



East  
Northamptonshire  
Council

## Planning Policy Committee – 17 June 2013

### Islip Conservation Area Review

#### Purpose of report

This report informs the Committee of the work carried out to date in respect of a proposed conservation area for Islip, and recommends a period of public consultation on the proposals.

#### Attachment(s)

Appendix 1: Draft Islip Conservation Area Plan

Appendix 2: Draft Islip Conservation Area Appraisal and Designation Statement

Appendix 3: Draft Islip Conservation Area Management Plan

#### 1.0 Background

1.1 Conservation areas are defined by the Planning (Listed Buildings and Conservation Areas) Act 1990 as 'areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance'. Section 69 of the Act places a duty on local planning authorities to review and designate conservation areas.

#### 2.0 Progress to date

2.1 Research has been carried out as to the potential for a conservation area within the village of Islip, which has culminated in the production of a proposed conservation area boundary plan along with a supporting conservation area appraisal and management plan; these documents form Appendix 1 to 3 respectively.

#### 3.0 Consultation

3.1 A ten week period of consultation is recommended in respect of the proposals to ensure sufficient time is provided given the potential for summer holidays. It is suggested that the consultation comprises notification letters sent to all buildings which fall within the area, along with information explaining the consequences of designation; information sent to key stakeholders including Islip Parish Council and the Drayton Estate; and the proposals published widely using the Council's media platforms (website and NVN).

3.2 Following the consultation a further report will be brought back to the Committee to consider the representations received.

#### 4.0 Equality and Diversity Implications

4.1 There are no equality and diversity implications arising from the proposals.

#### 5.0 Legal Implications

5.1 There are no legal implications arising from the immediate proposals. However, should the designation go forward there would be implications in terms of development/works within the area. Chiefly these are:

- Conservation area consent will be required for the substantial or total demolition of any building or structure within the area
- The local planning authority must consider the desirability of preserving or

enhancing the character or appearance of the conservation area when assessing applications for change in conservation areas;

- Householder permitted development rights are slightly reduced; and
- Permission is required to fell or lop a tree over a certain size.

## 6.0 Risk Management

6.4 There are no significant risks arising from the proposed recommendations in this report.

## 7.0 Financial Implications

7.1 There are no financial implications arising from the proposals save from costs associated with postage.

## 8.0 Corporate Outcomes

8.1 It is considered that the proposals will help deliver the following corporate outcomes:

- Good Quality of Life – Sustainable – High quality built environment
- Effective Management

## 9.0 Recommendation

9.1 The Committee is recommended to approve public consultation on the Islip Conservation Area proposals

(Reason - To accord with legislation)

<b>Legal</b>	Power: Planning (Listed Buildings and Conservation Areas) Act 1990				
	Other considerations:				
<b>Background Papers:</b>					
<b>Person Originating Report:</b> Lloyd Mills, Senior Conservation Officer – <a href="mailto:lmills@east-northamptonshire.gov.uk">lmills@east-northamptonshire.gov.uk</a> – 01832 742133					
<b>Date: 22-May-2013</b>					
<b>CFO</b>		<b>MO</b>		<b>CX</b>	

(Committee Report Normal Rev. 22)



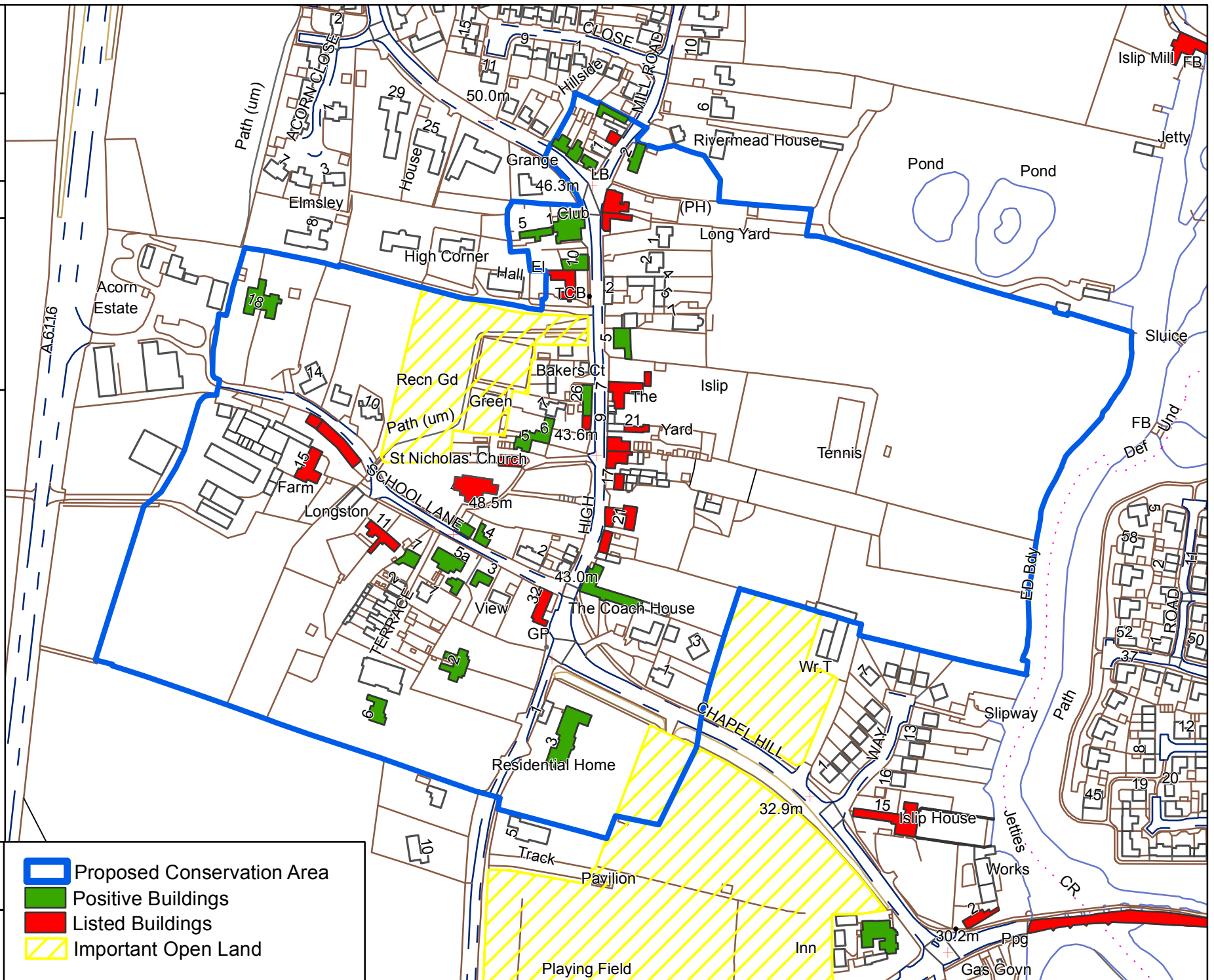
East Northamptonshire Council







Scale: 1:3,250

Planning Policy

Proposed Conservation Area: Islip



This map is accurate to the scale specified above when reproduced at: A4

-  Proposed Conservation Area
-  Positive Buildings
-  Listed Buildings
-  Important Open Land

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# Islip Conservation Area Character Appraisal and Designation Statement

Draft

21.5.13

## **Islip Conservation Area Character Appraisal and Designation Statement**

### **Contents**

#### **1 Statement of the Special Interest of the Islip Conservation Area**

#### **2 Introduction**

- 2.1 Background
- 2.2 Legislative Framework
- 2.3 Planning Policy Context
- 2.4 Purpose of the appraisal
- 2.5 Community involvement

