Summary
This report is to inform the Committee of progress to date on the Thrapston and Woodford Conservation Area review work, and to seek the Committee's approval for designation.

Attachment(s)
Appendix A - Thrapston Consultation Summary Report
Appendix B - Thrapston Conservation Area Map
Appendix C - Draft Thrapston Conservation Area Map
Appendix D - Draft Thrapston Conservation Area Appraisal
Appendix E - Draft Thrapston Conservation Area Management Plan
Appendix F - Woodford Conservation Area Consultation Report
Appendix G - Draft Woodford Conservation Area Map
Appendix H - Draft Woodford Conservation Area Appraisal
Appendix I - Draft Woodford Conservation Area Management Plan

1.0 Background
1.1 In December 2007 the Policy and Resources Committee approved a prioritised programme of conservation area review for settlements across the District (minute 253 refers). It was further agreed that the settlements of Thrapston (existing conservation area) and Woodford (no conservation area at present), as well as two additional areas (Oundle and Titchmarsh) would be reviewed in the second year of the programme (2009-2010).

2.0 Progress to date
2.1 The progress in respect of this work can be summarised as follows:

- Research carried out by consultants culminating in the production of draft proposals for each area/settlement.
- Preliminary consultation carried out with respective town/parish councils to gauge initial views.
- Draft conservation area appraisal and management plan documents produced in respect of each area.
- Full public consultation undertaken, as agreed by the Policy and Resources Committee at their meeting in November 2009 (minute 225 refers).

3.0 Feedback from public consultation - Woodford
3.1 As can be seen in the consultation summary report appended to this document, the vast majority of representations received were positive about the proposals. There were some generic concerns raised; these have been addressed in the attached report.

4.0 Feedback from public consultation - Thrapston
4.1 Likewise for the Thrapston proposals, the responses received were generally positive. Some general concerns were raised, and also concerns about the inclusion of specific sites; again, these have been addressed in the attached report.
5.0 **Conclusion**

5.1 All representations received have been duly considered by both Officers and the Council’s consultants; apart from a minor amendment to the proposed boundary for Woodford (property on Bakers Lane), no other changes to the original conservation area proposals are considered to be justified.

6.0 **Recommendations**

6.1 The Committee is recommended to:-

(a) approve the proposed extensions to the Thrapston Conservation Area in accordance with the attached documents; and

(b) designate the Woodford Conservation Area in accordance with the attached documents.

---

### Implications:

<table>
<thead>
<tr>
<th>Corporate Outcomes or Other Policy/Priority/Strategy</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Good Quality of Life</td>
<td>☒ Good Reputation</td>
</tr>
<tr>
<td>Good Value for Money</td>
<td>☒ High Quality Service Delivery</td>
</tr>
<tr>
<td>Effective Partnership Working</td>
<td>☒ Strong Community Leadership</td>
</tr>
<tr>
<td>Effective Management</td>
<td>☒ Knowledge of our Customers and Communities</td>
</tr>
<tr>
<td>Employees and Members with the Right Knowledge, Skills and Behaviours</td>
<td></td>
</tr>
</tbody>
</table>

**Other:**

Decision(s) would be outside the budget or policy framework and require full Council approval

<table>
<thead>
<tr>
<th>Financial</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>There are no financial implications at this stage</td>
<td>☒</td>
</tr>
<tr>
<td>There will be financial implications – see paragraph</td>
<td></td>
</tr>
<tr>
<td>There is provision within existing budget</td>
<td></td>
</tr>
<tr>
<td>Decisions may give rise to additional expenditure at a later date</td>
<td></td>
</tr>
<tr>
<td>Decisions may have potential for income generation</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Risk Management</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>An assessment has been carried out and there are no material risks</td>
<td>☒</td>
</tr>
<tr>
<td>Material risks exist and these are recorded at Risk Register Reference - inherent risk score -</td>
<td></td>
</tr>
<tr>
<td>residual risk score -</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Staff</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>There are no additional staffing implications</td>
<td>☒</td>
</tr>
<tr>
<td>Additional staff will be required – see paragraph</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Equalities and Human Rights</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>There will be no impact on equality (race, age, gender, disability, religion/belief, sexual orientation) or human rights implications</td>
<td>☒</td>
</tr>
<tr>
<td>There will be an impact on equality (see categories above) or human rights implications – see paragraph</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Legal</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Other considerations: PPS5: Planning and the Historic Environment</td>
<td></td>
</tr>
</tbody>
</table>

**Background Papers:** 2009 - 2010 Conservation Area Reviews, Policy and Resources Committee, 9 November 2009

**Person Originating Report:** Lloyd Mills, Senior Conservation Officer, lmills@east-northamptonshire.gov.uk, 01832 742133

**Date:** 23 March 2010

**CFO** | **MO** | **CX**

(Committee Report Normal Rev. 21)
<table>
<thead>
<tr>
<th>Number</th>
<th>Name</th>
<th>Comment</th>
<th>Response</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Thrapston Town Council</td>
<td>(i) Welcomes appraisal and the extensions and deletions from the CA. However, they would like to see the terraced houses in Halford Street and part of Grove Road added into the CA.</td>
<td>These properties were very carefully surveyed but it was considered that these buildings were of slightly lesser architectural interest than the properties in Midland Road and have also been very altered.</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>C Newton</td>
<td>(i) General inquiries about Permitted Development rights in CAs, the need for retrospective permission, the future of the cattle market, and a controlled parking scheme in Market Road/Hortons Lane.</td>
<td>All answered by Lloyd Mills' letter dated 30 November 2009.</td>
<td>NFA</td>
</tr>
<tr>
<td>3</td>
<td>D H Bletsoe</td>
<td>(i) Owner of No. 38 Huntingdon Road - concerned that inclusion within the CA and also possibly statutory listing will hinder the long term restoration of the building. Also, many of the trees in the garden are already protected by TPOs, so inclusion within a CA would bring little additional controls.</td>
<td>Inclusion within the CA brings very few additional controls - but this is all set out in the Council's leaflet on into the CA. CAs. Listed building status obviously would bring additional controls but the Council's conservation officer can discuss this with Mr Bletsoe if the building is listed - that is a decision for English Heritage.</td>
<td></td>
</tr>
</tbody>
</table>
Henry H Bletsoe and Son, owners of the Cattle market site.

(i) Local Plan policies recognise that the Cattle Market site is pivotal to the regeneration of Thrapston - concerned about how CA designation might affect its future development - asks that it is not included in the revised CA boundary.

The proposed boundary change takes in the Cattle Market site, which includes some 'positive' buildings, and some other positive buildings facing Market Road. There are sufficient high quality buildings to justify including the Cattle Market site, which is also interesting for its historical associations.

Leave the Cattle Market in the proposed addition to the CA.

(ii) The structures marked as positive on the T A Map within the Cattle Market site are the old Pump House, the market canteen and a small booth with the cattle pennage - whilst some retain historic elements cannot see how they can be viably restored or reused.

These elements will need to be assessed if and when a detailed planning application for the redevelopment of the site is submitted.

NFA

(iii) Objects to the notation of a line of trees (mainly holly) on either side of the driveway to Oakleigh House.

It is considered that this group makes a positive contribution to the character of the surrounding area and its notation is therefore justified.

NFA

(iv) Objects to inclusion of the Cattle Market site in the CA as not justified by either the quality of the buildings or the quality of the space - also cannot see why any redevelopment site should contain any open space to reflect the present use.

It is considered that the Cattle Market should be included as it retains buildings, spaces, and other features of architectural or historic interest.

NFA
5 Gary Robinson and Sharon Simpson  
(i) Objects to the inclusion of Midland Road in the revised CA boundary as the buildings have been heavily altered.  
It is considered that these buildings collectively make a positive contribution to the character of the surrounding area as they retain a number of attractive features and form a cohesive group of architectural and historic interest.

6 Thrapston Market Company.  
(i) Objects to the inclusion of the Cattle Market site in the revised CA boundary as the relocation of the market will be funded by the redevelopment of the site which may be compromised by CA designation.  
Any redevelopment of the site would have to confirm to Local Plan policies, national policies and to the Council’s own guidance on development affecting the setting of conservation areas. The proposed addition of the site into the CA is unlikely to make any difference to what the Council will agree to apart from, perhaps, asking for the retention of some of the existing buildings or features on the site. This will all have to be decided if and when a detailed planning application is submitted to ENC.  
Leave the Cattle Market in the proposed addition to the CA.

7 Alistair Hodgson-Jones  
(i) Objects to the inclusion of Midland Road in the CA as the buildings have been heavily altered.  
It is considered that these buildings collectively make a positive contribution to the character of the surrounding area as they retain a number of attractive features and form a cohesive group of architectural and historic interest.  
Leave the proposed addition of Midland Road in the MPs.
<table>
<thead>
<tr>
<th>No.</th>
<th>Name</th>
<th>Request</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>Richard Hadley, Grainger plc</td>
<td>(i) No objections to the proposed CA Noted. boundary which includes No. 14 Market Road, which his company owns.</td>
<td>NFA</td>
</tr>
<tr>
<td>9</td>
<td>Mr and Mrs Franks</td>
<td>(i) Concerned that their property in Midland Road will now be in the CA and wants to know the implications of this.</td>
<td>Leave the proposed addition of Midland Road in the MPs.</td>
</tr>
</tbody>
</table>
East Northamptonshire Council
Thrapston Conservation Area
Map 2: Character Areas and Proposed Boundary Changes

Not to scale

Character Area 1: High Street
Character Area 2: Huntingdon Road
Character Area 3: Chancery Lane and the Bull Ring Car Park
Character Area 4: St James’ Churchyard

Conservation Area Boundary
Proposed Conservation Area Boundary
Listed Building
Proposed Locally Listed Building
Positive Building or Boundary Wall
Important Tree or Tree group
Important Views

This map reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty’s Stationery Office © Crown copyright and may lead to proceedings or civil proceedings. (100019072) (2005).
Thrapston Conservation Area Character Appraisal

Draft no. 1

24 August 2009
Thrapston Conservation Area Character Appraisal

Contents

1 Statement of the Special Interest of the Thrapston Conservation Area

2 Introduction
2.1 Background
2.2 Planning policy context
2.3 Planning policy framework
2.4 Purpose of the appraisal
2.5 Community involvement

3 The Thrapston Conservation Area
3.1 Activities and uses
3.2 Geographic location
3.3 Topography and geology
3.4 Landscape setting

4 Historical Development
4.1 Archaeological potential
4.2 Historical development

5 Spatial Analysis
5.1 Layout and spaces
5.2 Landmarks and focal points
5.3 Views and vistas
5.4 Trees
5.5 Public realm

6 The Buildings of the Conservation Area
6.1 Building types
6.2 Building form and materials
6.3 Listed buildings
6.4 Locally listed buildings
6.5 Positive buildings

7 Character Areas
7.1 High Street
7.2 Huntingdon Road
7.3 Chancery Lane and the Bull Ring Car Park
7.4 St James’ Churchyard

8 Negative Features and Issues
8.1 Boundary review
8.2 Vacant properties
8.3 Intrusive modern development
8.4 New development
8.5 Redevelopment of the Cattle Market
8.6 Alterations to listed and unlisted positive buildings
8.7 Traffic and pedestrian movement
8.8 Opportunities for enhancement
8.9 Maintenance of buildings
APPENDICES

Appendix 1  MAPS

Map 1  Townscape Appraisal Map
Map 2  Character Areas and Conservation Area Boundary Review Map

Appendix 2  BIBLIOGRAPHY
1 STATEMENT OF THE SPECIAL INTEREST OF THE THRAPSTON CONSERVATION AREA

The key characteristics of the Thrapston Conservation Area, which make it worthy of its status as a conservation area, are:

- An excellent example of a small Northamptonshire market town of medieval foundation and retaining part of its medieval market place and street plan;
- A significant concentration of buildings of national importance, focused around the historic market place and extending eastwards along Huntingdon Road;
- The area contains many unlisted historic buildings that are considered to make a positive contribution to its historic and architectural interest;
- Numerous historic buildings in the area provide an important representation of the local vernacular tradition between the early 17th and late 19th century;
- The use of locally produced materials such as roughly coursed squared limestone, Collyweston limestone slate roofing and fired clay pantiles, is well represented within the area;
- Dense development in the central area with properties rising to three stories but retaining generally broad frontages that form part of its small market town character;
- Some narrower frontages or subdivision of properties for smaller shop units provides a more dynamic street scene in the market place area;
- Public open space includes the tranquil churchyard, which is hidden behind the main street frontage, and Thrapston Peace Memorial Park, an attractive park with many trees, which is well used by the local community;
- The surrounding development provides good enclosure to the streets, channelling views along the frontages to focal points or landmark buildings;
- The conservation area and its immediate environs contain a number of well defined historic character areas, which represent different stages in its historic development;
- The central High Street area with dense, built-up properties, including numerous listed buildings, most of which were built for commercial use, or were converted in the distant past;
- Further east at Huntingdon Road, the conservation area includes large properties such as a well preserved Victorian County Police Station, the former Rectory, two other large historic houses, and the historic Baptist Church;
- Chancery Lane provides an attractive back street frontage largely of 17th and 18th century origin, which formerly looked across the market square, as well as part of the former Rectorial Tithe Barn.
2 INTRODUCTION

2.1 Background

This Conservation Area Appraisal has been written by The Conservation Studio on behalf of East Northamptonshire Council. It was prepared in July 2009, along with the Management Proposals, and both were subject to a process of full public consultation.

This Appraisal, with the accompanying Management Proposals, will be used to guide future development and improvements in the town in conjunction with existing and forthcoming planning policies adopted by East Northamptonshire Council.

The conservation area was first designated on 03 June 1996 and covers the central area of the historic town including parts of High Street and Chancery Lane, with an area to the east at Huntingdon Road (including the Peace Memorial Park), St James' Church and churchyard and a small area of Horton’s Lane to the south, which includes a small Masonic Hall.

2.2 Planning policy context

Conservation Areas are defined as ‘areas of architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’ in the Planning (Listed Buildings and Conservation Areas) Act 1990 (The Act). Local Planning Authorities are required by 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 different in conservation areas;
- 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

2.3 Planning policy framework

Current planning policies for Thrapston, including those governing development, are laid out in the North Northamptonshire Core Spatial Strategy (CSS), adopted in June 2008. In particular, CSS Policy 13 (Sustainable Development Principles) sets out criteria for raising standards of design and the protection of existing historic and landscape assets. CSS policies need to be considered in conjunction with the East Midlands Regional
Plan (adopted March 2009), in particular Policy 27 (Regional Priorities for the Historic Environment).

The conservation area character appraisal and management proposals documents will sit alongside the conservation policies contained within the CSS and Regional Plan and be complementary to its aims of preserving and enhancing East Northamptonshire’s Conservation Areas.

The current relevant planning documents are:

- The Planning (Listed Buildings and Conservation Areas) Act 1990;
- Central government policy, principally as set out in “Planning Policy Statement 5: Planning and the Historic Environment”.
- East Midlands Regional Plan (adopted March 2009)
- The Joint Core Spatial Strategy for North Northamptonshire (adopted June 2008).
- East Northamptonshire Council’s emerging site allocations development plan documents.

### 2.4 Purpose of the appraisal

This appraisal defines the special architectural and historic interest for which the Thrapston Conservation Area merits designation. It identifies the positive features that should be protected and highlights the negative factors that detract from its character and appearance. It will be used by the Council in considering proposals for demolition or alteration of buildings, as well as for new developments. It will also help property owners and developers to take account of the importance of buildings, features, spaces and landscape within and adjacent to the conservation area.

This Conservation Area Character Appraisal leads to Management Proposals, setting out policies and actions to conserve and enhance the conservation area’s special architectural and historic interest and to mitigate the effects of negative features.

Preparation of the appraisal involved an extensive survey of the conservation area undertaken in July 2009. The omission of any particular feature does not imply that it is of no significance.

### 2.5 Community involvement

The survey of the conservation area has included a process of public consultation to identify the following:

- The special characteristics of the Thrapston Conservation Area;
- The key negative features and issues;
- A range of possible actions that would mitigate or offset these detractors.

The consultation began with a meeting with Thrapston Town Council on 28th July 2009. It was followed by public consultation in Winter 2009.
3 THE THRAPSTON CONSERVATION AREA

3.1 Activities and uses

Although Thrapston is largely a residential town, the conservation area contains its main commercial area, including numerous shops, cafés, public houses, banks and properties for professional services. This is based on the High Street, with commercial offices on both sides. A slightly wider area of the High Street is used for a small weekly market and otherwise for car parking. A small number of shops and other businesses are currently (July 2009) closed and boarded up, including Nos. 75 and 77 High Street. The conservation area contains a more residential area at Chancery Lane and a small modern residential development at Nos. 1 – 12 Chichely Cottages in High Street. A small car repair workshop stands on the west side of Chancery Lane. The Memorial Peace Park provides a medium sized public park with children’s playground facilities, attractive mature tree planting and an expansive, well maintained, lawn. The former residential property at Thrapston House, Huntingdon Road is now used as offices for the NHS.

The parish church stands just to the north of the High Street with access via a narrow lane named The Slabs, and from Oundle Road along Canary Walk and in the east. The churchyard is also accessible from a small public car park to the north of the car park called the Bull Ring via Church Walk. A Baptist Church stands on the north side of Huntingdon Road.

3.2 Geographic location

Thrapston is in East Northamptonshire and is located at the intersection of the A45/A605 route from Northampton to Peterborough and the A14 dual carriageway, which bypasses the town to the south. The A45/A605 runs just to the east of the town. Thrapston forms one of a series of small towns following the course of the Nene Valley, which includes Raunds (approximately six kilometres to the south), Higham Ferrers and Irthlingborough (located around eight kilometres to the south and south west respectively). The small town of Oundle is situated just over eight kilometres to the north. The River Nene loops around the north and west side of the town with a historic bridging point located just to the west of the town centre, beyond which the village of Islip occupies the rising land on the opposite side of the valley.

3.3 Topography and geology

Within the conservation area, the land follows a gentle slope from around 30 metres Above Ordnance Datum (AOD) in the west to just over 35 metres AOD in the east at Huntingdon Road, where there is a more pronounced rise beyond the conservation area to the east. In the south west the land rises sharply from Huntingdon Road to over 45 metres AOD at Market Road on the south side of the Peace Memorial Park.

Thrapston lies on the band of Jurassic limestone that runs from the Cotswolds in the south west of England to the Yorkshire Wolds in the north east. This material is well suited to building and provides a distinctive appearance wherever it is used. Burning the stone can also be used to produce quick lime for lime mortar. There are also deposits of Upper Jurassic Oxford Clay, which provided the raw material for roof tiles and brick, and from the mid 19th century onwards brick began to rival stone as the preferred building and was particularly widely used for lower status housing and industrial buildings.
East Northamptonshire lies next to the coal measures of Leicestershire, and the availability of local iron ore and Jurassic limestone for use as a flux led to the development of extensive ironworks in the 18th and 19th centuries in the northern part of the area, whilst several foundries and industrial sites were located close to Thrapston. Ironstone was quarried around the town for use in the local ironworks, and old quarries are shown on the modern-day maps to the south of the town and to the west just beyond Islip.

3.4 Landscape setting

Thrapston sits just above the flood plain on land which rises to the east of the River Nene valley. Whilst the conservation area contains the town’s historic core, this is surrounded on three sides (north, east and west) by extensive 20th century residential development with areas of mid and late 19th and early 20th century housing to the south west at Market Road, Halford Street, and Midland Road, and to the east along Huntingdon Road. A small number of properties at Chancery Lane have back gardens which border playing fields leading to open space along the banks of the River Nene. An area of later 20th century mixed commercial and industrial development lies to the west at Cosy Nook and Cottingham Way, and an open air cattle market occupies a large site directly to the south of the town centre. A 1960s public library is also located in the High Street, just to the west of the conservation area, and forms part of a mid and later 20th century development that includes a fire station and further commercial premises. A small supermarket with associated car parking and public conveniences lies just to the north east of the conservation area at Oundle Road.

