage sheds and sheep shelters.

The suggested developments within Plots 1, 3 and 4 will be carried out on previously undeveloped land, and consisted among other things of the transformation of the existing 19th century brick buildings into a comfortable family home in Plot 3. The impact on the present farmhouse and its surroundings will, however, be fairly limited (Appendix 3).

3.2 Suggested development of the existing brick buildings

The suggested site is located in the southern parts of the farm complex, and contains existing brick outbuildings from the 19th century. It is therefore also located some distance away from the central parts of the property, and the farmhouse itself. The plot consists of a largely flat and grassy area in-between the existing outbuildings. The existing brick outbuildings are all in need of extensive restoration works. The scheme as shown in the drawings is to convert the buildings to provide one family home within the ‘footprint’ of the existing structure. The site can be reached from the existing farm driveway. The building materials and colours for proposed changes (e.g. doors and windows) will be chosen well, but the current brick structures will be left intact as far as possible in order to fit into its surrounding village setting. The changes of the view from the existing farmland in the south will therefore be negligible (Figure 4). Additional photos of the surroundings in Plots 1, 2 and 3 are attached below as Figures 5-7.



Figure 4. The 19th century outbuildings, the proposed barn conversion (Plot 4) southeast of the present farmhouse. Photo from north.



Figure 5: View of Temple Farm from Temple Road, with the suggested Plot 3 behind the bush to the left. Photo from north.



Figure 6. The Old Bakery east of Temple Farm, with parts of the suggested Plot 3 in the foreground. Photo from west.



Figure 7. View of the pasture, from the road junction, with the suggested Plot 1, west of Temple Farmhouse in the distance. Photo from west.

4 HERITAGE IMPACT ASSESSMENT

4.1 Heritage Impact Assessment in relation to NPPF21 and Historic England Advice

The farmhouse at Temple Farm was first listed as a Grade II property in May 1952 (Appendix 1). The building and its surroundings are of high significance for its historic and architectural values, as an example of a multi period Lincolnshire farmhouse. The farmhouse is located just to the south of the village centre, but is within the boundaries of Aslackby conservation area, first designated in 1991 (Appendix 2).

A number of listed buildings are located north of Temple Road. The closest consist of the 13th century parish church of St James (MLI33747), the 18th century Moorfield Farmhouse (MLI96347), The Rectory (MLI95030) and Aslackby Manor House (MLI94995). Because of existing vegetation against Temple Road, however, very little of the proposed new developments can be spotted from areas north of the road.

Even if Temple Farm itself has not been archaeologically investigated a number of smaller archaeological investigation have taken place in Aslackby in recent years. At Monks Cottage, Kirkby Underwood Road, an archaeological evaluation was carried out in the year 2000 and a number of undated graves were uncovered (ELI2108).

In 2001 a gradiometer survey was carried out on c 0.7ha of land at Aveland Way prior to a new development, to inform the placing of a resistivity survey. A single possible indistinct archaeological anomaly was recorded, while other anomalies were related to modern features or geology (ELI2588), (ELI2591), (ELI2594) and (ELI2786).

At Aveland Way were also three archaeological trial trenches excavated in advance of a new residential development at Aveland Way, but little of archaeological interest was being uncovered (ELI2785).

In 2010 archaeological recording and monitoring was carried out during groundworks for the construction of new welfare facilities within the western part of the churchyard and the west tower and store room of the church. Six burials were partially exposed and the human remains re-interred elsewhere in the churchyard. Other features recorded include stone foundations that pre-date the existing tower, and sherds of residual Saxon pottery (ELI10763). Medieval activity has also been found at Aveland Way, some 100m west of Temple Farm (MLI82606), and southeast of the farm are also some preserved medieval earthworks, but their link to the farm itself remains unclear (MLI84229).

Assessing the historic impact is a key principle for managing changes to heritage assets and listed buildings. It is therefore embedded within current government policies. The main document here is the NPPF 2021, which is the latest version of the National Planning Policy Framework that, from 2012 onwards, largely replaced the older Planning Policy Statements.