#### **3 The Islip Conservation Area**

- 3.1 Designation
- 3.2 Activities and uses

#### **4 Location and Landscape Setting**

- 4.1 Geographic location
- 4.2 Topography and geology
- 4.3 Landscape setting

#### **5 Historical Development**

- 5.1 Archaeological interest
- 5.2 Historical development

#### **6 Spatial Analysis**

- 6.1 Layout and spaces
- 6.2 Relationship of buildings to spaces
- 6.3 Landmarks and focal points
- 6.4 Views and vistas
- 6.5 Trees
- 6.6 Public realm

#### **7 The buildings of the conservation area**

- 7.1 Building types
- 7.2 Building form
- 7.3 Listed buildings
- 7.4 Locally listed buildings
- 7.5 Positive buildings
- 7.6 Building materials

#### **8 Negative factors**

- 8.1 Definition of negative factors
- 8.2 Loss of architectural detail
- 8.3 Intrusive modern development
- 8.4 Areas in need of enhancement

- 8.5 Poor quality public realm
- 8.6 Intrusive impact of modern details

## **9 Issues**

- 9.1 Control of new development
- 9.2 Control of unlisted buildings
- 9.3 Sites requiring enhancement
- 9.4 Wirescape
- 9.5 Local List
- 9.6 Satellite dishes
- 9.7 Protection of views and focal buildings
- 9.8 Protection of trees and open spaces
- 9.9 Traffic
- 9.10 Visitor Interpretation

## **Appendices**

- Appendix 1 Bibliography

## 1.0 STATEMENT OF SPECIAL INTEREST OF THE ISLIP CONSERVATION AREA

The key characteristics of Islip that make it worthy of conservation area status are:

- A historic village core established in the medieval period which contains a high number of listed and 'positive' buildings.
- A grade I listed church dating to the 14<sup>th</sup> century, which forms the centrepiece of the settlement.
- Local vernacular architecture dating to the 16<sup>th</sup> and 17<sup>th</sup> centuries.
- Use of limestone (ashlar blocks and rubblestone), with some Collyweston stone slate roofs and thatch, for many of the historic buildings
- Evidence of early archaeology in the area.
- Surrounding area comprises a picturesque landscape with rolling fields, rivers and lakes.
- Traces of past industry that brought growth to the village, such as a horse collar and rush mat factory.
- Historic link to George Washington, first president of the United States, through ancestors who lived in the village during the 17<sup>th</sup> century.
- Location adjacent to the River Nene, providing rich soils for agriculture.
- There has been some 20th century development, but not enough to adversely affect the special architectural or historic interest of the village.

## 2.0 INTRODUCTION

### 2.1 Background

This conservation area appraisal was conducted by East Northamptonshire Council during 2012. This appraisal will be used to guide future development and improvements in Islip in conjunction with existing and forthcoming planning policies adopted by East Northamptonshire Council.

The proposed conservation area boundary encompasses the central core of the village along High Street between Chapel Hill and Mill Road.

Some historic buildings have not been included within the proposed area owing to modern infill development separating them from the historic core of the village.

### 2.2 Legislative Framework

Conservation areas are defined by the Planning (Listed Buildings and Conservation Areas) Act 1990 as 'areas of architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. Local Planning Authorities have a statutory obligation under the Act to identify the parts of their area that should be designated as conservation areas and to formulate and publish proposals to preserve or enhance them. Local authorities must submit proposals for the protection and enhancement of conservation areas for consideration at a public meeting within the relevant area. They must also have regard to any views expressed by people attending the meeting.

Broadly, the effects of designation are:

- Conservation area consent must be obtained from the local planning authority or Secretary of State prior to the substantial or total demolition of any building or structure within a conservation area, with some exceptions;
- The local planning authority must consider the desirability of preserving or enhancing the character or appearance of the conservation area when assessing applications for change in conservation areas;
- Permitted development rights are slightly reduced; and
- Permission is required from the planning authority to fell or lop a tree over a certain size.

Further information about conservation area controls can be found on the council's website: [www.east-northamptonshire.gov.uk](http://www.east-northamptonshire.gov.uk)

The legislation to which this guidance primarily refers is the Town and Country Planning Act 1990 ('the principal Act') and the Planning (Listed Building and Conservation Areas) Act 1990 ('the Act').<sup>1</sup>

### 2.3 Planning Policy Context

The National Planning Policy Framework (NPPF) sets out the current national policy and guidance for the designation of conservation areas and for the determination of development proposals that may affect them.

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<sup>1</sup> English Heritage, *Guidance on Conservation Area Appraisals*, p. 2.



NPPF section 12: 'Conserving and enhancing the historic environment' (paragraphs 126-141) sets out the range of national policy criteria in respect of conservation areas, in accordance with the core national principle, to 'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution of the quality of life of this and future generations.' (NPPF paragraph 17).

The North Northamptonshire Core Spatial Strategy (adopted June 2008), or 'Joint Core Strategy' (JCS), sets out the current strategic Local Plan policies for development and growth in the North Northamptonshire area. JCS Policy 13 sets out a range of criteria both for raising standards (e.g. design standards) and protecting assets; this includes historic landscape and designated built environmental assets and their settings.

Within East Northamptonshire, the Rural North, Oundle and Thrapston Plan (RNOTP, adopted July 2011) provides the more detailed local policy framework. The RNOTP defines Islip as a 'Category A Network Village,' where the emphasis of new development will be on meeting local needs through development opportunities, including the re-use and conversion of buildings within and adjacent to the village (Policy 1).

The RNOTP contains further relevant policies regarding windfall development in settlements (Policy 2), and the adaption or re-use of rural buildings (Policy 23).

It is emphasized that the relevant national and local policies must to be taken into account when assessing development proposals which affect the conservation area.

## **2.4 Purpose of the appraisal**

This character appraisal provides an important understanding of the area and will principally be used as a reference for the local planning authority in determining planning applications. English Heritage guidance advises that 'a clear definition of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of an area, against which applications can be considered.'<sup>2</sup>

In addition to the appraisal's role in guiding development, it may also prove useful if the community ever seeks grant funding. English Heritage guidance suggests that if the local authority requests to carry out urgent works to preserve an unlisted building in a conservation area, the Secretary of State is more likely to do so where the area's special interest has been clearly defined and published.<sup>3</sup>

## **2.5 Community involvement**

Community involvement is an integral part of the designation of conservation areas. Views are invited from local residents, particularly in relation to what makes the area of special interest, whether a conservation area designation is warranted, and where the boundary lines should be drawn.

A process of public consultation will take place during summer 2013.

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<sup>2</sup> English Heritage, *Guidance*, p. 5.

<sup>3</sup> Ibid.

### **3.0 THE ISLIP CONSERVATION AREA**

#### **3.1 Designation**

The Islip Conservation Area was designated on (*to be input later*).

#### **3.2 Activities and uses**

Islip is a small village separated from the town of Thrapston by the River Nene. Much of the land surrounding the village is owned by the Drayton Estate and is in use as part of the estate's agricultural programme.

The official census population in 2001 was 763. By 2010, the population is estimated to have increased to 787.

Community facilities in the village include a recreation ground with a playground and bowling green. There is also a village hall, which hosts several regular activities and events.

Historically the village offered many commercial facilities, although now only few remain. These include two public houses, a working men's club, and a hairdresser's salon.

In the centre of the village is St. Nicholas' Church, which dates from the fourteenth century, and still maintains an active congregation.