Entry to the town centre by car is mainly from Huntingdon Road from the east, Oundle Road from the north, Midland Road from the south and High Street, over Thrapston Bridge and the attractive area around the River Nene crossing, from the west. Market Road provides a convenient back street route from Huntingdon Road to Midland Road to the south of the town centre.

The sense of enclosure created by the built-up streets of the conservation area provides few views out to the surroundings and therefore creates a series of inward looking spaces (at least from the pedestrian’s perspective).
4 HISTORICAL DEVELOPMENT

4.1 Archaeological interest

The archaeological potential of Thrapston has been described within an extensive urban survey report, which was produced by Northamptonshire County Council in 2000. The area surrounding Thrapston has a number of sites of particular archaeological interest dating from the Prehistoric and Roman Periods, including the site of a small Roman town just to the north east at Springfield Farm, and a late Bronze Age hillfort on land between Huntingdon Road and the A14. Reported finds from within the town include a cemetery that probably dates from the late Saxon period found at Manor Close (north of the conservation area), as well as the site of a small mott and bailey castle just to the north of the conservation area at Chancery Lane. The site of the castle’s bailey was reused for a manor house in the later medieval period. The mott was levelled in the 1970s and the site is now covered with a mixture of housing and open sports fields.

The town centre lies over the medieval town’s marketplace, which was set out between High Street and the castle in the early 13th century. Properties on the south side of High Street and the west side of Chancery lane lie within regularly sized plots which are believed to represent medieval tenements around the market square. Although these have been redeveloped over time it is likely that remains of medieval date, such as refuse pits or the foundations of subsidiary buildings, lie within the back lands of these properties. Some buildings may also contain elements of medieval structures, albeit subsumed by later extensions and redevelopment.

4.2 Historical development

In the late 11th century Thrapston was only a small village. However, it stood at the meeting point of roads between the county towns of Huntingdon and Leicester, as well as important local centres at Oundle and Higham Ferrers. During the late 12th century the manor of Thrapston came into the possession of the de Veer family who chose to exploit its strategic location by building a castle and developing its economic opportunities. The site of the castle is most easily observed on modern maps from the curving line of Church Walk, which appears to preserve the outline of the southern edge of the castle’s bailey ditch. The Church of St James, built just outside the castle, was founded in 1138, although its fabric is largely of 13th and 14th century origin (albeit reconstructed in the 19th century). To the south, the High Street lies on the alignment of a medieval road, which crossed the River Nene at Thrapston Bridge (first recorded in 1224).

In 1205 Baldwin de Veer exchanged two horses for confirmation from King John of his right to hold a market at Thrapston every Tuesday. The medieval market place lay between the de Veer’s castle and the High Street. The market would have served as a local centre for shopping for a relatively small hinterland competing with other small towns in the area. However, in 1226 Baldwin de Veer received a grant to hold a fair at Thrapston on the eve and day of the Feast of Saint Michael (29th September). A charter to hold a second fair for three days around the Feast of St James (25th July) was granted later in the 13th century. These fairs would have been large events, drawing traders, craftsmen and livestock dealers from far afield. Although the fair ground was traditionally to the north of the town centre, the local tradesmen and inns would certainly have benefited from the regular influx of customers to the small town.

A will of 1329/30 records that Thrapston’s market place included a pillory and tumbrel, suggesting that it served as a forum for maintaining law and order as well as having commercial functions. Records from 1354 also suggest that a bakehouse lay within the
area. The western limit of the market place is suggested by the sites of three or four large tenement plots on the west side of Chancery Lane. The eastern edge is less easily identified. It may be marked by Oundle Road, in which case the Church of St James occupies its north east corner, otherwise the churchyard marks the eastern edge, suggesting a slightly smaller space. The properties on the south side of Huntingdon Road and High Street appear to occupy relatively even sized plots, which stretch back from the road frontage and may represent the tenement plots laid out around the market during the medieval period. This area was referred to as le Draperie during the late 14th century, which suggests that the cloth trade was important to the economy of the town at that time. Later in the medieval period the town spread outwards to the east and west of its early core. Despite its small size Thrapston stands out as having a relatively high population and value compared to other medieval small towns in Northamptonshire at the same time. However, some fall in population during the 14th and 15th centuries, is suggested by a number of empty tenements recorded in a survey of 1525.

During the early post-medieval period Thrapston is recorded as containing a surprising number of public houses. Despite having just 120 house in 1720 the town is recorded as having between fourteen and sixteen alehouses and inns during the 17th and 18th centuries, reflecting its role as a local market centre, as well as its position on an important road route. In 1753 the Peterborough and Wellingborough turnpike road was constructed, reinforcing Thrapston’s road links to the wider region. In 1761 the construction of the River Nene Navigation with a wharf at Thrapston provided the town with access to a navigable waterway and national trade. The first map to accurately depict the town was produced in 1781, and shows the market place as already covered by buildings on both sides of High Street and extending down Huntingdon Road. A large open space on the south side of Huntingdon Road, named Kiln Close, is shown as a garden belonging to Thrapston House. A large Baptist Church was built on Huntingdon Road during the 1780s.

During the 19th century the town underwent a considerable period of growth, which included the construction of three banks, a central Post Office, county Police Station, Methodist Church, a National School and several prestigious houses. Between 1841 and 1842 the Church of St James was renovated, including the rebuilding of the nave and both the north and south aisles. The vestry was rebuilt in 1888. In 1845 a small girl’s school was established by a private bequest, which was transferred to a new National School (The King John School) on Back Street (modern Market Road) in 1851. The building was enlarged in 1881, 1895 and 1909. A Corn Exchange was built in the town centre in 1848 as a conversion of an older public house and a new cattle market was established to the south of the town centre in 1871.

In 1845 the first of two railway lines was constructed through Thrapston. The town was recorded as “famed for its good supply of corn and pigs”. The town also had a small sand and stone extraction industry recorded in trade directories by the early 19th century. Several small iron foundries were established around the town centre in the later 19th century, making use of the local supply of ironstone as well as road and river links for shipping goods. In 1860 Nathaniel Smith established his ironworks in Thrapston, which became a thriving business producing agricultural machinery. The ironworks was moved to a site to the south west of the town centre in 1899, becoming the Nene Side Ironworks owned by the Smith and Grace Screw Boss Pulley Company Limited. The ironworks site formed a southern limit to the development of workers housing which had spread along Market Road and a number of streets to the south.

During the early 20th century Thrapston acquired a Masonic Hall (built in 1902) and a new school building built by the Thrapston Council in 1909 at Huntingdon Road.
Following the First World War the former Kiln Close was transformed into a Peace Memorial Park to be used as a recreation ground and forming the town’s main war memorial. The town underwent major expansion both to the north and south during the 1960s, 1970s and 1980s. Some of the development included road widening schemes that removed several of the historic buildings along Oundle Road, as well as providing a functional development of public and commercial buildings at the west end of High Street.
5 SPATIAL ANALYSIS

5.1 Plan form and layout

Thrapston’s street plan is focused around the historic east to west route of the High Street/Huntingdon Road, which forms a central spine to the conservation area. Although the medieval market place was infilled by post-medieval development, it has influenced the focus of commercial activity, which is located in the High Street. Two public houses stand in this area, whilst at least two former public houses or inns are identifiable among the historic buildings. A broader area half way along High Street (referred to as the Market Cross) provides an indication of the site of the medieval market place, although this would have extended much further to the north originally.

Chancery Lane is a narrower road forming a residential side street, running northward from the market cross. Nos. 8 and 10 Chancery Lane form a tightly packed island of buildings bounded by Chancery Lane to the west, minor lanes to the north and south, and the open space of the Bull Ring Car Park to the east. The car park is hidden from the High Street by the building line, although rear extensions of the High Street buildings run into this area, breaking up its definition to the south. St. James’ Churchyard lies to the east of the Bull Ring and is similarly hidden by the building line to the south. A high wall, tree line and buildings on Oundle Road also partly conceal the churchyard from views from the east. Oundle Road is a wide road running up to a T-junction with the High Street/Huntingdon Road route.

A narrow passageway named Horton’s Lane leads southwards from the High Street, becoming wider beyond the building line. A number of other passages run south through narrow gaps in the building line to buildings in rear yards or to the Cattle Market. One larger gap in the building line provides a vehicle access to the Cattle Market from High Street. The peace memorial Park curves south slightly, providing a sinuous approach. The Peace Memorial Park is located in the east of the conservation area, and forms a large open area on the south side of Huntingdon Road.

The buildings are generally closely spaced throughout the conservation area, either forming continuous frontages along both sides of the street or leaving only narrow gaps. They are mostly positioned at the rear of the pavement, with only a small number of higher status buildings having front gardens. Most of the buildings have relatively broad frontages, although in many cases these have been subdivided to provide smaller shop units or smaller cottages, increasing the density of the urban grain. They are generally built with a long elevation facing the street, although many also have extensions to the rear, some of which run a considerable distance into rear gardens. At the eastern edge of the conservation area, on Huntingdon Road, the density of development breaks down slightly, with the larger buildings of The Old Rectory, Belmont and Thrapston House set back with narrow gardens to the front and space to either side. The Peace Memorial Park provides a long open frontage to Huntingdon Road, and pedestrian routes through to Market Road and the surrounding residential streets.

5.2 Landmarks and focal points

The most conspicuous landmark in the town is the tower of St James’s Church with its tall octagonal spire. The Old Rectory provides a substantial endstop to views south along Oundle Road, and marks the focal point at the junction with Huntingdon Road and High Street. Buildings surrounding the market cross area at the junction of High Street and Chancery Lane also have landmark value, particularly No. 41 High Street (Barclays Bank), No. 45 High Street and the Corn Exchange, which provide the endstop to views
east along High Street and Nos. 24 – 30 High Street (south side) which provide the focus of views south from Chancery Lane.

The attractive shopfront at Nos. 34 and 36 High Street provides a particularly eye-catching point on the south side of the High Street. Thrapston House, Belmont and The Court House Hotel provide a landmark group at the eastern entrance to the conservation area.

5.3 Views and vistas

The most significant views in the conservation area are focused on the groups of buildings lining High Street near the market cross, and framed by the building lines either side of the street looking from both the east and west. These include the view eastwards from the junction of High Street and Midland Road, which takes in Nos. 6 – 26 High Street (south side) and Nos. 33 – 51 High Street (north side), and the view westwards from the junction of High Street and Oundle Road, encompassing all of the north side of High Street between No. 33 and 73 (north side). The focal point at the market cross, where High Street is broadest, is an important area in both views. The view northward along Chancery Lane from High Street is particularly appealing as a result of the line of mid 18th century cottages on the roads west side, whilst looking south from Chancery Lane, Nos. 22 to 30 High form an attractive group framed by the Chancery Lane buildings.

Other views of importance from within, or looking into, the current conservation area include those looking west and north westward from Huntingdon Road and Oundle Road to the Church of St James; views north westwards from the Peace Memorial Park; and the views west along Huntingdon Road towards the town centre, which also benefit from buildings and mature tree planting to the east of the conservation area.

5.4 Trees

The conservation area is a densely built up area which contains few trees within its current boundaries. The greatest focus of trees is currently within the Peace Memorial Park, with a mixture of large mature parkland trees and smaller semi-mature exotic varieties lining the park’s edges with Huntingdon Road and Market Road. The churchyard at St James’ Church contains a number of mature and semi-mature trees, which make a positive contribution to the churchyard and views of both the church and Nos. 1 and 2 Church Walk. In particular these include tree lines in the gardens of No. 38 Huntingdon Road, which frame views westward into the town centre, and those in the gardens of No. 1 Midland Road, which contribute to the views east into the focal point at the High Street/Chancery Lane junction. Both of these areas currently lie outside the conservation area.

Significant trees or tree groups are marked on the Townscape Appraisal Map. Lack of a specific reference does not imply that a tree or tree group is not of value.

5.5 Public realm

The ‘public realm’ covers a variety of features of the spaces between the buildings in the conservation area such as the pavements, street lighting, street furniture, and signage. Generally in Thrapston these are very varied but the effect is generally low key and unobtrusive. These features are as follows:
**Pavements**
There are few areas of historic paving within the conservation area. The best surviving area is the limestone paving in the passage from the High Street to the churchyard (appropriately known as The Slabs). The High Street area has been subject to a public realm enhancement scheme in the recent past. This provided attractive York stone paving slabs with doleritic stone kerbs and brick setted gutters along both sides of the street from the market cross area up to the east end of High Street and the junction with Oundle Road. Granite setts have been laid in a scalloped pattern in an area of road at the market cross, which provide a parking area in the High Street as well as a surface for the small weekly market. Given the substantial investment in this attractive paving, it is important that statutory service providers and their contractors replace materials on a like-for-like basis when undertaking works. A small number of poor quality tarmacadam patch repairs were noted during the survey, which suggests this is not always the case at present.

On the south side of High Street a section of pavement is raised above the adjacent road surface with the edge marked by black painted cast metal bollards.

Elsewhere in the conservation area, pavements are generally surfaced with a fine graded black tarmacadam or resin-bonded aggregate in various colours.

**Street name signs**
These are modern, and made from cast aluminium painted white with traditional lettering. They are usually fixed to buildings, walls, or supporting black painted posts. Changes to street names during the past century preclude the survival of older street signs in the town centre.

**Litter bins**
Litter bins tend to be modern and made from black plastic.

**Street lighting**
Street lighting (where it exists) is similarly varied and is nearly all modern. Within the High Street, streetlights are black painted Victorian style lamps supported on brackets attached to the outside of buildings, avoiding the need for visually intrusive lighting columns. In replacing or maintaining these fittings care needs to be taken to avoid damaging the fabric of historic buildings, or negatively affecting their appearance, through the imposition of unsightly wiring across these frontages. Black painted lampposts with Victorian style lanterns are located on the corner of High Street and Oundle Road, and along Canary Walk (in St James’ Churchyard). A number of modern unpainted steel lighting columns with angled grey heads are located along Huntingdon Road and on the edge of the conservation area in the western part of High Street.

**Wirescape**
Overhead wires were not noted as being particularly intrusive to views through the conservation area.
6 THE BUILDINGS OF THE CONSERVATION AREA

6.1 Building types

The Thrapston Conservation Area contains a range of buildings that represent the various commercial, banking, civic and religious functions that the market town has provided over the past eight centuries. The parish church is the oldest surviving building, and the only building that is readily identifiable as of medieval origin. The Baptist Church, the only other religious building in the conservation area, is of late 18th century origin and bears a date stone of 1789.

The conservation area contains a large number of properties that combine shop units or other commercial premises at ground floor level with residential accommodation elsewhere in the building. The earlier buildings dating from the 18th and early 19th century, such as Nos. 43 and 45 High Street, were probably built as merchants’ houses and had the ground floors converted later in their history, whilst buildings constructed in the later 19th and early 20th century may have been built with integrated shop units at the outset. Many of the shopfronts are historic or have been sympathetically renovated or restored. Particularly good examples include Nos. 34 and 36 (one shopfront) and No. 66 High Street.

A small number of 18th and 19th century houses have either remained in, or reverted to, purely residential use. These include properties of 18th and early 19th century date on Chancery Lane, which developed as two informal terraces. Indeed, nearly all the principal buildings in the conservation area are built as part of these informal terraced rows. Belmont Mansion, Huntingdon Road, No. 17 High Street (The Old Rectory), Nos. 28 and 30 High Street (Oakleigh House) and Thrapston House, Huntingdon Road stand out as very large prestigious town houses, although Thrapston House and Oakleigh are both now used as offices.

The conservation area contains at least five buildings built as public houses, which comprise The Kings Arms and The Fox Inn on High Street and the Mason Arms at Huntingdon Road, as well as No. 47 High Street and Nos. 73 – 77 High Street which were converted to other uses in the 19th century. The Kings Arms is a mid 18th century building that was remodelled in the 19th century. Other buildings may have served as alehouses and inns in the past. The Court House Hotel was a public house until recently, although it was originally built as a county Police Station in the 19th century, apparently including a small courtroom, as well as a number of subsidiary buildings.

Other buildings with a commercial focus include two large banks, one currently occupied by Barclays Bank at the junction of High Street and Chancery Lane, and a second occupied by the NatWest Bank at No. 48 High Street. Both are large and imposing late 19th century buildings.

A small number of buildings may be identified as possibly having fulfilled an industrial function, including the range of buildings to the rear of the Kings Arms Public House, which now form Nos. 1 – 3 Kings Arms Court. Many buildings have small subsidiary buildings in their back plots, which probably served both domestic and agricultural functions. They also include a number of small buildings which may have been used as workshops for the boot and shoe making industry. Good examples of these subsidiary buildings include those at No. 6 High Street, Nos. 73 and 77 High Street, No. 6 Huntingdon Road and No. 91 Huntingdon Road (outside the conservation area). One significant former agricultural building is the former Rectorial Tithe Barn at No. 8 Chancery Lane, which is now occupied by a car repair workshop and is probably of 17th or 18th century construction.
6.2 Building form and materials

Buildings in the conservation area vary in height between two and three storeys, with a small number of single storey buildings, mostly serving as small shop units or subsidiary structures in rear yards. Many of buildings within the High Street are two storeys in height, with roof dormers suggesting that the accommodation has been extended into the attic space. A group of buildings running from No. 16 to No. 32 High Street (south side) rises to three storeys, providing this area with a greater sense of enclosure.

Buildings on Chancery Lane are generally built to a more modest scale than the High Street, with first floor windows often placed just below the eaves. This change in scale is emphasised by the use of half dormer windows at No. 7 Chancery Lane. On Huntingdon Road the buildings within the conservation area are taller, including three storey buildings at Nos. 3 - 9 Huntingdon Road and Thrapston House (although this presents a two storey elevation to the street). The Old Rectory and The Court House Inn are both two storeys high with gabled returns to the road, but attic windows give the impression of three storey buildings.

The buildings adopt a number of architectural details reflecting their construction between the early 18th and early 20th centuries, which provides a good representation of the local vernacular style as well as more national trends. The details of these vernacular buildings is totally defined by the locally available materials, which include limestone rubble, Collyweston limestone slates and timber.

Limestone masonry
The use of limestone, roughly squared to form courses and bedded in limestone mortar, provides a fairly even, honey coloured, elevation along much of the street frontage. However, in some places, including the lower status cottages on Chancery Lane and shops in the High Street, the masonry has been coated with painted render, presumably to provide a more even surface, sparing the expense of producing a fair face to the masonry. In the past, lime wash would have been used on some of the more vernacular buildings to protect the masonry, providing over the years a build-up of smooth finish which looks similar to a thin render.

Building in limestone restricts the size of window openings (particularly where these are served by narrow timber lintels) unless these are arranged in vertical columns. This tends to favour symmetrical schemes of fenestration, which are well represented on the many double fronted cottages and houses in the conservation area.

Limestone also has poor durability in chimney stacks where it tends to be eroded by the acids and salts in wood or coal smoke. Therefore many of the chimneys have been built or replaced with brick, providing a contrasting material.