English Heritage issued Conservation Principles in 2008 to explain its philosophical approach to significance, to manage change and to identify four main aspects of significance: evidential, historical, aesthetic and communal. Within these categories, significance can be measured in hierarchical levels, where the most usual levels are:

- **Exceptional** – an asset important at the highest national or international levels, including scheduled ancient monuments, Grade I and II* listed buildings and World Heritage Sites.
- **High** – a designated asset important at a regional level and also at a national level, including Grade II listed buildings and conservation areas.
- **Medium** – an undesignated asset important at a local to regional level, including local (non-statutory) listed buildings or those that make a positive contribution to the setting of a listed building or to a conservation area. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.
- **Low** – structure or feature of very limited heritage or other cultural value and usually not defined as a heritage asset. May include low quality additions to listed buildings, and buildings that do not contribute positively to a conservation area. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.
- **Negative** – structure or feature that harms the value of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

In order to give further legal advice when dealing with listed buildings Historic England has also published the important document *Listed Buildings and Curtilage. Historic England Advice Note 10* (2018). This publication stresses the importance of an early identification of the

curtilage of a listed building prior to new developments in its vicinity. The document points out the following issues:

“The law provides that buildings and other structures that pre-date July 1948 and are within the curtilage of a listed building are to be treated as part of the listed building. Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building”.

“Working out whether a building has a curtilage and the extent of that curtilage can be difficult. It is important because altering or demolishing such curtilage structures may require listed building consent and carrying out works without having obtained listed building consent when it is needed is a criminal offence. It is therefore important to assess the extent of the curtilage of a listed building with confidence.”

“This advice note gives hypothetical examples to assist in that assessment. It is based on the current legislative provision in the Planning (Listed Buildings and Conservation Areas) Act 1990 (S. 1[5]) and consideration of listed buildings and curtilage in legal cases. We are currently reviewing our advice in light of the changes to the National Planning Policy Framework, and will amend it, where necessary, in due course.”

5 Conclusions

Planning Consultant Michael Thompson and Oakhouse Architecture have designed a proposal for the barn conversion and two new dwellings at Temple Farm in Aslackby, that balances the impact on the listed building and its curtilage with the need for additional dwellings in the village. This assessment should therefore be read in conjunction with the current set of proposal plans and drawings. The farmhouse is a Grade II listed building, and preserving the historic and architectural character of the building and its curtilage is a priority. The proposal has, therefore, been composed in order to have a limited effect on the farmhouse and its historical assets. The proposed new developments within Plots 1, 3 and 4 will, therefore, be constructed using materials that fit well together with their village settings, as well as the existing farmhouse itself.

National Planning Policy Framework (NPPF 2021) provides a policy framework for making informed decisions when dealing with historic assets. A key principle enshrined in the NPPF is the need to balance the impact on the heritage assets against the harm caused by, and the public benefits of, a proposal. The relevant policies of the NPPF 2021 are listed below:

189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

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

191. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

192. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment.
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future. Some World Heritage Sites are inscribed by UNESCO to be of natural significance rather than cultural significance; and in some cases they are inscribed for both their natural and cultural significance. The policies set out in this chapter relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making.

193. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

A key element in the planning process will also be to establish the exact outlines of the curtilage that forms a part of the Grade II listed farmhouse. Temple Farm is important for the landscape character of the Aslackby area, and its location within the Aslackby conservation area. The proposals have therefore been sensitively designed to minimise the visual impact on the setting of the standing building (farmhouse), and will not have a harmful impact on the known heritage elements of the farm complex. However, unknown archaeological remains may exist beneath the ground within the farm complex.

The current proposals will therefore, in overall terms, have a very fairly impact on the house and its setting. The impact on the larger conservation area is also considered to be very limited. The proposal is consistent with current policies in the NPPF 2021 as well as Historic England guidance documents.

6 LITERATURE AND SOURCES

Aslackby Conservation Plan.

Conservation Principles, Policies and Guidance. 2008. Historic England.

First and Second Edition of the 1886 OS map (Scale 1:500).