### **4.0 LOCATION AND LANDSCAPE SETTING**

#### **4.1 Geographic location**

Islip is a distinctive village of special interest in East Northamptonshire. It is located approximately ten miles east of Kettering and less than one mile west of the market town of Thrapston. The village is bounded to the east by the River Nene, and west by the A6116. It continues north to Harper's Brook and south to the A14.

#### **4.2 Topography and geology**

The parish covers an area of approximately 560 hectares. The centre of the village is situated on a valley slope overlooking the River Nene, with further development spread along the gently undulating, surrounding area. Local soil is composed of gravel and clay with a sub-soil of clay and ironstone. A substantial quarry of iron ore was once located west of the village on Kettering Road. A gravel quarry has been indicated on historic maps, located behind where the present day Islip garage is situated. There is further indication of stone quarrying, as this area of Northamptonshire is rich in good quality building stone.

#### **4.3 Landscape setting**

Much of the land within and surrounding Islip has been under the ownership of the Drayton Estate since at least the thirteenth century. The primary use has continuously been for agriculture, with land enclosure being carried out in 1800. Historically, crops cultivated during the last century were wheat, barley, beans, peas

and seeds.<sup>4</sup> Current crops managed by the estate are predominantly wheat, rapeseed and peas. Some areas are kept as grasslands for the grazing of cattle and horses.

The surrounding landscape consists of wooded areas and agricultural fields enclosed by hedgerows and mature trees. Much of this land has also been identified as a 'Reinstated Mineral Extraction' by the Historic Landscape Character Assessment produced by Northamptonshire County Council. This area which covers Islip was characterised by the extraction of ironstone deposits and the associated works.

Another observation of note is the presence of an old Roman Road that runs straight through the meadow adjacent to the Islip Mill. This same meadow also contains some species of plants, such as the Greater Burnet (*Sanguisorba officinalis*), that corroborate it as being an historic meadow.

At the north-eastern boundary of the village lies Thrapston Lakes, which were created as a result of gravel extraction in the early part of the 20th century. This site has subsequently been designated as a special protection area (SPA). Further along is the Titchmarsh Nature Reserve which opened in 1987. It covers an area of 178 acres, and has been designated a site of special scientific interest (SSSI) owing to its diverse habitats and array of wildlife. This site is managed by the Wildlife Trust.

Leased allotments take up a substantial area of the slope at the north end of the village.

## 5.0 HISTORICAL DEVELOPMENT

### 5.1 Archaeology

Islip's proximity to water made it an attractive place for historic settlers. There is evidence of early activity in the area.

A prehistoric curved tusk was discovered in 1922 buried in the gravel pit which is located behind the Islip garage site, providing evidence to the theory that prehistoric mammals once roamed this part of the Nene Valley. The tusk was buried fourteen feet deep and measured five feet, four inches in length. It was later identified as belonging to a pre-elephant species during the mid-glacial period.<sup>5</sup>

In 1965, an Anglo-Saxon burial ground was uncovered near Lowick Road during work to lay pipes.<sup>6</sup> It included the discovery of two brooches, in cruciform shape, which were later dated to the late sixth or early seventh century.<sup>7</sup>

Another site of archaeological interest is where a hermitage or chapel once stood near Thrapston Bridge. The following summary was taken from a report by Northamptonshire Heritage (1999):

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<sup>4</sup> Kelly's Directory, 1920.

<sup>5</sup> Islip Parish Council, *Islip: Past, Present and Future*, Kettering: Attwood Dawes Printers, 1995, p. 2.

<sup>6</sup> David Wilson and D. Gillian Hurst, *Medieval Britain in 1968*, p. 236.

[http://archaeologydataservice.ac.uk/catalogue/adsdata/arch-769-1/dissemination/pdf/vol13/13\\_230\\_287\\_med\\_britain.pdf](http://archaeologydataservice.ac.uk/catalogue/adsdata/arch-769-1/dissemination/pdf/vol13/13_230_287_med_britain.pdf)

<sup>7</sup> E.T. Fields and Michael Pocock. *A survey of the Anglo-Saxon Cruciform Brooches of Florid Type*, [www.archaeologydataservice.ac.uk](http://www.archaeologydataservice.ac.uk).

'In the medieval period a hermitage or chapel stood in Hermitage Close at the foot of the bridge on the west side in Islip. The hermitage probably owed its existence to the importance of the bridge rather than to the presence of the town of Thrapston, for significant bridges on major roads often had hermitages or chapels associated with them, though this is most often seen where the bridge was in association with a town.

The hermitage or chapel of St. Thomas the Martyr existed by 1231-2 at the end of Chapel Lane in Islip, next to Thrapston bridge. It was one of two chapels to Islip church and lacked burial rights or tithes.<sup>8</sup> There are further fourteenth and fifteenth century references to the chapel. In 1400 it was described as the king's free chapel or hermitage at the end of Islip and it was still in existence in 1492 when Henry Veer of Addington gave 10/- to the chapel in his will. According to Leland, writing in the mid-sixteenth century, it had only recently been suppressed. He records ruins of a very large hermitage '*and principally welle buildid*' at the end of the bridge.<sup>9</sup> The presence of a large hermitage on the bridge implies a substantial number of travellers using the bridge.'

While documentary evidence dates this chapel to at least the thirteenth century, it also suggests its demise was linked to the suppression of the monasteries in the mid-sixteenth century. Although there are no visible surviving remains of St. Thomas or its fisheries above ground, it is possible that this area could be rich in buried archaeological remains. The 1999 assessment by Northamptonshire Heritage regarded the medieval bridge and site of the hermitage as being of sufficient historical significance and archaeological potential to justify their inclusion within a conservation area designation. However, as this site is isolated from the historic core of the village, separated by modern infill development, its inclusion is not considered appropriate.

## 5.2 Historical development

Listed in the Domesday Book from 1086 as Islipe, over the centuries the village has also been known by the names Slepe, Islep, Isteslepe (11C), Hystlepa (12C), Eslep and Itteslep (13C)<sup>10</sup>. The name variants stem from the Old English word, *slaep*, meaning 'slippery place' as well as *Is/* which was used to describe part of the River Nene. Presumably, the Old High German derivative *sleifen*, 'to drag', suggests it was also a place where boats could be dragged or launched from a slipway.<sup>11</sup>

As with most villages, Islip developed as an agricultural community. The remaining farm complex at Rectory Farm provides evidence of this.

In addition to agriculture, a considerable industry in the village for many hundreds of years was the manufacture of horse collars and rush mats. The ready supply of rushes in the River Nene provided the raw material for the production of horse collars, mats, baskets, seats and floor coverings. This industry provided employment

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<sup>8</sup> VCH III 1930, p. 215.

<sup>9</sup> Leland, f.6.

<sup>10</sup> William Page (editor). "*Parishes: Islip.*" *A History of the County of Northampton: Volume 3* (1930): 215-218. British History Online. Web. 24 September 2012. <<http://www.british-history.ac.uk/report.aspx?compid=66291>>

<sup>11</sup> Arkell, W.J. Oxoniensia, '*Place-Names and Topography in the Upper Thames Country: A Regional Essay*', *Volume VII*, pp 1-23, 1942.

to many locals, who were known as rush-workers and ‘matte-makers’.<sup>12</sup> The industry went into decline following the First World War as farming processes became mechanised. At the north end of High Street, a horse collar factory remains (built circa 1905), however, it is now a working men’s club.

In the late 19th century, iron ore extraction and iron production at the Islip furnaces (west of village) created more employment opportunities and the need for additional housing. This resulted in the construction of ten terraced houses along Kettering Road at the turn of the 20th century. They are known as the King Edward Cottages, and were funded by the Stopford-Sackville family, owners of the Drayton Estate, to house furnace workers who had relocated from Wiltshire. This row of buildings is of merit.