The later, high status structures, which include Barclays Bank, the remodelled Corn Exchange, Thrapston House, The Court House Inn and The Old Rectory, make considerable use of fine quality limestone ashlar masonry to create prestigious facades. Barclays Bank and Thrapston House have classical frontages, including a prominent porch supported on Ionic columns at Thrapston House, and a doorcase with engaged Ionic pilasters at Barclays Bank. The Court House Hotel and The Old Rectory are both of 19th century ‘Elizabethan Revival’ design, with prominent gabled returns with ashlar parapets, decorative ashlar chimneys, and large section stone transom and mullion windows. On lower status buildings, including houses in Chancery Lane and shops on the High Street, a less extravagant use of ashlar is seen on some window openings where it is used to provide a lintel, often with a central key block, or simple window...
surrounds. An example can be seen on No. 15 Chancery Lane, which also includes an attractive ashlar doorcase with fan light. In some instances stucco has been used on lower status buildings, such as Nos. 34 and 36 High Street, to mimic ashlar details such as rusticated quoins, window surrounds and lintels.

**Collyweston limestone slate**
Use of Collyweston limestone slates for roof covering tends to require the construction of steeply pitched roofs, both to help bear the weight of the material and to ensure the satisfactory shedding of rainwater. The material is difficult to work to an angle and therefore gable ended roofs are the norm. Low parapets on the gables are used to protect the exposed end of the slating from windblown water ingress. Where the buildings are joined together in terraces the later measure is less necessary, although parapets still often rise from the party wall.

**Brick and tile**
The use of brick as a building material is largely restricted to buildings constructed after 1850 or later 19th century alterations to earlier buildings. However, Oakleigh House (Nos. 28 and 30 High Street) stands out as a prestigious brick mid 18th century town house with a symmetrical five window frontage of two storeys with attic and partially exposed basement. The bricks are laid in Flemish bond and have also been used to create rubbed brick voussoirs for the windows. Oakleigh House represents a stage when this material rivalled limestone ashlar as a high status building material. Other red brick buildings of some pretension include the late 18th century Baptist Church at Huntingdon Road, which has prominent arched window openings, the attached manse, two large 19th century commercial buildings at Nos. 3 – 9 Huntingdon Road, and a double fronted detached house on the north side of St James’ Churchyard, just outside the conservation area.

Elsewhere, brick buildings include some late 19th century structures such as No. 6 High Street, which is mostly faced with a buff coloured brick which blends well with the surrounding limestone; subsidiary buildings such as the outbuildings at the rear of No. 6 High Street; and the range of buildings to the rear of No. 34 and 36 High Street. These include single and two storey buildings of relatively simple design which include former stables, workshops and storerooms amongst other uses.

The use of locally produced clay pantiles is another locally distinctive feature of the conservation area. These tiles vary in colour from orangey red to buff and even dusty blue. They tend to survive on subsidiary buildings, such as those to the rear of the Fox Inn (seen from St James’ Churchyard) and to the rear of no. 6 Huntingdon Road. No. 1 Church Walk provides one example of their use on a dwelling.

**Welsh slate**
A small number of the late 19th century buildings were constructed with Welsh slate roofs, whilst others were reroofed with slate during the 19th and 20th centuries.

**Windows and doors**
A high proportion of buildings in the conservation area have retained their traditional timber framed sash windows, which make a very important contribution to their character and appearance. These tend to be large vertical sliding sash windows with a high proportion of eight over eight and six over six pane windows, reflecting their 18th and early 19th century date. They are mostly without horns, confirming their date. Where dormer windows light attic accommodation, these include both casements of timber or cast metal with leaded panes as well as sashes, as at No. 7 Chancery Lane and Oakleigh House. Many buildings retain good quality timber panelled doors or part-glazed shop doors.
Shopfronts
The conservation area contains a number of high quality shopfronts, several of which were restored through a grant scheme which started in 2000. One particularly good example at No. 36 High Street, which has a projecting single storey shop extension with a timber shopfront divided by cast iron colonettes and part-glazed shop doors. No. 32 High Street has a less ornate 19th century timber shopfront of more typical design, including a stall riser, a large window with a door to the left, smaller transom lights over the larger shop window, and a cornice above the fascia.

6.3 Listed buildings
The conservation area includes a total of 44 statutorily listed buildings, which are considered to be of national importance due to their historic and architectural interest. Of these, St James’ Church is listed grade II* and is therefore of ‘outstanding’ value. There are no grade II* buildings (which form only 7% of listed buildings nationally), the remaining buildings all being listed grade II.

The listed buildings form a number of discrete groups, including the following:

St James’ Church and Churchyard
St James’ Church dates to the 13th and 14th century, but was largely rebuilt in the mid and late 19th century. The nave and side aisles are constructed using limestone ashlar, whilst the chancel is of coursed squared limestone. The nave and chancel have shallow pitched gabled roofs, and the notable tower at the west end of the nave is built in five stages, with an octagonal spire with three tiers of lucarnes at the top. The 14th century east window is notable for its intricate geometric tracery.

The churchyard contains four listed chest tombs, which range in date from the 16th to 18th century. No.1 Church Walk is an interesting building which stands in the north east corner of the churchyard. Dating to the mid 18th century, it is built from stone which has been painted white, with a red pantiled roof and a chamfered corner at ground floor level, making the first floor lean over Church Walk.

Nos. 28 – 42 High Street (south side)
These buildings include the imposing Oakleigh House (Nos. 28 and 30), built from red brick and five windows wide. It is set back slightly from the pavement with railings which define a private yard and the flight of steps which lead up to the centrally placed front door. No. 32 High Street is an early 18th century building which is just one window wide but which rises to three storeys with a hipped gambrel roof covered in clay tiles. A prominent bay window to the first and second floor adds decoration, along with an early 20th century style shopfront to the ground floor. The building is one of the few constructed at right angle to the street, and extends backwards with a discernible angle in its exposed western side, which suggests a later phase of building. The adjacent properties at Nos. 34 and 36 are also mid 18th century origin and include the well preserved mid 19th century shop front. The two first floor windows have canted bays with sashes, with symmetry continued by the two dormer windows to the roof placed in-line above. These also have multi-pane sash windows. Nos. 38, 40 and 42 were originally a single house with a long three unit plan positioned with the long elevation to the street. The main frontage is built using squared limestone, with an uneven scheme of fenestration including a tripartite sash window to the right and two shopfronts. The end bay to the left appears to be a later extension, whilst the eaves of the right hand part were raised using brick, possibly indicating the replacement of a limestone or thatched roof with slate.
Nos. 62, 64 and 66 High Street (south side)
These are two 18th century houses of squared, coursed limestone, now converted to shops, flats and offices. Nos. 62 and 64 High Street originally formed one property with a five window wide elevation to the street. This survives as evenly sized and spaced six over six pane sash windows at first floor level, although the two bays to the right have been painted white. At ground floor level the elevation has been incrementally altered through the insertion of several small shopfronts including a stone canted bay window, which retains a central two over one pane sash window. No. 66 High Street retains its identity as a single mid 18th century property at first floor level, with a 19th century shopfront inserted at the ground floor, and the roof replaced with natural blue slates. Both buildings are constructed with their main, long elevations to the street.

Nos. 45 – 59 High Street (north side) including No. 6 Chancery Lane
This group of listed buildings forms a large part of the High Street's northern frontage. Nos. 47 - 51 were formerly an inn, forming a seven window wide two storey elevation to the street, with a central courtyard. This was converted to a small corn trading hall with offices in the 19th century. This included the division of the left hand three bays, and insertion of a door with a broken pediment on scrolled brackets to create a symmetrical three window frontage, with a second door to the right surrounded by a doorcase of Doric pilasters supporting a flat topped entablature. The two shop fronts at Nos. 49 and 51, each with two windows above, stand to the right under a lower section of roof, which reinforces the impression of separation. No. 45, which stands directly to the west, has a long, low two-storey elevation, including three evenly spaced windows at first floor level and a parapet disguising the edge of the roof. It was constructed as a house in the early 18th century. A slightly projecting shopfront was inserted at ground floor level in the early 20th century to create a car showroom. Nos. 53 -57 also have a long, low, two-storey frontage of white painted limestone with three windows to the first floor, and two early 20th century shopfronts inserted to the ground floor. Unfortunately the first floor windows have been replaced with modern uPVC units.

The King's Arms Public House (No. 59 High Street) remains in use as such, with a main elevation of white painted render which is four windows wide, these windows being evenly spaced but variably sized. A door placed in the chamfered right hand corner is a later addition, as is the slate roof and large ashlar chimney stack which rises from the centre of the main elevation, adding an extra vertical emphasis. The stable buildings to the rear have been converted for residential use.

Nos. 73 – 77 High Street
These three properties were formerly the Golden Key Inn, which was divided into smaller units in the 19th century. Together they form a seven window wide frontage which is well preserved at first floor level, including stucco window surrounds with key blocks to the lintels. The main elevation is covered with stucco, whilst the exposed sides of the building are of roughly coursed squared limestone. Two small shopfronts were inserted to the ground floor, one in the 19th century and one (to the left) during the 20th century. Two of the original ground floor windows and an off-centre front door remain in the central part of the frontage. Part of the roof (to the rear) is covered with locally produced clay pantiles.

The Old Rectory, High Street
This large house is set back from the road with a narrow front garden. It was built in the 18th century but was largely remodelled in 1837, and has a symmetrical two storey frontage framed by gabled return to either end. Each gable contains a three light transom and mullion window at first floor level, between which the central three bays each have a two light window with central mullion. The ground floor windows are also mullioned and transomed windows with diamond leaded glass. The gables are topped...
with ashlar parapets which run along the frontage hiding the roof edge. The building also has a number of decorative ashlar chimneystacks

**Nos. 1 – 15 Chancery Lane (west)**  
The west side of Chancery Lane includes a line of houses and cottages which form a group mostly constructed in the mid 18th century (no. 5 was probably constructed in the later 19th century as infill or replacement). Nos. 7 – 13 are built to a common roof height with continuous eaves despite a slight change in angle. Nos. 1 – 3, 13 and 15 are all faced with squared coursed limestone, whilst the intervening buildings have a mixture of painted or Tyrolean render. Particular interest is added to the frontage by a number of bay and bow windows, as well as the prominent flat-topped dormer windows of No. 7 Chancery Lane and the decorative doorcase at No. 15.

**Belmont and Thrapston House (Nos. 15, 17 and 19 Huntingdon Road)**

Belmont has a long, eight windows wide, two storey elevation to the road, which retains both ground and first floor sash windows under wooden lintels in a (mostly) regular scheme of fenestration. The furthest left bay is a later addition, and is divided at the roof by a parapet that marks the line of the earlier gable. The roof is covered using brown and red clay tiles, and includes three small hipped dormer windows. To the left, a small single storey building with a flat roof breaks forward, with two sets of windows divided by heavy stone mullions on the roadside frontage. Its style gives the impression it was originally part of the former Police Station, although it is recorded as having been at some stage a doctor's surgery. It is now a separate dwelling.

Thrapston House is an imposing early 19th century town house, originally with a three window wide range to the road, but extended by two bays to the left in the 1840s, the bay on the extreme left breaking forward slightly. The main elevation is built using ashlar with ashlar surrounds, lintels and key blocks to window openings, and a stringcourse dividing the ground and first floor. Although presenting two storeys to the front, the rear elevation rises to three storeys. The impressive Ionic porch to the front is placed centrally on the original part of the building. Although the building has classical Georgian details, the roof, which has a parapet to the gable, provides an example of more locally distinctive vernacular details.

**Nos. 27 – 33 Huntingdon Road**  
Placed on the eastern limit of the conservation area, this group of buildings contains some of the earliest surviving structures in the town centre. Nos. 27 and 29 Huntingdon Road are both of cottages of 17th century origin, partly constructed with a close studded timber frame using herringbone brickwork as infill, and partly roofed with locally produced clay pantiles. No. 27 is one of the few buildings in the conservation area built with its short, gabled frontage to the road.

Nos. 31 and 33 Huntingdon Road stand further back from the road, and together form the Baptist Church (No. 33) and the attached manse (No.31). The Baptist Church is a large, tall single storey building with high arched window openings and a flat roof which is hidden by a parapet. The manse is a simple, two storey cottage with attics and a three window wide frontage with a centrally placed door to the ground floor. Both buildings are faced in red brick.

### 6.4 Locally listed buildings

East Northamptonshire Council does not yet have a list of locally significant buildings (usually called the 'local list'). ‘Locally listed’ buildings are valued for their contribution to the local scene, or for their local historic associations, but are not considered to be of
national importance, so they are usually not eligible for statutory listing. Policies to control them can be included in the emerging Local Development Documents or in a Supplementary Planning Document. Suggested local list buildings within the Thrapston Conservation Area are (as at July 2009):

- The Court House Hotel*;
- The King John School;
- The Bridge Hotel*;
- Chancery Autos Garage (the former Rectorial Tithe Barn);
- No. 38 Huntingdon Road*;
- No. 107 Huntingdon Road (Day Nursery);
- No. 2 Church Walk;
- No. 91 Huntingdon Road, including outbuildings to rear (important in its own right and as a contributor to the setting of a listed building);
- The Mason Arms, No. 1 Huntingdon Road;
- No. 22 High Street;
- Nos. 24 and 26 High Street.

*These properties might also be considered for protection through statutory listing.

6.5 Positive buildings

A large number of unlisted buildings have been identified as being buildings of townscape merit or positive buildings. 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. Where a building has been heavily altered, and restoration would be impractical, they are excluded. There should be a general presumption exists in favour of retaining those buildings which make a positive contribution to the character or appearance of a conservation area.
7 CHARACTER AREAS

Throughout the conservation area, there are slight changes to its character and appearance which provides a number of different ‘Character Areas’ (See Map 2: Character Areas and Conservation Area Boundary Review Map). At present the conservation area is a relatively small area and, as such, the variations in character are relatively subtle. However, four areas can be defined which comprise:

- The High Street;
- Huntingdon Road;
- Chancery Lane and The Bull Ring;
- St James’ Churchyard.

These are each described briefly below with reference to the factors that contribute both positively and negatively to each area’s character.

7.1 The High Street

The High Street area contains the majority of the conservation area’s buildings and forms the commercial core of the town centre. Many of the buildings are either in commercial uses, such as shops, public houses, cafes or offices, or they are in mixed commercial and residential uses. The south side of the street originally faced onto the market place, whilst the north side represents the 18th and 19th century development including several inns, 18th century merchant’s houses with inserted 19th and early 20th century shopfronts, and 19th century banks and commercial buildings and earlier. The very long frontages to some of these buildings is a particular characteristic of the area, and provides a gentle horizontal rhythm to the street frontage. A small modern housing development lies at the eastern end of the street on its southern side.

A number of passages off the street frontages lead to backland sites, mostly yards with subsidiary buildings. Although the main street is somewhat affected by the noise of the busy traffic, these back yard areas are much more pleasant and tranquil.

The central part of the High Street, located next to the junction with Chancery Lane, is a wide space forming a small market square. This was somewhat enlarged to the west by a later 20th century road widening scheme. East of this point, the road narrows with enclosure provided by the closely spaced buildings set at the back of the pavement. Although the buildings in this area are largely two storeys high, they do rise up to three storeys in several places, which contributes to the more urban character of this part of the town.

Negative features include:

- A small number of buildings in High Street are currently unoccupied, including Nos. 73 and 77, which are both listed (originally forming one property);
- Other historic buildings were noted as providing opportunities for enhancement, either through reinstatement of historic architectural details, or through improved maintenance, including Nos. 8 and 10 (The Post Office), Nos. 44 and 46, No. 57, and Nos. 58 and 60;
- The two sides of the street are severed by traffic at peak times with only one controlled pedestrian crossing, which is located in the west of the High Street;
- The small 20th century industrial building, clad with corrugated metal sheeting, which stands to the rear of Nos. 65 and 67 High Street, appears incongruous in this setting and may provide an opportunity for enhancement;
- Improving the appearance of the entrance to the Cattle Market from High Street would also be of benefit to the character and appearance of the wider conservation area.

7.2 Huntingdon Road

Huntingdon Road represents an area of transition between the town’s commercial core and residential areas. Historically it formed a ribbon of development on the approach to the town centre including several large town houses. A small group of commercial properties is located at the west end of the street, including the Mason Arms Public House and the adjacent funeral directors and bridal shop at Nos. 3 – 7 Huntingdon Road. Other buildings include residential properties, office buildings and the Baptist Church. The Peace Memorial Park provides attractive landscaped parkland, with surrounding residential development, in the south east of this area.

As an approach to the town centre, the density of the buildings gradually increases from east to west. Thrapston House and Belmont are both set just back from the road and have shallow but wide front gardens. The Court House Hotel is built directly at the back of the pavement, heralding the built form of the town centre. The Peace Memorial Park provides an expansive green frontage on the south side of the road at the entrance to the town centre and the conservation area. This part of Thrapston also contains the majority of the conservation area’s trees. Further east, the road level is lower than the pavement, and from here it starts to climb the hill towards further historic ribbon development which lies beyond the conservation area’s current boundary.

The buildings provide a range of scale and architectural detail but include a significant proportion of larger buildings. Belmont is probably the best preserved of Thrapston’s large 18th century houses, whilst Thrapston House and The Old Rectory are both large properties displaying elements of national architectural styles. The size of these properties is emphasised by their built form with their long elevation to the road in wide plots. Despite their different styles, these buildings are visually united by the relatively consistent use of limestone masonry, although some use of red brick, including the Baptist Church and manse, indicates the later development of plots on the edge of the town centre during the late 18th and 19th century. The prominently positioned pantiled roof of No. 27 Huntingdon Road is another notable feature.

Negative features include:

- The poor condition of the car park adjacent to Thrapston House;
- The intrusive impact of the modern development at Park View and Harrison’s Walk;
- No. 6 Huntingdon Road is also noted as being in need of maintenance;
- The replacement of first floor windows at Thrapston House with uPVC units has detracted from the appearance of this listed building.

7.3 Chancery Lane and The Bull Ring Car Park

This is a quiet area of historic housing and farm buildings set just behind the High Street, along with a small public car park that forms the setting to the rear of listed buildings on the High Street. Properties on the west side of Chancery Lane occupy wide tenement plots that formerly looked across the open area of the market place. Development of the market place in the post-medieval period transformed Chancery Lane into a narrow side street, whilst the plots on the west side of the street were developed as a mixture of low two-storey houses and cottages with a near-continuous...
building frontage. On the east side of Chancery Lane, an island of buildings consists of the former Tithe Barn, a house and some attached outbuildings. A second, similar island of buildings is recorded to the east on historic maps, although this was cleared in the later 20th century to create the open space which has since become the Bull Ring Car Park.

The houses on the west side of Chancery Lane are either in use as dwellings or offices for professional businesses including a solicitors’ premises. A bank at No. 41 High Street provides a small area of active frontage at the southern end of the lane, although it has an inactive modern frontage further to the north with an unattractive 20th century garage behind. The former barn is now used as a car repair workshop, whilst the house forming the other part of the island of buildings is unoccupied. A small late 20th century hall on the eastern edge of the car park is used by St John’s Ambulance. A number of businesses occupy buildings at the rear of the High Street properties, with access from the car park, although several of these are currently unoccupied.

The buildings on the west side of Chancery Lane form an excellent group of 18th and 19th century cottages and houses, and are described in Chapter 6. The former barn is constructed of squared coursed limestone brought to course with red brick for three large garage doors. The roof has been replaced with corrugated asbestos sheet. The house to the rear dates to the early 20th century, and is built using red bricks and a blue slate roof. The attached two storey outbuilding appears to be older, possibly late 19th century, and includes an attractive pantiled roof.