Historic England 2018. Listed Buildings and Curtilage Historic England Advice Note 10.

NPPF 2021. National Planning Policy Framework. 2021 Edition. London.

Websites: <https://historicengland.org.uk/advice/hpg/historic-environment/>

<http://www.southkesteven.gov.uk/>

<https://historicengland.org.uk/advice/constructive-conservation/conservation-principles/>

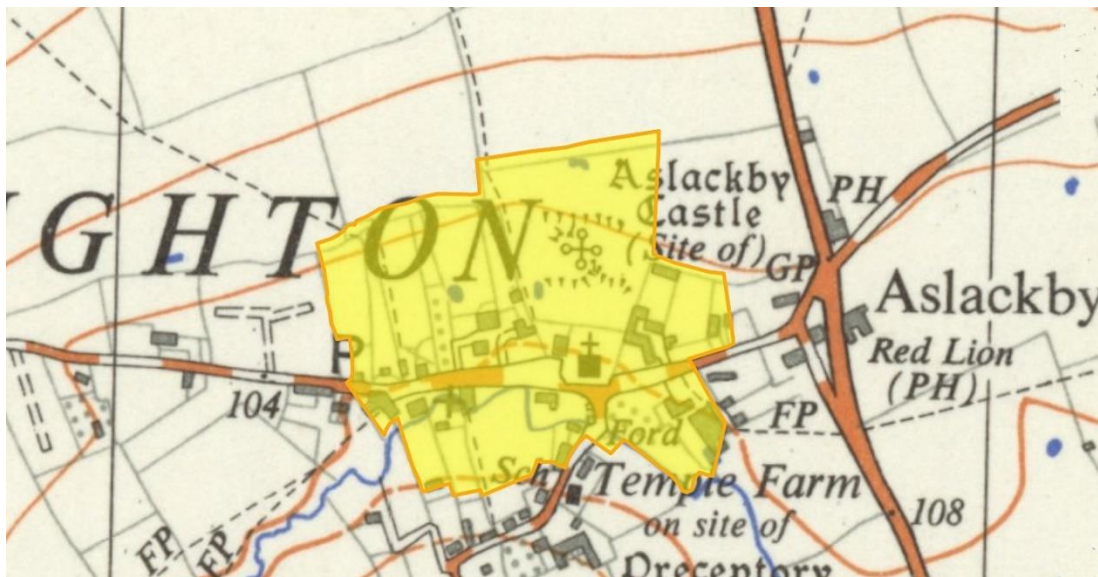
<https://historicengland.org.uk/images-books/publications/adapting-traditional-farm-buildings/>

Appendix 1. List Entry

Entry Name: Temple Farmhouse
Listing Date: 6 May 1952
Grade: II
Source: Historic England
Source ID: 1062758
English Heritage Legacy ID: 194230
Location: Aslackby and Laughton, South Kesteven, Lincolnshire, NG34
County: Lincolnshire
District: South Kesteven
Civil Parish: Aslackby and Laughton
Built-Up Area: Aslackby
Traditional County: Lincolnshire
Lieutenancy Area (Ceremonial County): Lincolnshire
Church of England Parish: Aslackby St James
Church of England Diocese: Lincoln
NGR TF08636 30348

Building Description: Farmhouse. Late C12, raised late C19, C20. Limestone rubble, stock brick, some render. Slate roofs with single stock brick off-gable stack and single lateral stack. 3 storey, 2 bay east front with stock brick top floor. Doorway to left in C20 brick, glazed porch with plank door and casements. 2 light casement to right, 2 two light casements above, with single 2 light casement above. All the windows with wooden lintels. 3 storey, 3 bay west front with stock brick top floor and 2 storey, single rubble bay to right. Stock brick left hand bay projects with doorway with partially glazed door. 2 plain sashes to the right. 4 plain sashes above and 2 small plain sashes above them.

Appendix 2. Conservation Area



Aslackby conservation area boundary on top of the historic map of the village. The Conservation Area covers approximately 13.77ha and was designated 05.12.1991.

Appendix 3. Plan of the proposed developments