Population values have fluctuated over the past two centuries in a pattern which may have been affected by the rise of industry and the advent of two world wars. The population in Islip in 1801 was 440.<sup>13</sup> It steadily increased during the following century, presumably due to the expanding employment opportunities at the Islip furnaces and horse collar factories. Resident occupations ranged from blacksmith, tailor, shoemaker, stonemason and carpenters to beer retailer and dressmaker.<sup>14</sup> Its population peaked in 1931 at 675, before going through a slight decline after the war years, and only picked up towards the end of the 20th century. The 2001 census calculated the population at 763 people.

## 6.0 SPACIAL ANALYSIS

### 6.1 Layout and spaces

The layout of the village has developed in a linear north to south progression with High Street forming the historic core. Chapel Hill, Toll Bar Road and School Lane form the outward forks at the southern end of the village, while Lowick Road and Mill Road branch off to the north.

St. Nicholas’ church and its surrounding yard are located at the southern end on the High Street. A lichgate is positioned at the entrance to the churchyard, aligned with the chancel of the church.

In the centre of the village, on the west side of High Street, is the recreation ground and village hall. The entrance to the recreation ground is marked by two large stone piers engraved with a memorial to those who died during the First World War. The manor house is situated on the opposite side of the road.

School Lane (previously known as Church Lane), which runs perpendicular to High Street, is marked by the blacksmith’s cottage and forge at the lower end. The lane ascends past the 19th century school buildings, now private residences, and several attractive cottages, including Loveday cottage (grade II listed). Rectory Farmhouse commands a central position at the top of the lane. Beyond Rectory Farm is the Old Rectory, set back from the road and surrounded by significant evergreen trees. Three bungalows were built below the Rectory on land which was previously formed its curtilage.

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<sup>12</sup> Islip Parish Council, p. 16.

<sup>13</sup> Whellan’s History of Northamptonshire, 1874.

<sup>14</sup> Kelly’s Directory, 1854.

Wellington Terrace, a late 19th century development, branches off School Lane to the south. Unfortunately, some of the historic character and detail of this development has been lost over the years.

Toll Bar Road, lined with mature Sycamore trees, holds several attractive viewpoints as well as playing fields and early 20th century buildings of note.

The northern end of High Street, before it splits into Lowick Road and Mill Road, was once known to be the central meeting place of the village. The Reading Room is located at this junction, built upon land which was formerly the village pound. Also in this area of the village was a bakery, general stores and a number of workshops; these buildings have since been converted to residences. Conversely, the Rose and Crown public house is said to have been a residence before being turned into a public house.

Mill Road, following the intersection with High Street, is notable for containing several attractive cottages and trees. This road contains a mixture of development styles, including Rushmere Close, a modern cul-de-sac which was built on the site of Loveday's rush factory. Mill Road continues north out of the village along an agricultural by-way to the Elinor Trout Fishery in one direction, and Islip Mill in another.

Lowick Road was once the site of historic the Barrack Row and Pleasant Row housing developments, but unfortunately these have long since been demolished. The buildings of note that remain are those closest to High Street corner, such as the former Reading Room.

The landscape immediately to the north of the village lies within the Rockingham Forest and the Lower Nene Valley Special Landscape Area. The road out of the village towards Lowick offers pleasant views across this landscape.

Important open spaces within the village include the recreation ground in the centre of the village, and the playing field that runs adjacent to Toll Bar Road. From the playing field on Toll Bar Road one has views across the valley to the town of Thrapston. There is also an attractive open space along Chapel Hill in the area of the old abattoir site. These three spaces are designated as important open land in the adopted local plan for the area.

Behind many of the houses on the east side of High Street is a significant amount of pasture land that runs down to the River Nene. This provides a picturesque landscape setting to the village.

## **6.2 Relationship of buildings to spaces**

Generally, the buildings along High Street were built with their main entrance facing directly into the street and their gardens running behind. There are a few exceptions with entrances set to the side or back from the road with some garden area to the front, such as with Washington House.

Several courtyards leading off High Street enclose small clusters of buildings, creating intimate spaces. Walkways and arches between buildings allow for views towards the open countryside beyond the village.

The recreation ground is centrally located but is found tucked behind Baker's Court and St. Nicholas' Church. This layout allows for a peaceful setting.

Open land and developed plots are linked by an extensive network of stone walls which are a prominent feature throughout much of the village core. These low walls enclose colourful gardens and serve to enhance the privacy of the residents.

### **6.3 Landmarks and focal points**

Important landmarks within the village include the Woolpack Inn and the Rose and Crown, which are situated at opposite ends of the village.

The village's war memorial, which serves as a gateway to the recreation ground, is notable. It was designed by the architect J A Gotch in the Georgian style.

Another important landmark is the lychgate on High Street. This was originally located at the entrance to the churchyard, opposite the village green and Nicholas House; it was moved to its present site in 1926, when the churchyard was extended.

The crocketed spire of St. Nicholas Church is an impressive landmark, towering above the rooftops. Its raised position means that it can be seen for several miles in any direction. Its uniqueness reflects its landmark status and it is symbolic of the historic power of the church in the community.

The blacksmith's cottage and outbuilding mark the intersection of High Street, Chapel Hill, School Lane and Toll Bar Road. Likewise, the Reading Room and the working men's club are important landmarks where High St. divides into Mill Road and Lowick Road.

### **6.4 Views and vistas**

The location of Islip on a valley slope overlooking the Nene Valley would presumably afford the village a number of attractive vistas. While this is true to an extent, the density of the building blocks restrict potential views out from the High Street. It is only when leaving the centre of the village that the vantage points become more numerous. These include, but are not limited to, the following:

- Along Toll Bar Road with its mature Sycamore trees
- Across the playing fields (adjacent to Toll Bar Road) to the town of Thrapston.
- From Toll Bar Road looking into High Street.
- Westward up School Lane to Rectory Farmhouse and surrounding buildings.
- Various points along High Street.
- Kettering Road leading down to Thrapston Bridge past the King Edward Cottages.
- From the footpath behind the Rose and Crown, leading across the fields toward Islip Mill.
- From Thrapston Bridge, views of the River Nene and beyond.
- From surrounding areas, including the bridleways and footpaths, the predominant feature that distinguishes Islip within the landscape is the spire of St. Nicholas' Church. It makes a striking focal point as it stands tall among the rooftops of the village.

## 6.5 Trees

Most of the trees found along the main thoroughfares are a direct result of the Drayton Estate which planted Sycamores and Black Poplars along Kettering Road and Toll Bar Road. A note of interest: the Sycamores were planted in 1897 to commemorate Queen Victoria's Diamond Jubilee.

Willow trees fare well in the area due to the close proximity of water sources. Oak and Ash trees can be found in hedgerows although they are not as common.

Local houses in the village contain a diverse mix of trees, from Limes to Walnuts. One tree of special interest in the village is a small-leaved Lime (*Tilia cordata*), possibly several hundred years old. It is a rare species that can be found in ancient, protected woodlands around East Northamptonshire. This specimen is considered particularly unusual due to its location outside of a protected area.

Other rare species of tree in Islip include Acacias, Ash Bearded Maple, Atlantic Cedar, Lombardy Poplar, Southern Whitebeam, Monkey Puzzle and a Smoke Tree.<sup>15</sup>

## 6.6 Public Realm

The 'public realm' covers a variety of features and spaces between the buildings in the conservation area, such as the pavements, street lighting, street furniture, and signage. Generally in Islip these are varied but the effect is generally low key and unobtrusive in keeping with the village's rural character. These features are described as follows.