Negative features include:

- The St. John’s Ambulance building is a plain later 20th century structure of no particular architectural or historic interest;
- The Bull Ring Car Park is a large open space with little historic interest, although it serves an important economic function to businesses in the town centre;
- However, the car park does provide attractive views to the surrounding historic buildings, and it is therefore considered to have particular potential for enhancement,
- The inactive modern frontage to No. 49 High Street, which has a negative impact on the character of Chancery Lane;
- No. 10 Chancery Lane is of concern as the building, and its outbuildings in particular, are showing evidence of deterioration through lack of maintenance.

### 7.4 St James Churchyard

The churchyard is a tranquil green space set just behind the High Street which provides an attractive setting to St James’ Church, with particularly striking views of the church from the south east, including its southern elevation and the four listed chest tombs. Nos. 1 and 2 Church Walk provide active frontages overlooking the north east corner of the space, as well as architectural interest. Entry points to the High Street, and via Church Walk to the north east, are through atmospheric narrow passages that emphasise the churchyard’s separation from the commercial areas of the town centre. The tall rear boundary walls of properties on the High Street give additional enclosure to the space.

Negative features include:
• The church is in need of some basic maintenance, evidenced by vegetation growing in high level gutters and in downpipe hoppers;
• A small church hall on the north side of the churchyard (outside the conservation area) is a relatively poor quality building, and might provide an opportunity for enhancement through its replacement with a more sympathetic building;
• No. 2 Church Walk is an attractive 19th century cottage standing in a large private garden on the north side of the churchyard, and makes an important positive contribution to its historic and architectural interest, but is currently outside the conservation area.
8 NEGATIVE FACTORS AND ISSUES

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 ‘Issues’ have been identified during the stakeholders’ workshop and walkabout and by the consultants who prepared this document. These issues provide the basis for the recommendations in the accompanying Management Proposals. They will be subject to regular review by the Council and new ones may be added in the future.

8.1 Boundary review

The conservation area’s boundaries need to reflect the importance of later stages of Thrapston’s development. The Council should give consideration to adding three further areas that have been identified as contributing to the area’s special historic and architectural interest, which comprise:

- The Cattle Market;
- Midland Road and Market Road;
- Huntingdon Road (east).

Furthermore, a number of minor changes to the boundary are required to rationalise the area following modern redevelopment, and to include a small number of buildings currently outside the boundary that make a positive contribution to the setting of important public spaces (see Map 2: Character Areas and Conservation Area Boundary Review Map). Further, more detailed information, is provided in the Management Proposals.

8.2 Vacant properties

There is currently a general lack of day time economic activity in the commercial area of High Street and, as a result, several commercial properties are vacant. These include:

- Nos. 73 and 77 High Street;
- No. 10 Chancery Lane and its outbuildings.

8.3 Intrusive modern development

Later 20th century development, including the Fire Station, Library and adjoining shop units, has had a negative impact on views along the High Street.

8.4 New development

Sites with development potential on the edges of the conservation area could significantly alter its character. Where these areas are considered to contribute positively to the historic or architectural interest of the conservation area, consideration should be given to including them within its boundary.

8.5 Redevelopment of the Cattle Market

The closure of the Cattle Market will remove an important element of the town’s connection with the rural hinterland. Its potential for redevelopment will result in a major change to the town that would need to be managed carefully to mitigate the inevitable change in character.
8.6 Alterations to listed and unlisted positive buildings

The incremental loss of architectural details, including timber framed windows and panelled doors, traditional roof materials, and cast iron rainwater goods, will gradually erode the historic character of the area. Intrusive modern details, such as visible satellite dishes, also detract from the area’s character and appearance.

The Council may need to take enforcement action where unpermitted alterations have affected the character and appearance of buildings, such as the insertion of uPVC double glazing at Thrapston House.

8.7 Traffic and pedestrian movement

The high volume of traffic and the lack of controlled crossings within the High Street make this town centre area less attractive to visitors and locals alike.

8.8 Opportunities for enhancement

Several poorly presented areas are considered to provide opportunities for enhancement, as follows:

- The Cattle Market site and the alleyways connecting to the High Street *;
- The car park at Thrapston House;
- The Bull Ring Car Park area;
- The former petrol filling station and garage site in Huntingdon Road*;
- The light industrial unit to the rear of No. 67 High Street.

* These sites currently lie outside the conservation area.

8.9 Maintenance of buildings

A small number of poorly maintained properties detract from the overall high quality appearance of the area. Several of these are identified in the appraisal within the descriptions of individual character areas.
APPENDICES

Appendix 1  MAPS

Map 1  Townscape Appraisal Map
Map 2  Character Areas and Conservation Area Boundary Review Map

Appendix 2  BIBLIOGRAPHY

Victoria County History, *Northamptonshire* (1930)
Thrapston Conservation Area Management Proposals

Draft no. 1

24 August 2009.
Thrapston Conservation Area Management Proposals

Contents

1.0 Introduction

1.1 Formats and Derivation
1.2 Purpose and Legislative Context
1.3 Planning Policy Framework
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
2.9 Production of further guidance/leaflets

3.0 Specific Actions – Thrapston Conservation Area

3.1 Boundary review
3.2 Control of new development
3.3 Control of listed and unlisted buildings
3.4 Sites requiring enhancement
3.5 Public realm enhancements
3.6 Local List
3.7 Satellite dishes
3.8 Protection of views, focal buildings and spaces
3.9 Protection of trees and open spaces
3.10 Buildings at Risk
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 Thrapston Conservation Area. It has been informed by the Thrapston 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 Thrapston 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 Planning Policy Framework

Current planning policies for Thrapston, including those governing development and management of change in conservation areas are laid out in the North Northamptonshire Core Spatial Strategy (CSS), adopted June 2008. In particular, CSS Policy 13 (Sustainable Development Principles) sets out criteria for raising standards of design and protection of existing historic and landscape assets. CSS policies need to be considered in conjunction with the East Midlands Regional Plan (adopted March 2009), in particular Policy 27 (Regional Priorities for the Historic Environment).

The conservation area character appraisal and management proposals document will sit alongside the conservation policies contained within the CSS and Regional Plan and be complementary to its aims of preserving and enhancing East Northamptonshire’s conservation areas.

The current relevant planning documents are:

- The Planning (Listed Buildings and Conservation Areas) Act 1990;
- Central government guidance, principally as set out in “Planning Policy Statement 5: Planning and the Historic Environment”;

- East Midlands Regional Plan (adopted March 2009)
- The Joint Core Spatial Strategy for North Northamptonshire (adopted June 2008).
- East Northamptonshire Council’s emerging site allocations development plan documents (currently in preparation).

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 LDF, the proposals contained in this document are undergone full public and stakeholder consultation. 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 emerging LDF.

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 and policies are included in the Development Plan in order to fulfil this duty.

2.2 Other guidance

East Northamptonshire Council has Design Guidance entitled ‘Design in Context’. English Heritage and other organisations can provide other guidance, such as specialist information regarding listed buildings, traditional construction methods and materials.

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 Conservation Officer of East Northamptonshire Council. 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 August 2009, Councillor John Richardson), 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 THRAPSTON CONSERVATION AREA

3.1 Boundary review

As part of the appraisal process the boundaries of the conservation area have been inspected to check whether they still contain the area considered to be of special architectural or historic interest. A number of small deletions and additions (see 3.1.4 below), as well as three major additions, are proposed (see Map 2 Character Areas and Conservation Area Boundary Review Map in the Character Appraisal). The three larger extensions are proposed in recognition of their importance to the historic townscape and their representation of the historic development of Thrapston and are:

- Proposed extension 1: The Cattle Market
- Proposed extension 2: Midland Road and Market Road
- Proposed extension 3: Huntingdon Road east

Each of these areas is described briefly below with regard to its special historic and architectural interest and its importance to the wider townscape of Thrapston.

3.1.1 Proposed extension 1: The Cattle Market

The Cattle Market was established in its current location in 1871. Although initially it occupied only a small part of this area, the original area of cattle pens is still recognisable. At present it includes areas of gravelled car parking and yards, cattle pens on hard standing, and small barns as well as several other office buildings. The use of the site is an important reminder of the tradition of the historic rural market, which has been maintained within the town since the early 13th century. The area contains a small number of historic buildings that relate to its use, which it would be desirable to preserve for the future. These are marked on the Townscape Appraisal Map for the character appraisal.

Set just behind the High Street, and with frontages to parts of the conservation area including Horton's Lane, changes to the use of this site are likely to have an impact on the character of the existing conservation area and on the town centre in particular. However, it is accepted that the redevelopment of this site could help to revitalise the High Street area and to resolve other issues within the locality, so a carefully considered scheme, which retains the site's existing historic assets, could enhance the special historic and architectural interest of the town centre as a whole.

3.1.2 Proposed extension 2: Midland Road and Market Road

This area contains two particularly well preserved streets of Victorian housing and public buildings that relate to the later development of Thrapston as a small industrial centre. Although Grove Street and Halford Street also form a part of this area of development, it is considered that Midland Road and Market Road include the areas of higher quality historic townscape, whilst other areas have undergone considerable alteration and are less visually coherent as a result. Midland Road represents a ribbon of mid and later 19th century residential development that extended from the earlier core of the town towards the site of the Nene Side Ironworks. It includes numerous well preserved properties with interesting architectural details such as original timber framed windows, panelled doors, detailed bay windows and chimney stacks. The properties were developed over a period of approximately fifty years, and therefore include considerable architectural variety as well as a number of terraces of consistent design. The close spacing of properties and their small scale with regular fenestration creates a strong horizontal rhythm along the street frontage. The properties at Nos. 1 –
5 Midland Road have particular architectural interest as larger buildings with late 19th century details. The garden to No. 1 contains a number of mature trees that make an important contribution to views along the High Street into the town centre. The large Victorian-style shopfront to the Thrapston Farm and Garden Store at No. 21 Midland Road is a landmark within the more varied street frontage.

On Market Road, the proposed extension would include the mid and late 19th century elements of the King John School (originally a National School), and the late 19th century Methodist Church. This retains a number of interesting architectural features, the most significant of which is the decorative leaded chimney coping which is a landmark in views from surrounding streets. It would also include a number of attractive and well preserved Victorian terraced houses and villas. The use of red brick as the main building material throughout this area provides a strong visual unity to the townscape. This has been respected by the new residential development to the south and west on Midland Road, which also adopts a scale and form which is sympathetic to the historic buildings.

Despite the evident architectural quality of the area, a number of properties show evidence of alterations using unsympathetic materials, including the replacement of doors, windows and roofing materials. If designated, it would be desirable to provide additional controls to preserve the character and appearance of this mainly residential area, and recognise its contribution to Thrapston’s special historic and architectural interest.

3.1.3 Proposed extension 3: Huntingdon Road east

To the east of the current conservation area boundary, groups of 18th and 19th century cottages and larger houses continue the historic townscape towards the eastern limits of the settlement. It includes later areas of the town’s development, including closely spaced workers’ housing, as well as older farmhouses and cottages which refer back to the area’s rural origins. The area is particularly important as it forms part of the principal approach to Thrapston from the east, and as such is a significant gateway to the town centre.

On the north side of Huntingdon Road, a densely spaced group of well preserved cottages including Nos. 49 – 91, are considered to make a positive contribution to the character and appearance of this part of Huntingdon Road, and these are also important in their contribution to the attractive views towards the town centre. Two properties within this group have been listed (Nos. 83 and 89) whilst No. 91 has been identified as suitable for local listing. Several properties retain original timber sash or casement windows as well as panelled doors, chimney stacks, slate tiled roofs and brick paved passages. Nos. 95 -81 Huntingdon Road (north side) form an easterly outlier of this group, whilst Nos. 40 – 46 Huntingdon Road (south side), which were built in 1859, provide similar historic and architectural interest on the opposite side of the street. A large former farmhouse (No. 38 Huntingdon Road) is a particularly attractive and well preserved early 19th century red brick building, with a symmetrical Georgian style frontage and several historic farm buildings to the rear. It forms part of a group of larger properties running along Huntingdon Road, whilst its large grounds abut the green open space of the Memorial Peace Park.

A little further to the east, the second of Thrapston’s historic school buildings, now used as a nursery, lies on the north side of Huntingdon Road and forming a minor landmark. It has group value with a row of detached and semi-detached Edwardian villas build in large gardens which also lie on the north side of the road. These provide a point of arrival in the historic town, and retain many interesting architectural features including
double height bay windows, decorative ridge tiles, date plaques and stone dressings to window and door openings.

Unfortunately several buildings in this area have been negatively affected by the replacement of doors and windows with unsympathetic uPVC units, although sufficient examples of original details survive to preserve the area’s character. The introduction of satellite dishes on many south facing elevations is particularly unfortunate in affecting the area’s appearance. Pressure for housing development may result in proposals affecting this area, including the possible sub-division of large garden plots. The car dealership forecourt on the south side of Huntingdon Road has been identified as an opportunity area for enhancement, whilst the Beehive Club at No. 32 Huntingdon Road could be improved by removing the unsightly air-conditioning units from the building’s otherwise attractive and well preserved 19th century frontage.

3.1.4 Proposed minor deletions and additions

Proposed deletions:

- Remove the modern buildings at Park View and Horton’s Lane that have been constructed since the designation of the conservation area, which do not contribute to its special architectural and historic interest.

Proposed additions:

- Expand the conservation area slightly to include late 19th and early 20th century houses on the south side of Market Road, which make a positive contribution to the setting of the Peace Memorial Park;
- Add No. 2 Church Walk, which makes a positive contribution to the open space of St James’ Churchyard.

ACTION: The Council will consider revising the Thrapston Conservation Area’s boundary to ensure that it continues to reflect the area of special historic and architectural interest, the character and appearance of which it is desirable to preserve or enhance.

3.2 Control of new development

A number of sites in Thrapston have been identified as having potential for new development or regeneration and were reviewed within the Council’s Rural North, Oundle and Thrapston Development Plan Document. These include the Bull Ring Car Park, the Cattle Market and land at No. 38 Huntingdon Road, which either lie within the conservation area or in areas identified as desirable for inclusion within its boundary. It is to be hoped that any new development on these, and other sites, will be carefully designed, making use of building forms, styles, and materials, that are sympathetic to their surroundings. Consideration will also need to be given to the use of sensitive landscaping in highways works to facilitate any such developments, including the choice of road routes, paving materials, boundaries and planting.

Ideally new buildings should make reference to traditional local materials that are well represented in Thrapston including squared limestone, red brick, clay tiles and pantiles, as well as retaining and converting historic buildings where they cannot otherwise be retained in their original use. The density of new development should reflect the surrounding building patterns, ideally providing elevations of no more than 2 ½ storeys to the main road frontages. New development should avoid creating an overbearing...
impact on the nearby public open spaces, and should also create or reinforce pedestrian routes from the historic town core to the surrounding residential areas.

The preparation of a Design Brief for specific sites, including the Cattle Market and the Bull Ring Car Park, would be of benefit in providing guidance on the appropriate nature and mix of uses, design, and materials for new development, the provision of car parking and public realm treatments, and the integration of new buildings into the existing historic buildings and street pattern. This would help to ensure that new development in the Thrapston Conservation Area and its surroundings was only of the highest possible quality, providing developers with firm guidance on what might be acceptable, and give the Council and the local community assistance in assessing any new schemes. It could build on advice already contained within the Rockingham Forest Countryside Design Statement ‘Building in Tradition’, which provides advice about new buildings, extensions and alterations, including materials and other details.

Apart from the very specific advice which could be contained in site specific development briefs, there are already a number of constraints on new development which are set out in policies in the Development Plan, and in national policy, most particularly PPS5. In summary:

- The scale and general form of new development should follow established historic precedents;
- New development should blend with the existing historic environment and should not interrupt the skyline;
- New development involving the replacement of an existing building should usually not increase the volume of development on the site;
- ‘Positive’ unlisted buildings particularly will be protected from demolition or unsympathetic change; any application for demolition must be accompanied by a justification statement, setting out why the building cannot be reused or repaired; also, the applicant must prove that the site or building has been offered for sale on the open market;
- New development should be sympathetic to the surrounding historic buildings in terms of materials and details;
- New development should reflect the traditional roof forms, pitches, materials and details, of existing historic properties;
- New development within the conservation area should be carefully designed to reduce its impact on existing views, both within and into, the conservation area.

**ACTION:** The Council will continue to ensure that new development in the Thrapston 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.

### 3.3 Control of listed and unlisted buildings

The character appraisal for Thrapston has noted how the architectural integrity of some of the listed and unlisted 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. Where buildings are listed, the Council is able to control alterations that affect the character and appearance of a building through requirements for their owners to obtain planning permission and listed building consent. Where alterations to listed buildings have been made without securing appropriate consents, or in contravention of conditions required by planning permission or listed building consent, the Council may take enforcement action to ensure the restoration of a building to its original condition. The Council is also 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 any unsuitable alterations 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. Although the present conservation area boundaries contain relatively few unlisted single family dwelling houses, the proposed extensions on Midland Road, Market Road and Huntingdon Road would introduce several areas of such buildings into 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. If the proposed extensions to the conservation area are adopted by the Council, it would be desirable to serve an Article 4(2) Direction on the Thrapston Conservation Area, which would bring under planning control alterations to such important features as windows, doors, wall cladding and roof materials (but only where they face a public highway). Subsequently, it is advisable for the Council to regularly monitor changes to the buildings within the conservation area, which would be facilitated by compiling a detailed photographic record of individual buildings, with accompanying documentation, which can be regularly reviewed.

**ACTION:** Assuming the Council adopts the proposed extensions to the conservation area at Midland Road, Market Road and Huntingdon Road, the Council should consider serving an Article 4(2) Direction to control alterations to the front elevations and roof slopes of the unlisted family dwellings within the conservation area.

**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.

### 3.4 Sites requiring enhancement

The following sites were noted as requiring improvements when the conservation area was surveyed in July 2009.
The Bull Ring Car Park and Church Walk
Although it is currently an open space to the rear of the High Street, historic maps record that the Bull Ring area was partially covered by buildings forming a similar island to Nos. 8 and 10 Chancery Lane, until the mid 19th century. The current land use bears no relationship to the historic environment. The parked cars detract from views to the rear elevations of the listed buildings forming the High Street frontage, whilst the flow of cars to and from the Bull Ring detracts from the tranquil character of Chancery Lane. The potential for the sensitive redevelopment of this area has been considered within the Council’s Rural North, Thrapston and Oundle Development Plan Document. Nonetheless, the car parking provided is an important resource, which makes an important contribution to the economic viability of businesses in the High Street. In addition to the need to provide alternative parking, new development in this area would need to be designed with regard to the setting of listed buildings in the immediate surroundings, as well as preserving the curving line of Church Walk and access between the churchyard and Chancery Lane.

The Cattle Market
The Cattle Market is a large area in the town centre in use for only a few hours each week with buildings and spaces maintained to a functional standard. The redevelopment of this area has been considered within the development of the Council’s Rural North, Thrapston and Oundle Development Plan Document. Ideally the redevelopment of this area will include the preservation and reuse of the small number of historic buildings within the site, and the retention of an element of open space relating to the most historic area of cattle pens. Otherwise development would be expected to reinforce street frontages to Market Road and Horton’s Lane, and to exploit the pattern of properties running backwards in narrow strips from the High Street frontage. Ideally the Council will prepare a Design Brief for this site in partnership with the present owners and Thrapston Town Council.

Car Parking Area at Thrapston House
The area of car parking to the side and rear of Thrapston House was noted as being poorly maintained, with worn parking surfaces and an unattractive and featureless area of hard standing that detracts from the setting of Thrapston House, a grade II listed building.

Nos. 3 – 31 High Street (north side)
This area of later 20th century development, including the Fire Station, Library and a parade of shops, is poorly designed and detracts from views both into and out of the conservation area along High Street. Total redevelopment is likely to be the most effective means of addressing the negative impact of these buildings. The potential for improvement has been considered within the Council’s Rural North, Thrapston and Oundle Development Plan Document. However, given the particularly sensitive nature of this location to the appearance of the conservation area it would be advisable for the Council to provide further design guidance to prospective developers.

**ACTION:** The Council will work in partnership with the County Council, the Town Council, local traders and business owners, and residents, to ensure that the sites detailed above are appropriately improved or redeveloped.

3.5 Public realm enhancements
A number of publicly accessible areas where the public realm would benefit from enhancement have been identified and include:
The junction of Oundle Road and High Street
This is a focal point within the conservation area and lies next to two listed buildings as well as the Town Council’s small office building. The paving in this area has been negatively affected by successive phases of works to underground services, with patch repairs in various different coloured materials creating an untidy surface finish.

The High Street entrance to the Cattle Market
This entrance way is a significant gap in the south side of the High Street but is particularly bland with a pedestrian walkway to the left marked off using poor quality tubular metal railings supported on concrete posts. With the potential redevelopment of the Cattle Market, this key area could become part of an adopted highway under the management of the County Council.

ACTION: The Council will work with its partners, including the Town and County Council’s, as well as local property owners, to explore options for enhancing these spaces, including potential sources of funding and the possible transfer of ownership.

3.6 Local List

While many of Thrapston’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 identified as potentially suitable for local listing during the survey for the Conservation Area Character Appraisal are as follows:

- The Court House Hotel*;
- The King John School;
- The Bridge Hotel*;
- Chancery Autos Garage (the former Rectorial Tithe barn);
- No. 38 Huntingdon Road*;
- No. 107 Huntingdon Road (Day Nursery);
- No. 2 Church Walk;
- No. 91 Huntingdon Road, including outbuildings to rear (Includes own value and role as setting to a listed building);
- The Mason Arms, Huntingdon Road (No.1);
- No. 22 High Street; and
- Nos. 24 and 26 High Street.

* These properties might also be considered for protection through Statutory Listing

ACTION: Buildings in the Thrapston 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.

In areas taken into the conservation area by the extensions proposed in the Conservation Area Character Appraisal, it is likely that planning permission was not required when satellite dishes were first fixed to the host building. However, to prevent further satellite dishes being fixed in obtrusive locations, 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 (2) Direction, set out in section 3.2. Where buildings are closely spaced of form terraced groups there is potential to reduce the number of dishes needed by supplying multiple properties from a single antenna (dish), which can be arranged through an agreement with satellite television providers.

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, focal buildings and spaces

The protection of the views within and on the edges of the town, and the settings of the focal buildings and spaces marked on the Townscape Appraisal Map, 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 Thrapston 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, all as noted on the Townscape Appraisal Map. Of special significance is the need to protect views into the market cross area from the east and west along High Street.

### 3.9 Protection of trees and open spaces

The existing open green spaces and the 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.
Within the Thrapston Conservation Area, important trees and green spaces are indicated on the Townscape Appraisal Map. 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. The most significant group of trees is located within the Peace Memorial Park, which is managed by Thrapston Town Council. The Council will need to work with Thrapston Town Council to ensure that a healthy population of trees with a diverse age structure and range of species is maintained in this area.

3.10 Buildings at Risk

The Conservation Area Character Appraisal identified a number of vacant buildings within the conservation area where maintenance is required. The most notable are:

- Nos. 73 – 77 High Street (a Grade II listed building);
- No. 10 Chancery Lane with attached outbuildings;

To identify whether the ongoing vacancy of these structures is jeopardising their preservation the Council may wish to undertake some investigation of these sites. The Council will try, through negotiation with the building owners, to promote the appropriate reuse of these buildings. The Council will also determine whether there are any barriers to their appropriate reuse, and whether any alternative uses would be acceptable. In the event that these buildings continue to deteriorate, the Council is empowered to serve an Urgent Works Notice or a full Repairs Notice (potentially with a Compulsory Purchase Order) to ensure the preservation of any listed building. For an unoccupied unlisted building within the conservation area, similar action can be taken by the Council, but only with the permission of the Regional Government Office.

**ACTION:** The Council will continue to monitor the condition of these buildings and will approach the owners of vacant buildings to promote their beneficial use. Where the lack of repair or proper maintenance of a building is considered to jeopardising its preservation, the Council may consider legal action to ensure that such works are undertaken.
<table>
<thead>
<tr>
<th>Number</th>
<th>Name</th>
<th>Comment</th>
<th>Response</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>John Mitchell</td>
<td>(i) Strongly supports designation of the CA - about to purchase Daventry Farmhouse</td>
<td>Noted</td>
<td>NFA</td>
</tr>
<tr>
<td>2</td>
<td>Bill Lewin</td>
<td>(i) Concerned about the trees which are marked on the TAM - asks if two trees can be added in his garden (The Old Rectory) and in Glebe field.</td>
<td>Agree - but emailed and asked him to mark them on map and send it to TCS. (Map received 28.2.10 showing position of trees to be marked on)</td>
<td>Add trees</td>
</tr>
<tr>
<td>3</td>
<td>Woodford Parish Council</td>
<td>(i) Supports the designation of the new Woodford CA</td>
<td>Noted</td>
<td>NFA</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(ii) Supports proposals to improve certain public areas of the village especially parts of the High Street and the Village Green.</td>
<td>Noted</td>
<td>NFA</td>
</tr>
<tr>
<td>4</td>
<td>Ruth Hancock</td>
<td>(i) Provides list of positive features</td>
<td>Agreed</td>
<td>Amend text accordingly</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(ii) Negative features include shopfront to the village shop; bus shelter on the green; car parking in front of Nos. 50, and 52/54 High St.</td>
<td>Agreed</td>
<td>Amend text accordingly</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(iii) Agrees that pre-1900 buildings are generally positive; also thinks some of the more modern development has been carefully designed; notes that some of the older cottages have links to the ironstone quarries, but are not of any great architectural merit.</td>
<td>Agreed</td>
<td>Amend text accordingly</td>
</tr>
</tbody>
</table>
(iv) Would like to see the allotments next to Newtown added to the CA, and also Nos. 28, 28a etc Church St, because of their large gardens. These were all considered at the time of survey and rejected as being of insufficient quality to merit inclusion.

(v) Likes Woodford as being as although not of the highest architectural or historic interest, it is a real community with good facilities. Noted

(i) Positive features should include the views into the village on approaching from the Addingtons and from the opposite side of the valley. Notes that in the 1960s the village was virtually abandoned and property was very cheap. Notes that there were 21 pubs in the village in 1954 for a population of about 800. Concerned that CA designation will prevent the village developing naturally - should not be preserved 'in aspic'.

(ii) Negative features include the untidy unmade surfaces around the village green; the planting and boundary around the war memorial; the nearby road; untidy wirescape. Agreed. Amend text accordingly

(iii) Would like the following added to the CA: Daventry Farm and the area around the village green; all of Church Street, Church Green and associated lanes; all of the Victorian and Edwardian buildings; the terraced properties in Mill Road which were built for the miners. These were all considered at the time of survey and rejected as being of insufficient quality to merit inclusion.

(iv) Was involved with possibly designation of Woodford as a CA when worked for the Council in the mid 1980s. -mentions a book about the history of Woodford which was written by Dr and Mrs Humphries. Noted Add to bibliography.


(i) Owns No. 15 Bakers Lane. Notes that part of his property dating to the 1840s, is ‘positive’ and the other part, a large modern extension, is not so marked. Considers it should all be ‘positive’.

(ii) The proposed CA boundary cuts his garden in half. Agree - add the whole of the garden.

(iii) Concerned that trees and hedges have not been marked accurately, particularly trees along the south side of Bakers Lane. The TA Map is indicative only and does not necessarily show all trees of merit, and sometimes also includes hedgerows and lesser trees where they appear to be important to the street scene. All trees over a certain size are automatically protected by CA designation so any future applications for changes will be decided by the Council on the merit of the proposal.
(iv) Notes that like for like repairs do not require planning permission on unlisted buildings.

(v) Asks about whether he needs PP to replace a flat roof on an outbuilding.

ENC to respond directly to this request.

7 David Blount

(i) Notes that Woodford is a vibrant and friendly community.

(ii) Negative features include the severe light pollution from the Islip Furnaces Industrial Estate and the heavy traffic using the Woodford/Irthingborough Road as a link road between the A6116 and A6

Agree Amend text accordingly

(iii) Thinks that Woodford is made up of both historic and modern elements all of which have value.

(iv) Thinks the whole village should be in the CA.

CA boundary encompasses the area of 'special architectural or historic interest' which therefore generally excludes pockets of modern development.

NFA

(v) Objects to the tone of the Character Appraisal - considers it to be 'confrontational, aggressive and subjective'.

Disagree - the report has been drawn up by an experienced conservation expert and follows English Heritage guidance.

NFA

8 Mr Spimpolo

(i) Does not see the need for CA designation - considers the existing planning laws to be adequate so long as they are applied consistently.

Noted NFA
| 9 | Brian and Susan Hayman | (i) Objects to CA designation due to the recession and additional costs for both the Council and local residents. | The Council is required by law to consider designating new CAs where appropriate. No new staff are required. Designation of a CA rarely results in additional costs for residents as the planning controls which designation brings are actually very limited. CA designation can also raise property prices, which most residents welcome. | NFA |
|   |   | (ii) Unsure whether additional listing of buildings is a good thing as it results in more rules and regulations for property owners. | Listing’ is a national initiative and aims to protect the country’s architectural heritage from loss or unsuitable alteration. | NFA |
| 10 | Steve and Nicky Pardoe | (i) Supports CA designation as it will maintain the character of the area and help to stop further unsuitable development. | Noted. | NFA |
| 11 | Adam Saxby and Thida Henshaw | (i) Supports CA designation. | Noted | NFA |
|   |   | (ii) Add further properties to the CA. | These were all considered at the time of survey and rejected as being of insufficient quality to merit inclusion. | NFA |
|   |   | (iii) Thinks some ‘positive’ buildings could be locally listed (Cottages along east side of The Green; No. 66 High St.; No. 1 De Capel Close; Nos. 3 and 5 Rectory Lane; Nos. 3 and 7 Church St. Also asks for further information about local listing. | These will be considered by the person drawing up the local list in due course. ENBC have also provided some further information (Lloyd Mill’s email dated 8 January). | Will be looked at again in the future. |
(iv) Satellite dishes - if these have to be removed because of CA designation could the Council help pay for the cost for this?

When the CA is designated, any existing satellite dishes will be noted and will not have to be moved - work cannot be required retrospectively. In any case, the Council cannot help with grant aid for this work.

NFA

(v) Notes that trees are not marked accurately at the back of No. 7 Club Lane.

Agree.

NFA

Amend map.

12 Richard Goodband

(i) Asks why proposed CA boundary excludes properties in Church Street and Rectory Lane but include modern properties in The Moorings.

The excluded properties in Church Street and Rectory Lane are modern houses or bungalows of no special interest. The albeit modern houses in The Moorings are located within the fine historic walled garden which once formed part of the curtilge of a manor house which has since been demolished (the boundary wall remains). There are also very attractive views from the wooded garden at the south eastern edge of this development over the adjoining river.

Leave boundary as currently shown.
Woodford Conservation Area Character Appraisal and Designation Statement

Draft no. 2
11 March 2010
Woodford Conservation Area Character Appraisal and Designation Statement

Contents

1 Statement of the Special Interest of the Woodford Conservation Area

2 Introduction
   2.1 Background
   2.2 Planning policy context
   2.3 Planning policy framework
   2.4 Purpose of the appraisal
   2.5 Community involvement

3 The Woodford 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 Plan form and layout
   6.2 Views and vistas
   6.3 Trees
   6.4 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 Character Areas
   8.1 Introduction
   8.2 Church Street, Church Green, Club Lane and Baker’s Lane
   8.3 The Green, including Addington Road and Whittlesea Terrace
   8.4 High Street (north) and Newtown

9 Negative factors
   9.1 Definition of negative factors
   9.2 Loss of architectural detail
   9.3 Intrusive modern development
   9.4 Areas in need of enhancement
   9.5 Poor quality public realm
   9.6 Vacant buildings
9.7 Intrusive impact of modern details

10 Issues
10.1 Control of new development
10.2 Control of unlisted buildings
10.3 Sites requiring enhancement
10.4 Wirescape
10.5 Local List
10.6 Satellite dishes
10.7 Protection of views and focal buildings
10.8 Protection of trees and open spaces

Appendices

Appendix 1 Townscape Appraisal Map
Appendix 2 Bibliography
1 STATEMENT OF THE SPECIAL INTEREST OF THE WOODFORD CONSERVATION AREA

The key characteristics of the Woodford Conservation Area, which make it worthy of its status as a conservation area are:

- An historic village of considerable charm set around a series of attractive open green spaces of varying sizes and narrow rural lanes, with attractive views over the fields to the adjoining river;
- A high concentration of buildings of special historic and architectural interest including St Mary’s Church;
- These historic buildings mix well with some more modern development, largely to the north of the conservation area, to produce a vibrant and active community;
- Three distinct character areas representing different stages of the village’s development from the medieval period to the early 20th century;
- The lower area of the village, focused on Church Street and a series of narrow lanes leading up the hillside, represents the medieval core of the village, with a high number of historic cottages built in the 17th, 18th and 19th centuries – the narrow curving lanes retain the alignment of medieval strip fields;
- The central area of the village includes a traditional village green (The Green) surrounded by a concentrated mixture of former inns, cottages and larger farmhouses or small manors, and represents a shift in the focus of settlement in the early post-medieval period;
- The upper part of the village, known as Newtown, provides a small planned industrial settlement of the mid and late 19th century, including an interesting range of public and commercial buildings, as well as workers’ housing with ancillary buildings;
- Many other buildings add to the area’s special historic and architectural interest by contributing to its character and appearance through their form, style and use of materials;
- Numerous attractive views out to the surrounding countryside, particularly across the floodplain of the River Nene to the south east;
- Locally distinctive materials and details, which include roughly coursed limestone rubble masonry; steeply pitched roofs with exposed gables covered with locally produced fired clay pantiles and Collyweston slates; and limestone rubble boundary walls with fired clay pantiles copings;
- The complex history of the various manors within the village has left a legacy of several small but architecturally interesting manor houses; and
- The village contains numerous cottages built between the 17th and early 19th century that provide an important record of the development of the local vernacular style.
2 INTRODUCTION

2.1 Background

This Conservation Area Appraisal has been written by The Conservation Studio on behalf of East Northamptonshire Council. It was prepared in July and August 2009, along with the Management Proposals, and both were subject to a process of full public consultation after which any necessary amendments were made and the final documents produced.

This Appraisal, with the accompanying Management Proposals, will be used to guide future development and improvements in the village in conjunction with existing and forthcoming planning policies adopted by East Northamptonshire Council.

The boundary, as proposed, includes Church Street, The Moorings, Rectory Lane, Church Green, Pound Lane, Club Lane, Bakers Lane, Whittlesea Terrace, Addington Road, Eady’s Row, High Street, Sunnyside, Constable Walk, Newtown, Newtown Street, Long Row and Pleasant Row. The area includes a mixture of residential, commercial and public buildings, which include two churches, as well as the historic farm complex at Manor House Farm. It contains a number of public open spaces including St Mary’s Churchyard, Church Green and The Green and a small area of farmland that makes an important contribution to the area’s setting.

2.2 Planning policy context

Conservation Areas are defined as ‘areas of architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’ in the Planning (Listed Buildings and Conservation Areas) Act 1990 (The Act). Local Planning Authorities are required by 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 different in conservation areas;
- 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

2.3 Planning policy framework

Current planning policies for Woodford, including those governing development, are laid out in the North Northamptonshire Core Spatial Strategy (CSS), adopted in June 2008. In particular, CSS Policy 13 (Sustainable Development Principles) sets out criteria for raising
standards of design and the protection of existing historic and landscape assets. CSS policies need to be considered in conjunction with the East Midlands Regional Plan (adopted March 2009), in particular Policy 27 (Regional Priorities for the Historic Environment).

The conservation area character appraisal and management proposals documents will sit alongside the conservation policies contained within the CSS and Regional Plan and be complementary to its aims of preserving and enhancing East Northamptonshire’s Conservation Areas.

The current relevant planning documents are:

- The Planning (Listed Buildings and Conservation Areas) Act 1990;
- Central government policy, principally as set out in “Planning Policy Statement 5: Planning and the Historic Environment”;
- East Midlands Regional Plan (adopted March 2009)
- The Joint Core Spatial Strategy for North Northamptonshire (adopted June 2008).
- East Northamptonshire Council’s emerging site allocations development plan documents.

2.4 Purpose of the appraisal

This appraisal defines the special architectural and historic interest for which the Woodford Conservation Area merits designation. It identifies the positive features that should be protected and highlights the negative factors that detract from its character and appearance. It will be used by the Council in considering proposals for demolition or alteration of buildings, as well as for new developments. It will also help property owners and developers to take account of the importance of buildings, features, spaces and landscape within and adjacent to the conservation area.

This Conservation Area Character Appraisal leads to Management Proposals, setting out policies and actions to conserve and enhance the conservation area’s special architectural and historic interest and to mitigate the effects of negative features. The Management Proposals will be included within a Supplementary Planning Document within the Local Development Framework and, as such, will be adopted as local planning policy.

Preparation of the appraisal involved an extensive survey of the conservation area undertaken in July and August 2009. The omission of any particular feature does not imply that it is of no significance.

2.5 Community involvement

The survey of the conservation area has included a process of public consultation to identify the following:

- The special characteristics of the proposed Woodford Conservation Area;
- The key negative features and issues;
- A range of possible actions that would mitigate or offset these detractors.

The consultation began with a meeting with representatives from the Woodford Parish Council on 28th July 2009. It was followed by public consultation in Winter 2009.
3 THE WOODFORD CONSERVATION AREA

3.1 Designation

The Woodford Conservation Area was first designated on (fill in date).

3.2 Activities and uses

Woodford is a large village, with most buildings used as residential dwellings, residents mainly working outside the village. In addition to the three historic areas of settlement, the village includes a number of more recent residential developments of mid and later 20th century housing to the north west and east. A small area of commercial properties is located along the High Street, which include a Post Office and general store, hairdressers, public house (The Prince of Wales) and a fish and chip shop. A second public house (The Duke’s Arms) is located on the east side of the Green and a third (The White Horse), which is currently empty and boarded-up, stands at the northern end of Club Lane.

A Baptist Church with an associated historic burial ground, lies on Rose Terrace to the east of the Green. St Mary’s Church stands within a churchyard on the south side of Church Street. A small Methodist Chapel, which has been converted for residential use, lies at the west end of Newtown Street. The former Temperance Hall on High Street has previously housed the village stores and is currently disused and for sale. A modern primary school lies just to the west of the conservation area at The Green, whilst the historic village infant school stands on the opposite side of the street and is now a private residence. A second former school building lies on Church Street in the south of the conservation area and has also been converted for residential use.