The ground surfacing generally consists of modern material – blacktop carriageways with rolled gravel footways. There does not seem to be any remnants of historic ground surface although there is always the possibility that some form of cobbling may still exist in between buildings or along private entrances.

The village walls are constructed of local limestone, a prevalent characteristic of this region. They vary in height; some are finished with cock-and-hen copping.

Signage within the village consists of modern white castings, letters painted black, affixed to either a stone wall (as seen near Manor House on High Street) or to timber posts (as seen on Mill Lane).

The village also has three public bus stops providing transportation for residents to surrounding towns and villages. These are marked with modern signage.

The public realm in Islip is dominated to a degree by power lines and telephone wiring which run haphazardly overhead between buildings and across streets. The corresponding poles periodically support a street light as an additional feature. This has the added benefit of reducing the visual intrusion into the village.

There are a few litter bins set up for public use around the village. They are the standard black barrel form with the insignia of East Northamptonshire District Council.

Public benches are positioned in several locations. There are three on Chapel Hill placed strategically up the incline from the bus stop at the bottom to a wooden bench

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<sup>15</sup> Islip Parish Council, *Islip*, p. 21.



at the top with a view towards the trees on Toll Bar Road. There are others situated on The Green and within the village recreation ground.

Alongside Nos. 23, 25 and 27 High Street is a wooden fence that separates the street from a sunken footway.

## **7.0 THE BUILDINGS OF THE CONSERVATION AREA**

### **7.1 Building types**

The historic buildings in the conservation area are typical of a small rural village. They include: the parish church; the former school (built 1862); prestigious houses, such as two Manor Houses and the Rectory; farm buildings; and an assortment of cottages.

The character of the buildings is established through the commonality of the building materials. The predominant use of local limestone in the closely nestled cottages and larger houses contribute to the sense of uniformity. There is some red brick construction, which stands out amongst the stone buildings and serves to highlight later, mostly 18th and 19th century development in the village.

### **7.2 Building form**

The residential buildings in the conservation area generally consist of one-and-a-half and two-storey buildings situated fronting the street. However, there are some buildings, such as St Nicholas House and Washington Cottage, which are orientated perpendicular to the street and set back from the main building line. There are also some examples of two-and-a-half storey buildings.

The majority of dwellings tend to be of single unit with side door. Later buildings, of 18th and 19th centuries, tend to be of two units with central door.

Many of the buildings have undergone changes over the years, particularly with regard to their external aspects. Arguably the most changed in this regard is the Coach House, which was extended (circa early twentieth century) along the whole length of its front elevation. Notwithstanding this, it is thought that the majority of their historic fabric and plan form (layout of walls) remains.

### **7.3 Listed buildings**

There are twenty-four buildings within the parish of Islip that are included on the statutory list of buildings of special architectural or historic interest. Aside from the church, all the buildings are listed at grade II. Below is a summary of the listed buildings that fall within the Islip Conservation Area:

#### **Nicholas House**

Located at number 2 The Green, adjacent to St. Nicholas Church, Nicholas House was added to the statutory list in 1987. It is of one-and-a-half storey, and constructed of timber and limestone under a thatched roof. It has medieval origins and is reputed to be the oldest building in the village. It was built as three tenements, possibly to house the stonemasons who built the church. Further alterations were made in the late 16th and early 17th centuries.

### **The Forge House and attached outbuilding**

Located at No. 32 High Street at the top of Chapel Lane, this grade II two-storey house holds a datestone of 1763 above the front door. It is built of coursed limestone and covered with a pantile roof. The outbuilding located to the left of the house was formerly the forge; it ceased trading in the late 1970s.

### **The Old Shop, Mill Road**

This property was constructed in the 18th century, and was once, as its name suggests, a general store. It is a one-and-a-half storey structure with eyebrow dormer windows. It is built of brick and timber under a thatch roof covering. An early photograph of the building has revealed that its front elevation had a stucco finish above the ground-floor window cills.

### **The Rose and Crown Public House, High Street**

The Rose and Crown comprises a late 17th century building constructed of squared coursed limestone with a Collyweston slate roof. It is of two storeys with attic. It has a datestone of 1691.

### **No. 3 High Street**

This building is an early-to-mid 19th century dwelling-house. It is constructed of stone under a Collyweston stone slate roof.

### **Washington House, High Street**

Washington House dates to the late 16th century, and is said to have been the manor house to the Norwyche family. It is of one-and-a-half storey construction and made of squared, coursed limestone under a Collyweston stone slate roof. Also of interest is the building's historic association with George Washington, first president of the United States. His ancestor, Dame Mary Washington, once lived here.

### **The Manor House, High Street**

The Manor House is located at No. 7 High Street and was built to serve the Drayton Manor. The building is of two storeys, and is constructed squared, coursed limestone under a plain tile roof. It is a multi-phase building dating from the 17th century. The stone porch on the building's principal elevation was relocated from the toll house that once stood on Toll Bar Road (demolished circa 1971).

### **No. 15 High Street**

Late 18th century house, constructed of squared, coursed limestone under a slate roof. The building is of two storeys and comprises a three-window range of unhorned sash windows, with glazing bars, under rendered heads.

### **No. 23 High Street**

This property comprises an early - mid 17th century house. It is constructed of regular coursed limestone under a thatch roof.

### **Nos. 11 and 13 High Street**

These properties were formerly one dwelling. They were constructed in the mid 18th century and are of squared coursed limestone under Collyweston stone slate and C20 plain tile roofs. Originally this building comprised a 2-unit plan. There are late 18th and 19th century extensions to the rear. The rear of No.13 was a bakehouse.

### **Nos. 25 and 27 High Street**

These properties were built in the early - mid 18th century. They are of two storeys, and are constructed of regular coursed limestone under thatch roof. Each building comprises a single-unit plan.

### **No. 30 High Street**

The building was constructed in the early - mid 18th century. It is built of squared coursed limestone with pantile roof. It is of one-and-a-half stories; 4 no. Lincolnshire eaves dormers light the attic level.

### **No. 21 High Street**

This building is set back behind the frontage buildings of High Street. It was constructed in the mid 18th century and altered in the mid 19th. It is constructed of squared coursed limestone with thatch roof; extensions are of brick and stone under slate roofs.

### **Nos. 17 and 19 High Street**

These buildings comprise a pair of almshouses. They were endowed by Henry Medbury, who died 1705. They are of single storey with attic, and constructed of squared coursed limestone with blue slate roofs. They were originally of single-unit plans. Unlike the majority of properties on High Street, these buildings have front gardens, which add to their setting, and in turn their charm.

### **The Church of St. Nicholas**

The Church of St. Nicholas holds grade I designation in recognition of its outstanding national interest. It is a single-phase building, built in the 14th century in the Perpendicular style. Its crocketed spire can be seen for miles around.

### **Nos. 9 and 11 School Lane**

Nos. 9 and 11 School Lane were constructed as one large residence but are now two separate dwellings. The building was built in the 17th century and underwent large alterations in the 19<sup>th</sup> century. They are built of stone under a pan-tile roof.

### **Rectory Farmhouse**

Rectory Farmhouse was built in the early 18th century. It is constructed of squared coursed limestone under a Collyweston stone slate roof. It is of an L-shaped plan with a gabled cross wing which breaks forward on the building's left-hand-side.

## **Barns approx. 30 metres north of Rectory Farmhouse**

This grouping consists of three single-unit barns, built circa the mid 18th century.

### **7.4 Positive buildings**

A large number of unlisted buildings have been identified as being buildings of townscape merit or positive buildings; these are marked on the conservation area plan. Buildings identified as having ‘townscape merit’ will vary, but commonly they will be good examples of relatively unaltered historic buildings where their style, detailing and building materials provides the streetscape with interest and variety. Most importantly, they make a positive contribution to the special interest of the conservation area. Historic buildings which have been heavily altered have been excluded.