Some of the farm buildings of Manor House Farm, Addington Road have been converted as small business units, although some remain as agricultural and equestrian uses. The farm yard at Daventry Farm has recently been redeveloped for a small housing development, which has included some partial reuse of farm buildings through conversion to residential use. Several properties retain subsidiary structures that provided workshops for boot and shoe makers, whilst a small factory building at Newtown Street has been preserved through conversion into a number of flats. A second small factory building stands on the north west corner of Church Green. Many other properties retain small agricultural and domestic outbuildings including barns and stable buildings, which are now converted for a number of purposes including residential, storage and garage uses.
4 LOCATION AND LANDSCAPE SETTING

4.1 Geographic location

Woodford is located in the River Nene valley in East Northamptonshire, and occupies a section of the valley side running down from a natural ridge in the north west to the edge of the river’s floodplain in the south east. The village lies on an historic route which followed the west side of the valley between Irthlingborough and Thrapston and linked a number of small settlements including Great and Little Addington and Islip. The village is just over three kilometres from Thrapston, which lies to the north east on the opposite side of the River Nene. Kettering lies some eight kilometres to the west and Higham Ferrers and Wellingborough seven and nine kilometres to the south and south west respectively. The A14, a trunk road from Cambridge to Coventry, runs less than a kilometre to the north of the village and provides a fast road connection to the wider region. However, because of this proximity the area can be blighted by traffic using the Woodford/Irthlingborough road as a link between the A6116 and the A6. Light pollution from the adjoining Islip Furnaces Industrial Estate can also be a problem.

4.2 Topography and geology

Within the proposed conservation area the land surface is uneven, covering a section of the river valley’s western side. Church Street largely follows the 45 metre contour, presumably representing the spring line, just above the floodplain of the River Nene, but with a pronounced dip between Bakers Lane and Church Green. The land falls steeply down to the river to the south east and rises equally steeply along the several lanes leading up to the Green in the north west. From the Green to Newtown further to the north west, the land rises more gently to the crest of the ridge near Ridgeway House on High Street. Across the River Nene the surrounding farmland includes a broad area of low lying floodplain affording expansive views from the road, churchyard and gardens of properties on Church Street.

East Northamptonshire lies next to the coal measures of Leicestershire and the availability of local iron ore and Jurassic limestone for use as a flux led to the development of an important ironworking industry at Islip and Thrapston in the mid 19th century. Ironstone was quarried at Woodford for use in the ironworks, and two old quarries are shown to the north and north west of Woodford on the modern-day maps. Local limestone was also used as a building material, and the majority of historic buildings in the conservation area are constructed from this limestone, set in lime mortar. Occasionally ironstone was used to provide decorative banding in the masonry, providing a particularly distinctive local detail. East Northamptonshire lies within the relatively restricted area of the Collyweston slate (actually limestone) tile roofing tradition, and a number of notable surviving examples can be seen within the village. There are also deposits of Upper Jurassic Oxford Clay, which provided the raw material for roof tiles and brick, and from the mid 19th century brick rivalled the use of stone as a preferred building material. The Nene valley is also notable for its gravel deposits, which have been extracted in the wider area, and for its alluvial soils, which provide good grazing.

4.3 Landscape setting

Woodford sits above the flood plain on land which rises to the west of the River Nene valley. Whilst the river gravels have been exploited through extraction to the south between Great Addington and Ringstead and to the north at Thrapston the valley between Woodford, Denford and Ringstead remains unaffected and therefore a wide valley floor of meadowland of great beauty survives between these villages. The village is separated from the course of the river by a narrow field used as pasture, and by the private garden used by residents of
The Moorings, which formerly served as an orchard for Woodford Manor. To the east, the conservation area is partly bounded by a mixture of modern and older housing development at Rose Terrace, The Leys and Trailli Lane. From Church Street and Pleasant Row the conservation area directly adjoins open countryside to the east, with views across fields to the woodland at Woodford Shrubbery with Ringstead church acting as a landmark in the far distance. To the south west of the conservation area a narrow margin of modern properties lies between the historic village buildings and farmland, these fields appearing to preserve the outlines of medieval strip fields. Sports fields are also present. The large mid 20th century residential development at Mill Road lies to the north west of the conservation area, beyond which there are views across the large ‘late enclosure’ and 20th century amalgamated fields with very little woodland.
5 HISTORICAL DEVELOPMENT

5.1 Archaeological interest

The Nene Valley has been a focus for human activity during much of the past four thousand years. Its mixture of light soils, well watered meadowlands and navigable waterways have provided suitable conditions for agricultural settlement since the Neolithic period. The area around Woodford provides a focus of Bronze Age (approximately 2500 – 700 BC) funerary monuments, comprising a number of round barrows. These are mounds of earth often surrounded by ditches and normally containing either inhumations or one or more cremation burials. The group of barrows at Three Hills provide particularly fine examples of this type of monument, and several others are recorded in the surrounding area. Evidence of dense Iron Age and Roman settlement in the area is provided by a mixture of chance finds, as well as aerial photographic surveys and formal excavations which have been undertaken in advance of quarrying and building works. A particular focus of Iron Age occupation has been identified around Denford to the east. Numerous reported finds of Roman material around Woodford suggest a landscape of closely spaced farms and villas, which would have had links with the small Roman town at Titchmarsh, as well as with Gartree Road, which was built by the Romans to link Leicester and Godmanchester (near Huntingdon).

As yet, no remains of Saxon occupation have been found within the village, although it is presumed that the late Saxon settlement lay within the area of the existing village. The Domesday records for the manors at Woodford suggest that it was a relatively large settlement including the manors as well as 38 separate households. The existence of a priest also confirms the presence of a church. The division into a number of manors may also explain the two areas of buildings along Church Street and around the Green, although this has also been explained as a shift in occupation which occurred during the medieval or early post-medieval period. The site of the church, which includes substantial elements of 13\textsuperscript{th} century construction, as well as the 13\textsuperscript{th} century building of Glebe Farmhouse, suggests a focus of medieval structures on the south side of Church Street, whilst archaeological excavations within properties along Church Street have identified a number of pits containing medieval refuse on the north side of the street.

Two scheduled monuments are located in the immediate environs of the conservation area. The first, which is located at the south west end of Church Street, includes earthworks believed to represent a number of medieval house plots within a rectangular enclosure. These have been interpreted as a part of the village that was abandoned in the medieval or early post-medieval period. The second lies in fields to the east of Church Street and covers earthworks marking the site of Woodford Manor, a 17\textsuperscript{th} century mansion and formal gardens built by the St. John family and demolished in the early 19\textsuperscript{th} century. The wall of a kitchen garden believed to be associated with the mansion survives and now surrounds the later 20\textsuperscript{th} century housing development at The Moorings.

5.2 Historical development

Although there is evidence for settlement in the nearby area in both the Iron Age and Roman period at Woodford, the earliest historic record of the settlement is from the Domesday Survey of 1086, which records that Woodford contained a number of separate manors, mostly the property of Peterborough Abbey. The abbey had at least two main tenants at Woodford who each held the position of lord of a manor and handed down this position as an hereditary right. The largest of these manors was held by Roger Maufe. His ancestors continued to hold the larger manor throughout the 12\textsuperscript{th} and much of the 13\textsuperscript{th} century until Robert Maufe died in 1254 leaving four female heirs. It appears that the property was then divided between two of his daughters, creating two smaller manors. One of these shares
was further subdivided in 1275 and one of these smaller manors was then further subdivided in 1415 creating four even smaller manors, each approximately a sixteenth of the original landholding. The majority of St Mary’s Church was constructed during the 13th and 14th centuries, prior to the increasing fragmentation of the Maufe Estate, which may have reduced the patronage available. Another result of this process of subdivision was probably the creation of a number of large farmhouses and small manors throughout the village during the medieval period. Glebe Farmhouse provides an excellent example which was probably built by William Trayle, who lived between 1216 and 1272. Others were replaced after the medieval period leaving a scatter of large houses throughout the southern part of the village.

The positions of the church, Glebe Farmhouse and the earthwork remains of medieval settlement to the south west of the village, all suggest that the focus of settlement during the medieval period was located along Church Lane. The lane probably formed part of a longer route that ran from Great Addington in the south west to Woodford Grange in the north east, which may have formed a minor road from Irthlingborough to Thrapston in the wider context. A second route appears to have run along the brow of the valley side, which is now marked by Addington Road, Whittlesea Terrace and footpaths running across fields and through Woodford Shrubbery to the north east. Within the village, these two routes are linked by a number of narrow lanes including Rectory Lane, Church Green, Club Lane and Bakers Lane. These follow gently sinuous courses that are reminiscent of the reversed ‘S’ curve characteristic of the fields created by medieval ploughing. As such, it is tempting to interpret the lanes as the successors of paths that divided a series of arable fields which ran up the hillside between the two routes.

Following the medieval period Woodford saw a process of reconsolidation of landholding with first the Mallory family and later the St. Johns acquiring the various manors that had formed the Maufe and Trayley/Traili estates. The St Johns bought Woodford Manor in 1621 and Thorley’s Manor (another property owned by a branch of the Trayley family) in 1652. They built a large mansion at the north east end of Church Street, with terraced gardens overlooking the river valley below. It was probably at this point that Church Street was cut off from the wider road system, diverting traffic from the hollow way running past the St John’s mansion to run around their estate to the north. This would have encouraged the development of the settlement further up the hill with the transfer of traffic to the area of The Green, which in later uses included several inns and a smithy serving passing trade. However, Church Street retained the focus of farm houses and workers’ cottages. Although the formation of the St John estate reduced the number of manors within the parish, it would also have provided an injection of capital to older landowners, who invested in new houses, such as Manor House Farm and the remodelling of Glebe Farmhouse, at this time.

The St John family sold their mansion in 1810 to the Arbuthnot family who demolished the house and built a new mansion (Woodford House) over a mile to the north west of the village. By 1821 the number of families residing within the village had reached 124, occupying 103 houses. A Baptist chapel was founded in the village, standing in a plot behind the main frontage on The Green and hidden from view. The area of Church Street attracted a number of large houses in the early 19th century, including The Rectory and De Capell House (formerly known as Hill House), suggesting that the secluded nature of the street and views across the river valley provided a prestigious location for building.

The development of ironstone mining in the vicinity of Woodford in the 1850s led to a rapid increase in the village’s population, partly as a result of migration of people to the mines from distant areas of the country. Part of this new population was housed within rapidly built courts of terraced houses within the existing village area. The cottages at Nos. 3, 5 and 7 Church Street, and to the rear of No. 97 High Street, provide examples of these houses. These were small, cramped dwellings and the surviving examples have mostly been
enlarged by joining two cottages together to form one larger house. To relieve this overcrowding a new area of settlement was established at the ridge of the hill to the northwest of the village, which later came to be known as Newtown. Although the regularity of the street grid demonstrates that the new area was planned as a single development, the construction of buildings within this grid appears to have been incremental during the 1850s and 1860s, with neighbouring buildings often bearing date stones from separate decades.

During this period the village gained important amenities and invested in its own resources, either as a result of philanthropy or through popular subscription. In 1858 a National School was opened next to the Church of St Mary. The parish church was restored in 1867, whilst a new infant school was built in 1886. By the 1880s the village contained at least six public houses, reflecting its large population, which continued to rise rapidly, particularly following the opening of the Islip Ironworks during the 1870s. In 1887 Wallis and Linnell opened a clothier’s factory in the New Town area, providing further employment opportunities. However, the rapid growth of the settlement and cramped living conditions resulted in unsanitary conditions and typhoid swept through the village in 1888, taking hold in Newtown first. A Primitive Methodist chapel was erected in the Newtown area by public subscription in 1896, and remained in use until the 1970s. In 1900 the Newtown development was completed with the construction of the Sunnyside Cottages. Half of these cottages were provided with workshops for outworkers for the local shoe factories, demonstrating the importance of the boot and shoe industry to the local area, whilst the other half were built with pigsties in their rear yards. Further development in the early 20th century took advantage of opportunities to redevelop the sites of poorly built housing and included the construction of short terraces including Whittlesea Terrace and Nos. 7 - 13 (odd) The Green.

Later developments have included the large suburban style development to the north west of the village on Mill Road which was built after the Second World War, and a smaller development to the east of The Green, which included the replacement of another small clothing factory. Other development in the later 20th and early 21st century has involved infilling with subdivision of large garden plots and redundant farmyards throughout the village.
6 SPATIAL ANALYSIS

6.1 Plan form and layout

The spatial form of Woodford reflects the stages of its growth from the medieval settlement, focused on Church Street, up to the 19th and early 20th century development of Newtown on the top of the ridge to the north west. Church Street has a long, gently curving south west to north east alignment, which is suddenly curtailed at either end by field gates. Four narrow and gently sinuous lanes run up the hill north westward from Church Street towards the Green. These include Rectory Lane, Church Green and Club Lane, which follow near parallel courses, whilst Bakers Lane converges with Club Lane just before the latter emerges at the Green. Addington Road runs into the Green from the south west at the crest of the hill and marks the northern ends of Rectory Lane, Church Green and Club Lane. After a dog-leg along Bakers Lane, the Addington Road route is continued to the north east along Whittlesea Terrace and beyond that by a path across fields to the east. Rectory Lane and Church Green form two sides of a small village green which is bounded to the north west by No. 3 Rectory Lane, River View and the walled garden of Manor House Farm, whilst the garden wall of De Capell House marks its south eastern limit. A small extension of this public open space on the north side of Church Green is linked to The Green by a narrow alley at Pound Lane.

The Addington Road/ Whittlesea Terrace route forms the south east side of the open space of the main village green. The two sides of High Street are made up of a continuation of the line of Club Lane north eastwards and a northward branch from Addington Road, which converge in the north, framing a large, roughly triangular space. High Street remains a broad road with wide verges extending the Green northward to the junction with Eady’s Row, which is a narrow lane running westwards. From this point High Street narrows considerably and is lined with mid and later 19th century ribbon development running up the street to the north, with a slight bend foreshortening views northwards from the Green. Newtown Street leads into a planned 19th century development of workers houses on a rectilinear street plan with Newtown Street and Chamberlain Walk providing east to west aligned routes and Long Row, Newtown and Pleasant Row crossing them on the north to south axis. The row of cottages at Sunnyside represents a later addition to this development, infilling the space between Newtown and the Green and providing an additional east – west aligned street.

The density of development varies widely throughout the conservation area and contributes to the distinctiveness of the three character areas described in more detail in Section 8 below. In the south east along Church Street, and along the lanes leading up to The Green, there is a mixture of large houses set back from the road in large private gardens, often with small farm buildings at the road frontage. These are mixed with groups of closely spaced small cottages built directly at the rear of the pavement or with small front gardens. The spacing of buildings allows a high level of openness that is an important element of the rural village character of the area. The development around The Green is closely spaced with properties forming short terraces of buildings of varying width. The openness of The Green and the scale and uneven size of the buildings prevents the development of a more urban feel. The ribbon development along High Street to the north and the planned development of Newtown has a very different feel as a result of the closely spaced properties, including some longer terraces of buildings of uniform alignment, width, form and detailing, which does have a more urban character.
6.2 Views and vistas

There are attractive and interesting views throughout the conservation area although those looking south east across the valley are of outstanding beauty. They are marked on the Townscape Appraisal Map and are as follows:

- From St Mary’s Churchyard south east across the river valley and low lying meadows towards Ringstead;
- From Church Street outside Woodford Rise looking south east across the valley and floodplain towards Ringstead and east towards Denford;
- From the shared residents’ garden to the south west of The Moorings looking west and south west across the valley;
- Along Church Street south west towards a focal point between No. 22 Church Street, the former National School and No. 11 Church Street;
- Along Church Street north east between Nos. 3 – 7 and Glebe Farm to the focal point between No. 11 Church Street, the former National School and No. 22 Church Street;
- North west up Rectory Lane between the garden walls of De Capell House and Woodford Rise, with overhanging branches of garden trees and attractive garden walls to either side;
- South east from Church Street through the church yard to St Mary’s Church;
- From Church Green south west over the spire of St Mary’s Church (a prominent local landmark) to the river valley beyond;
- From the north west end of Bakers Lane west across The Green, including the green open space, historic cottages and former inns on the west side of High Street and the village war memorial;
- From the north west corner of The Green south east including both sides of High Street and buildings marking the south east side of The Green;
- North up High Street to the Temperance Hall and Nos. 12 – 32 High Street (west side) and Nos. 57 – 49 (east side);
- From High Street south including Nos. 11 – 33 (east side) and Nos. 12 – 32 High Street (west side), as well as the Temperance Hall;
- From Pleasant Row east across allotment gardens and the valley beyond towards Denford.

6.3 Trees

The most significant trees and tree groups in the conservation area are along the frontages of gardens on Church Street, Rectory Lane and Bakers Lane. These trees overhang the road creating green boundaries to the narrow lanes, or provide greenery and vertical interest to views along Church Street to groups of cottages, houses and historic farm buildings. Trees in the gardens of Manor Farmhouse, No. 13 Church Street, De Capell House, Woodford Rise and The Old Rectory all make a particularly important contribution to the appearance of this part of the conservation area, although other smaller properties also have trees that add to the general greenery of the surroundings. Trees at Church Green add to the amenity of the public open space.

However, at The Green the tree planting is limited to a short tree line along the edge of the verge between No. 58 High Street and the entrance to Woodford Primary School and one small hawthorn on the grassed island opposite No. 73 High Street. Until recently two large Wellingtonia stood on the south east edge of the Green in the garden of Daventry Farmhouse. The removal of these trees has resulted in a loss of greenery and vertical interest from views of The Green.
Particularly significant trees or tree groups are marked on the Townscape Appraisal Map. Lack of a specific reference does not imply that a tree or tree group is not of value.

6.4 Public realm

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

Pavements and verges
The pavements, where there are any, are covered in either black tarmacadam or a light brown resin bound aggregate, which is sympathetic to the area’s rural character. These are edged with either narrow concrete kerbs or short granite blocks (approximately 200 x 100 mm), which also provide a favourable accompaniment to the area’s historic materials and appearance. Elsewhere pedestrians share the roads with traffic or make use of grassed verges which are generally well maintained by property owners. An area of grass verge on the west side of High Street at the northern end of The Green was identified as being in poor condition as a result of its use for vehicle parking or access to parking areas.

Street name signs
These are modern, and made from cast aluminium painted white with traditional lettering. They are usually either fixed to buildings, walls, or black painted posts.

Litter bins
Litter bins tend to be modern and made from black plastic.

Street lighting
Street lighting (where it exists) is all modern, mostly with standard grey low pressure sodium lamps attached to wooden telegraph poles. One unpainted steel lighting column, with a similar angled lamp stands in the middle of The Green. Two more stand along High Street to the north of The Green.

Wirescape
Overhead wires are somewhat obtrusive in several locations, particularly on Church Green and at the northern end of Club Lane. They are supported on timber telegraph poles.

Street furniture
One K6 telephone box, painted in traditional pillar-box red, stands at the northern end of The Green and adds an element of historically interesting street furniture to the public open space. A single timber bench is located on Church Green. The absence of any similar benches on the main village green is perhaps surprising.
7 THE BUILDINGS OF THE CONSERVATION AREA

7.1 Building types

The historic buildings in the Woodford Conservation Area are very varied as a result of the village’s gradual development. St Mary’s Church and the medieval elements of Glebe Farmhouse appear to be the only surviving structures of medieval Woodford, although elements of the street pattern may be based on the medieval village’s landscape. Glebe Farmhouse is a small manor house of which the central hall is the only surviving medieval element (see section 7.3 below).

Properties built during the expansion of the village during the 17th and early 18th centuries include several larger houses surrounding The Green, No. 84 High Street, Manor House Farmhouse, Addington Road with an adjacent dovecote, and another large farmhouse at Daventry Farm. Large 17th century cottages of three unit plan include Woodford Rise, which was later expanded considerably, Nos. 50, 52 and 54 High Street, and the well preserved thatched cottage at No. 22 Church Street.

The village contains many houses built during the 18th and early 19th century, which include numerous attractive stone cottages focused around The Green and in the south of the conservation of area, of which the following provide some of the best preserved examples:

- Nos. 70, 72 and 74 High Street;
- Nos. 80 and 82 High Street (originally three dwellings);
- Nos. 4, 5 and 7 Club Lane; and
- Nos. 97 and 99 High Street.
- The Duke’s Arms, High Street

These were mostly built at the back of pavement with small gardens to the rear. Many have had uses as inns and ale houses and the lack of separation from public areas emphasises their former commercial role. The Duke’s Arms Public House appears to be of late 18th or early 19th century origin and was probably built to provide accommodation as an inn, rather than solely being an alehouse.