### **7.5 Building materials**

The most prevalent building material in the conservation area is a local variety of limestone, commonly found throughout this area of Northamptonshire. This is seen in Islip’s buildings and walls, and contributes to the overall character of the village with its warm, sandy colour in direct contrast with the more darkly shaded roofing materials.

In contrast, some of the architecture of the 18th and 19th century buildings within the conservation area is made from a rich, red brick. This can be seen at the working men’s club and what was once the Reading Room (now dwelling). The 19th century brickwork was constructed with both Flemish bond and stretcher bond patterns. The school house itself is unusual in its polychromatic use of ironstone coursing.

The oldest form of roofing materials to be found in the conservation area are Collyweston stone slate and thatch (long straw variety), some of which can still be seen today. There are some buildings that may have originally had these once common roofing materials, but have since been replaced with Welsh slate, and more recently with modern concrete tiles and machine-made clay pantiles.

Overall, there has been a significant trend towards the insensitive and inappropriate modernisation of buildings in the form of modern window installation, plastic rainwater goods and modern doors.

## **8.0 NEGATIVE FACTORS**

### **8.1 Definition of negative factors**

English Heritage’s ‘Guidance on conservation area appraisals’ (2005) states, “The appraisal should identify elements which detract from the special character of the area, and which offer potential for beneficial change”. The following is a list of such negative factors in the Islip Conservation Area:

### **8.2 Loss of architectural detail**

The replacement of traditional doors, windows and roof materials that are part of the appearance of historic buildings results in a gradual erosion of the historic character and can have a negative impact on its appearance. The replacement of traditional

timber framed windows and traditional roofing materials are particularly notable throughout Islip.

### **8.3 Intrusive modern development**

Some buildings constructed during the later 20th century have had an intrusive impact on the character and appearance of the conservation area. As a result of the use of unsympathetic materials or design and overbearing scale, massing and placement of buildings within plots, the prominence of modern buildings over historic properties has been raised.

### **8.4 Opportunities for enhancement**

The conservation area contains very few sites that are poorly maintained. However, there are opportunities for enhancement. These include:

- Front garden of no. 6 The Courtyard, High Street
- Telephone Kiosk, High Street

### **8.5 Public realm enhancement**

It is considered that the following aspects of the public realm would benefit from enhancement:

- Area of recreation ground fronting High Street.
- Footway surfaces
- Railings on North side of School Lane adjacent to the Church
- Fences bordering courts on recreation ground and rear of Nos. 3 and 4 The Green
- Sycamore Trees along Toll Bar Road

### **8.6 Intrusive impact of some modern details**

A number of modern features in the conservation area are highly visible and detract from its character and appearance. Satellite dishes on the main frontages of buildings are particularly intrusive, whilst on street frontages, overhead wires or cables are conspicuous.

## **9.0 ISSUES**

The following ‘issues’ have been identified. They all derive from the negative factors noted in Chapter 8. These issues provide the basis for the recommendations in the accompanying Management Proposals. They will be subject to regular review by the Council and additional may be added in the future.

### **9.1 Control of new development**

A number of sites in Islip are awaiting redevelopment. At the time of writing these include various agricultural buildings at Rectory Farm, and the former abattoir site on Chapel Hill. Any new development within the conservation area, or within its setting, must be sensitively designed to ensure that the character of the conservation area is preserved or enhanced.

### **9.2 Control of unlisted buildings**

- Much of the unlisted historic housing in the conservation area has been adversely affected by the use of modern materials and details, particularly the insertion of plastic windows and front doors, and the use of modern roof materials. This could in future be controlled by an Article 4 (2) Direction.
- Conservation area designation also provides additional protection for boundary walls, including walls of over one metre to the front of buildings, and over 1.8 metres to the sides and rear of a property. Historic property boundaries of traditional local materials make an important contribution to the character and appearance of the conservation area, although in some areas they have been removed or unsympathetically altered to provide access to car parking in front gardens. The council will need to manage this process of change to prevent an adverse impact on the character and appearance of the conservation area.

### **9.3 Sites requiring enhancement**

- The Council will need to work with landowners and the local community to enable the improvement of the sites identified as needing enhancement.

### **9.4 Wirescape**

- Trailing wires and dominant timber telegraph poles have been identified as being particularly detrimental to the character of the area.

### **9.5 Local List**

- Some additional buildings in Islip may be eligible for the new draft Local List and a number are suggested in the Management Proposals.

### **9.6 Satellite dishes**

- A number of visible satellite dishes were noted during the survey work for this document.

### **9.7 Protection of views**

- The protection of the views within and on the edges of the village, which are marked on the Townscape Appraisal Map, is important.

### **9.8 Protection of trees and open spaces**

- The existing green open spaces and the many trees in the conservation area need to be protected for future generations.

### **9.9 Traffic**

- Islip has fallen victim to traffic along High Street by vehicles that utilize the route to save time, effectively 'cutting the corner', between Thrapston and the A6116. This affects the character of the village, and also raises issues regarding pedestrian safety.

### **10.10 Visitor interpretation**

- At the time of writing, visitor interpretation is limited placards within the village church.

## APPENDICES

### APPENDIX 1: Bibliography

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# Islip Conservation Area Management Proposals

Draft

21.5.2013



## **Islip Conservation Area Management Proposals**

### **Contents**

#### **1.0 Introduction**

- 1.1 Formats and Derivation
- 1.2 Purpose and Legislative Context
- 1.3 Local and National Planning Policies
- 1.4 Sustainability
- 1.5 Consultation
- 1.6 Monitoring

#### **2.0 Generic Actions**

- 2.1 Policy
- 2.2 Other guidance
- 2.3 Development Control Process
- 2.4 Enforcement Strategy
- 2.5 Street Management
- 2.6 Promotion and Awareness
- 2.7 Historic Environment Champions / Town or Parish Councils
- 2.8 Education/community involvement

#### **3.0 Specific Actions – Islip Conservation Area**

- 3.1 Control of new development
- 3.2 Control of unlisted buildings
- 3.3 Sites requiring enhancement
- 3.4 Public realm enhancements
- 3.5 Wirescape
- 3.6 Local List
- 3.7 Satellite dishes
- 3.8 Protection of views and focal buildings
- 3.9 Protection of trees and open spaces

## **1. INTRODUCTION**

### **1.1 Format and Derivation**

This management proposal document sets out a mid- to long-term strategy in the form of a series of recommendations and guidelines for the proposed Islip Conservation Area. It has been informed by the Islip Conservation Area Appraisal, which identified the area's special character and concluded by outlining some of the issues that it faces.

Proposals are split into generic and specific actions. The generic actions in Section 2 are tied in with general management principles, which could be applied across all of East Northamptonshire Council's conservation areas. The specific actions in Section 3 are informed by the findings of the character appraisal.

### **1.2 Purpose and Legislative Context**

These management proposals set out guidelines by which the special character of the proposed Islip Conservation Area can be preserved and enhanced. They will provide a basis for preparing new policies to achieve this.

The council has statutory obligations under Section 71 of the *Planning (Listed Buildings and Conservation Areas) Act 1990* to prepare management proposals for its conservation areas.

The Audit Commission monitors the management of historic assets by local authorities as part of the overarching Best Value scheme. Best Value performance indicator BVPI 219c was a measure of how many up-to-date (less than five years old) management proposals local authorities have for their conservation areas. This indicator is a driver for best practice in conservation area management and states: '*Public support for conservation areas as places that give identity to people and places is well-established. This indicator will monitor how local authorities are managing their development.*' Although this indicator is not currently being monitored, the council considers that up to date management proposals are an important planning tool and remains committed to their production.

### **1.3 Local and National Planning Policies**

Current planning policies for Islip are laid out in the Oundle, Thrapston and Rural North Plan (adopted 2011), and also the North Northamptonshire Joint Core Spatial Strategy (adopted 2008). Together these documents form the local plan (development plan) for the area.

On a national level the relevant planning policy document is the 'National Planning Policy Framework (NPPF) (2012), which sets out the government's objectives regarding the management of the historic environment, including those relating to conservation areas.

The conservation area character appraisal and management proposals documents will sit alongside the policies contained within the local and national planning documents and should be complementary to their aims and objectives.

### **1.4 Sustainability**

The preparation of most of the above documents adheres to the principles of sustainability as it underpins the new planning system. The thorough survey of the

conservation area, the subsequent identification and in-depth analysis of special character, and the partnership with the local community in the preparation of the documents all contribute to reaching the targets set for sustainability.

### **1.5 Consultation**

In line with the increased emphasis on community engagement in the local plan, the proposals contained in this document are undergoing full public and stakeholder consultation before being adopted [full details of the public consultation are to be inserted in this document]. East Northamptonshire Council subscribes to the view expressed in the English Heritage document '*Guidance on the management of conservation areas*' (August 2005) that: '*involving the local community in their development is essential if the proposals are to succeed.*'

### **1.6 Monitoring**

East Northamptonshire Council will seek to review these documents every five years; taking into account government policy and the local plan.

As recommended by English Heritage, a review may include the following:

- A survey of the conservation area including a full photographic survey to aid possible enforcement action;
- An assessment of whether the various recommendations detailed in any conservation area management proposals have been acted upon, and how successful this has been;
- The identification of any new issues which need to be addressed, requiring further actions or enhancements;
- The production of a short report detailing the findings of the survey and any necessary action;
- Publication of an updated edition of management proposals.

It is possible that the local community, under the guidance of a heritage consultant or the council, could carry out this review. This would enable the local community to become more involved with the process and would raise public consciousness of the issues, including the problems associated with enforcement. The review will monitor the changes that have occurred through the continuous processes of development and through individual changes of use. The purpose is to re-evaluate the special character of a conservation area to reach decisions about whether the area still warrants designation, whether the designated area still encompasses the area of special historic or architectural interest and whether the controls introduced through designation have been used appropriately.

## **2. GENERIC ACTIONS**

### **2.1 Policy**

It is the Council's duty to preserve and enhance its conservation areas; policies are included in the NPPF in order to help it fulfil this requirement.

### **2.2 Other guidance**

English Heritage and other organisations have published specialist guidance regarding listed buildings, traditional construction methods and materials. Much of this guidance is available to download from the internet.

*ACTION: The council will consider preparing and issuing additional design guidance and leaflets as and when appropriate. This may be in response to the continued review of conservation areas in East Northamptonshire or other indicators.*

### **2.3 Development Control Process**

The system of considering planning applications for their suitability and conformity with national and local policies is long established and is based on more stringent criteria in conservation areas.

While there are additional policies concerning conservation areas and other parts of the historic environment, it is essential that these policies be applied consistently in the development control process.

Applications concerning land or properties within or close to a conservation area are referred to the East Northamptonshire Council's Conservation Team for consideration. Within the usual period of time for consideration of an application, a conservation specialist will advise the planning officer assigned to the application whether the proposal would preserve or enhance the character of the conservation area. The specialist will, therefore, advise on whether the application should be supported or refused on conservation grounds.

As an important figure in this process, the conservation specialist will be trained in the field of historic building conservation and/or planning, either through formal qualifications, long-term experience in the field, or both. The Skills Base Best Value Performance Indicator BVPI205 measures the suitability of persons for this and other specialist roles and East Northamptonshire Council is committed to meeting these criteria for such specialist roles.

Consistency of approach to determining planning applications is at the centre of a fair system of controlling change, especially in conservation areas. Consistent decisions also lead to an improved public perception that the system is fair and, in turn, there is a greater public engagement with the process.

Design and development briefs should be promoted and encouraged as a matter of course on any substantial application in the conservation areas. Due to the significant lack of spare land available for development purposes, any new development is likely to have an impact on the appearance and character of the conservation area. Therefore, there is a clear case for a coherent written argument in favour of the benefits of the proposal at the time of application. This could take the form of a letter, but ideally would be a more thorough development brief and include mock-up photographs that give an impression of how the proposal would look.

*ACTION: The Council will consult a conservation specialist on all development control proposals affecting the character of conservation areas.*

## **2.4 Enforcement Strategy**

In some cases the development control process is not fully adhered to and planning permission is not always sought or implemented correctly. In these cases it is important that enforcement action is swift and effective. This will reinforce the message that the development control process is fair and that it must be followed in all cases. Usually, enforcement action does not result in legal action, but is resolved through effective communication between the council representatives and the relevant party.

## **2.5 Street Management**

While there is a presumption in favour of traditional materials in conservation areas, it is recognised that it is not always practical or financially viable to use traditional materials in large-scale projects. However, it should always be required that consideration is given to the effect that any new introductions to the public realm will have on the character of a conservation area and reasonable efforts be made to preserve that character with minor modifications to design. Also, consideration should be given to the scale of new features, particularly street lights, and ‘conservation’ alternatives should be requested and considered when embarking on any large scale scheme of public realm replacement.

It is important that the conservation section is consulted early on regarding any proposals to affect material changes to conservation areas. It is often the case that they can bring previous experience, as well through understanding of the needs of an area, to the process.

*ACTION: On all street management schemes affecting the character of conservation areas the Council will consult a conservation specialist and will liaise with the Town or Parish Council and relevant County Council departments, especially Highways.*

## **2.6 Promotion and Awareness**

While it is often the conservation section that deals first hand with planning applications and other schemes in conservation areas, almost every department in the council will deal with matters affecting them in some way. It is the responsibility of every employee to give regard to the special character of conservation areas and promote awareness of them to residents. An active Historic Environment Champion (see below) can be an effective way of encouraging understanding across council departments.

## **2.7 Historic Environment Champions/Town or Parish Councils**

An Historic Environment Champion is a senior member of the council, usually an elected member, who is nominated to promote historic environment issues at the highest level of the organisation. The champion can, therefore, play an important role in raising the profile of conservation in general and ensuring that key strategic decisions are taken with a full consideration of their potential effect on the historic environment. This role will be optimised if the champion has a thorough knowledge of the state of East Northamptonshire Council’s historic environment and regular liaison with the conservation section. East Northamptonshire Council already has an Historic Environment Champion (currently, at the time of writing, Councillor Clive Wood), and intends retaining the role in the future.

Town or Parish Councils and other local bodies are also useful contributors to the process and are consulted for their opinion of planning applications in their localities. The wealth of knowledge contained within Parish Councils is a valuable resource when identifying local character and strong ties with the conservation section are encouraged.

## **2.8 Education/community involvement**

An active engagement with the local community should be sustained after the consultation over the appraisal and management proposal documents. The documents should be promoted in the community as useful aides in identifying and retaining what is important in their area. This, in turn, should promote a sense of ownership that will foster an improved level of understanding of the importance of preserving and enhancing special character.

*ACTION: The Council will seek stronger ties with local bodies and interest groups and promote the continued involvement of the local community in managing and enhancing the character of its conservation areas –in line with the adopted Statement of Community Involvement.*

### **3. SPECIFIC ACTIONS FOR THE ISLIP CONSERVATION AREA**

#### **3.1 Control of new development**

A number of sites in Islip are awaiting redevelopment, including the former abattoir site on Chapel Hill. It is to be hoped that any new development on these and other sites will be sensitively designed, making use of building forms, styles, and materials, that are sympathetic to their surroundings.