The Old Rectory was constructed as a high status gentleman’s residence within a spacious garden between 1818 and 1820. De Capell House is another prestigious house which was built in the mid 19th century, although it has since been substantially extended. Manor Farmhouse also appears to be of mid 19th century construction, probably following the demolition of the St. John’s mansion, although its design is more closely related to the local vernacular than the two preceding buildings. Many of the early farmhouses and cottages have subsidiary structures which range from medium sized barns and workshops to small stone built sheds. Many of these are well detailed and have retained their characteristic local details such as their pantiled roofs.

The Baptist Church of 1821 and the Primitive Methodist Chapel of 1896 together provide examples of local religious buildings. Public buildings built in the mid and later 19th century include the former National School on Church Street (1858), the former infant school, built at The Green, which bears a date stone of 1883, and the late 19th century Temperance Hall.

New buildings constructed during the early development of the Newtown area in the mid 19th century include two adjoining brick cottages now combined as No. 2 New Town, built in 1850. Double fronted houses built in 1858 and 1869 now form Nos. 37, 39 and 41 High Street. They are set back from the road with small front gardens, providing a level of privacy. They form part of a group of similar properties lining the northern part of High Street.
Street. Semi-detached houses at Nos. 3 and 5 High Street also bear date stones, which are of 1850 and 1860 respectively.

Nos. 11-25 High Street represent a single terraced development and these, and the terrace of stone cottages at Long Row, were probably built during the 1860s or 1870s. Many of these buildings retain relatively large outbuildings with mono-pitched pantiled roofs, which add a distinctive feature to the area. A terrace of cottages, built of banded limestone and ironstone, was also constructed in the older part of the village at Nos. 5 and 7 Church Street (originally forming six small dwellings) and bear a date stone of 1877.

The Wallis and Linnell Clothiers Factory at Newtown was built as a late part of the Newtown development but stands out as a result of the use of red brick throughout. By the time of the publication of the 1st Edition Ordnance Survey map in 1885, much of the Newtown development had been constructed, including the terraced houses at Constable Walk and Pleasant Row. The latter were larger buildings than the small cottages at Long Row, suggesting a slightly higher status. Other small factory-type buildings overlook Church Green to the rear of Nos. 1 and 3 Addington Road.

In the early 20th century, further terraces of cottages and small houses were built including the well detailed late Victorian and Edwardian terrace rows at Sunnyside and Whittlesea Terrace. These use modern building materials brought from further afield and so stand apart from the other buildings of the village. The shoemakers’ workshops built as subsidiary structures at Nos. 1 – 5 Sunnyside have a particular significance due to their social as well as their architectural history.

7.2 Building form

Residential buildings in the conservation area generally retain a fairly standard height of two storeys. However, the 17th, 18th and early 19th century buildings provide a variety of architectural styles and general form, including a number of semi-detached and terraced buildings constructed as groups of two or three dwellings. Others create short groups, such as those around the three side of The Green, but are varied in terms of their roof lines, scale, use of materials and details. They are linked by the use of roughly coursed limestone for the walls, although there is also some use of brick. Of note is the locally distinctive decorative banding created by ironstone blocks. Roofs tend to be varied in their pitch, a few earlier examples being relatively steeply pitched (about 65 degrees) to accommodate thatch, some examples of which still remain. However, many of the buildings have since been reroofed in slate or less attractively in concrete tiles, and show evidence of the eaves being raised to provide additional accommodation when the thatch was replaced.

The houses usually stand with their long elevation facing the street, their side gables being visible in long views past them. However, many also have long extensions running into their backlands which in some instances have been subdivided to provide additional dwellings. A preference for south east and south facing main frontages is evident in properties built within private grounds, possibly because this orientation provided the pleasantest aspect and made the most of the available sunlight.

The later buildings, built between the 1850s and 1870s, are of more similar design, although the uniformity of some groups has been affected by later alterations. They make use of a mixture of limestone with further use of decorative ironstone banding, as well as some use of brick. The single fronted cottages provide a much greater level of repetition, which contrasts with the less formal ‘vernacular style’ buildings elsewhere in the village. Nevertheless, many of these later buildings, particular the small farmhouses and individual cottages, blend in well with the older vernacular buildings through their modest two storey scale, their use of local
limestone, and their simple double fronted construction built with their long elevation facing the street.

Along Church Street and the lanes leading up to The Green, many properties have front boundaries, which range from the tall, prestigious garden walls of mortared limestone, with decorative detailing in freestone including arched garden gates, to more rustic drystone or mortared stone or brick walls of just over a metre in height. These surround a variety of cottage gardens. The size, materials and detailing of the boundaries reflects the status of the associated dwellings, and plays an important role in forming their character.

7.3 Listed buildings

There are 17 listed buildings in the Woodford Conservation Area, as follows:

St Mary’s Church grade I
St Mary’s Church is of 12th century origins, although much of the structure dates to the 13th and early 14th centuries. It is built from squared coursed limestone with ironstone and ashlar dressings. The 13th century tower gained a notable spire in the 14th century with three tiers of lucernes. The vestry to the north of the chancel was added in the 19th century.

Glebe Farmhouse (No. 8 Church Street) grade I
Glebe Farmhouse is believed to be one of the village’s several manor houses. The central section of the building is a 13th century hall, with a cross passage way at its western end. The hall was divided into two storeys in the 16th century when a chimney stack was built up against the screens passage. The building was extended to the west, presumably over the site of service rooms beyond the passage, in the 16th and 17th centuries, and to the west, replacing a probable chamber, in the 17th or 18th century. It is built of squared coursed limestone with a 20th century plain tiled roof.

Manor House Farmhouse grade II*
This building dates to the early 17th century and is another of the village’s small manor houses. It was originally built around a central hall, which was probably sub-divided later in the 17th century. The addition of symmetrical wings to either side with parapetted gables and a centrally placed gabled half dormer window provides the building’s most striking features. The building is constructed of squared coursed limestone with a roof of Collyweston limestone slates. The building also includes two of the fluted ashlar chimney stacks that are a characteristic feature of the village. A complex of attractive farm buildings to the rear is also important.

Dovecote at Manor House Farm grade II
The early to mid 17th century dovecote was built as a square block with materials and matching gable details, including moulded stone finials. However, the use of fired clay pantiles for the roof provides an interesting distinction, marking it out as a lower status or subsidiary building.

Nos. 50, 52 and 54 High Street grade II
These three cottages were originally built as one house in the mid 17th century. The surviving mullioned stone windows provide the best external evidence of the building’s date. The most northerly bay of the building and the roof are 19th century additions or replacements, whilst the northerly bay included a 20th century shop window, which has recently been filled in.
No. 22 Church Street grade II
Also known as Cheyham Cottage, this is a small single storey thatched cottage with accommodation extended into the attic. It is built of squared coursed limestone with some ironstone and is lit by 19th century timber casements with a small fire window at the westernmost end of the frontage.

Nos. 82 and 84 High Street grade II
These properties are listed separately but are adjacent to each other and provide a continuous facade connecting over a carriage arch. No. 84 was previously the Foresters Arms Public House and is a late 17th or early 18th century building of two storeys with a double fronted elevation to the street. It was built of squared roughly coursed limestone, which is brought to course at the openings with freestone blocks. The roof is covered with concrete tiles, although the listing description records slate. The building was vacant for a period and has recently undergone renovation, which appears to have included rebuilding of its southern gable wall, apparently with the loss of its gable parapet. The carriage arch to the right of the frontage has a segmental head and is part of No. 82 High Street, which is a late 18th or early 19th century cottage. The cottage was built as a one-up-one-down dwelling with an additional room over the carriage arch. It was listed because of its importance to the overall composition of No. 84 and forms part of a larger building, originally constructed as three similar cottages, the remaining two of which have now been combined to create No. 80 High Street.

Daventry Farmhouse and attached outbuilding grade II
This is a late 17th century farmhouse of squared coursed limestone, with a Collyweston slate roof built to an 'L'-shaped plan. The main frontage of two storeys with an attic forms a symmetrical double fronted elevation with dormer windows over the left and right bays facing the Green. A long extension runs back along the west side of Club Lane, which is of simpler construction with unevenly placed casements and supported by a two stage buttress. An attached outbuilding continues the extension north with a pantiled roof denoting its lower status.

Woodford Rise grade II
Although this building has the appearance of a small 17th century manor, Woodford Rise was constructed as a large cottage in the late 17th or early 18th century. This was enlarged considerably in the early 18th century by extending to the front and, probably, into the former roof space. An extension to the rear in the later 18th century provided the second side of a courtyard, which is completed by a stable block and the garden wall. The windows on the main south east frontage are 20th century stone mullioned casements, which are contemporary with the ashlar porch. The chimneys provide another example of the locally distinctive fluted 19th ashlar stacks which can be seen at Glebe Farmhouse and Manor Farmhouse. The Collyweston slate roof and coursed squared limestone are similar to the materials of other high status historic buildings in the village.

No. 4 Club Lane (west side) grade II
This large two-storey limestone house bears a date stone of 1788 and has a simple two storey, three window, frontage with a central front door and a steeply pitched roof of asbestos tile and parapetted gable ends. Presumably the tiles, which are laid in a decorative diamond pattern, replaced a Collyweston slate roof requiring a steep pitch. The building stands back from the road with a spacious front garden.

No. 5 Club Lane (east side) grade II
Also known as Olde Ways, No. 5 is a mid 18th century house or double fronted cottage of roughly coursed squared limestone with some ironstone blocks. As with No. 4 (above) it now has an asbestos slate roof, which probably replaced thatch or Collyweston slate,
suggested by its very steeply pitched roof. The adjacent property at No. 7 Club Lane is nearly identical except for its more shallowly pitched roof, which is covered with blue natural slate.

The Rectory grade II
The Rectory was built between 1818 and 1820 using blocks of ashlar stone, and provides a symmetrically arranged front elevation with a central Doric porch, flanking arched sash windows to the ground floor, and a hipped slate roof. The ordered Georgian façade stands out from the more irregularly detailed vernacular buildings within the village.

Nos. 70, 72 and 74 High Street grade II
These are early 19th century two storey houses of coursed squared limestone with roofs of Welsh slate forming part of an informal terraced row on the west side of The Green. They originally comprised three dwellings, two of 2-unit plan and one of 1-unit plan. The 19th century casement windows with wooden lintels above are of note.

A chest tomb and section of wall with stone finial, both in St Mary’s Churchyard grade II
Both of these monuments are located in the churchyard of St Mary’s Church. The stone finial is a fragment of 14th century masonry and was previously the tip of the church spire. The chest tomb is of late 18th century origin and is of limestone ashlar with a partially illegible inscription.

7.4 Locally listed buildings

East Northamptonshire Council does not yet have a list of locally significant buildings (usually called the ‘Local List’). ‘Locally Listed’ buildings are valued for their contribution to the local scene, or for their local historic associations, but are not considered to be of national importance, so they are usually not eligible for statutory listing. Policies to control them can be included in the Local Plan or in a Supplementary Planning Document. Buildings within the Woodford Conservation Area which might be considered suitable for local listing include (as at July 2009):

- De Capell House;
- Manor Farmhouse, Church Street;
- No. 36 Church Street;
- Nos. 3, 5 and 7 Church Street;
- No. 7 Club Lane;
- The Duke’s Arms Public House, High Street;
- No. 34 High Street (the former Temperance Hall);
- No. 2 Newtown;
- Former Wesleyan Methodist Chapel, Newtown Street;
- No. 33 High Street (Prince of Wales Public House).

7.5 Positive buildings

A large number of unlisted buildings have been identified as being buildings of townscape merit or positive buildings. 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. Where a building has been heavily altered, and restoration would be impractical, they are excluded.
7.6 Building Materials

The most prevalent building material is Jurassic limestone, occasionally mottled with dark orange or brown ironstone, which was once quarried nearby. The overall character of parts of the conservation area, most notably along Church Street, around The Green and along the lanes between these areas, is therefore defined by the limestone’s warm yellow/brown colour which darkens with age. This stone can be seen on almost all of the buildings which date to before the mid 19th century, as from then on cheaper bricks and changing fashions meant that brick began to rival stone as a building material in Woodford. The limestone is used either as squared rubble, with ashlar blocks for dressings such as lintels and quoins, or as coursed ashlar blocks. There are several examples where ironstone has been used to provide decorative detailing as banded courses alternating with limestone. Interesting examples include Nos 3. and 5 Church Street, No. 36 Church Street, Nos. 5 to 10 Lady Row and Nos. 11 to 19 High Street (east side).

Only two examples of the use of thatch for roofing survive in the conservation area. However, the use of Collyweston limestone slates for roofing on the more prestigious buildings is notable throughout the conservation area, and forms part of a regionally important roofing tradition. The many roofs of locally produced pantiles, which vary in colour from red and orange to buff and even a dusty blue, are also very locally distinctive and play an important element in reinforcing the special architectural character of the conservation area. These pantiles can be used on lower status structures, including some small houses or cottages, but they are more common on barns, stables, and other outbuildings including privies and workshops to the rear of the properties in the Newtown area. The use of these pantiles to provide copings to garden walls of limestone rubble and lime mortar is another very locally distinctive feature of the area, and includes examples from high status buildings such as the former garden walls of De Capell House as well as more humble properties.

During the later 19th and early 20th century bricks were manufactured in the local area, whilst the availability of rail transport made it possible to import other materials such as Welsh slate. The terraced brick cottages at Nos. 1 – 10 Sunnyside and Nos. 49 – 47 High Street (east side), make use of yellow brick which sits harmoniously alongside the limestone of other buildings in the area, whilst the use of red brick and moulded terracotta for detailing is relatively restrained. Where red brick is used as the main material it adds detail and prominence to buildings such as the Temperance Hall in High Street, the small Methodist Chapel on Newtown Street, and the former infant school at No. 71 High Street.

Because the conservation area contains buildings from several centuries, there is also a great variety in the windows and doors. The older, more vernacular, houses and cottages mostly retain their older side-hung casements with either timber or metal frames under simple timber lintels. The front doors, which historically would have been of simple boarded design, have now mostly been replaced using 20th century alternatives. The later houses, dating to the mid 19th century onwards, once had sashed windows and panelled doors, although only a few scattered examples of either survive.
8 CHARACTER AREAS

8.1 Introduction

The conservation area contains three areas of distinct character as follows:

Character Area 1: Church Street and lanes leading to The Green;
Character Area 2: The Green, including Addington Road and Whittlesea Terrace;
Character Area 3: Newtown, including northern High Street.

These different Character Areas are suggested for the following reasons:

- The areas developed at different points in time;
- The areas have strong variations in their built form;
- The areas have different spatial qualities.

The following section considers each area in turn, describing the following features:

- Introduction;
- Open spaces, landscape and trees;
- The buildings – styles and materials.

8.2 Character Area 1: Church Street and lanes leading to the Green

Introduction

This part of Woodford lies just above the River Nene floodplain and is focused on the route of Church Street, which, more or less, follows the 45 metre contour on a gently sinuous course form south west to north east. At either end Church Street comes to an abrupt end at field gates, with the route continued by footpaths, although historically it would have formed part of the road running along the west side of the valley between Irthlingborough and Thrapston. As a result of being cut off from the wider road network, Church Street has a tranquil ‘backwater’ feel, which is undisturbed by busy traffic and yet benefits from the presence of several large and imposing houses located to overlook the important valley side route.

Fields of pasture lie to the south east, whilst lanes leading up the hillside to the north west are bounded by cottages and associated gardens, as well as more modern infill development, which is normally set further back from the road frontage. They also lead to the attractive public open space of Church Green which is edged by a mixture of historic and modern residential development. The lanes are narrow, sunken between walls or banks and slightly sinuous creating a strong sense of enclosure, which is increased by the tree lines, garden walls and building frontages running up either side.

The area is predominantly residential although St Mary’s Church provides both a centre for Christian worship and one focus for community activities.

Open spaces, landscape and trees

The principal spaces are:

- The Churchyard at St Mary’s Church with an attractive tree line on the southern boundary, and interesting historic gravestones and chest tombs;
• Church Green, including views from the higher ground over rooftops to the church and River Nene valley beyond, and benefiting from several historic buildings with frontages overlooking the space;
• The private residents’ garden to the south east of the Moorings; and
• The fields between the churchyard and the River Nene, and the fields outside the conservation area beyond.

Mature and semi-mature trees are very important along the garden boundary of Manor Farmhouse, along the western side of Bakers Lane, along both sides of Rectory Lane. Of note are the trees standing in the gardens of Woodford Rise and De Capell House, along both side of Church Street leading out of the conservation area to the south west, and in the garden of the Old Rectory.

The buildings – styles and materials

This area contains the majority of Woodford’s larger and more imposing buildings, including St Mary’s Church, Glebe Farmhouse, Woodford Rise, The Old Rectory, De Capell House and Manor Farmhouse, which are all of a large and impressive scale, using a mixture of vernacular and national styles. They are united in their two storey scale and use of roughly coursed squared limestone rubble with limestone ashlar dressing, and impressive ashlar chimney stacks. Several also have Collyweston limestone slate roofs. The presence of tall garden walls of limestone rubble is another common element, although the use of different coping materials, including pantiles and moulded blue brick, provides some variety. Whilst De Capell House and the Old Rectory have shallow pitched, hipped roofs of Welsh slate, reflecting the national style of which they form a part, the other large houses have steeper pitched roofs with gable ends that are accentuated by gable parapets, providing another distinctive feature.

The area also includes a number of smaller and medium sized houses, including small clusters of cottages. These are of lower level than the ‘big houses’, being either two storeys or single storey with accommodation extended into the roof space, but use a similar range of materials (principally squared limestone rubble) with the addition of ironstone either in banding as a decorative element or as apparently random inclusions within the masonry. First floor window openings are normally set directly under the eaves, emphasising the low scale of buildings, whilst most windows are (or were) simple timber casements. Several of these buildings are built with double pile plans with roofs with a central valley. This area also contains a high number of former agricultural buildings. These are normally single storey structures with pantile roofs and with only minimal window openings, normally set high on the wall. The smaller cottages are normally set directly at the back of the narrow pavements, whilst medium sized farmhouses are normally set in relatively large private gardens.

As a result of infill development this area also contains numerous modern properties which are not considered to be of any particular historic interest. One house of later 20th century origin at No. 15 Bakers Lane stands out as having some extra architectural interest, and is sensitively sited to reduce its impact on the surrounding area.

8.3 Character Area 2: The Green, including Addington Road and Whittlesea Terrace

Introduction

The Green provides the principal focal space of the village. The broad open space is well defined by strong building lines, which are formed of terraces of two storey buildings built at
The open space is divided into three grassed areas by the roads running through from each corner. The village war memorial stands on the largest of the grassed islands, emphasising the focal value of the space. Although they provide fairly consistent frontages, the terraces of buildings have considerable variety in the width of individual building frontages, schemes of fenestration and the height of buildings, which is a result of their development over a long period of time, through the agency of numerous property owners, rather than a single, planned development. This is an important element in the rural character of the area and prevents the rows of buildings developing a more urban appearance. Nonetheless the development is of a denser pattern than in the character area to the south east. This reflects The Green’s role as the main commercial area in the village until the development of Newtown during the 19th century.

Addington Road, which leads out of The Green to the south, provides a slight change in scale with the appearance of Manor House Farm at the edge of the village. The farmhouse is larger in all respects than the surrounding cottages, whilst its status is emphasised by the symmetrical gables of its main frontage and small front garden. These details have been copied in a recently built house on an adjoining plot. The use of local materials helps to unite Manor House Farmhouse with the other buildings around The Green. At the south east corner, Daventry Farmhouse and The Duke’s Arms Public House also provide extra height and presence at the entrance to The Green, whilst the former infants’ school provides a similar effect at the northern entrance.

The strong building line along the south eastern edge of The Green, and the narrow entrances to the lanes leading to the south and east, cut this character area off from the area further down the hill. To the north west, the narrow roadway of High Street provides some interesting views up towards the Newtown character area, although much of this is hidden to the east of the High Street frontage. As such The Green has an element of independence from the other character areas. Negative features include the bus shelter on The Green, obtrusive and sometimes dangerous car parking (including in front of Nos. 50, 52 and 54 High Street), the untidy unmade-up surfaces around The Green, and the planting and boundary around the war memorial.

Open spaces, landscape and trees

The Green acts as the main open space within the conservation area. The grassed areas are largely uninterrupted by street furniture or clutter, allowing attractive views across the space to the surrounding buildings. A row of four semi-mature trees along the north western edge of The Green add an important green element at the entrance from Newtown, whilst tall trees, including Lombardy poplars in rear gardens, provide an indication of greenery beyond the building line.

However, the space might also be considered as rather too featureless. Apart from the village war memorial and telephone box, there are few features to hold the eye within the green space and no benches or trees that might create points of interest or activity. The northern and southern ends of The Green are also dominated by the hard surfaces of the roads, with over large junctions that might be rationalised. The verge at the north western edge of The Green is in a poor condition and detracts from the overall appearance of the area (see Section 9 below).

The buildings – styles and materials

The buildings in this area include a mixture of 17th, 18th and early 19th century dwellings as well as a small number of early 20th century houses (and limited modern infill). The majority are of low, two storey scale in roughly coursed limestone rubble. Many of them originally
possessed thatched roofs, although these have all been replaced using a mixture of natural slate and modern concrete tiles. Where thatched roofs have been replaced the eaves of roofs have been raised with additional courses of masonry or brick to provide additional accommodation. The buildings are closely spaced creating short terraces or semi-detached properties. Most window openings have simple timber lintels and timber framed casement windows, where these have not otherwise been replaced with uPVC units. As noted above, a small number of historic buildings stand taller than the general building height and mark important points surrounding the green space. The Baptist Church, which is accessed from both High Street and Rose Terrace, stands behind the main building line but is a building of importance within the conservation area.

8.4 Character Area 3: Newtown, including Northern High Street

Introduction

The Newtown area was nearly all developed within a roughly fifty year period, from 1850 onwards, as an industrial village in connection with the adjoining ironstone quarries. The development pattern is dense, using a formal rectilinear street grid with properties mostly built as either semi-detached houses or as terraced rows. The scale is relatively uniform with buildings following a common roofline. On High Street, most properties are set slightly back from the pavement with small front gardens, which provide some important division from the busy road. Nonetheless, the close spacing of properties creates a strong sense of enclosure.

On Newtown Street and Long Row, the buildings are set directly at the back of pavement with the narrow street having a very distinct sense of enclosure. The curving line of High Street restricts views along the road, thereby adding to the prominence of the buildings. The short streets of Newtown, Long Row and Sunnyside also provide only short view lines. At the east end of Newtown Street the open area of allotments, mostly now maintained as mown lawns, provide a more open aspect. Looking back towards the village from the allotments the buildings again form a strong line (Pleasant Row) that provides a distinct edge to the built up area. Constable Walk is accessed from narrow footpaths at its east and west ends and via Newtown Street, and forms a narrow footpath between the gardens of building on its north side and the rear wall of a row of outbuildings at Sunnyside.

Open spaces, landscape and trees

This area has a more urban character, with formal open spaces generally restricted to private yards and gardens. The car park to the rear of the Prince of Wales Public House is an open area but is poorly maintained. The allotments at Pleasant Row provide an open aspect with an expansive vista to the east and with little formal division of space. However they are effectively private gardens with public access limited to the footpath running between them to the fields beyond.

There are few trees within this character area. A number of small garden trees or large shrubs stand in front gardens on High Street and add an element of greenery that softens the building lines. A scrubby line of bushes runs along the eastern side of the car park at Newtown Street, but in its current condition would not be deemed as adding positively to the character of the space.

The buildings – styles and materials

The rapid development of this area has resulted in a general similarity of style in the buildings which is emphasised by the formality of their spatial relationship to each other and
They are all of a similar two storey scale, with only slight variation in the height of the ridge lines and pitch, and mostly either form double fronted houses and small villas, or single fronted terraced cottages. Most of these buildings are considered to be ‘positive’ although a few have been altered or extended so are considered to be ‘neutral’. The buildings at Nos. 48 and 57 High Street are slightly taller, forming a gateway into this area from the south. The buildings include a high number of terraced properties built as groups, using either mass produced red and yellow brick or local limestone. The regularity of fenestration, building width, location of chimneys, and repeated decorative motifs along these rows, as well as their consistent materials, creates rhythm and a sense of unity. Unfortunately, there are few occasions where adjoining properties have retained original windows or doors which would support this unified impression, although at Sunnyside, property owners have endeavoured to ensure that a single paint colour has been used to maintain the unified appearance of the long terrace of artisan cottages. The mixture of materials is more varied than elsewhere in the conservation area, although the local limestone is still a strong feature in many parts.

This area also includes a number of the locally distinctive cottages faced with bands of limestone and ironstone, including Nos. 5 -10 Eady’s Row and Nos. 11 and 13 High Street (east side). Ground floor canted bay windows provide some additional interest to the frontage of buildings on High Street and help to emphasise the symmetry of their design. Many of the subsidiary buildings retain roofs of locally produced pantiles, whilst the house at No. 2 Newtown Street is roofed with pantiles and has an attractive facing of red brick with blue brick headers in Flemish Bond.

The area contains a number of commercial buildings including the Prince of Wales Public House. The inscription ‘Licensed to Brew’, and the date of its construction, suggest this may be a ‘Wellington House’ built specifically as a public house following the Beerhouse Act of 1830. This allowed anyone to brew and sell beer on payment of a small licensing fee, whether from a public house or their own home, and resulted in a proliferation of beerhouses in England. The Wallis & Linnell clothiers’ factory on Newtown Street has been carefully converted into residential accommodation, retaining the impression of its original scheme whilst providing desirable properties. It creates a large block of red brick frontage, with regularised window placement that has a particularly urban character, despite the village location. The former Primitive Methodist Chapel, which stands just to the east, is another building of architectural interest on the street, with late Victorian gothic detailing. The former Temperance Hall on High Street stands out as a result of its construction with the gable end facing the street (most other buildings in the area were built long side to the street). These are adorned with large arch headed windows with radiating rusticated Bath stone dressings.
9 NEGATIVE FACTORS

9.1 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 Woodford Conservation Area:

9.2 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 Woodford.

9.3 Intrusive modern development

Whilst some new development has been carefully designed, other buildings constructed during the later 20th century have had an intrusive impact on the character and appearance of the conservation as a result of the use of unsympathetic materials or design and overbearing scale, massing and placement of buildings within plots raising the prominence of modern buildings over historic properties.

9.4 Opportunities for enhancement

The conservation area contains a number of sites that are poorly maintained or suffer from the breakdown of the historic streetscape and would be regarded as providing opportunities for enhancement. These include:

- Derelict land at Club Lane, south east of Priory House;
- Unfinished long-term building project at Hill House, Church Street;
- Derelict garden area at No. 45 High Street;
- Car park area to the rear of the Prince of Wales Public House on Newtown Street; and
- An untidy back lane between properties on High Street and Long Row.

9.5 Public realm enhancement

A number of areas within the conservation area would benefit from enhancements to the public realm. These include:

- There is potential for enhancement of the Green through a limited tree planting scheme and provision of street furniture such as wooden benches. However, there is concern that benches encourage gatherings of teenagers creating problems of anti-social behaviour. In addition, the public open space within The Green is currently owned by the Stopford-Sackville Estate, who may be unwilling to allow works that would create any additional liability for the management of this area.
- The road layout around The Green is confusing, whilst changes to junctions have created areas of very broad tarmacadum surface that dominate the street scene.
- The area of roadside verge adjacent to Nos. 50 – 54 High Street and Woodford Primary School are in a very poor condition as a result of the use of the area for car parking and the regular crossing of the verge by vehicles seeking access to the adjoining car parking spaces. Although this area has not historically had a high quality surface, the increase in vehicle traffic in recent years has increased the rate of erosion. Again, this land is currently owned by the Stopford-Sackville Estate.
• Eady’s Row is an unadopted road and its surface is in a poor condition. The County Council would require the surface to be brought up to their standard by the current owners of the existing properties with frontages to this road, before they would adopt it to ensure its future maintenance and repair.

9.6 Vacant buildings

Two buildings in the conservation area were identified as suffering through the affect of disuse. These comprise:

• The White Horse Inn, Club Lane; and
• Daventry Farmhouse, The Green.

Without appropriate use and maintenance, it is likely that the condition of these buildings will deteriorate, jeopardising their long term preservation. Listed building consent has been granted for repair works to Daventry Farmhouse to return it to residential use.

9.7 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 in areas including Church Green and Club Lane, overhead wires or cables are conspicuous.
10 ISSUES

The following ‘Issues’ have been identified during the stakeholders’ workshop and walkabout and by the consultants who prepared this document. They all derive from the negative factors noted in Chapter 9. These issues provide the basis for the recommendations in the accompanying Management Proposals. They will be subject to regular review by the Council and new ones may be added in the future.

10.1 Control of new development

- A number of sites in Woodford are awaiting redevelopment or have been identified as opportunity sites for enhancement, which might include development. 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.

10.2 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.

10.3 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.

10.4 Wirescape

- At Church Green and at the northern end of Club Lane, trailing wires and dominant timber telegraph poles, have been identified as being particularly detrimental to the character of the area.

10.5 Local List

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

10.6 Satellite dishes

- A number of visible satellite dishes were noted during the survey work for this document.
10.7 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.

10.8 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.
Appendices

Appendix 1  Townscape Appraisal map (see separate document)

Appendix 2  Bibliography

Victoria County History, *Northamptonshire* (1930)
Dr and Mrs Humphries, *Woodford* (1980s)
Woodford Conservation Area Management Proposals

Draft no. 2
11.3.10

The Conservation Studio,
1 Querns Lane,
Cirencester,
Glos GL7 1RL

T: 01285 642428
E: info@theconservationstudio.co.uk
www.theconservationstudio.co.uk
Woodford Conservation Area Management Proposals

Contents

1.0 Introduction
1.1 Formats and Derivation
1.2 Purpose and Legislative Context
1.3 Planning Policy Framework
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
2.9 Production of further guidance/leaflets

3.0 Specific Actions – Woodford 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 Woodford Conservation Area. It has been informed by the Woodford 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 Woodford 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 Planning Policy Framework

Current planning policies for Woodford, including those governing development, are laid out in the North Northamptonshire Core Spatial Strategy (CSS), adopted in June 2008. In particular, CSS Policy 13 (Sustainable Development Principles) sets out criteria for raising standards of design and the protection of existing historic and landscape assets. CSS policies need to be considered in conjunction with the East Midlands Regional Plan (adopted March 2009), in particular Policy 27 (Regional Priorities for the Historic Environment).

The conservation area character appraisal and management proposals documents will sit alongside the conservation policies contained within the CSS and Regional Plan and be complementary to its aims of preserving and enhancing East Northamptonshire’s Conservation Areas.

The current relevant planning documents are:

- The Planning (Listed Buildings and Conservation Areas) Act 1990;
• Central government policy, principally as set out in “Planning Policy Statement 5: Planning and the Historic Environment”.
• East Midlands Regional Plan (adopted March 2009)
• The Joint Core Spatial Strategy for North Northamptonshire (adopted June 2008).
• East Northamptonshire Council’s emerging site allocations development plan documents.

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 LDF, the proposals contained in this document have undergone full public and stakeholder consultation before being adopted. 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 Development 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 and policies are included in the Development Plan in order to fulfil this duty.

2.2 Other guidance

East Northamptonshire Council has Design Guidance entitled ‘Design in Context’. English Heritage and other organisations can provide other guidance, such as specialist information regarding listed buildings, traditional construction methods and materials.

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 Conservation Officer of East Northamptonshire Council. 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 August 2009, Councillor John Richardson), 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 WOODFORD CONSERVATION AREA

3.1 Control of new development

A number of sites in Woodford are awaiting redevelopment, including land on the west side of Club Lane. 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, as has been achieved through the redevelopment of Daventry Farm farmyard, which was strictly controlled because of its potential impact on the setting of the listed building. The new buildings have made use of local limestone, as well as retaining and converting historic farm buildings for new uses. The low density of the new development also avoids creating an overbearing impact on the nearby public open spaces at The Green and Church Green. The conversion of the former Wallis & Linnell clothing factory provides another good example of the sensitive reuse of a historic building, which has emphasised the industrial village character of Newtown, whilst maintaining the low level, rural scale of neighbouring development.

The preparation of a Village Design Statement for Woodford 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 Woodford 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. It could build on advice already contained within the Rockingham Forest Countryside Design Statement ‘Building in Tradition’, which provides advice about new buildings, extensions and alterations, including materials and other details.

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 Development Plan and in national policy, most particularly PPS5. In summary:

- The scale and general form of new development should follow established historic precedents;
- New development should blend with the existing historic environment and should not interrupt the skyline;
- New development involving the replacement of an existing building should usually not increase the volume of development on the site;
- ‘Positive’ unlisted buildings particularly will be protected from demolition or unsympathetic change; any application for demolition must be accompanied by a justification statement, setting out why the building cannot be reused or repaired; also, the applicant must prove that the site or building has been offered for sale on the open market;
- New development should be sympathetic to the surrounding historic buildings in terms of materials and details;
• New development should reflect the traditional roof forms, pitches, materials and details, of existing historic properties;

• New development within the conservation area should be carefully designed to reduce its impact on existing views, both within and into, the conservation area.

• ACTION: The Council will continue to ensure that new development in the Woodford 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 Woodford 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 Woodford 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 as requiring improvements when the conservation area was surveyed in July 2009.
Derelict land at Club Lane, south east of Priory House
This site was omitted from the development that formed De Capell Close, and has remained as unused wasteland since. It is covered with grass with scrub on the bank which stands a metre above the adjacent road level at Club Lane. Its condition has a negative impact on the setting of the listed building at No. 5 Club Lane, as well as detracting from the appearance of the road as a whole. Planning permission has been granted to redevelop the site for a single dwelling which is likely to provide the most suitable means of enhancing the site.

Unfinished long-term building project at Hill House, Church Street
According to anecdotal evidence, this site has been under construction for over ten years but remains unfinished. The main body of the building stands above a garage at ground level and, as such, the two storey house is transformed into a three storey building. The poor appearance resulting from the unfinished state of the building is exacerbated by the use of steel mesh fencing to control access to the site, as well as the unrepaired damage to the stone retaining wall of the roadside bank, where a section of this has been removed to create a new vehicle access point the site. Replacing the fencing with a suitable gate, and repairing the wall, would make a significant contribution to improving the street scene.

Derelict garden area at No. 45 High Street
Although this garden was well maintained in the past, it has now been neglected for several years and has become overgrown with shrubs and self seeded weeds. It lies next to the entrance to Constable’s Walk, and features in views northwards along the High Street.

Car park area to the rear of the Prince of Wales Public House on Newtown Street
This area is very untidy with various areas of metalled surfacing in different materials, an overgrown and unmanaged hedgerow, areas of poorly maintained grass, abandoned tyres and wooden posts. The condition of the site may be partly the result of the varying fortunes of the attached public house. However, it detracts from the overall character of the area, and has a considerable negative effect on its appearance. Sensitive redevelopment may be a suitable means to enhance this area.

An untidy back lane between properties on High Street and Long Row
This area has been affected by the varying treatment of backyard spaces to create access to the rear of some properties for car parking, the removal of obsolete outbuildings, and the replacement of rear boundary walls in varying materials. As such the space lacks coherence, although the several surviving outbuildings do still make a positive contribution to its historic interest. Improved management of future alterations is required to provide an opportunity for the enhancement of this area.

3.4 Public realm enhancements
A number of publicly accessible areas where the public realm would benefit from enhancement were identified during the survey work for the character appraisal in July 2009. These included:

The Green
The Green currently forms a relative featureless expanse which is rather dominated by the tarmacadam surfaces of the adjoining roads, including several generously-sized junctions. There is potential for the enhancement of The Green through a limited tree planting scheme, and the provision of street furniture such as wooden benches. However, there is concern that benches encourage gatherings of teenagers, creating problems of anti-social behaviour. In addition, the public open space within The Green...
is currently owned by the Stopford-Sackville Estate, who may be unwilling to allow works that would create any additional liability for the management of this area. The Parish Council might apply for financial support for acquiring all or part of The Green through Northamptonshire County Council's Pocket Park Scheme. Other enhancements to the public realm might be funded through contributions from Section 106 agreements with developers. The Council will need to work with the County Council as the local Highways Authority to consider any potential for reducing the dominance of the highway on this green space, perhaps by rationalising junctions or by the provision of sensitively designed roadside parking areas.

Roadside at Nos. 50 54 High Street (west side)
This area was identified as being particularly poorly maintained. This is partly the result of recent building works at the above properties, but is also due to the frequent use of the area by vehicles accessing parking areas to the front of the properties. As a result, the roadside verge has been seriously eroded and the grass worn away. This has also resulted in a blurring of the separation between the highway and the verge. This land is currently owned by the Stopford-Sackville Estate, which has, in the past, carried out some work to the trees on this land.

Eady's Row
Eady's Row is an unadopted road and its surface is in a poor condition. Before the County Council would consider adopting the road (to ensure its future maintenance and repair) the owners of the adjoining buildings would be required to contribute to a resurfacing scheme.

Action: The Council will work with its partners, including the Parish and County Council’s, as well as local property owners, to explore options for enhancing these spaces, including potential sources of funding and the possible transfer of ownership.

3.5 Wireshape

Throughout the conservation area, trailing wires and dominant timber telegraph poles are detrimental to the character of the area. This is particularly evident at Church Green where minor ground movement has left poles standing askew. 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 British Telecom.

3.6 Local List

While many of Woodford’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. A consultant is currently preparing a proposed Local List of buildings and structures of local architectural or historic interest in the north of the district for East Northamptonshire Council, although Woodford has not been included within the scope of that study. Buildings identified as potentially suitable for local listing during the survey for the Conservation Area Appraisal included the following:

- De Capell House;
- Manor Farmhouse, Church Street;
- No. 36 Church Street;
- Nos. 3, 5 and 7 Church Street;
- No. 7 Club Lane;
- The Duke’s Arms Public House, High Street;
• No. 34 High Street (The former Temperance Hall);
• No. 2 Newtown;
• Former Wesleyan Methodist Chapel, Newtown Street;
• No. 33 High Street (Prince of Wales Public House).

ACTION: Buildings in the Woodford 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.

Because the conservation area has only been recently designated, it is likely that planning permission was not required when they were first fixed to the host building. However, to prevent further satellite dishes being fixed in obtrusive locations, 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 Borough 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 marked on the Townscape Appraisal Map, 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 Woodford 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, all as noted on the Townscape Appraisal Map. Of special significance is the need to protect views south eastwards from the village over fields on the village edge and across the valley of the River Nene.

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.

Within the Woodford Conservation Area, important trees and green spaces are indicated on the Townscape Appraisal Map. 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.