The preparation of a village design statement for Islip might be of benefit in providing guidance on the appropriate use of design and materials for new developments, including alterations to garden boundaries, the conversion of front gardens for car parking, and extensions and alterations to existing properties, as well as complete new development. This would help to ensure that new development in the Islip Conservation Area was only of the highest possible quality, provide developers with firm guidance on what might be acceptable, and give the council and the local community assistance in assessing any new schemes.

Apart from the very specific advice which could be contained in a village design statement for the village, there are already a number of constraints on new development which are set out in policies in the local plan, and in national guidance, most particularly the NPPF.

- *ACTION: The council will continue to ensure that new development in the Islip Conservation Area is of the highest possible quality, and that it does not have an adverse impact on the special architectural and historic interest of the area.*

#### **3.2 Control of unlisted buildings**

The character appraisal for Islip has noted how the architectural integrity of some of the unlisted residential properties in the conservation has already been compromised to a degree by the use of modern materials and details such as uPVC windows or front doors, modern roofing materials, the removal of chimney stacks, or the addition of front porches or roof lights. The council is able, through the imposition of an Article 4 Direction, to make restrictions on the permitted development rights of owners of unlisted single-family dwelling houses in the conservation area. An Article 4 Direction is therefore useful in strengthening controls over the unsympathetic alteration of unlisted buildings, which would cumulatively have an adverse affect on the character of the conservation area.

The setting of these unlisted buildings, often close to listed buildings, adds to the impact of their alteration on the character and appearance of the wider area. An Article 4 (2) can be served by the local planning authority without the approval of the Secretary of State and would affect all unlisted family dwellings in the conservation area. If served, it is considered 'good practice' to ensure that a full photographic survey of the buildings affected by the Article 4 Direction is undertaken when the Direction comes into force, to assist with enforcement matters in the future.

Strict controls already exist over listed buildings, and unlisted buildings in a variety of other uses (such as flats or shops), where listed building consent or planning permission is required by statute for a variety of minor alterations. At present it is not proposed to serve an Article 4(2) Direction on the Islip Conservation Area, partly because the process of change is well advanced, and only a small number of properties would benefit from the additional controls. However, this position might

change in the future if unforeseen changes begin to affect buildings and, as such, it is advisable for the council to closely monitor change in the area, which would be facilitated by compiling a detailed photographic record of the area with accompanying documentation that can be regularly reviewed.

*ACTION: The council will compile a suitably detailed record of the buildings of the conservation area, particularly noting buildings receiving permitted development rights, in order to monitor the use of these rights and its affect on the conservation area's character and appearance.*

### **3.3 Sites requiring enhancement**

The following sites were noted, during the time of survey, as requiring improvements:

#### No. 6 The Courtyard, High Street

The front garden of this property, which is highly visible and in a central location, appears in need of some maintenance/clearance.

#### Telephone Kiosk

It was noted that a pane of glass was missing from the structure and that it was in need of general maintenance.

### **3.4 Public realm enhancements**

The following areas were identified as would benefit from enhancement:

#### Footways

There are areas of footway throughout the proposed conservation area which have been resurfaced, presumably following works by utility companies. The repairs/reinstatements have not been carried out using bonded gravel to match, which has created a patchy surface.

#### Recreational Grounds

It is considered that some form of landscaping in the area of the recreational grounds fronting High Street (beyond stone piers) would enhance the setting of the war memorial and the space generally.

#### Railings on North side of School Lane adjacent to the Church

The railings are showing signs of corrosion and are in need of re-painting. In the longer term it is considered that they would benefit from replacement with new items of a design that was more in keeping with their surroundings.

#### Fences bordering Recreational Grounds and Nos. 3 and 4 The Green

The fences to the rear of The Green and around the courts give the space a rather untidy appearance.

#### Sycamore Trees along Toll Bar Road

These trees appear to be reaching maturity. Consideration should be given to inter-planting between each tree so as to ensure continuous tree cover.



### 3.5 Wirescape

Throughout the conservation area, trailing wires and dominant timber telegraph poles are detrimental to the character of the area. Improvements would include undergrounding these wires and removing the telegraph poles.

*ACTION: The council will seek the long term undergrounding of all overhead wires in partnership with the relevant utility provider(s).*

### 3.6 Local List

While many of Islip's historic buildings are included on the statutory list ('listed buildings'), some others do not meet the strict criteria for listing but are nevertheless important in the local area. Buildings/structures identified as potentially suitable for local listing during the survey for the conservation area appraisal included the following:

- Ashlar Gate Piers/World War I Memorial, High Street
- K6 Telephone Kiosk, High Street
- No. 5 High Street
- No. 5 The Green
- No. 6 The Green
- Lychgate, High Street
- Clanfield, 3 Toll Bar Road
- The Woolpack Inn

*ACTION: Buildings in the Islip Conservation Area, as detailed above, could be considered for inclusion in the council's emerging 'Local List':*

### 3.7 Satellite dishes

A number of visible satellite dishes were noted during the survey work for this document. The rules governing satellite dishes in conservation areas are significantly tighter than outside such areas and are set out in OPDM Circular 10/2005, and as amended in October 2008. This states that for all unlisted buildings in a conservation area, in whatever use and of whatever size, planning permission is required for all 'antennas' (which includes satellite dishes and any other equipment used to deliver electronic communications) which are located on a chimney, wall or roof slope which both face onto, and are visible, from a road. In such cases, planning permission will usually be refused. The rules governing other locations on the building are extremely complex so it is always best to ask the local planning authority if planning permission is required before carrying out the work.

Prior to conservation area designation, it is likely that planning permission was not required for satellite dishes. However, following designation the council should consider undertaking a photographic survey of each building in the conservation to assist with later enforcement issues. This could also be done in conjunction with the proposed Article 4 Direction, set out in section 3.2.

For listed buildings, listed building consent is practically always required for the installation of 'antennas' and if the council considers that the installation will have an adverse effect on the special architectural or historic interest of the building, consent will usually be refused.

Conventional TV aerials and their mountings and poles are not considered to be 'development' and therefore planning permission is not required.

(See also the DCLG pamphlet, *A Householders' Planning Guide to the Installation of Antennas* available on the DCLG website).

*ACTION: The council will consider taking enforcement action to remove unauthorised satellite dishes in the conservation area if negotiations have failed to reach any agreement.*

### **3.8 Protection of views and focal buildings**

The protection of the views within and on the edges of the village, and the settings of the focal buildings, is important. Whilst conservation area designation inherently implies that the council will protect or enhance the special character of the conservation area, and national and local policies exist to this end, the specific protection of the principal views and the setting of the focal buildings within the Islip Conservation Area, is worthy of a special mention in these management proposals.

*ACTION: The council will ensure that new development does not have an adverse effect on the important views within the conservation area, and on the setting of focal buildings. Of special significance is the need to protect views of the church within the village.*

### **3.9 Protection of trees and open spaces**

The existing open green spaces and the many trees in the conservation area need to be protected for future generations. All trees within conservation areas are protected by the requirement for landowners to notify the council of their intention to remove, lop or trim them. This provides the council with a 6 week period in which to assess the tree to see if it makes a special contribution to the character and appearance of the conservation area, in which case a Tree Preservation Order may be served on the owner. Once a tree has a TPO served on it, the owner must apply to the council for permission to carry out any work, which may be refused.

It is expected that any development would respect the positive contribution they make to the character of the conservation area, and ensure that they will continue to preserve and enhance the special character of the conservation area.